

**Town of Oneonta Planning Board
Board Meeting
Monday, April 6, 2026 at 7pm**

Present: Edward Dower; Dan Baker; Breck Tarbell, Jenny Koehn; Tom Rowe; Rob Lishansky; Reggie McGuinness (Chairperson)

Absent: Jenny Koehn

Others Present: Erin Weaver; David Weaver; Barb Monroe; Greg Harlem; Vikki Cates; Pauline Bailey; Charles Bailey; Melissa Jervis; James R Potter; Eric Jervis; Hunter Roese

The meeting was called to order at 7:10 PM.

Minutes:

Minutes were reviewed by the board from March 16, 2026 board meeting.

Motion made by Breck Tarbell and seconded by Dan Baker to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
April 20, 202*6*
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CHAIRMAN

Public Hearings:

PB000724 Richards Lynx & Hare, LLC-Series 9/Hunter Roese TMP#299.07-1-30.00; 9 Richards Ave

Special Use Permit Application for short term rental

Motion made by Dan Baker and seconded by Tom Rowe to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Hunter Roese was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit application for short term rental of the 4 bedroom single family residence rental and asked if anyone was in attendance to speak for or against the application. Pauline Bailey came forward to voice her concerns of increased traffic since the explosion, concern over her house value, and clarify intent. Chair McGuinness advised that the owner would be using as a baseball rental, as well as a year round rental. Currently short term rentals are an allowable use and that there had been no rental complaints filed last year. The Town board has a short term rental committee that is looking into the housing in the Town. Chair McGuinness expressed that It was unfortunate for all the people affected by the explosion and felt bad that they had to endure that. She advised that If there is an issue, that the first point of contact should be to the property owner. If the issue is not resolved in a timely manner, they should file a formal complaint with the Code Office. Chair McGuinness encouraged applicant to reach out to the neighbors.

Motion made by Rob Lishansky and seconded by Breck Tarbell to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Ed Dower that the Special Use Permit for short term rental will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Dan Baker and seconded by Ed Dower to approve the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

PB000743 David & Erin Weaver TMP#299.07-2-10.00; 12 Richards Ave

Special Use Permit Application for short term rental

Motion made by Breck Tarbell and seconded by Dan Baker to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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David and Erin Weaver were present and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Permit application for short term rental of 4 bedroom single family residence rental and asked if anyone was in attendance to speak for or against the application. No one came forward and the board had no additional questions.

Motion made by Tom Rowe and seconded by Rob Lishansky to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Ed Dower and seconded by Dan Baker that the Special Use Permit for short term rental will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Rob Lishansky to approve the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

PB000740 Gran Development LLC/Gregory Harlem TMP#287.00-1-68.00; 394 Winney Hill Rd
Special Use Permit Application for short term rental

Motion made by Dan Baker and seconded by Rob Lishansky to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Gregory Harlem was present and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Permit application for short term rental of the 3 bedroom single family residence and advised there was an issue with one of the adjoining parcel owner notifications and that the hearing would have to remain open. All property owners have to be properly notified and given the opportunity to speak, therefore he will have to resend notices or hand deliver to those 2 joint owners separately advising public hearing will be on agenda for April 20, 2026 at 7:00 PM. Chair McGuinness asked if anyone was in attendance to speak for or against the application and no one came forward. The board had no additional questions.

Motion made by Rob Lishansky and seconded by Tom Rowe to leave the public hearing open for the next meeting on April 20, 2026 at 7:00 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000741 Gran Development LLC/Gregory Harlem TMP#287.00-1-70.00; 111 Gill Hill Rd
Special Use Permit Application for short term rental

Motion made by Tom Rowe and seconded by Rob Lishansky to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Gregory Harlem was present and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Permit application for short term rental of 3 bedroom single family residence and asked if anyone was in attendance to speak for or against the application. No one came forward and the board had no additional questions.

Motion made by Breck Tarbell and seconded by Dan Baker to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Tom Rowe that the Special Use Permit for short term rental will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
April 20, 2026
RON
CHAIRMAN

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Motion made by Breck Tarbell and seconded by Ed Dower to approve the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

PB000742 Gran Development LLC/Gregory Harlem TMP#299.10-1-22.01; 143 Oneida St

Special Use Permit Application for short term rental

Motion made by Rob Lishansky and seconded by Ed Dower to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Gregory Harlem was present and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Permit application for short term rental 3 bedroom single family residence and asked if anyone was in attendance to speak for or against the application. No one came forward and the board had no additional questions.

Motion made by Rob Lishansky and seconded by Breck Tarbell to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Rob Lishansky that the Special Use Permit for short term rental will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Dan Baker to approve the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

PB000744 Teko Properties LLC/Melissa Jervis TMP#299.06-1-64.00; 1 Wisteria Ave

Special Use Permit Application for short term rental

Motion made by Rob Lishansky and seconded by Breck Tarbell to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Melissa and Eric Jervis were present and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Permit application for short term rental of 3 bedroom single family residence rental and asked if anyone was in attendance to speak for or against the application. No one came forward and the board had no additional questions.

Motion made by Rob Lishansky and seconded by Tom Rowe to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Breck Tarbell that the Special Use Permit for short term rental will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Dan Baker and seconded by Ed Dower to approve the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Application:

PB000746 St James Manor/Barbara Monroe Harmon TMP#301.00-1-47.02&301.00-1-7802; 9 St James Pl

Lot Line Change Application

APPROVED
BY THE PLANNING BOARD
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Rob

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Barbara Monroe Harmon was in attendance to represent the Lot Line Change application to move a .75 acre piece off of TMP#301.00-1-78.02 vacant lot owned by St James Retirement Community on to their main campus TMP#301.00-1-47.02. The lot line change will allow the placement of 4 new single family residences approved in the campus expansion to be moved back a little and will give each of the homes a little more space. The layout change allows for the natural site condition and creates a safer, more functional driveway configuration. The lot line change will not create or increase any non-conformities in the parcels involved. Breck Tarbell questioned if any buffering was proposed. Ms. Monroe Harmon confirmed that they would be planting bushes along that line of the property that abuts the properties on Morningside Drive.

Motion made by Breck Tarbell and seconded by Dan Baker that the Lot Line Change Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Breck Tarbell to approve the Lot Line Change with condition of buffering on West side of the property, per survey map prepared by Lawson Surveying & Mapping, dated January 22, 2026 to be filed at Otsego County within 60 days of approval with deeds.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions:

Chair McGuinness stated that all of the Board members were going to be attending the NY Planning Federation training being held at the Otesaga in Cooperstown on April 20, 2026 and that the Board would be having the regular scheduled meeting of the Planning Board that evening.

Vikki Cates was in attendance questioning if an indoor dog park would be an allowable use on the property that the AI Data Center was denied. She expressed she was interested in a property, where many other things would be possible. Before she invested time and money, she wanted to know if it was acceptable. Chair McGuinness advised that she should reach out to the Code Enforcement Office with proposed plan. The Board cautioned that allowable uses are based on Zoning Districts and multiple uses may be limited.

Chair McGuinness advised that the Town Board had referred the Zoning Map Amendment application for TMP#299.21-1-1.13; 4377 St Hwy 7 by Cramer/Weir dated 9/23/25 again. The Town Board was uncertain if the Planning Board had all the information provided when the application was reviewed for comment at the Planning Board meeting November 3, 2025. The Planning Board appreciated the Town Board referral, but did not see anything new to change their opinion and saw no compelling reason to change the zone. Chair McGuinness will follow up with the Town Board.

Adjournment:

Motion made by Rob Lishansky and seconded by Tom Rowe to adjourn at 8:07 PM, with the next scheduled meeting April 20, 2026.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
April 20, 2026
Rear
CHAIRMAN