

**Town of Oneonta Planning Board
Board Meeting
Monday, May 18, 2026 at 7pm**

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

Absent: Edward Dower

Others Present: Lesley Harlem; Melissa Jervis; Justin Miller

The meeting was called to order at 7:05 PM.

Public Hearing:

PB000747 Kelley Miller TMP#273.00-3-20.00; 3746 St Hwy 23

Special Use Permit Application for short term rental

Reggie McGuinness, Chair advised that the applicant had requested to be taken off the agenda at this time. **CHAIRMAN**

New Applications:

PB000756 H2 Rentals, LLC/Leslie Harlem TMP#299.10-1-44.01; 79 Oneida St

Special Use Permit Application for short term rental

Leslie Harlem, authorized representative was present to represent the Special Use Permit for short term rental of 3 bedroom single family residence. Ms. Harlem advised that they are under contract to purchase the home, contingent on obtaining the Special Use Permit. Clinton Rearick/COE noted at the time of required inspection, that the 3rd bedroom accessible only through another bedroom, does not meet NYS Code means of egress. Ms. Harlem advised, that room will be used as a sunroom. Sleeping rooms will be the 2 bedroom spaces and the den. The basement is unfinished, containing laundry/utilities and there is a room that will be locked for storage. Chair McGuinness stated that this appears to be a Type II action under SEQRA, so no further environmental review is required.

Motion made by Jenny Koehn and seconded by Breck Tarbell to set a public hearing for June 1, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000753 Justin Miller TMP#259.00-2-8.23; 272 Marble Rd

Site Plan Review Application

Justin Miller was present to represent the Site Plan Review Application to install a residential 700sf ground mounted solar array in his rear yard. Clinton Rearick, CEO verified that ground mounted solar systems are an allowable use with site plan approval and that it meets/exceeds the required setbacks. While there is a NY Federal wetland feature crossing a portion of the property, the applicant verified that there would be no disturbance within the mapped wetland area in connection with the proposed solar array installation. Reggie McGuinness, Chair stated that this appears to be a Type II action under SEQRA, so no further environmental review is required.

Motion made by Breck Tarbell and seconded by Dan Baker to approve the Site Plan Review for 700sf ground mounted solar array.

VOTING: Unanimous. **MOTION CARRIES**

PB000757 Stephanie Johnson/Melissa Jervis TMP#299.06-1-31.00; 6 Fern Ave

Special Use Permit Application for short term rental

Melissa Jervis, authorized representative was present to represent the Special Use Permit Application for short term rental of 3 bedroom single family residence. Ms. Jervis will be managing the short term rental for the owner. Clinton Rearick, CEO advised that there was a bedroom setup in the basement and a bar/sitting room (no basement floor plan submitted with the application), that are not NYS Code compliant. Board discussed the approval being contingent on the basement being locked. Chair McGuinness stated that this appears to be a Type II action under SEQRA, so no further environmental review is required.

Motion made by Rob Lishansky and seconded by Tom Rowe to set a public hearing for June 1, 2026 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

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BY THE PLANNING BOARD
TOWN OF ONEONTA
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Discussions:

It was shared that the Town Board did not take the Planning Board recommendations to deny the Zoning Map Amendment for 4377 St Hwy 7/TMP#299.21-1-1.13 and approved it at the Town Board meeting May 13, 2026. Decisions are difficult with an outdated comprehensive plan.

Minutes:

Minutes were reviewed by the board from May 4, 2026 board meeting.

Abstain: Dan Baker

Motion made by Breck Tarbell and seconded by Tom Rowe to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Breck Tarbell and seconded by Rob Lishansky to adjourn at 7:31 PM, with the next scheduled meeting June 1, 2026.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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BY THE PLANNING BOARD
TOWN OF ONEONTA
June 1 _____, 20 *26* _____
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CHAIRMAN