

**Town of Oneonta Planning Board  
Board Meeting  
Monday, January 5, 2026 at 7pm**

**Present:** Edward Dower; Breck Tarbell; Jenny Koehn; Rob Lishansky; Reggie McGuinness (Chairperson)

**Absent:** Dan Baker

**Others Present:** Jeffery Gates; Tara Gates; Dante Crisafulli; Jordans; DJ Stein; Kathy Stein; Duncan Storey; Rich Harlem; Kimberly Frazier; Walt Frazier; Tamer Morsy; Teresa DeSantis; Arley Lau; Alex Lau; Thomas Anderson; Brett Holleran

The meeting was called to order at 7:02 PM.

**Minutes:**

Minutes were reviewed by the board from December 1, 2025 board meeting.

**Motion** made by Jenny Koehn and seconded by Breck Tarbell to approve the 12/1/2025 minutes.

**ALL IN FAVOR**

**MOTION PASSED**

The minutes from December 15, 2025 board meeting could not be approved, as there was not a quorum.

**Motion** made by Jenny Koehn and seconded by Ed Dower to table the approval of the 12/15/2025 minutes.

**ALL IN FAVOR**

**MOTION PASSED**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
*January 19, 2026*  
*[Signature]*  
CHAIRMAN

**New Application:**

**PB000731 RICRA, LLC TMP#299.07-1-16.00; 13 Raymond Ave**

Special Use Permit Application for short term rental

Richard Harlem (minority owner in RICRA, LLC) was in attendance to represent the Special Use Permit Application for short term rental of 3 bedroom single family rental. They just purchased the property in December and house had been unoccupied for some time. Board questioned if he was working on the house and when he intended to list rental. Mr. Harlem stated no work was being done, as he couldn't justify renovating unless he could obtain the Special Use Permit in order to get the return of investment. The property maintenance/fire inspection was performed and passed on December 15, 2025. While the house is rentable, he does intend on applying for a building permit, once approved for short term rental. He does not intend to rent until the renovations are completed, but with talks going on amongst the Town Board for changes involving the short term rentals, he wants to secure the Special Use Permit first. It was clarified that the building permit for renovations would need a Certificate of Completion, before an annual operating permit would be renewed and required property maintenance/fire inspection performed/passed. They will be listing the property on Airbnb, managing themselves, same as their existing short term rental at 422 Chestnut Street.

**Motion** made by Jenny Koehn and seconded by Ed Dower to set a public hearing for January 19, 2026 at or about 7:05 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

**Public Hearings:**

**PB000730 Jeffery & Tara Gates TMP#287.19-4-51.00; 35 School House Ln**

Special Use Permit Application for short term rental

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to open the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

Jeffery Gates was in attendance and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Application for short term rental of 4 bedroom single family residence and asked if anyone was in attendance

to speak for or against the application. Tom Anderson of 38 School House Lane, stated he was against as they already has 2 across the street and this would make 3. Chair McGuinness advised that the Town Board was looking at short term rentals and their proximity, but the way the Town Code is written, it is an allowable use. Clarification was made that short term rentals are for one family with a maximum of 10 occupants. Jeffery Gates verified there was room for 4 cars in the driveway and introduced the new owner whom lives locally that is under contract to purchase the home, Duncan Storey and his wife. Special Use Permits go with the property and Chair McGuinness encouraged Mr. Storey to exchange his contact information with his neighbors. If there are any issues, neighbors should first contact the home owner and local law enforcement, if necessary. If there are unresolved complaints, complainants would need to file a written

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complaint with the Code Enforcement Office and the applicant will be asked to reappear before the board at time of renewal. Chair McGuinness advised it has been over a year, since a compliant has been made regarding a short term rental (actually no short term rental complaints were filed in 2024 or 2025). Alex Lau also expressed concern over the increase in short term rentals.

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

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Breck Tarbell and seconded by Rob Lishansky that the Special Use Permit Application will not have a negative impact on the environment

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Rob Lishansky and seconded by Ed Dower to approve the Special Use Permit Application for short term rental.

**VOTING:** Unanimous. **MOTION CARRIES**

**PB000729 Brett & Domenica Holleran TMP#287.19-4-42.00; 3 Canal St**

Special Use Permit Application for short term rental

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

**VOTING:** Unanimous. **MOTION CARRIES**

Brett Holleran returned with his notifications and they were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Application for short term rental of the first floor (1 bedroom) of his personal single family residence only and asked if anyone was present to speak for or against the short term rental application. No one appeared to speak for or against the application.

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

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Ed Dower and seconded by Jenny Koehn that the Special Use Permit Application will not have a negative impact on the environment

**VOTING:** Unanimous. **MOTION CARRIES**

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

**VOTING:** Unanimous. **MOTION CARRIES**

**Balance of New Applications:**

**PB000734 FST Properties. LLC TMP#299.06-1-63.00; 3 Wisteria Ave**

Special Use Permit Application for short term rental

Kim Frazier and Kathy Stein were in attendance to represent the Special Use Permit Application for short term rental of 3 bedroom single family rental. Their mother has relocated and they have decided to invest in the house where they grew up, rather than sell it. Board confirm house was 2 story with a basement, which will be locked. The required property maintenance/fire inspection was performed and passed on December 17, 2025.

**Motion** made by Rob Lishansky and seconded by Breck Tarbell to set a public hearing for January 19, 2026 at or about 7:10 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

**PB000733 Dante Crisafulli TMP#274.00-2-8.02; 3755 St Hwy 23**

Special Use Permit Application for short term rental

Dante Crisafulli was in attendance to represent the Special Use Permit Application for short term rental of 4 bedroom single family rental, that he purchased with the intent to do short term rental. The applicant lives in Port Jefferson Station and will be managing the

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BY TOWN PLANNING BOARD  
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property himself. Stacey Frazier will be his local contact for the property. The required property maintenance/fire inspection was completed on December 19, 2025 and passed. Chair McGuinness verified he had no questions regarding the conditions form.

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to set a public hearing for January 19, 2026 at or about 7:15 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:** none

**Discussions:**

Chair McGuinness advised that Carla Balnis had submitted a letter of resignation. She was finding it hard to meet her obligation to the board, due to personal reasons. The Town Board will be looking at a replacement at their organization meeting. Rob Lishansky stated that the NY Planning Federation Conference was being held at the Otesaga again this year. Last year all the board members were able to attend for the day, as no lodging was required. Will Rivera, Town Supervisor was in attendance and stated that he would look into it. Chair McGuinness also welcomed and acknowledged Teresa DeSantis, the new Town Board member for her attendance.

**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to adjourn at 7:48 PM, with the next scheduled meeting January 19, 2026.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
**BY THE PLANNING BOARD**  
**TOWN OF ONEONTA**  
*January 19, 2024*  
*Res*  
**CHAIRMAN**