

**Town of Oneonta Planning Board
Board Meeting
Monday, September 21, 2026 at 7pm**

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

Absent: Breck Tarbell

Others Present: Kimberly Frazier; Cindy & David Mcarthy; Bridgett Daggy; Tim Mullinnex; Kathy & DJ Stein; Barbara Belknap; Jonathan Belknap; Douglas Baker; Holly Baker; Louis DiCostanzo; Kristin Jordan; Diane Carlton; Eric Santomauro-Stenzel

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

Minutes:

Minutes were reviewed by the board from August 17, 2026 board meeting.

Motion made by Jenny Koehn and seconded by Tom Rowe to approve the minutes.

Abstain: Reggie McGuinness

ALL IN FAVOR

MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

October 5, 2026
Ron

CHAIRMAN

The minutes were reviewed by the board from September 8, 2026 board meeting and Rob Lishansky asked for clarification regarding, "Dark Sky" compliant field lighting. Jenny Koehn clarified that the dark sky is the type of lighting used by Musco Lighting on sports fields, directed downward on to the fields and doesn't omit light upwards. Board did not have a quorum; therefore, the minutes could not be approved at this time.

Public Hearing:

PB000768 Jonathan Belknap TMP#274.00-2-47.00; 473 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**

Jonathan Belknap 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 3 bedroom mobile home single family rental and asked if anyone was present to speak for or against the application. No one came forward and the board had no questions or concerns for the applicant. The application had been classified a Type II action, therefore no further environmental review required.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Jenny Koehn to approve the Special Use Permit for Short Term Rental with the condition of supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

PB000696 Bakers at 17 Elmwood LLC/Douglas & Holly Baker TMP#299.07-4-80.00; 17 Elmwood Ave

Special Use Permit Application for short term rental "New Owner"

Douglas & Holly Baker were in attendance to introduce themselves as the new owners of 17 Elmwood Avenue. Chair McGuinness verified that the previous owner, Melinda Webster was still the local emergency phone contact and advised if there were any changes to contact the Code Office. The applicant had provided a signed conditions form and the board members had no further questions. The Special Use Permit transfers with the property, therefore no board action required.

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New Applications:

PB000769 Dorothy Lingner/Kimberly Frazier TMP#299.06-2-31.00; 6 Mohigan Dr
Special Use Permit Application for short term rental

Kimberly Frazier (authorized representative for Dorothy Lingner and her daughter) was present to represent the Special Use Permit application for the short term rental of 3 bedroom single family residence. She will be managing the property for Ms. Lingner and verified that she had no questions regarding the "Conditions" form. Chair McGuinness stated that it was a Type II action, therefore no further SEQRA review or County referral required. The required fire safety inspection passed and there was ample parking. The board had no additional questions at this time.

Motion made by Jenny Koehn and seconded by Tom Rowe to set a public hearing for October 5, 2026 at or about 7:05 PM.
VOTING: Unanimous. **MOTION CARRIES**

PB000770 Kimberly Frazier TMP#300.11-1-27.01; 273 Southside Dr
Special Use Permit Application for short term rental

Kimberly Frazier was present to represent the Special Use Permit application for the short term rental of her 4 bedroom single family residence. The required fire safety inspection passed and she will be remaining local to manage the property. Chair McGuinness stated that it was a Type II action with no change in use, therefore no further SEQRA review or County referral required.

Motion made by Rob Lishansky and seconded by Ed Dower to set a public hearing for October 5, 2026 at or about 7:10 PM.
VOTING: Unanimous. **MOTION CARRIES**

PB000771 David & Cindy McCarthy TMP#274.00-2-37.00; 752 St Hwy 205
Special Use Permit Application for short term rental

David & Cindy McCarthy were present to represent the Special Use Permit application for the short term rental of 3 bedroom single family residence rental. The fire safety inspection was performed and passed. Chair McGuinness verified that they had no questions regarding the signed "conditions" form, that they are local, and would be managing the property themselves. She stated that it was a Type II action with no change in use, therefore no further SEQRA review or County referral required.

Motion made by Tom Rowe and seconded by Rob Lishansky to set a public hearing for October 5, 2026 at or about 7:15 PM.
VOTING: Unanimous. **MOTION CARRIES**

PB000776 Tim Mullinnex TMP#289.14-1-8.00; 121 Hillside Dr
Special Use Permit Application for short term rental

Tim Mullinnex was present to represent the Special Use Permit application for the short term rental of his 3 bedroom single family residence. Applicant verified that he would be remaining locally and that he had no questions regarding the signed "Conditions" form. Chair McGuinness stated for the record it was a Type II action, so no further environmental review and no County referral required. Rob Lishansky questioned note on floor plan submitted stated no access to basement. Applicant advised the basement door would be locked with a combination lock, as no window egress and that he didn't want people in there.

Motion made by Jenny Koehn and seconded by Rob Lishansky to set a public hearing for October 5, 2026 at or about 7:20 PM.
VOTING: Unanimous. **MOTION CARRIES**

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PB000772 Evergreen Ventures of New York, LLC/Louis DiCostanzo TMP#300.14-1-3.00; 748 St Hwy 28
Site Plan Review Application

Kristin Jordan (General Counsel) and Louis DiCostanzo (Lead Contracting Group in Operations) of Evergreen Ventures of NY LLC, were present to represent the Site Plan Review Application for 2000sf space of 5730sf vacant restaurant "Sabatini's" for a OCM State Cannabis Retail location. They intend to lease the space short term and eventually purchase the building. Evergreen Ventures of NY, LLC is the licensee that holds the license for a number of different entities. Mr. DiCostanzo handed out a packet to board members including site pictures and a map of the NYS Office of Cannabis Management site showing license pending for this location. They will be employing 4 to 10 local individuals, fulltime/parttime based on volume. The balance of the building (3730sf) is intended for future retail space and stated certainly nothing to attract children. The business hours (state regulated) are Sunday thru Thursday 10AM to 8PM and Friday/Saturday 10AM to 9PM. They operate under the regulation of the Office of Cannabis Management which includes camera's inside and out with the security footage being maintained for 60 days. ID's are checked at the front and at the point of sale. Everything on the display floor will be in locked cases and the actual product kept in the back in a secured area. Rob Lishansky advised that there had been a issue with property line and setbacks on this parcel. Applicant verified that the attorney was looking into the parking easement noted on site drawing and that the 8 spots in the back would not affect their business. Chair McGuinness clarified that while their letter of intent stated Special Use Permit and Site Plan Approval, that document was submitted to Clinton Rearick, Code Official for his direction on what was needed for the Town approval at this location. Mr. Rearick advised applicant to submit Site Plan Review packet for change in occupancy assembly space to retail, an allowable use in HDD district. Chair McGuinness stated that it was a Type II action, reusing an existing space with no site disturbance, therefore no further SEQRA review or County referral required.

Motion made by Jenny Koehn and seconded by Dan Baker to approve the Site Plan Review Application for the proposed Cannabis Dispensary space only, contingent upon Code Enforcement examination of property lines, parking setbacks, and approvals. The remaining vacant space will require Code Enforcement review when a specific proposal is submitted.

VOTING: Unanimous. **MOTION CARRIES**

Discussions: none

Adjournment:

Motion made by Tom Rowe and seconded by Ed Dower to adjourn at 7:45 PM, with the next scheduled meeting October 5, 2026 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
October 5, 2026
Per
CHAIRMAN