

**Town of Oneonta Planning Board
Board Meeting
Monday, December 1, 2025 at 7pm**

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

Absent: Dan Baker; Carla Balnis

Others Present: Brett Holleran; Theresa Cyzeski; Melinda Gelbsman; Craig Gelbsman

APPROVED

**BY THE PLANNING BOARD
TOWN OF ONEONTA**

The meeting was called to order at 7:00 PM.

New Applications:

PB000727 Craig Gelbsman TMP#299.07-4-8.00; 392 Chestnut St

Special Use Permit Application for short term rental

January 5, 2026


CHAIRMAN

Craig Gelbsman was in attendance to represent the Special Use Application for short term rental of existing 2 bedroom rental apartment in the rear of mixed use building. He recently did a refresh of apartment with no structural changes. The required fire/property maintenance inspection was performed on November 10, 2025 and passed. Chair McGuinness verified that the applicant had initialed/signed the conditions form. However, he had neglected to initial the line regarding signage and admitted it was just missed. The applicant resides locally and plans to list on Airbnb and VRBO, same as his apartments in 396 Chestnut Street.

Motion made by Jenny Koehn and seconded by Breck Tarbell to set a public hearing for December 15, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000728 Southview Holdings LLC/Craig Gelbsman TMP#299.07-2-12.00; 8 Richards Ave

Special Use Permit Application for short term rental

Craig Gelbsman was in attendance to represent the Special Use Application for short term rental of his recently renovated 3 family rental. The required fire/property maintenance inspection was performed on November 10, 2025 and passed. Chair McGuinness verified that the applicant had initialed/signed conditions form. The applicant resides locally and plans to list on Airbnb and VRBO.

Motion made by Breck Tarbell and seconded by Ed Dower to set a public hearing for December 15, 2025 at or about 7:10 PM.

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

Brett Holleran was in attendance to represent his Special Use Application for short term rental of the first floor (1 bedroom) only of his personal single family residence. Applicant advised that he was not anticipating renting right away, but that he wanted to get the permit while the opportunity was still available. Chair McGuinness verified that the applicant had initialed/signed conditions form. The required fire/property maintenance inspection was performed on November 25, 2025 and passed. Chair McGuinness asked that if he were to rent, if he had someone in mind to manage his property and he stated Melissa Jervis. She manages the property right next to his residence and is doing a good job.

Motion made by Rob Lishansky and seconded by Jenny Koehn to set a public hearing for January 5, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

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Public Hearings: none

Continuing Business: none

Minutes:

Minutes were reviewed by the board from November 17, 2025 board meeting

Motion made by Breck Tarbell and seconded by Rob Lishansky to approve the minutes

ALL IN FAVOR MOTION PASSED

Discussions: Board went over proposed 2026 Calendar

Adjournment:

Motion made by Rob Lishansky and seconded by Jenny Koehn to adjourn at 7:25 PM, with the next scheduled meeting December 15, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
January 5, 2024
Chairman