

**Town of Oneonta Planning Board  
Board Meeting  
Monday, December 15, 2025 at 7pm**

**Present:** Dan Baker; Breck Tarbell; Jenny Koehn; Carla Balnis; Reggie McGuinness (Chairperson)

**Absent:** Edward Dower; Rob Lishansky

**Others Present:** Duncan Storey; Jerome Blechman; Craig Gelbsman; Melinda Gelbsman

The meeting was called to order at 7:16 PM.

**Minutes:**

The minutes from December 1, 2025 board meeting could not be approved, as there was not a quorum.

**Abstain:** Dan Baker; Carla Balnis

**Motion** made by Breck Tarbell and seconded by Jenny Koehn to table the approval of the minutes.

**ALL IN FAVOR                      MOTION PASSED**

**Public Hearings:**

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

Special Use Permit Application for short term rental

**Motion** made by Breck Tarbell and seconded by Jenny Koehn to open the public hearing.

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

Craig Gelbsman was in attendance and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Application for short term rental of a 2 bedroom rental apartment in the rear of mixed use building at 392 Chestnut Street and asked if anyone was in attendance to speak for or against the application. No one appeared to speak for or against and the board had no additional questions for Mr. Gelbsman.

**Motion** made by Jenny Koehn and seconded by Carla Balnis to close the public hearing.

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

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

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

**Motion** made by Jenny Koehn and seconded by Dan Baker to approve the Special Use Permit Application for short term rental.

**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

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

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

Craig Gelbsman was in attendance and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Application for short term rental of 3 family rental and asked if anyone was in attendance to speak for or against the application. Jerome Blechman appeared on behalf of Habitat for Humanity of Otsego County, as he is currently the President on the Board of Directors. He advised that Habitat had purchased 3 parcels just up the street, to build 3 single family residences. They are interested in keeping the neighborhood residential and believe that renting short term affects noise, parking, and traffic. He requested that it be put in the record, that they were opposed. Chair McGuinness advised that the opposition would be noted and that the Town was looking at the short term rentals as a whole. At this time the

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
*January 19, 2026*  
*RQ*  
CHAIRMAN

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Town Code states that it is an allowable use. Property owners want to protect their investment and encouraged to notify the home owner should there be an issue. If the issue is not resolved they should notify the authorities and file a complaint in the code office. The applicant would have to reappear before the board at time of renewal. There have been no issues reported in the last 2 years for short term rentals, though there have been a few permits revoked in the past.

**Motion** made by Dan Baker and seconded by Jenny Koehn to close the public hearing.

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

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

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

**Motion** made by Dan Baker and seconded by Jenny Koehn to approve the Special Use Permit Application for short term rental.

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

**New Application:**

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

Special Use Permit Application for short term rental

Duncan Storey, authorized representative for Jeffery Gates was in attendance to represent the Special Use Application for short term rental of 4 bedroom single family residence. Mr. Storey advised that he and his wife are under contract to purchase this property, contingent upon the approval of Special Use Permit for short term rental. The Gates have actually relocated to Florida. After board discussion, it was agreed that the applicant and the prospective buyer be in attendance for public hearing. Mr. Storey contacted the applicant on the phone during the meeting to setup agreed date and time of public hearing. The board will need applicant to clarify owner information, should the sale not occur and/or have the prospective buyer to fill out the necessary paperwork. Mr. Storey advised that he and his wife live locally and would be managing the property themselves.

**Motion** made by Jenny Koehn and seconded by Carla Balnis to set a public hearing for January 5, 2026 at or about 7:10 PM.

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

**Continuing Business:** none

**Discussions:** none

**Adjournment:**

**Motion** made by Jenny Koehn and seconded by Carla Balnis to adjourn at 7:45 PM, with the next scheduled meeting January 5, 2026.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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