

**Town of Oneonta Planning Board
Board Meeting
Monday, March 17, 2025 at 7pm**

Present: Ed Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Carla Balnis; Rob Lishansky; Reggie McGuinness (Chairman)

Absent: none

Others Present: Linda M Wheeler; Kimberly Wheeler; Melinda Webster; Chris Boecke; Melisa Jervis; Todd & Jacqueline Scanlon; Chris Carvin

The meeting was called to order at 7:01 PM.

Minutes:

Minutes were reviewed by the board from March 3, 2025 board meeting.

ABSTAIN: Ed Dower

Motion made by Dan Baker and seconded by Rob Lishansky to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
April 7, 2025
Rob
CHAIRMAN

Discussion:

Due to the number of members attending the NY Planning Federation training in Cooperstown, Chairman Reggie McGuinness verified that there would be a quorum for the next scheduled meeting on April 7, 2025.

Public Hearing:

PB000692 David Dopf/Melissa Jervis TMP#308.00-2-21.00; 321 Pony Farm Rd

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**

Melissa Jervis (authorized representative) was present and the notifications were verified. Chairman McGuinness opened the public hearing for the Special Use Permit Application for short term rental and asked if anyone was in attendance to speak for or against the application and no one came forward. The board had no additional questions.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Jenny Koehn that the Special Use Permit 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 for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Application:

PB000697 Bryan & Terri Touchstone/Melissa Jervis TMP#287.19-4-43.00; 5 Canal St

Special Use Permit Application for short term rental

Melissa Jervis appeared as authorized representative for owner Bryan & Terri Touchstone, for the Special Use Permit Application for the short term rental of 4 bedroom single family residence rental property. The required fire

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maintenance inspection has been completed and passed. Ms. Jervis owns/operates several short term rental properties and will be managing this property for the owners, whom live out of state.

Motion made by Jenny Koehn and seconded by Rob Lishansky to set a public hearing for April 21, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Public Hearings Continued:

PB000695 Todd & Jacqueline Scanlon TMP#298.00-2-12.03; 297 Co Hwy 9
Special Use Permit Application for short term rental

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

VOTING: Unanimous. **MOTION CARRIES**

Todd and Jacqueline Scanlon were present and the notifications were verified. Chairman McGuinness opened the public hearing for the Special Use Permit for short term rental and asked if anyone was in attendance to speak for or against and no one came forward. The board had no additional questions for the applicants.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn that the Special Use Permit will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to approve the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

PB000696 Melinda Webster TMP#299.07-4-80.00; 17 Elmwood Ave

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**

Melinda Webster was present and the notifications were verified. Chairman McGuinness opened the public hearing for the Special Use Permit for short term rental and asked if anyone was in attendance to speak for or against. Neighboring property owner Linda Wheeler came forward. Ms. Wheeler expressed her concerns for transients in neighborhoods where the homes are so close to one another. While the owner will be benefiting financially, she will be the one impacted by the coming and goings, children, pets, and parties. The board advised that it was an allowable use and that if any violations or complaints were filed during the year, the homeowner will be asked to reappear before the board prior to annual renewal for possible revocation. Ms. Wheeler was advised that if there was an issue, that the first point of contact should be to the owner and then local law enforcement if necessary (Town Constable, Otsego County Sheriff's Department, NYS Police). A written complaint should be submitted to the Town Code Enforcement Office and if the complaint was verified, the applicant would be requested to return to the board before the required annual renewal. Ms. Wheeler also wanted to be sure an inspection was required and noted there was a pool. Chairman McGuinness verified that there was an inspection and no pool was noted. Ms. Webster stated that the pool was being removed.

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

VOTING: Unanimous. **MOTION CARRIES**

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Motion made by Dan Baker and seconded by Jenny Koehn that the Special Use Permit will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Rob Lishansky to approve the Special Use Permit for short term rental conditioned on swimming pool removal prior to renting.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Adjournment:

Motion made by Rob Lishansky and seconded by Dan Baker to adjourn at 7:45 PM, with the next scheduled meeting April 7, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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