

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

Present: Dan Baker; Jenny Koehn; Carla Balnis; Rob Lishansky; Reggie McGuinness (Chairperson)

Absent: Edward Dower; Breck Tarbell

Others Present: Jennifer Hubbs; Rosalie Higgins; David Morell; Tirusha Dave; Prashanth Gorantala; Leif Hartmark; Maria McMullen; Patricia Jacob; Gail Glover; Melissa Jervis; Darren Gaisford; Kirt Mykytyn; James Hurtubise; Flannery Hurtubise; Sean Lewis

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

Minutes:

Minutes were reviewed by the board from June 16, 2025 board meeting.

Abstain: Dan Baker

Motion made by Rob Lishansky and seconded by Carla Balnis to approve the minutes.

ALL IN FAVOR MOTION PASSED

Public Hearing:

PB000705 Jennifer Hubbs/JDO Partners, LLC TMP#299.07-2-54.00; 17 Jefferson Ave
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**

Jennifer Hubbs was present and the notifications were verified. Reggie McGuinness, chair opened the public hearing for the Special Use Permit Application for the short term rental of 3 bedroom single family residence rental and asked if anyone was in attendance to speak for/or against the application. Rosalie Higgins stood to ask a few questions about intent and how she would be managing when out of the area. She also added that the house looked beautiful. Chair McGuinness advised that Kirt Mykytyn was the local contact. If an issue were to arise the owner and/or Mr. Mykytyn should be the first call and if not resolved to file a written complaint with the Code Office.

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

VOTING: Unanimous. **MOTION CARRIES**

Chair McGuinness asked the board if there were any additional questions and brought attention to the memo from Paul Neske (Code Official), that clarified that per Town Code 103-96E(1) No bedrooms for transient use shall be located above the second story. The applicant had verified the 3rd floor was not a bedroom and advised she had purchased a rope ladder, a fire extinguisher and installed the appropriate signage to include a no sleeping on 3rd floor sign.

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

VOTING: Unanimous. **MOTION CARRIES**

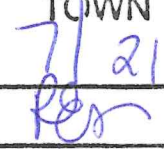
Motion made by Rob Lishansky and seconded by Carla Balnis to approve the Special Use Permit Application for a short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Application:

PB000707 David Morell TMP#274.00-2-57.10 & 274.00-2-57.11; 688 & 687 Winney Hill Rd
Lot Line Change Application

David Morell appeared to represent the Lot Line Change Application to add a .17 acres strip of land to his property. The adjacent property owner, Leif Hartmark was also in attendance. Mr. Morell stated that the .17 acres piece of land just looks like it is his, but actually belongs to his neighbor Leif Hartmark. It just made sense to do the lot line change. All the Zoning District dimensional requirements have been met and no non-conformities will be created.

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

_____, 20 21
CHAIRMAN

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Motion made by Jenny Koehn and seconded by Carla Balnis that the Lot Line Change Application modification will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Rob Lishansky to approve the Lot Line Change Application with the condition that the mylar map prepared by Lawson Surveying & Mapping, dated January 17, 2024 and deed descriptions are filed at Otsego County within 60 days of approval.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

The Town Board referred a Zoning Map Amendment Application from Tirusha Dave/Prashanth Gorantala / EcoYotta, Inc 357 Co Hwy 9; TMP#298.00-2-15.02 for review and comment. The applicants were in attendance to give an overview of their proposed project. The Zoning map amendment application is to change the RA40 zoning to a PDD-B, in order to allow them to use the existing single family residence for an AI R&D Center. There would be no changes to the exterior and the servers would be in the garage. At this time, there would be no more than 5 employees. Several residents appeared questioning this location for a use that belongs in an industrial zone. There are several locations more suited for this operation, whether it be in a industrial or business zone, zoning is in place to preserve the character of the overall community. Gail Glover, Hartwick College VP for Strategic Communications and Sean Lewis, president of the Chamber of Commerce spoke in favor of the proposed data center. The applicants have an agreement with SUNY Oneonta and are in the process of an agreement with Hartwick College. Chair McGuinness thanked everyone for coming and that the board would discuss and she would be forwarding a referral response to the Supervisor. She stated while it is a brilliant idea, the board overall questions this location.

Continuing Business:

PB000501 April Harper TMP#287.09-1-14.00; 3945 St Hwy 23

Special Use Permit Application for short term rental Revocation

Chairperson McGuinness advised the board that April Harper has not renewed the operating permit for Special Use Permit for short term rental that expired April 2, 2025. The Operating Permit Revocation was issued on June 13, 2025 by Paul Neske, Code Official. He advised that he would be forwarding the notice to the Planning Board and recommend that they revoke the Special Use Permit for short term rental. The board will need to set a public hearing and a notification will be sent to the property owner via Certified Mail.

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

VOTING: Unanimous. **MOTION CARRIES**

Adjournment:

Motion made by Rob Lishansky and seconded by Jenny Koehn to adjourn at 8:20 PM, with the next scheduled meeting July 21, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

**APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA**

July 21, 2025
Res
CHAIRMAN