

**Town of Oneonta Planning Board  
Board Meeting  
Monday, November 1, 2021 at 7pm**

**Present:** Tom Rowe; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

**Absent:** Kirt Mykytyn

**Others Present:** Brenda Andreassen; Therese Pentaris; Richard Mann; Kenneth Mann; Frank Preston; Jean Travell Pondolfino; Marian R. Mizrahi; Deborah DiBartolomeo; Kevin DiBartolomeo; Margaret Sorensen; Rebecca Myers; Richard Jacobson; John Frisch; Susan J. Stetson

The meeting was called to order at 7:04 PM.

**Public Hearings:**

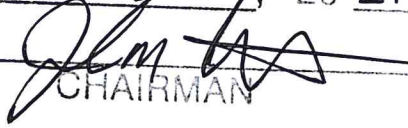
PB000581 Kition LLC/Therese Pentaris TMP#299.06-1-27.00; 76 Country Club Rd  
Special Use Permit for Short Term Rental

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

DEC 6, 20 21

**Motion** made by Tom Rowe and seconded by Rob Lishansky to open the public hearing.

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

  
CHAIRMAN

Chairman Camarata opened the public hearing and asked if anyone was present to speak for or against the Special Use Permit Application for the short-term rental of the 3-bedroom single family residence. Therese Pentaris was present and the notifications were verified. Several of the neighboring residents were in attendance voicing their concerns, as already have had an issue with another short-term rental that was sold during the summer. Chairman Camarata clarified that the Special Use Permit goes with the property and is an allowable use in the Town Code. The new owner of 72 Country Club Road appeared before the Planning Board 10/18/21 due to complaints received and provided the board with what they felt sufficient to approve the Special Use Permit renewal. Chairman Camarata advised the residents that the issue at hand was 76 Country Club Road and that if problems arise that they can't resolve with the homeowner directly or if a legal issue handled with the local authorities, that they should notify the Code Enforcement Office in writing. If there are complaints, the property owner will be asked to return to the Planning Board before renewal to discuss how situation was rectified or lack thereof. If no complaints are made during the season, the Special Use Permit will be renewable with the required annual Property Maintenance/Fire Inspection. The board directed residents to address the code with the Town Board if they feel differently about it being an allowable use and share their concern for the saturation of short-term rentals in a small area. The Planning Board upholds the code and residents are always at risk with rentals whether they are long or short term, as well as bad neighbors. At least with the Short-Term rentals there are conditions, therefore there is a little more control. The residence was re-inspected by the Code Enforcement office on October 28, 2021, violations cleared, and a Fire Inspection Certificate has been issued along with a Certificate of Completion for the open building permit.

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to close the public hearing.

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

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

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

**Motion** made by Tom Rowe and seconded by Rob Lishansky to approve the Special Use Permit Application for short term rental.

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

PB000582 Richard Mann/Kenneth Mann TMP#287.09-1-19.00; 3965 St Hwy 23  
Special Use Permit for Short Term Rental

**Motion** made by Breck Tarbell and seconded by Tom Rowe to open the public hearing.

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

Chairman Camarata opened the public hearing and asked if anyone was present to speak for or against the Special Use Permit Application for the short-term rental of the 3-bedroom single family residence. Richard and Kenneth Mann were in attendance and the notifications were verified. Adjacent property owner Brenda Andreassen stood to advise she was not happy about having a short-term

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rental next door with people coming in and out of the driveway at all hours. She has complained several times about this rental property, of which has changed owners and currently owner occupied. Applicant advised he would be living 3 miles away and stated if she had any problems to just give him a call. Susan Stetson across the street requested to be given a copy of the Conditions Sheet for Short Term Rentals, along with owner, constable and code office phone numbers. Chairman Camarata advised Ms. Stetson to stop into the Code Enforcement Office and they would be able to supply her with this information.

**Motion made by Reggie McGuinness and seconded by Breck Tarbell to close the public hearing.  
VOTING: Unanimous. MOTION CARRIES**

**Motion made by Rob Lishansky and seconded by Breck Tarbell that the Special Use Permit Application will not have a negative impact on the environment.  
VOTING: Unanimous. MOTION CARRIES**

**Motion made by Breck Tarbell and seconded by Tom Rowe to approve the Special Use Permit Application for short term rental.  
VOTING: Unanimous. MOTION CARRIES**

**New Applications: none**

**Continuing Business: none**

**Discussions: none**

**Minutes:**

Minutes were reviewed by the board from October 18, 2021 board meeting.

**Motion made by Rob Lishansky and seconded by Tom Rowe to approve the minutes.  
Abstain: Jenny Koehn; Reggie McGuinness  
ALL IN FAVOR                    MOTION PASSED**

**Adjournment:**

**Motion made by Reggie McGuinness and seconded by Tom Rowe to adjourn at 7:58 PM, with the next scheduled meeting December 6, 2021 at 7:00 PM, as no new applications have been received for the scheduled meeting of November 15, 2021.  
ALL IN FAVOR                    MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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

Dec 6 20 21  
  
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CHAIRMAN