

**Town of Oneonta Planning Board  
Board Meeting  
Monday, May 4, 2026 at 7pm**

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

**Absent:** Dan Baker

**Others Present:** Benson Guenther; Jamie Parks; John Parks; Kelley Miller; Patrick Sonnenberg; Christina Sonnenberg; Gregory Harlem

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

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

**Continued Public Hearing from April 6, 2026:**

5/18/2026  
Reggie  
CHAIRMAN  
R. MCGUINNESS

**PB000740 Gran Development LLC/Gregory Harlem TMP#287.00-1-68.00; 394 Winney Hill Rd**  
Special Use Permit Application for short term rental

Reggie McGuinness, Chair advised continuing the public hearing for the Special Use Permit application for short term rental of the 3 bedroom single family residence was kept open on April 6, 2026 due to a notification error on one of the parcels. Gregory Harlem was present and balance of notifications were verified. Chair McGuinness 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 Rob Lishansky and seconded by Tom Rowe to close the public hearing.

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

**Motion** made by Breck Tarbell and seconded by Ed Dower that the Special Use Permit for short term rental will not have a negative impact on the environment.

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

**Motion** made by Jenny Koehn and seconded by Tom Rowe to approve the Special Use Permit for short term rental with condition no sleeping quarters in the basement.

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

**Public Hearing:**

**PB000748 Hillside Rentals LLC/Jamie Parks TMP#301.07-2-61.00; 167 Co Hwy 47**  
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**

Jaime Parks was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit application for short term rental of 2 bedroom single family residence rental property and asked if anyone was in attendance to speak for or against the application for short term rental at 167 Co Hwy 47. No one came forward and the board had no additional questions.

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

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

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

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

**Motion** made by Jenny Koehn and seconded by Tom Rowe to approve the Special Use Permit for short term rental.

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

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**New Applications:**

**PB000747 Kelley Miller TMP#273.00-3-20.00; 3746 St Hwy 23**  
Special Use Permit Application for short term rental

Kelley Miller/Kelly LLC of Oneonta NY was present to represent the Special Use Permit application for short term rental of single family residence. Ms. Miller advised the Board of her intention to use the existing residence as a short term rental year round. She would be managing the property herself and listing it with Cooperstown Stay. She recently purchased the Hillside Kennels with single family residence on the same deed with 2 tax map numbers, due to the light district. The applicant owns and runs the kennel, but resides in Downsville. Chair McGuinness advised the applicant that we would need a local contact. Applicant clarified that the residence is classified as a 1 family with apartment, but she had applied to rent as a 5 bedroom single family residence. During the process of the required inspection, she was advised that basement bedrooms do not meet egress standards. Therefore, if approved would be for the 3 bedrooms on 1<sup>st</sup> floor with the condition "no sleeping compartments in the basement". Ms. Miller came forward with updated floor plan and advised bedrooms could be locked off. Rob Lishansky verified that the property has an existing Special Use Permit for the kennel and raised the question if it was allowable to have 2 Special Use Permits on a property. Board members agreed that the Town Attorney would have to advise if 2 Special Use Permits were allowed on a property. Mr. Lishansky also questioned the applicant if she felt a short term rental would have any effect on dog in kennel and she replied there was sufficient space. The required property maintenance/fire inspection has been performed and passed.

**Motion** made by Jenny Koehn and seconded by Tom Rowe to set a public hearing for May 18, 2026 at or about 7:05 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**PB000755 HEG Properties, LLC/Ben Guenther TMP#299.00-1-24.00; 195 Oneida St, Ste A**  
Site Plan Review Application for 3 suites

Ben Guenther was present to represent the Site Plan Review application for the vacant AAA travel suite. The proposed site plan provided is for 3 tenant spaces – "Get Fresh Deli", Accountant Office, and a golf simulator room. Chair McGuinness asked if the 3 spaces on the site plan were all connected. Mr. Guenther advised that they were separate spaces with doors. He verified that there was lighting on the outside of the building, pointed at a downward angle to parking spaces. There is sufficient parking with 2 handicap spaces, one on each side of front door. The required property maintenance/fire inspection was performed on 4/28/2026 and passed. Chair McGuinness stated due to the location being within 500 ft of State Highway and a change in use, the application will need to be forwarded to NYSDOT. The Board understood it is/has been a commercial building, they are ready to open, welcome the addition to the West End, and agreed to an approval with condition of NYSDOT approval. Application to be forwarded to NYSDOT and applicants will be contacted upon receipt of their response.

**Motion** made by Jenny Koehn and seconded by Ed Dower that the Site Plan Review Application will not have a negative impact on the environment.  
**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Breck Tarbell and seconded by Ed Dower to approve the Site Plan Review Application for 3 tenant spaces subject to the approval of NYSDOT.  
**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:** none

**Discussions:**

Chari McGuinness advised everyone to check their emails for the NY Planning Federation Training Certificates and to forward a copy to Nicole Camarata.

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

\_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
CHAIRMAN

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**Minutes:**

Minutes were reviewed by the board from April 20, 2026 board meeting.

Motion made by Jenny Koehn and seconded by Rob Lishansky to approve the minutes.

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

Motion made by Rob Lishansky and seconded by Tom Rowe to adjourn at 7:45 PM, with the next scheduled meeting May 18, 2026.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,  
Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
May 18, 2024  
Koehn  
CHAIRMAN

