

**Town of Oneonta Planning Board
Board Meeting
Monday, May 5, 2025 at 7pm**

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

Absent: none

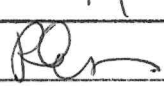
Others Present: J "Bryan" Hickman; Alex Giacomelli; Hunter Grace; Erica LaBuz; Hunter Roesse; Bobbie Frazier; Blaine Banhart; Wayne Chambers; Theresa Cyzeski; Barb Monroe Harmon; Richard Tenace; Rob Panasci (Town Attorney)

The meeting was called to order at 7:02 PM.

Public Hearing:

PB000694 Lynx & Hare, LLC/Hunter Roesse TMP#299.07-2-39.00; 10 Jackson Ave

Special Use Permit Application for short term rental

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
May 19, 2025

CHAIRMAN

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

VOTING: Unanimous. **MOTION CARRIES**

Hunter Roesse 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. Erica LaBuz advised that she did not receive a notification in the mail. Chairman McGuinness stated that the Town Code requires proof of mailings and verified that a Certified/Return Receipt was mailed to Ms. LaBuz. No one else came forward to speak for/or against the application. The required property maintenance/fire inspection had been performed, conditions form was checked/signed and the board had no additional questions. Rob Lishansky suggested that since there was an issue with USPS, that perhaps Mr. Roesse should share his contact information with Ms. LaBuz and other neighbors. Chair McGuinness advised the first point of contact should be to the homeowner to resolve any issues, and if there is a problem to contact the Code Enforcement office in writing.

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

VOTING: Unanimous. **MOTION CARRIES**

PB000699 J Bryan Hickman TMP#300.13-2-3.00; 5 Bevins Rd

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**

J Bryan Hickman 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

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against the application. Neighbors, Wayne Chambers and Richard Tenace voiced concerns regarding parking, noise, and property damage. Board also received a letter from Paul Thayer, that was emailed to Board members for their review prior to the meeting. Jenny Koehn advised that it is an allowable use. In order to change the code, regarding the issues in small neighborhoods, size of streets, and density, that they would need to address the Town Board. She stated that the kids and their families spend most of their time at the camp, but if there are issues to contact the owner. If the issues are not addressed, to contact the Code Enforcement office in writing. Rob Panasci (Town Attorney) stated that the Planning Board does have the right to revoke a Special Use Permit. Chair McGuinness advised applicant that some property owners were installing noise monitors. The applicant stated that he had installed noise monitors and 4 cameras on site. The board had no additional questions.

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

VOTING: Unanimous. **MOTION CARRIES**

New Application:

PB000702 643 Double Play LLC/Kyle Kelley-Bobby Banhart TMP#299.00-2-3.00; 1711 Co Hwy 48

Special Use Permit Application for short term rental

Blaine Barnhart, authorized representative for 643 Double Play LLC was present to represent the Special Use Permit Application for short term rental of 4 bedroom single family residence rental. It was clarified that Blaine Barnhart resided at and was the owner of the property, but it was sold 3/12/25 to 643 Double Play LLC (his son Bobby Banhart and Kyle Kelley, applicant/manager). The property maintenance inspection was performed and passed on 4/25/25.

Motion made by Breck Tarbell and seconded by Rob Lishansky to set a public hearing for May 19, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

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Continuing Business:

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PB000679 St James Manor/Barbara Monroe Harmon TMP#301.00-1-47.02; 9 St James Pl

Site Plan Review Application

CHAIRMAN

Barbara Monroe Harmon was in attendance to continue with the Site Plan Review from September 16, 2024, to add 4 additional single family residences to the St. James Manor Retirement Community. Ms. Monroe Harmon had forwarded a letter from NYSDEC that stated no permit was required, unless the scope of work changes. The USACE reply stated that the work proposed is outside of the Federal Wetlands, therefore no jurisdiction. The board had discussed the emergency egress route being on 2 separate parcels and the need for an easement. Attorney Panasci advised that St James could not give an easement to themselves, but that the board could make a

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reservation of an easement, as part of the Site Plan Approval. Ms. Monroe Harmon advised that an expert had been hired to delineate the wetlands with the contractor and no work would commence until delineation was done. Chair McGuinness advised that the board doesn't want to hold up the project and that in the end that the board was simply doing their due diligence.

Motion made by Rob Lishansky and seconded by Dan Baker 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 Dan Baker to approve the Site Plan Review Application with conditions: 1) that if parcel or parcels TMP#301.00-1-78.02 and 301.00-1-50.01, or portion thereof is conveyed, there needs to be a reservation of the easement to retain emergency ingress and egress use for TMP#301.00-1-47.02. 2) if the secondary access has to be relocated as a result of the wetlands delineation, then they will have to come back in for an amendment to the site plan approval and approval from the Fire Department.

VOTING: Unanimous. **MOTION CARRIES**

PB000698 Alex Giacomelli TMP#300.08-3-36.00; Main*St

Site Plan Review Application

Alex and Nick Giacomelli reappeared to continue with the Site Plan Review Application process to display lawn and garden equipment for on-line sale. The equipment will be located on the parcel below 5366 St Hwy 7, and will have a QR code affixed. Customers will be able to scan the QR code for information and be able to complete their purchase on line. The application had been forwarded per GML#239 to Otsego County and they have returned for local action; No significant county-wide or inter-community impacts. NYSDOT had replied no signage or parking to be placed in the State right-of-way. The board had no additional questions.

Motion made by Breck Tarbell 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 Jenny Koehn and seconded by Dan Baker to approve the Site Plan Review Application for the display of lawn and garden equipment for on-line sale.

VOTING: Unanimous. **MOTION CARRIES**

PB000700 Abner Doubleday LLC/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23

Site Plan Review Application for temporary parking & hydration station

Hunter Grace reappeared to represent the Site Plan Review Application to allow temporary parking for the 2025 season in the 50 State tent area for their hotel guests and to add a hydration station down by the fields. The application had been forwarded to Otsego County per GML#239 for review and they returned for local action: No significant county-wide or inter-community impacts. The board understands the necessity of a hydration station down by fields and had no further questions regarding temporary parking.

Motion made by Breck Tarbell and seconded by Jenny Koehn that the Site Plan Review Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

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Motion made by Breck Tarbell and seconded by Dan Baker to approve the Site Plan Review Application for the temporary parking in the 50 State tent area and to add a hydration station down by the fields.

VOTING: Unanimous. **MOTION CARRIES**

Discussion:

The Town Board has referred a Zoning Map Amendment application from Cooperstown All Star Village to change 4143 St Hwy 23/TMP#287.00-1-54.00 from a B2 to PDD R/B, for review and comment. Mr. Grace advised that they had purchased the parcel and are seeking a zone change for the purpose of conformity with the main property 287.00-1-33.00, that is zoned PDD R/B. He stated the plan for the future is to tear down the residences 4147 St Hwy 23 and 4143 St Hwy 7, to create a parking lot contiguous to the pre-existing parking area, increasing capacity. Barton & Loguidice are working on a plan with Lawson Surveying, for approximately 188 parking spots for guests. Attorney Panasci advised the board that applicants would be back with a Site Plan Review Application and that the Planning Board just needs to state whether it was favorable, against or with some type of reservation/objection. Board discussed and stated that the rezoning made sense and all in favor.

Craig Gelbsman had addressed the board at the meeting April 21, 2025, about the conditions form for short term rentals that was approved and added to the Special Use Permit Application in October 2020. He expressed that the short term rental that he may or may not do, should be treated as a business and treated no different than a new hotel. Chairman McGuinness advised Mr. Gelbsman that the board members would discuss at the next meeting. The board discussed at length and agreed that the form was working. Last year the Code Enforcement office did not have any written complaints on the 77 short term rental operating permits issued. Board agreed that there was no reason at this time to amend the form, nor should items be waived individually.

Minutes:

Minutes were reviewed by the board from April 21, 2025 board meeting.

Abstain: Carla Balnis

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

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Jenny Koehn to adjourn at 8:48 PM, with the next scheduled meeting May 19, 2025 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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BY THE PLANNING BOARD
TOWN OF ONEONTA

_____, 20 ____

CHAIRMAN