

**Town of Oneonta Planning Board
Board Meeting
Monday, August 18, 2025 at 7pm**

Present: Edward Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Rob Lishansky; Reggie McGuinness (Chairperson)

Absent: Carla Balnis

Others Present: Theresa & David Cyzeski; Erika Heller; Erik Silvernail; Hunter Grace; Melissa Jervis; Bridgett Daggy; Leslie Harlem; Liz Cramer; Nicholas Weir; Ben Dates; Barb Monroe Harmon; Chris Maby; Joan Fox

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

Minutes:

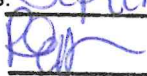
Minutes were reviewed by the board from August 4, 2025 board meeting.

Abstain: Jenny Koehn; Rob Lishansky

Motion made by Dan Baker and seconded by Breck Tarbell to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

September 15, 2025


CHAIRMAN

Public Hearing:

PB000709 Melissa Jervis/Barnett TMP#299.06-1-44.00; 60 Country Club Rd

Special Use Permit Application for short term rental

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

VOTING: Unanimous. **MOTION CARRIES**

Melissa Jervis was in attendance and the notification were verified. Chairperson McGuinness opened the public hearing for the Special Use Application for short term rental of 4-bedroom single family residence at 60 Country Club Road and asked if anyone was in attendance to speak for/or against the application. Ms. Jervis stood to introduce herself and share that her team has a high standard and that they support the local economy by employing local people and businesses, while taking very good care of their properties. They fill a need for other types of housing as well, hosting traveling professionals and families in need of temporary housing. They strictly follow Town codes, no team parties, quiet hours and perform spot checks on the homes. They install driveway cameras and noise monitors. Their guests are required to sign a contract that they understand the rules and if they violate the rules that their stay can be terminated. Chair McGuinness verified that the closing on the house had taken place. No one else appeared to speak and the board had no further questions.

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

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000712 Wilber & Clark Enterprises Inc/Martin Patton TMP#289.00-1-44.01/45.00; 5649 St Hwy 7

Minor Subdivision Application

**Town of Oneonta Planning Board
Board Meeting
Monday, August 18, 2025 at 7pm**

Chris Maby of Delta Engineers appeared to represent the Minor Subdivision Application to subdivide a 1.2341+/- acre lot off from the Emmons Farm Corporation parcels 289.00-1-44.01 and 289.00-1-45.00, that contains the vacant Farmhouse Restaurant. Both parcels are on the same deed, but there are 2 tax map numbers involved due to the light district. Mr. Maby advised that Marty Patton was in ownership of the restaurant and was in the process of acquiring the property from Mr. Clark. Rob Lishansky asked if he had any knowledge of Mr. Patton's plans and Mr. Maby replied that Mr. Patton's intent was purchase and own the parcel and that any plan would be speculative. A Zoning Map Amendment Application has been filed with the Town Board for this piece to be rezoned from R10 to a B2 concurrently with this subdivision application. The existing Farmhouse Restaurant had a Special Permit that was issued by the Zoning Board of Appeals dated September 27, 1976. The parcel is West of the Gifford Creek. The well is shown on the survey and the sewer is in the process of being located. Any further development on the parcel would require Site Plan Review. All the Zoning District dimensional requirements have been met and no non-conformities will be created. The board will need to send the application for 239 review by Otsego County and to NYSDOT.

Motion made by Rob Lishansky and seconded by Breck Tarbell to set a public hearing for October 6, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000714 Erika Heller TMP#289.00-1-65.04/67.02; 5764 St Hwy 7

Minor Subdivision Application

Erika Heller appeared to represent the Minor Subdivision Application to separate her residence from the mini storage building site to get final approval from NYSDOT for a 2nd driveway. Parcel is on one deed, but has 2 tax map numbers because of the light district. They intend to put up a barrier of some sort, possibly plantings instead of concrete and the driveway is already in. All the Zoning District dimensional requirements have been met and no non-conformities will be created. The application has been forwarded to the County for 239 review and to NYSDOT.

Motion made by Breck Tarbell and seconded by Ed Dower to set a public hearing for October 6, 2025 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

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

Site Plan Modification

Barbara Monroe Harmon was in attendance to advise the board that due to topography and utilities that the engineer has modified the Site Plan that was approved May 5, 2025. Ben Dates from Headwaters Engineering Inc was also in attendance and advised that the plan does not increase the impervious surface and will actually help eliminating the cul-de-sac in the center. He agreed to contact NYSDEC to provide in writing that they were in agreement with the updated plan. Chair McGuinness asked Mr. Monroe Harmon if the Oneonta Fire Department Chief had been to site to approve access and she could not confirm, but stated that the emergency access road was pretty much completed so it would be a good time for him to come out. Chair McGuinness stated that she would reach out to Clinton Rearick, the Code Official to contact the Oneonta Fire Chief.

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

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
September 15, 20*25*
RQ

CHAIRMAN

**Town of Oneonta Planning Board
Board Meeting
Monday, August 18, 2025 at 7pm**

Motion made by Jenny Koehn and seconded by Dan Baker to approve the Site Plan Modification contingent on NYSDEC approval and access approval by Oneonta Fire Department.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

Chair McGuinness acknowledged Hunter Grace was in attendance and that she had heard that there were issues with email and the actual printing of documents on a Site Plan Review Application for a two phase bunkhouse build was not on the agenda this evening, but if he would like to share anything with the board at this time he could. The Site Plan for the parking lot expansion application will be on the agenda September 15, 2025 and the Site Plan Application for a two phase bunkhouse build with the first phase for the removal of the existing player pool and building a 3 story bunkhouse to accommodate 12 teams in its place. Phase 2 is for another 18 team bunkhouse with a laundry facility/storage area in the basement level, situated in front of Yankee, Fenway and Wrigley bunkhouses with an adjacent bathhouse facility. They are looking at options for relocating the pool or adding splash pads for the players closer to the bunkhouses. Rob Lishansky stated that he thought with the last bunkhouse approval that they were at a saturation point, Hunter verified that they can accommodate the projected 102 teams with the existing fields. They realize traffic is a major concern and hope to alleviate the traffic with parking extension. This week is the last week and they are full. They will be holding the Labor Day Tournament with 60 to 70 teams participating, 400 baseball 8U to 12U and 400 softball 11U to 14U. Chair McGuinness thanked Hunter for sharing the information with the board.

Nicholas Weir was in attendance requesting clarification of the process of a project. Chair McGuinness advised that projects start in the Code Office and applicants are directed from there what applications/approvals would be involved. Applicant advised he had discussed the parcel with Paul Neske, Code Official on the phone and met with a few members of the Town Board. He would like to live in the home, but rent it out in the summer for short term rental and/or possibly convert one of the barns into another dwelling unit to live in. Mr. Neske had advised that the parcel was in a PDD-R zoning district and that short term rentals were not an allowable use. Paul advised he could seek a Zoning Map Amendment or a Use Variance, but no guarantee either would be approved. One of the criteria for a Use Variance is that it is not a self created hardship. Joan Fox, realtor advised he would like the opportunity for short term rental and/or to use one of the barns for an in home business. A PDD zoning district requires Site Plan review for any changes made on the parcel and there is only one principle use/structure on a parcel in the Town. Applicant needs to have a plan in order to proceed with Town and his decision to purchase the property while it's still on market. Chair McGuinness asked Mr. Weir for his contact information, in order to reach out to the Town Attorney to consult on allowable uses and direction to take.

Adjournment:

Motion made by Dan Baker and seconded by Ed Dower to adjourn at 8:09 PM, with the next scheduled meeting September 15, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
September 15, 2025
[Signature]
CHAIRMAN