

**Town of Oneonta Planning Board
Board Meeting
Monday, June 15, 2026 at 7pm**

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

Absent: none

Others Present: Dennis Kropp; Anurag Bhyraujjula; Brett Buzzy; Erika Heller; Hunter Grace

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

Public Hearings: none

New Applications:

PB000758 Erika Heller/Dog-Gone Storage TMP#289.00-1-65.42; St Hwy 7
Site Plan Review Modification Application (Phase 2)

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
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Ken
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Erika Heller was present to represent the Site Plan Review Modification Application for Phase 2 of the Dog-Gone Storage facility, to add another mini storage unit. Reggie McGuinness, Chair advised that the 239 response from the County had not been received to date, therefore a decision would not be made this evening. Chair McGuinness verified that the applicant no longer lived in the single family residence next door, but remain local. The applicant advised that once the renovation of the single family residence was completed, that they intend to use for short term rental. Chair McGuinness verified there was no 911 address for the storage facility and advised she would need to contact Otsego County 911 addressing. It was verified that the board had approved the initial phase for one mini storage facility with plans in future to build more, on April 15, 2024 and while the Town Code states parking areas are to be paved, the Board had approved a gravel base for the mini storage facility similar to others in the area. Ms. Heller advised additional lighting being added as needed and has a job number with NYSEG to set another pole. Once they have power, they will have cameras installed. The application was forwarded per GML239 to Otsego County, NYSDOT and to OFD. NYSDOT has replied "no Comment" and OFD stated "no issues". Applicant is to return on July 6, 2026 meeting, as that will be sufficient time to hear back from Otsego County.

Motion made by Jenny Koehn and seconded by Tom Rowe to table the application until the next meeting on July 6, 2026.
VOTING: Unanimous. **MOTION CARRIES**

PB000759 Brett Buzzy TMP#299.06-1-47.00; 54 Country Club Rd
Special Use Permit Application for short term rental

Brett Buzzy was present to represent the Special Use Permit Application for short term rental of his 4 bedroom single family residence and apartment above the garage. Mr. Buzzy advised he will remain local and manage the property himself. He has not decided where he will be listing, but hopes to before the end of summer. Chair McGuinness noted that the application states for the single family residence and apartment above the garage. While the required inspection passed with an approved occupancy of 10, Clinton Rearick, Code Official noted that the apartment above the garage does not meet the code for fire separation between the garage. Therefore, any approval would have to be limited to the 4 bedroom single family residence and that the apartment be locked and not accessible. The applicant questioned long term rental apartment and Board established pre-existing non-conforming and that the Town currently has no codes regarding long term rentals. Chair McGuinness verified that the applicant had no questions regarding the "conditions" form. Chair McGuinness stated that this appears to be a Type II action under SEQRA, so no further environmental review is required.

Motion made by Jenny Koehn and seconded by Rob Lishansky to set a public hearing for July 6, 2026 at or about 7:05 PM.
VOTING: Unanimous. **MOTION CARRIES**

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PB000760 Zuvan Renewables/Anurag Bhyrauajjula TMP#258.00-2-3.03; 862 East St
Site Plan Review Application

Anurag Bhyrauajjula, authorized representative was present to represent the sketch Site Plan Review Application for a solar farm. Mr. Bhyrauajjula went over the plans for a 12.32 MWdc/9.6 MWac Tier 3 ground-mounted solar photovoltaic facility, that will be backed up to the grid and distributed back into the community. The site is located on private property with an existing single family residence and will be outside of the watershed area. They would basically be renting the land from the homeowner and work with an investment partner for the potential construction and then broker energy to community members and businesses via NYSEG for a negotiated price. Chair McGuinness questioned the distribution area and Mr. Bhyrauajjula stated that it would be distributed in the area of the localized sub station and he could look into that. The project will involve clearing a little bit of tree coverage for construction site/gravel drive and will be built in 2 phases, starting with a 5MG array and working their way down the sections. Total footprint of the project is 30 acres on 110 acre parcel. They will be leaving as much tree buffering along the edge as they can, then offset anywhere else there is exposure with plantings. The board questioned if they had obtained a Variance for a second use on the property and the applicant stated he had just filed for a Special Use Permit, as stated in the Town Code for Solar Farms. Further clarification may be needed for Solar Farm as a second use. Applicant came forward to go over drawings, advising the panels are placed on metal racking that has been screwed in or piled into the ground, placed 24" (up to 36") off the ground on a fixed tilted 35 degree axis. The position is calculated to optimize return. The panels last 30 years and their contract with homeowner is for 25 years, with the option to extend for 5 more years, and a decommissioning plan for all the materials to be taken off site and recycled. If the homeowner sells, the new owner will inherit the balance of the term and there are options in the contract for early termination and decommissioning process. They harvest 80% of the materials (steel/aluminum/glass/silicone) and will have no affect on the ground or in the soil. It is an inverter system, with inverters placed every couple of rows and out to a distribution box. There is no battery storage. They have a maintenance team that comes in every couple of months and area will be in a chain link fenced area with electrical warning signs. The road will allow for fire department access and the panel rows are wide enough for a lawn mower. Chair McGuinness stated that it was Type 1 action under SEQRA with over 10 acres of physical disturbance, so no determination of significance can be made at this time. Applicant advised that they were looking for a preliminary site review at this point and have had a team doing soil studies for a full environmental report, wetlands report, and endangered species report, if that would help the board before establishing an escrow account.. Chair McGuinness advised that the Planning Board would be referring to the Town Board to utilize the benefits the Town Board has established, due to the closeness of the watershed area, forestry, and the existence of the Bald Eagles.

Motion made by Jenny Koehn and seconded by Ed Dower to classify the application as a Type 1 Action under SEQRA and declare the boards intent to serve as Lead Agency, tabling the application pending establishment of required escrow account and replenishment provisions by the Town Board, consultant review, and further review by the Planning Board.

VOTING: Unanimous. **MOTION CARRIES**

PB000761 Icthus Properties LLC/Dennis Kropp TMP#288.09-1-26.00; 264 West St
Special Use Permit Application for short term rental

Dennis Kropp was present to represent the Special Use Permit Application for short term rental of his multi family dwelling (4 units). The required property maintenance/fire inspection was performed and passed on 6/4/2026, with an approved occupancy of 10. The Board questioned Mr. Kropp if he still owned other properties in the Town and had addressed the non-compliances that had been cited. Mr. Kropp verified he did still own other properties and that they had discussed outstanding items on East Street parcel. Board stated that they were reluctant to move forward with projects going forward, unless as in a good faith gesture progress was made. Chair McGuinness advised that the outstanding violations on the parcel of the application appear to be in compliance with the Town Code. Applicant advised he would be remaining local at his Co Hwy 11 (his primary residence) and listing/managing the property himself. It was agreed that Mr. Kropp would

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schedule an appointment with the Code Official to go over property on East Street and would return on Monday, July 6 to verify progress and the Board would set a possible public hearing at that time for the July 20, 2026 meeting.

Continuing Business:

PB000506 Kenneth Filor TMP#287.00-1-9.00; 707 St Hwy 205

Special Use Permit Application for short term rental – set Public Hearing for Revocation

Chairperson McGuinness advised the board that Kenneth Filor has not renewed the operating permit for Special Use Permit for short term rental that expired May 20, 2026. The Operating Permit Revocation notice was issued on May 28, 2026 by Clinton Rearick, 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 notification will be sent to the property owner via Certified Mail/Return Receipt.

Motion made by Breck Tarbell and seconded by Rob Lishansky to set a public hearing for July 6, 2026 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

Special Use Permits for short term rental approvals will need to be conditional on supplying the Code Enforcement Office with the Certificate of Authority registration number from Otsego County.

Minutes:

Minutes were reviewed by the board from June 1, 2026 board meeting.

Abstain: Breck Tarbell; Tom Rowe

Motion made by Rob Lishansky and seconded by Ed Dower to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

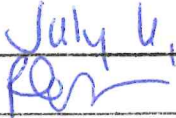
Motion made by Rob Lishansky and seconded by Tom Rowe to adjourn at 8:15 PM, with the next scheduled meeting July 6, 2026.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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BY THE PLANNING BOARD
TOWN OF ONEONTA

July 6, _____, 20 26


CHAIRMAN