

**Town of Oneonta Planning Board  
Board Meeting  
Monday, January 15, 2024 at 7pm**

**Present:** Edward Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

**Absent:** none

**Others Present:** Denise Wist; Rich Harlem; Deb Harlem; Theresa Cyzeski

The meeting was called to order at 7:00 PM.

**Public Hearings:** none

**New Applications:**

**PB000658 Joseph Briguglio TMP#299.10-1-34.00; 111 Oneida St**  
Special Use Permit Application for short term rental

Chairman Camarata advised that the first item on the agenda has been postponed and the application will be tabled until we hear back from the applicant.

**PB000659 RICRA, LLC TMP#299.07-1-36.00; 422 Chestnut St**  
Special Use Permit Application for short term rental

Richard Harlem of RICRA, LLC was present to represent the Special Use Permit for the short term rental of his 3 bedroom single family rental. He purchased this home over a year ago and has been completed gutted. The required property maintenance/fire inspection was performed on December 14, 2023 and passed. However, the building permit has a Temporary Certificate of Completion. Chairman Camarata asked if he felt would be completed in a week, as advised the board could not hold a public hearing until building permit was closed. Applicant stated he was confident work would be completed. The board agreed to set a public hearing for a month out and instructed applicant to notify the Code Office by February 5, 2024 (before the next board meeting), if he was unable to complete the items necessary to close out the permit.

**Motion** made by Rob Lishansky and seconded by Dan Baker to set a public hearing for February 19, 2024 at or about 7:05 PM contingent upon receipt of Certificate of Compliance by February 5, 2024.

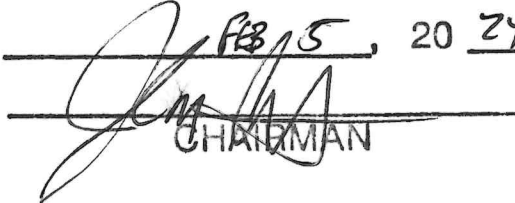
**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:**

**PB000637 Wist Development/Denise Wist TMP#287.00-1-20.01; 4063 St Hwy 23**  
Site Plan Review Application

Denise Wist was in attendance to proceed with her Site Plan Review Application for a phased development project to start with 3, one bedroom/one bath cottages for short/long term rental. As requested, Denise Wist handed out an updated Site Plan to include the existing single family residence that they have decided was salvageable and use as a possible rental. The Planning Board Lead Agency request was sent out and the thirty-day window for responses has closed. Otsego County returned for local action: No significant county-wide or inter-community impacts. NYSDOT response was received advising a Highway Work Permit required by applicant. Both of the responses were forwarded to applicant and board members via email. Ms. Wist advised she had already filed the for the DOT highway work permit and had received. The Department of Health advised her that they would have no involvement until site reached beyond the 5 cottages. Chairman Camarata stated at this time that the board was reviewing as a sketch plan and questioned if she had decided on cottages. Ms. Wist stated she is currently working with 2 vendors on 2 story cottage units, with the bedroom in the loft. She advised she had met with Paul Neske (Town Code Enforcement Officer), whom had given her the measurements for the window/ceiling

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BY THE PLANNING BOARD  
TOWN OF ONEONTA

FEB 5, 20 24  
  
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heights required. Applicant was advised she would need to provide a Stormwater Management Report, Lighting Plan, Septic Plans, well information and driveway plan, as would need to be emergency vehicle accessible. Ms. Wist advised Delta Engineers were working on the Stormwater Management Plan and should be completed. Chairman Camarata advised Ms. Wist to forward information as received and she would be placed on the next available Planning Board agenda.

**Discussions:** none

**Minutes:**

Minutes were reviewed by the board from December 18, 2023 board meeting.

**Motion** made by Jenny Koehn and seconded by Breck Tarbell to approve the minutes.

**Abstain:** Edward Dower; Reggie McGuinness; Rob Lishansky

**ALL IN FAVOR            MOTION PASSED**

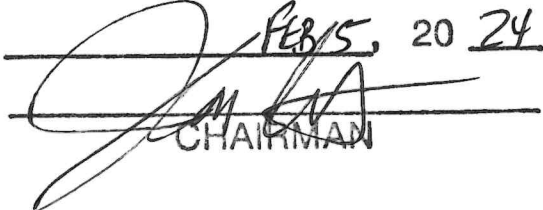
**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 7:40 PM, with the next scheduled meeting February 5, 2024 at 7:00PM.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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