

**Town of Oneonta Planning Board
Board Meeting
Monday, November 17, 2025 at 7pm**

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

Absent: Carla Balnis

Others Present: William Rivera; Taryn More; Joshua Garufi; Suzanne Campbell; Jeff Sullivan

The meeting was called to order at 7:01 PM.

Minutes:

Minutes were reviewed by the board from November 3, 2025 board meeting.

Abstain: Reggie McGuinness

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

ALL IN FAVOR

MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

December 1, 2025

[Signature]

CHAIRMAN

New Applications: none

Public Hearing:

PB000726 Suzanne Campbell & Jeff Sullivan TMP#274.00-2-57.22; 697 Winney Hill Rd

Special Use Permit Application for pet salon, doggie daycare, boarding and veterinarian services

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

VOTING: Unanimous. **MOTION CARRIES**

Suzanne Campbell and Jeff Sullivan were in attendance and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit Application for a pet salon, doggie daycare, boarding, and veterinarian services. Chair McGuinness asked if there was anyone in attendance to speak for/or against the application. Taryn More came forward and read a letter in opposition of the Special Use Permit from her mother (Abbie More), whom resides directly across the street and was out of Town. Letter cited issues of increasing noise from barking dogs, additional traffic and frequent use of her private driveway by clients turning around. Taryn More expressed concerns of dogs being left outside, walked along road, and raised the question of possibly more visible signage. The applicants purchased the property, formerly known as the Crescent Pet Lodge and most recently Super Heroes In Ripped Jeans. The owners will be residing with their family on site in the residence that is attached to the existing kennel. They have been contacted by a couple of groomers to work out of existing rooms. The veterinary services offered would be a periodic cat spay/neutering clinic provided by a travel veterinary. The dogs will be walked within the fenced in area, not on the street. The board clarified that Special Use Permits go with the property, however any modifications require applicants to re-submit to the planning board. Chair McGuinness advised that there are 20 existing kennels, it has soundproofing, and is an allowable use per our Town Code. Rob Lishansky advised that if there were an issue, that the first contact should be to the owner. If the issue is not resolved, then they should call the police and report the issue to the Town Code Enforcement Office. The applicants agreed to work on signage with the Code Enforcement office.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Dan Baker and seconded by Jenny Koehn that the Special Use Permit Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Dan Baker and seconded by Jenny Koehn to approve the Special Use Permit Application for pet salon, doggie daycare, boarding, and veterinarian services with the condition to update signage.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

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Discussions: none

Adjournment:

Motion made by Rob Lishansky and seconded by Ed Dower to adjourn at 7:30 PM, with the next scheduled meeting December 1, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
December 1, 2025
Rob
CHAIRMAN