

**Town of Oneonta Planning Board  
Board Meeting  
Monday, March 16, 2026 at 7pm**

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

**Absent:** none

**Others Present:** Hunter Roese; David Weaver; Erin Weaver; Hunter Grace; Kathleen Gallusser; David Gallusser; Robert J Grant; Lesley Harlem; Kyle Hartough; Doug Johnson; Melissa Jervis; Eric Jervis; Dan Hooper; Gregory Harlem; Nicholas Tarricone; Patricia Tarricone

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

**Minutes:**

Minutes were reviewed by the board from March 2, 2026 board meeting.

Abstain: Jenny Koehn

**Motion** made by Dan Baker and seconded by Rob Lishansky to approve the minutes.

**ALL IN FAVOR                      MOTION PASSED**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
*April 6, 2026*  
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CHAIRMAN

**Public Hearings:**

**PB000737 Lesley Harlem/Kyle Hartough TMP#287.00-2-9.00; 179 Woodstream Ln**

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**

Lesley Harlem and Kyle Hartough were present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit application for short term rental of single family residence and asked if anyone was in attendance to speak for or against the application. Robert J. Grant stood in opposition of the Special Use Permit for short term rental, as turning it into a rental would be in violation of the covenants attached to the deed. He also voiced concerns stating Woodstream Lane is not a particularly friendly road. Kathleen Gallusser questioned the process and if she could rent out her basement, as covenant specifically stated single family residence, and if all her neighbors could have rentals. Chair McGuinness advised that covenants were a civil matter and that they would have to seek legal counsel. Short term rentals are an allowable use, per the Town Code. Chair McGuinness advised that the Town Board has put together a short term rental committee to look at the housing needs and locations in the Town. Ms. Gallusser asked if there was a moratorium, if they could limit rentals by area. Chair McGuinness advised too many variables to answer that and if there was a moratorium they would have evaluate the specifics stated. Leslie Harlem advised the board that there was nothing in her deed that states it cannot be used as a rental. She rents another home in the City and has had no issues. She asked that any concerns or issues be directed to her and they would address immediately. The Board pointed out that the Town has had very few short term rental complaints. At this time, if there were an issue they should contact the owner first, then the local authorities (police and/or Town Constable) and to follow-up with a written complaint to the Town Code Office. These permits are renewable/revocable permits and if complaints are filed, they will be asked to reappear before the Planning Board.

**Motion** made by Breck Tarbell and seconded by Tom Rowe to close the public hearing.

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

**Motion** made by Dan Baker and seconded by Ed Dower that the Special Use Permit for short term rental will not have a negative impact on the environment

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

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Board Meeting  
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**Motion** made by Breck Tarbell and seconded by Dan Baker to approve the Special Use Permit for short term rental.  
**VOTING:** Unanimous. **MOTION CARRIES**

**PB000739 Douglas Johnson TMP#288.00-2-36.02; 244 Cemetery Hill Rd**  
Special Use Permit Application for short term rental

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to open the public hearing.  
**VOTING:** Unanimous. **MOTION CARRIES**

Douglas Johnson was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit application for short term rental of 3 bedroom single family residence rental and asked if anyone was in attendance to speak for or against the application. No one came forward and the board had no additional questions.

**Motion** made by Rob Lishansky and seconded by Tom Rowe to close the public hearing.  
**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Tom Rowe and seconded by Breck Tarbell that the Special Use Permit for short term rental will not have a negative impact on the environment  
**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Rob Lishansky and seconded by Ed Dower to approve the Special Use Permit for short term rental.  
**VOTING:** Unanimous. **MOTION CARRIES**

**New Applications:**

**PB000724 Richards Lynx & Hare, LLC-Series 9/Hunter Roese TMP#299.07-1-30.00; 9 Richards Ave**  
Special Use Permit Application for short term rental

Hunter Roese was present to represent the Special Use Permit application for short term rental of 4 bedroom single family residence rental property, as a baseball rental. He will be staying local and managing the property himself. This will be his second short term rental in the Town. Chair McGuinness verified that he had no questions regarding the signed conditions form.

**Motion** made by Jenny Koehn and seconded by Rob Lishansky to set a public hearing for April 6, 2026 at or about 7:02 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**PB000743 David & Erin Weaver TMP#299.07-2-10.00; 12 Richards Ave**  
Special Use Permit Application for short term rental

David and Erin Weaver were present to represent the Special Use Permit application for short term rental of 4 bedroom single family residence rental property. They reside locally and will be managing the property themselves. Chair McGuinness verified that they had no questions regarding the signed conditions form.

**Motion** made by Breck Tarbell and seconded by Dan Baker to set a public hearing for April 6, 2026 at or about 7:05 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
*April 6, 2024*  
*Roe*  
CHAIRMAN

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Monday, March 16, 2026 at 7pm

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*[Signature]*  
CHAIRMAN

**PB000740 Gran Development LLC/Gregory Harlem TMP#287.00-1-68.00; 394 Winney Hill Rd**  
Special Use Permit Application for short term rental

Gregory Harlem was present to represent the Special Use Permit application for short term rental of the 3 bedroom single family residence. Mr. Harlem clarified that his parents reside at this property and he just wanted to secure the option to rent. He has other rental properties and manages them himself. Chair McGuinness verified that he had no questions regarding the signed conditions form and that 2 bedrooms in basement will not be used for rental as do not meet proper egress.

**Motion** made by Jenny Koehn and seconded by Tom Rowe to set a public hearing for April 6, 2026 at or about 7:08 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**PB000741 Gran Development LLC/Gregory Harlem TMP#287.00-1-70.00; 111 Gill Hill Rd**  
Special Use Permit Application for short term rental

Gregory Harlem was present to represent the Special Use Permit application for short term rental of 3 bedroom single family residence. Mr. Harlem clarified that this home is his personal residence and that it is on a private road.

**Motion** made by Breck Tarbell and seconded by Dan Baker to set a public hearing for April 6, 2026 at or about 7:10 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**PB000742 Gran Development LLC/Gregory Harlem TMP#299.10-1-22.01; 143 Oneida St**  
Special Use Permit Application for short term rental

Gregory Harlem was present to represent the Special Use Permit application for short term rental 3 bedroom single family residence. The board had no questions at this time.

**Motion** made by Dan Baker and seconded by Rob Lishansky to set a public hearing for April 6, 2026 at or about 7:12 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**PB000744 Teko Properties LLC/Melissa Jervis TMP#299.06-1-64.00; 1 Wisteria Ave**  
Special Use Permit Application for short term rental

Melissa and Eric Jervis were present to represent the Special Use Permit application for short term rental of 3 bedroom single family residence rental property. Applicants live locally, own, and manages several short term rentals in the Town. The required property maintenance/fire inspection has been performed and passed. Applicant would like to list and rent property as soon as possible.

**Motion** made by Breck Tarbell and seconded by Dan Baker to set a public hearing for April 6, 2026 at or about 7:15 PM.  
**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:**

**PB000736 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23**  
Site Plan Review Application renovation upper deck restaurant area

Hunter Grace and Dan Hooper were present to continue their Site Plan review application to renovate the existing upper deck restaurant. Chair McGuinness asked if they would like to give an overview and Mr. Grace addressed the board. He

**Town of Oneonta Planning Board  
Board Meeting  
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advised the project was a renovation of the existing upper deck area with a permanent kitchen, more accessible bathrooms for guests, adding a roof structure over bar area and seating with a sprinkler system. They will be removing the tents and condensing the table w/chairs under the new roof structure. Chair McGuinness stated while renovation eliminates some green space, only a slight modification of the green space. Mr. Grace advised they had 3 acres left after the new bunkhouse was added, therefore they are well under. Rob Lishansky asked if the fields were included in the green space calculation. Dan Hunter verified that all 12 turf fields were considered impervious, therefore are included as green space. Chair McGuinness advised the board that Otsego County Planning Department returned their recommendation 3/5/2026 stating, Returned for local action: No significant county-wide or inter-community impacts. Mr. Lishansky questioned if renovation was the same square feet and Mr. Hooper advised the renovation was for the same amount of seating. He stated that the motivation for the renovation, was that the elongated space was really challenging for service style and the renovation into a square with coverage will improve experience.

**Motion** made by Breck Tarbell 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 Dan Baker and seconded by Jenny Koehn to approve the Site Plan prepared by Barton & Loguidice revised date February 23, 2026.

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

**Discussions:** none

**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Breck Tarbell to adjourn at 7:59 PM, with the next scheduled meeting April 6, 2026.

**ALL IN FAVOR                    MOTION PASSED**

Respectfully Submitted,  
Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
April 6, 2026  
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CHAIRMAN