

**Town of Oneonta Planning Board
Board Meeting
Monday, November 3, 2025 at 7pm**

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

Absent: Carla Balnis; Reggie McGuinness

Others Present: David Frame; Terry Shultz; Suzanne Campbell; Jeff Sullivan; Janet Hurley-Quackenbush; Andrew Capra; Michael Schmitt

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

Minutes:

Minutes were reviewed by the board from October 20, 2025 board meeting.

Motion made by Dan Baker and seconded by Jenny Koehn to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

NOV 17, 2025


CHAIRMAN

Public Hearings:

PB000723 Janet Hurley-Quackenbush TMP#286.08-1-36.00; 3827 St Hwy 23

Special Use Permit Application for short term rental

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

VOTING: Unanimous. **MOTION CARRIES**

Janet Hurley-Quackenbush was in attendance and the notifications were verified. Chair Rob Lishansky opened the public hearing for the Special Use Application for short term rental of 2 bedroom single family residence and asked if there was anyone in attendance to speak for/or against the application. No one came forward and the board had no comments or concerns.

Motion made by Dan Baker and seconded by Ed Dower to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Breck Tarbell to approve the Special Use Permit Application for short term rental, with the condition that there are no sleeping rooms in the basement.

VOTING: Unanimous. **MOTION CARRIES**

PB000725 Terry Shultz TMP#287.05-1-3.00; 143 Forest Ln

Special Use Permit Application for short term rental

Motion made by Breck Tarbell and seconded by Ed Dower to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Terry Shultz was in attendance and the notification were verified. Chair Rob Lishansky opened the public hearing for the Special Use Application for short term rental of his 4 bedroom single family residence 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. Chair Lishansky verified that there was a new local emergency contact on file.

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

VOTING: Unanimous. **MOTION CARRIES**

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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 Dan Baker and seconded by Breck Tarbell to approve the Special Use Permit Application for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000715 David Frame TMP#287.00-1-57.01; 189 Winney Hill Rd

Site Plan Review Application for a ground mounted solar array

David Frame was present to represent the Site Plan Review Application to place a 900sf ground mounted solar array in his front yard. Mr. Frame advised the board that he was granted a variance by the Zoning Board of Appeals on 10/27/2025 to place the array in his front yard. The proposed array would be 560ft from Winney Hill Road, 160ft from neighbor on right, 580ft from neighbor on left, and would not be visible from road or his neighbors. Chair Lishansky advised that the board is usually looking at visibility and the site drawings provided show ample natural buffers. Mr. Frame advised his in-laws were the closet neighbors.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Dan Baker to approve the Site Plan Review Application for ground mounted solar array.

VOTING: Unanimous. **MOTION CARRIES**

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

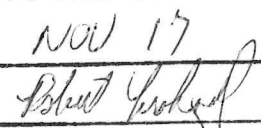
Suzanne Campbell and Jeff Sullivan were in attendance to represent the Special Use Permit Application for a pet salon, doggie daycare, boarding, and veterinarian services. The applicants came forward to advise that they just purchased the property, former known as the Crescent Pet Lodge and most recently Super Heroes In Ripped Jeans. The owners will be residing with their family on site in the single family residence attached to the kennel. They are in the process of cleaning and painting. They will be installing temperature sensing and camera's inside and out. It is basically all setup and no structural changes are needed. There is sound proofing, but they are looking into possibly adding more/better. Their intent is to begin with opening the kennel. They have been contacted by a couple of groomers to work out of existing rooms. The possible veterinary services would be a monthly service provided by a travel veterinary for a spay/neutering clinic, not a veterinary office. While the hours of operation is 24/7, they would only be opening to the public a couple hours in the am and pm.

Motion made by Jenny Koehn and seconded by Breck Tarbell to set a public hearing for November 17, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

NOV 17, 20 25

CHAIRMAN

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Discussions:

Chair Lishansky advised that the Town Board had referred a Zoning Map Amendment Application for 4377 St Hwy 7/TMP#299.21-1-1.13 by Elizabeth Cramer and Nicholas Weir to change the zoning from PDD-R Senior Living Community back to an RA40. This parcel is part of Mildred Parish farm TMP#299.00-1-17.00 that was rezoned from RA40 to PDD-R Senior Care Facility & Town Houses per LL2007-05. The board had some confusion as the applicants had been in attendance August 18, 2025. Applicants were questioning the process for a home occupation, converting one of the barns into a residence, short term rentals, and a yoga studio. Ms. Cramer and Mr. Weir are interested in purchasing the parcel and have filed a zoning map amendment application with the Town Board 9/23/2025 to use the house for short term rentals, as well as a primary residence. Short term rentals are not an allowable use in a senior living community. This property is situated next to 2 senior living communities (Plains of Parish and Peaceful Flats) to the right and rear of the parcel, a .21 acre lot with a single family residence and NYSDOT on the left. The properties on the other side of St Hwy 7 are zoned ID2. After the board discussion, the board agreed their recommendation is that there not be a zoning change, because there is no hardship or overwhelming reason to change it. There shouldn't be a change in zoning, because somebody wants to do what isn't allowed. The board is not in favor of a zone change, as it would be a self-created hardship.

Adjournment:

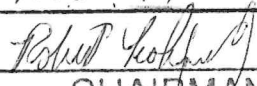
Motion made by Breck Tarbell and seconded by Jenny Koehn to adjourn at 7:50 PM, with the next scheduled meeting November 17, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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BY THE PLANNING BOARD
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NOV. 17, 2025

CHAIRMAN