

**Town of Oneonta Planning Board
Board Meeting
Monday, June 1, 2026 at 7pm**

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

Absent: Breck Tarbell; Tom Rowe

Others Present: Melissa Jervis; John Pecora; Kathleen Grygiel; Karyl Pecora; Debra DiBartolomeo; Kevin DiBartolomeo; Lesley Harlem; Rich Harlem

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

Minutes:

Minutes were reviewed by the board from May 18, 2026 board meeting.

Abstain: Edward Dower

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
June 15 2026
Rob Lishansky

CHAIRMAN

Public Hearings:

PB000756 H2 Rentals, LLC/Leslie Harlem TMP#299.10-1-44.01; 79 Oneida St
Special Use Permit Application for short term rental

Motion made by Dan Baker and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Leslie Harlem was present and the notifications were verified. Reggie McGuinness, Chair shared that from a procedural stand point that the application had been reviewed on May 18, 2026, classified as a type II action and no further environmental review required. She opened the public hearing for the Special Use Permit application for short term rental of 2 bedroom single family residence rental property and asked if anyone was in attendance to speak for or against the application. Leslie Harlem stood to introduce herself and advised that they were local property managers. They intend to have security measures in place with noise monitors in hopes of smooth baseball rental. No one came forward and the board had no additional questions.

Motion made by Dan Baker and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Chair McGuinness advised that it was an existing single family residence in a B2 zoning district and had passed the required Property Maintenance/Fire Inspection. The Board made a motion to approve the Special Use Permit for short term rental. Rob Lishansky then clarified that 3rd bedroom listed on floor plan was going to be used as a sunroom, not a sleeping room. The board amended the motion to include the condition that the sunroom not be used as sleeping quarters.

Motion made by Rob Lishansky and seconded by Dan Baker to approve the Special Use Permit for Short Term Rental with the condition that the sunroom is not to be used as sleeping quarters.

VOTING: Unanimous. **MOTION CARRIES**

PB000757 Stephanie Johnson/Melissa Jervis TMP#299.06-1-31.00; 6 Fern Ave
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**

Melissa Jervis, authorized representative was present and the notifications were verified. Chair McGuinness opened the public hearing for the Special Use Permit Application for short term rental of 3 bedroom single family residence and asked if anyone was in attendance to speak for or against the application for short term rental. Several residents were in attendance and questioned the density of short term rentals in their neighborhood and the street parking. Chair McGuinness advised that it is an allowable use. She informed them that there is a short term rental committee looking at items to included density and that their next meeting

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is tomorrow night at 5:30 PM. She did not know if they would be allowing the public to speak, but the committee will be making recommendations to the Town Board. The meeting dates and times are posted on social media and that they can also contact the Town Clerk for the schedule. William Denny advised that there currently is an issue with noise and parking on the street. It was identified that it was with the property owner, not a short term rental tenant. The installation of "No Parking" signs would be handled thru the Town Board and residents can attend the Town Board meetings the 2nd Wednesday of every month at 7:00 PM. The Board advised that there are rules in place for short term rentals, unlike long term rentals and owner occupied units. Melissa Jervis stood to introduce herself as the property manager and stated she had been doing this a long time. She installs noise monitors, driveway cameras and has house rules. There is a limit on the number of occupants, no street parking, and their contract states that no unregistered guests permitted, day or night without prior written consent, no team parties, and doesn't want to create issues in the neighborhood. She stated that if there was ever a concern, that she would appreciate a phone call. The Board advised that she should be their first call and then law enforcement, if needed. The Board advised to file a written complaint with the Code Office, if the issue was not resolved. The applicant may be brought back before the board, as it is a renewable permit that can be revoked. Chair McGuinness encouraged attending the Short Term Rental Committee meetings, as well as the Town Board meetings, to share their concerns for the neighborhood. The application had been reviewed at the May 18, 2026 meeting, classified a Type II action under SEQRA, so no further environmental review is required and that the property maintenance/fire inspection was completed and passed.

Motion made by Rob Lishansky and seconded by Ed Dower to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Dan Baker and seconded by Ed Dower to approve the Special Use Permit for Short Term Rental with the condition that the basement be locked.

VOTING: Unanimous. **MOTION CARRIES**

New Applications: none

Continuing Business:

PB000532 RICRA, LLC/Richard Harlem TMP#299.07-1-49.00; 427 Chestnut St

Special Use Permit short term rental New Owner

Chair McGuinness advised that Rich Harlem was present to advise the board that he had purchased 427 Chestnut St, that has an existing Special Use Permit that was issued on 2/17/2020 for 3 dwelling units on the parcel and that the Special Use Permit transfers with the property. His appearance before the board was for informational purposes and thanked him for his attendance. He would like to rent this summer, but is taking care of some deferred maintenance at this time. Board clarified there was no pool and Mr. Harlem came forward to initial the appropriate line on "Conditions" form. Mr. Harlem echoed the sentiment that the Town has more control with short term rentals, than long term rentals and owner occupied residences to be good neighbors.

Discussions:

The Board discussed the procedural changes regarding SEQRA upon receipt of new Town Attorney review and advisement.

Adjournment:

Motion made by Rob Lishansky and seconded by Ed Dower to adjourn at 7:48 PM, with the next scheduled meeting June 15, 2026.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
June 15, 2026
[Signature]
CHAIRMAN