



**Town of Oneonta
TOWN BOARD
Town Board Meeting
October 14, 2026
07:00 PM**

Call to Order, Roll Call was taken, a quorum was established, and the Pledge of Allegiance was recited. The meeting of the Oneonta Town Board was held on October 14th, 2026, with the following members present:

Town Supervisor	William Rivera Jr.	(WRJ)
Deputy Town Supervisor	Patricia Riddell Kent	(PRK)
Town Board Member	Brett D. Holleran	(BDH)
Town Board Member	Joseph M. Camarata	(JMC)

Others present: Ryan F. Pereira, Town Clerk; Chris McIlveen, Attorney for the Town; Wendy Moore; Jessie Simpaucio, Zero Simpaucio :) ; Levi Anderson; Kathy Stein; DJ Stein; Brett Buzzy; Sharon Corrado; Gordon Huckins; Rich Harlem; Karen Smallin; Dale Webster; Patricia Jacob; Karlene DiGiglio; Theresa Cyzeski; David Cyzeski; Ramona Leuttger; Melissa Jervis; Greg Harlem; David Koehn; J. Caroline Williams.

Link to audio/video: <https://www.youtube.com/watch?v=KTA7ey5BuhA>

Opening Remarks

The Supervisor outlined the evening's agenda and explained that the presentations scheduled for the meeting, including the Short-Term Rental (STR) Committee presentation, were informational only and that no decisions or votes regarding said material will be made this evening.

The Board also acknowledged the resignation of former Council Member Theresa DeSantis and thanked her for her service to the Town.

Privilege of the floor

Residents Sharon Corrado and Gordon Huckins raised concerns regarding a neighboring property that has been the source of rodent infestations and other nuisance issues for several years. They described ongoing problems with rats, wildlife, and property conditions affecting surrounding homes.

The Board thanked the residents for bringing forward their concerns and indicated it would follow up with Code Enforcement regarding the issue.

Resident Michelle Catan asked whether the results of a proposed indoor sports facility study would be made public. The Board explained that a grant application had been submitted but no award had yet been received. If funded and completed, the results would be available to the public.

Resident Karlene DiGiglio presented a letter to the board, read aloud by Supervisor Rivera, expressing concerns about the cumulative impact of hotels and short-term rentals on Southside Drive. The resident requested consideration of restrictions on additional short-term rentals in the area.

Resident Theresa Cyzeski A resident raised questions regarding a recent letter to the editor and potential conflicts of interest involving a board member.

Councilperson Holleran responded by clarifying that legal conflicts are evaluated in consultation with the Attorney to the Town. It was stated that the referenced business interests had been sold and that no current affiliations or conflicts existed.

Resident Arley Lau expressed concerns about roaming animals, including dogs, chickens, and geese, and the lack of response from animal control.

The Board encouraged residents to document incidents and report concerns through Code Enforcement, as well as the Dog Control Officer.

Workforce Housing Presentation

Jessie Simpauco, Vice President, United University Professions (UUP), SUNY Oneonta Labor Union; presented findings from a 2024 housing survey of university employees.

Key points included:

- Many employees commute significant distances due to housing availability and affordability concerns.
- Respondents identified high housing costs, limited housing options, and poor housing quality as major barriers.
- Workforce housing challenges are affecting recruitment and employee retention.

Mr. Simpauco requested collaboration among local governments, SUNY, housing organizations, and community stakeholders to develop solutions and pursue grant opportunities.

Board members discussed the importance of workforce housing throughout the region and shared information regarding ongoing planning efforts, including the West End Study.

Short-Term Rental (STR) Task Force Presentation

Statement and summary:

Committee Chair Riddell Kent began by thanking our committee's Facilitator Diane Carlton. Diane Carlton is an environmental planner who spent 15 years as the Otsego County Planning Director. Her series of handbooks on planning and zoning for Otsego County received the Hugh Pomeroy Award for best educational series from the New York Planning Federation. PRK thanked the committee members for serving and she thanked Diane for guiding the committee through this process, incorporating committee input throughout. We worked with the Code Office and Attorney to the Town and have produced excellent recommendations that we can be proud of.

Committee member Levi Anderson presented maps showing the existing STR's, and STR density/clusters in neighborhoods. He also demonstrated how the 250-foot buffer model would work on future STR applications once we drop down to the recommended 3.5% CAP. (Levi has worked for 10 years in Natural Resources and Environmental Planning. He holds a Master of Science in GIS from

University of Albany. He is currently working in the Otsego County Planning Department. PRK said Levi Anderson's expertise has been extremely valuable to our committee.)

PRK read committee goal statement:

"To ensure short-term rentals contribute positively to the Town Oneonta's economy and visitor experience while preserving residential quality of life, neighborhood cohesion, and access to long-term housing."

She went on to say that Town of Oneonta is also a "Pro Housing Community." Having this favorable designation enables the Town to apply for grant funding opportunities such as the West End Revitalization DRI or NY Forward we are currently applying for. It gives us a favorable advantage in applying for funding.

PRK stated that we took on this STR Committee endeavor a second year in a row because this is a critical time in our community's history. Tourism is increasing and we need to preserve neighborhood character and balance for those we represent. It is important that the neighborhoods are sustainable, for example the areas in the West End around the Greater Plains Elementary School. We need year-round homes for families with children attending school. The Town Board has heard, on an ongoing basis, from residents voicing their concerns with too many STR's in their neighborhoods.

Our committee members dedicated their time meeting twice monthly, to providing balanced and workable solutions to address STR's. Here are the CONCESSIONS that the committee made to come to consensus and to consider those we represent that were opposed to any form of legislation:

ITEMS IN WHICH THE STR COMMITTEE COMPROMISED

- 1. Use of linear distancing allows for better control of locations of STR and doesn't remove them from large blocks or areas as an overlay zone would.*
- 2. Many members of the committee wanted a CAP of 2% which is the within the number recommended by housing experts. One wanted a cap of 5-6%. We settled in between at 3.5%*
- 3. Newly constructed homes can be exempt from the CAP*
- 4. New homes have eight years to rent as a STR as opposed to 5 years, which was originally suggested by many committee members. This gives owners three additional years to rent and use that rental money to offset their mortgage expenses.*
- 5. Homeowners renting their primary residence are exempt from the cap and the linear distancing requirements (when it kicks in)*
- 6. A lottery will be used to determine who has the option to apply for a STR when the cap is reached. This is fairer than a first come, first serve methodology.*

7. Those who rent their STR on a month-to-month basis (in the off season) will NOT lose their special permit to operate if they fail to apply for a yearly renewal. This provision keeps their rental valid for 24 months as opposed to 12 months, which those who don't rent month- to month must meet.

8. The size of new homes that can be rented for STR was reduced from 1100 square feet to 850 square feet. This makes it more affordable for those constructing the home.

9. Committee has allowed "blighted" homes to be exempt from the CAP so these properties can be fixed up and used as short term rentals.

10. We have allowed Blighted/dilapidated homes to be used as STR if they are 850 square feet in size. This was reduced from 1100 square feet as originally conceived.

11. STRs are allowed in an expanded number of zoning districts in the town. Currently they are only allowed in the R-80, R-40, and R-20. This legislation will add the R-10, B-1, B-2, HDD and Mobile Home District as zoning districts in which STRs are allowed

Diane presented the committee's recommendations. We exempted Owner Occupied STR's to give families income opportunity. An outline of her presentation appears below.

* All existing STRs are grandfathered unless they change ownership

- Definitions, Purpose and Justification

- Required by law
- Establish legitimacy
- suggest adding definitions to zoning to synch with STR recommendations
- Establish Cap of 3.5% of total housing units for investment STRs
 - Housing experts, community development experts cite 1-2% of housing stock as maximum desirable
 - STR committee had 2% initially by some and 5% by one member. Settled at 3.5%
- Application process remains the same, including renewal of STRs
- Exception to cap as Trish R_K explained to be inclusive, to accommodate some growth in STRs when the percentage of STRs exceed 3.5%
- Linear Distancing of 250' established to ensure neighborhoods don't become STR communities
 - Doesn't apply to non-investment STRs
- Extended Number of Districts where STRs could be allowed
 - R-10, HDD, B-1 and B-2 and MHP Districts added for STRs
 - Currently only R-20, R-40 and R-80
- Clear standards on items and procedures that must be submitted by applicant to Code Enforcement Office provided
 - Gives clarity and fairness to each applicant
 - Specifies items to be included in site plan and special permit
 - Assistance from CEO helped guide as well as existing standards used by the Planning Board
- Detail the cost of non-compliance and a per day violation fee
 - Allows town to recoup costs of CEO when non-compliance occurs
 - Deters non-compliance by public

In Conclusion: These are balanced and fair recommendations that recognize the need for protection of housing for full-time residents to ensure a vibrant and successful community both economically and socially while providing room for existing STRs to continue to operate and by allowing some growth in numbers of STRs beyond the established cap.

Committee member Wendy More read the following letter from Planning Board Chair and Committee member Reggie McGuinness:

Dear Members of the Town Board,

I am writing in my capacity as Chair of the Town Planning Board and as a member of the Short-Term Rental (STR) Committee to express my sincere appreciation to everyone who participated in the committee's work.

First, I would like to extend my gratitude to Diane Calton for her leadership and service as Facilitator of the STR Committee, and to Trish Riddell Kent for serving as Committee Chair. Their commitment to guiding the committee through this process was greatly appreciated. I would also like to thank each committee member who volunteered their time and attended the meetings. Their willingness to participate and contribute to this important community discussion is a true reflection of their commitment to our Town.

The work completed by the committee was conducted respectfully, thoughtfully, and with a genuine desire to understand the concerns surrounding short-term rentals in our community. Importantly, the committee focused on finding common ground and identifying ways the Town can continue to grow while balancing the interests of our residents, property owners, and the continued development of short-term rentals, while also supporting a pro-housing community.

Each member brought honest, thoughtful, and meaningful input to the discussions. While there were certainly differing perspectives, I believe the committee approached the issues in a respectful and constructive manner, with a shared goal of addressing community concerns while considering the future of our Town.

I would also like to share an observation about my role on the Planning Board. We are currently processing more STR applications than ever before. As this activity continues to increase, we are hearing from a growing number of community members who are deeply concerned about what the expansion of short-term rentals may be doing to the character of our neighborhoods.

Many of these residents come before the Planning Board only after receiving notice of a public hearing. As a result, they often become involved at the very end of the process and do not have the opportunity to follow the Planning Board's review of the application, hear the questions being asked, or understand the considerations that go into the Board's review before the public hearing.

These concerns deserve thoughtful consideration. Our residents care deeply about their neighborhoods, their quality of life, and the sense of community that makes our Town a special place to live. As the number of STR applications continues to grow, I believe it is important that we listen to these residents and provide them with a clear understanding of how the Town intends to address this trend and consider its potential impact on our neighborhoods, both now and in the future.

At the same time, I believe it is important that we continue to recognize the value of responsible growth, housing opportunities, property rights, and the economic benefits that STRs can provide to our community. The challenge before us is finding an appropriate balance that allows our Town to grow while also preserving the character and quality of life that our residents value.

Much of the committee recognized that the challenge before us is finding an appropriate balance that allows our Town to grow while also preserving the character and quality of life that our residents value. The recommendation to establish appropriate density standards can help us achieve that balance while providing greater clarity and predictability for both property owners and the community.

I appreciate the Town Board's willingness to address this complex issue and the time and attention that has been given to understanding the concerns of our community. I am hopeful that the work of the STR Committee will provide a useful foundation as the Town considers the appropriate next steps.

Thank you again to Diane, Trish, and all the committee members for their service, dedication, and willingness to volunteer their time for the benefit of our community. It was a privilege to work alongside each of you, and I am grateful that we were able to complete this work together.

Sincerely,
Reggie McGuinness
Chair, Town Planning Board
Member, Short-Term Rental Committee

Wendy More shared thoughts about her own neighborhood character and her own neighborhood experience through the years. She explained how her neighbors look out for each other and help each other. She also expressed concern about how unknown developers have approached her and her neighbors, saying the other plans to sell, which is not the case. This is very concerning for the neighbors.

PRK closed by saying, "We feel that this committee has produced workable recommendations for the Code Office. I am very proud of the committee. They have diligently worked to review data and make the best, well thought out decisions to protect neighborhood character in our community. With the influx of new applications and an ongoing outcry from residents asking for this to stop; this is the point in our community's history that demands common sense regulatory measures. Thank you all."

The committee also presented mapping and GIS analysis illustrating the current distribution and concentration of short-term rentals throughout the Town. (Made available at the end of this document.)

The Board thanked committee members for their extensive volunteer efforts and indicated that the recommendations should be reviewed carefully before any future action is considered.

Supervisor's Report

The Supervisor provided an update on the West End Planning Study, funded through Empire State Development.

Highlights included:

- More than 220 survey responses were received shortly after launch.

- Multiple focus groups completed.
- Strong community interest in amenities such as grocery options, recreational opportunities, and year-round activities.
- Future public workshops planned to gather additional feedback.

The study is intended to position the Town for future economic development funding opportunities, including New York Forward and Downtown Revitalization Initiative (DRI) grants.

Highway, Water & Sewer Report

Woodland Water District

The Board reported progress in addressing ongoing water concerns within the Woodland Water District. Following a special meeting, CT Male Associates was selected to conduct engineering work and develop recommendations. A report is expected later this year, after which a public meeting will be held to discuss findings and next steps with residents.

Brush and Leaf Pickup

Residents were reminded that brush and leaf pickup will continue Mondays through November 9th.

Highway Department Equipment

The Board approved the purchase of a 2026 Ford F-350 plow truck to replace an aging vehicle that has reached the end of its useful service life.

The Board also approved the surplus and disposal of several pieces of equipment and vehicles through auction.

Culvert Projects

Updates were provided regarding ongoing coordination with the Army Corps of Engineers on planned culvert replacement projects.

Legislative Matters

The Board reported that discussions are underway regarding:

- Potential campground special-use permit regulations.
- Proposed anti-ALPR (automatic license plate reader) legislation.
- Future review of the Short-Term Rental Committee's recommendations.

No action was taken.

Parks and Facilities

The Board highlighted the completion of a new mural at Fortin Park, created by a local artist, Karin Bremer, with assistance from area youth. Residents were encouraged to visit the park and view the artwork.

County Board Representative Report

County Representative Eamon Hinchey provided updates on:

- Upcoming county budget workshops.
- SNAP benefit reductions affect local residents.
- County planning initiatives related to data centers.
- Recreation, trails, and river-access projects throughout the county.
- Ongoing discussions regarding the county sales tax distribution formula.

Whereas the Town Board votes to approve purchase of V Plow; and
Whereas the price after trade-in, \$43,507.50, considered 'best value';
Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY	
William Rivera Jr.	Supervisor	<u> X </u>	<u> </u>	
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>	
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>	
Brett D. Holleran	Board Member	<u> X </u>	<u> </u>	
VOTE	AYES (4)			MOTION CARRIED

RESOLUTION 2026-0153 (08:29) Motion by JMC, seconded by BDH;

Whereas the Town Board votes to surplus highway equipment; and
Whereas stated by Highway Superintendent no bid minimums will be applied;
Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY	
William Rivera Jr.	Supervisor	<u> X </u>	<u> </u>	
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>	
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>	
Brett D. Holleran	Board Member	<u> X </u>	<u> </u>	
VOTE	AYES (4)			MOTION CARRIED

RESOLUTION 2026-0154 (08:47) Motion by BDH, seconded by JMC;

Whereas the Town Board votes to approve ICC Code Solutions; and
Whereas an estimate of \$2,770 will be for updates to the Town Code (online);
Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY	
William Rivera Jr.	Supervisor	<u> X </u>	<u> </u>	
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>	
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>	
Brett D. Holleran	Board Member	<u> X </u>	<u> </u>	
VOTE	AYES (4)			MOTION CARRIED

RESOLUTION 2026-0155 (08:48) Motion by PRK, seconded by BDH;

Whereas the Town Board votes to accept the minutes of the September 9th and October 5th meetings;
Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY	
William Rivera Jr.	Supervisor	<u> X </u>	<u> </u>	
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>	
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>	
Brett D. Holleran	Board Member	<u> X </u>	<u> </u>	
VOTE	AYES (4)			MOTION CARRIED

RESOLUTION 2026-0156 (08:49) Motion by PRK, seconded by BDH;

Whereas the Town Board votes to set a public hearing for the date of October 29th at 05:30pm; and
Whereas the purpose of which shall be to pass the 2027 Town Budget;
Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
William Rivera Jr.	Supervisor	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>

Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>	
Brett D. Holleran	Board Member	<u> X </u>	<u> </u>	
VOTE	AYES (4)			MOTION CARRIED

The Board extended thanks to Nicole Camarata, Budget Officer, for her work on the Town Budget.

RESOLUTION 2026-0157 (08:51) Motion by JMC; seconded by BDH;

Whereas Claims and Vouchers numbered 2026-547 through 2026-613 have been audited and approved for payment; and

Whereas the total amount of claims approved for payment equals approximately \$285,738.01;

Now, therefore be it resolved that the Town Board approves payment of the bills and transfers as presented.

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY	
William Rivera Jr.	Supervisor	<u> X </u>	<u> </u>	
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>	
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>	
Brett D. Holleran	Board Member	<u> X </u>	<u> </u>	
VOTE	AYES (4)			MOTION CARRIED

RESOLUTION 2026-0158 (08:58) Motion by PRK; seconded by JMC;

Whereas all business properly brought before the Town Board has been completed;

Now, therefore be it resolved that the October 14th, 2026, meeting of the Town Board be adjourned.

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY	
William Rivera Jr.	Supervisor	<u> X </u>	<u> </u>	
Brett D. Holleran	Board Member	<u> X </u>	<u> </u>	
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>	
Teresa DeSantis	Board Member	<u> X </u>	<u> </u>	
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>	
VOTE	AYES (5)			MOTION CARRIED

Second Privilege of the Floor

Residents raised additional questions regarding:

Short-term rental enforcement and staffing, raised by Eamon Hinchey.

Dilapidated properties and code enforcement, raised by John Anderson and Rich Harlem.

Out-of-state ownership of short-term rental properties, raised by Andrea Lister.

Timeframe for filling the current Town Board vacancy, raised by Arley Lau.

Why the committee's recommendation for a 3.5% STR cap., in lieu of 1-2%, raised by Ramona Lutiger.

The Board indicated these topics would be considered as future discussions continue.

Respectfully submitted,

Ryan F. Pereira, Town Clerk

Town of Oneonta

October 14th, 2026

Thank you for allowing me to speak.

I would like to share about the neighborhood on Southside Drive, from Main Street to Swart Hollow Road. Not all, but many of the houses on the north side of the street share a property line with a hotel. Each homeowner has been affected differently by this in regard to noise, light, beauty of our properties, and perceived property value from others. My home is one the has been affected.

With this in mind I am thinking of future generations. Will Southside Drive be a healthy, beautiful neighborhood in the future or otherwise? Will future generations overlook the close proximity to the hotels and consider this a desirable neighborhood to live in. Or will the addition of short-term rentals change that? Homes, especially on the north side of Southside Drive have the potential of being adjacent or close to two or three businesses that provide lodging to vacationers. I believe this is too much for the health of the neighborhood. For this reason, I ask the Board to not allow any short-term rentals on the north side of Southside Drive from Main Street to Swart Hollow Road.

Thank you for your consideration of this.

Karlene DiGiglio

Abstract #	10	Dates 9/11/26-10/14/26			
		Friday - Wednesday			
General Checking					
Fund		PrePaid	To Be Paid	Total PrePaid/To Be Paid	
General	1	\$ -	\$ 110,118.90	\$ 110,118.90	
Highway	3	\$ 500.00	\$ 91,847.39	\$ 92,347.39	
St Lights #1	7	\$ -	\$ -	\$ -	
St Lights #2	14	\$ -	\$ -	\$ -	
St Lights #3	15	\$ -	\$ -	\$ -	
St Lights #4	16	\$ -	\$ -	\$ -	
St Lights #5	17	\$ -	\$ -	\$ -	
Fortin Park Grove Pavilion	18		\$ 6,000.00	\$ 6,000.00	
Butler Creek-Blanchard Capital	28	\$ -	\$ 5,319.77	\$ 5,319.77	
Butler Creek-Winney Hill Capital	29	\$ -	\$ 47,767.94	\$ 47,767.94	
Fire Protection	25	\$ -	\$ -	\$ -	
Subtotal		\$ 500.00	\$ 261,054.00	\$ 261,554.00	
District Checking					
WESD	8	\$ -	\$ 4,201.21	\$ 4,201.21	
WSSD	9	\$ -	\$ 4,135.74	\$ 4,135.74	
SSD	10	\$ -	\$ 4,524.90	\$ 4,524.90	
WWD	11	\$ -	\$ 6,565.77	\$ 6,565.77	
PWD	12	\$ -	\$ 639.71	\$ 639.71	
SSWD	21	\$ -	\$ 3,883.17	\$ 3,883.17	
District Subtotal		\$ -	\$ 23,950.50	\$ 23,950.50	
Trust and Agency Checking					
T & A	99	\$ 67.24	\$ 166.27	\$ 233.51	
		\$ 67.24	\$ 166.27	\$ 233.51	
CDBG					
CDBG Grants	26	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	
Totals		\$ 567.24	\$ 285,170.77	\$ 285,738.01	
Clerk: Approved Expenses / Voucher #2026-547 to 2026-613					
		General	\$ 110,118.90		
		Highway	\$ 92,347.39		
		St Lighting	\$ -		
		Grove Pavilion Fortin Park	\$ 6,000.00		
		Blanchard Ave-Butler Crk	\$ 5,319.77		
		Butler Creek-Winney Hill Capital	\$ 47,767.94		
		Fire Protection	\$ -		
		WESD	\$ 4,201.21		
		WSSD	\$ 4,135.74		
		SSD	\$ 4,524.90		
		WWD	\$ 6,565.77		
		PWD	\$ 639.71		
		SSWD	\$ 3,883.17		
		T&A	\$ 233.51		
		CDBG	\$ -		
			\$ 285,738.01		
			\$ 285,738.01		
			\$ -		
		I have reviewed/audited the PrePaid Invoices.			
		I have reviewed/audited and approve for payment the invoices to be paid			
		Town Supervisor			
		Town Board Member			
		Town Board Member			







