

Draft
Town of Oneonta
Zoning Board of Appeals
Meeting Minutes
November 25, 2024

Present: D. MacClintock, K. Wilde Chairman Prouty, L. Sause (Clerk)

Absent: D. Allison, A. Black, R. Panasci (Attorney)

Others: Tasi Karabinas, Ramona Luettger

A. Roll Call:

- Chairman Prouty called the meeting to order at 7:10pm and called for the roll.
- The next meeting is scheduled for December 16, 2024 at 6:00pm.

B. Minutes:

May 20, 2024

MOTION: A motion was made by D. MacClintock and seconded by Chairman Prouty to approve the minutes as presented

DISCUSSION: None **VOTING:** Unanimous. Motion Carries.

C. New Applications:

- **NSN & PK Realty, Special Sign Permit**

Tax Parcel No: 300.11-1-7.00

5001 St. Hwy 23, Oneonta, NY

Zoning: HDD (Highway Development District)

The applicant is requesting a special sign permit to allow off premises advertisement on the bottom portion of their existing freestanding digital sign (9'x20').

Allowable # of signs: 1 freestanding sign per lot

Allowable area of signs: 250 SF max per sign allowed

Allowable height: 35 feet above finished grade

The proposed signs need special permit approval because:

1. Off premises signage and advertisement is not allowed in the Town of Oneonta (TC 76-6(i)).

Tasi Karabinis appeared for the application regarding the digital sign at the Wellnow Plaza. He would like to expand the digital messages to include advertising by other businesses. He states that he would like to remain community focused and that the advertising will be sold to 10 different advertisers. He says that the code already allows them to post events and non-profit information on the rotating digital messages.

MOTION: A motion was made by D. MacClintock and seconded by Kelly Wilde to set a public hearing on December 16, 2024 at 6:15pm or as soon as possible thereafter.

DISCUSSION: None **VOTING:** Unanimous. Motion Carries.

- **Ramona Luettger, Area Variance**

Tax Parcel No: 299.07-3-26.00

19 Shepard Ave., Oneonta, NY

Zoning: R-20 (Residential)

The applicant requests an area variance to place a 12 x 36 garage in the rear yard. The applicant did have a garage in the area approximately 2 feet from the property line that was removed more than a year ago. The code office has denied the application because the proposed garage placement does not comply with the Town Code setbacks.

CODE REVIEW:

Building location and setbacks with public sewer for an accessory structure.

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<u>Setback</u>	<u>Required</u>	<u>Proposed</u>
Front yard	30 ft	> 30 ft
Side yard	8 ft	5 ft garage
Rear yard	10 ft	< 10 ft

Ramona Luetzger spoke for the application. She had taken down a garage, but is not grandfathered in for a new one because she removed it over 15 years ago. They already have a blacktop in place and she will be building a concrete slab. Ms. Luetzger would like to wait until January for the public hearing and stated that she would waive the 60-day rule for the board to act upon the application.

MOTION: A motion was made by Chairman Prouty and seconded by to set a D. MacClintock to accept the waiver of the 60-day rule for the board to act upon the application from Ramona Luetzger.

DISCUSSION: None **VOTING:** Unanimous. Motion Carries.

MOTION: A motion was made by Chairman Prouty and seconded by K. Wilde to set a public hearing on January 27, 2024 at 7:15pm or as soon as possible thereafter.

DISCUSSION: None **VOTING:** Unanimous. Motion Carries.

D. Public Hearings: None

There being no further business before the Board, the meeting was adjourned at 8:05pm.

Laura Sause,
Clerk of the Zoning Board of Appeals