

Draft  
Town of Oneonta  
**Zoning Board of Appeals**  
Meeting Minutes  
February 26, 2024

**Present:** D. Allison, A. Black, D. MacClintock, K. Wilde Chairman Prouty, R. Panasci (Attorney), L. Sause (Clerk)

**Absent:**

**Others:** Tom Downie, Kim Downie, Lori & Chris Corna, Janice Downie, Karen Rowe, Tom Rowe, Nick & Jen White, Heather Babbitt, David Koehn, Arlene Nealis, John Nealis

**A. Roll Call:**

- Chairman Prouty called the meeting to order at 7:05pm and called for the roll.
- The next meeting is scheduled for March 25, 2024

**B. Minutes:**

- **January 22, 2024**

**MOTION:** A motion was made by K. Wilde and seconded by D. MacClintock to approve the minutes as presented.

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

**C. New Applications:**

- **Christopher Corna, Area Variance**

**Tax Parcel No: 287.19-2-11.00**

44 Butler St., Oneonta, NY

Zoning: R-20 (Residential District)

The applicant requests an area variance to replace an existing 8x10 shed with a 14x28 shed in the rear yard. The code office has denied the application because the proposed development does not comply with the town code setbacks.

**CODE REVIEW:** Building location and setbacks with public sewer for an accessory structure.

<u>SETBACK</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Front yard	30 ft	21 ft
Side yard	8 ft	8 ft
Rear yard	10 ft	12 ft

Christopher Corna appeared for his application. He would like to replace his older shed with a new larger one. He is on a corner lot and the 2<sup>nd</sup> front is his side yard that is set back from Richards Avenue. The new shed will not meet the setback due to the larger size according to the drawing that he provided. He is not planning a driveway or parking in the shed. The board discussed the size of the setback of the lot and the lack of the boundary line dimensions. Since he did not show the exact boundary line, he will need a variance to continue unless the boundary line is determined to be within the setback.

**MOTION:** A motion was made by D. MacClintock and seconded by A. Black to set a public hearing on March 25, 2024 at 7:15pm or as soon as possible thereafter.

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

- **Nicholas White, Area Variance**

**Tax Parcel No: 286.08-1-10.00**

102 Baker Hill Rd., Oneonta, NY

Zoning: RA-40 (Residential Agricultural)

The applicant requests an area variance to place a new detached garage.

**CODE REVIEW:** Building location and setbacks

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<u>SETBACK</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Front yard	50 ft	25 ft 0 in
Side yard	20 ft	complies
Rear yard	25 ft	complies
Frontage	200 ft	No change
Building Height	35 ft	<35 ft

Placing the garage to the rear of the existing structure would require extensive site work for the placement.

Nicholas White spoke for his application. He would like to build a 24 x 32 detached garage and move it to the other side of his property. He is on a corner lot and his setback is short on the Rt. 23 side of his property. Mr. White provided a letter from Jim Hurtubise, the Superintendent of Highways in the Town of Oneonta, stating that Mr. Hurtubise had no objection to the garage.

**MOTION:** A motion was made by D. MacClintock and seconded by A. Black to set a public hearing on March 25, 2024 at 7:20pm or as soon as possible thereafter.

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

**D. Public Hearings: None**

**E. Decisions:**

- **Clapper/Clapper's Maple Ridge Farm, LLC, Interpretation**  
**Tax Parcel No: 275.00-1-63.01**  
184 Lower Reservoir Rd., Oneonta, NY

**MOTION:** A motion was made by Chairman Prouty and seconded by D. MacClintock to approve the decision for the interpretation.

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

There being no further business before the Board, the meeting was adjourned at 8:03pm.

Laura Sause,  
Clerk of the Zoning Board of Appeals