

**Town of Oneonta Planning Board
Board Meeting
Monday, July 18, 2022 at 7pm**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

Present: Tom Rowe; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: Dan Baker

Others Present: David Cyzeski; Bryce McCullough; David Merzig; Nate Sheldon; Melissa Jervis

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

Aug 6, 20 22

CHAIRMAN

New Applications:

PB000609 Melissa Jervis TMP#299.06-1-39.00; 3 Cove Ave
Special Use Permit Application for short term rental

Melissa Jervis was present to represent the Special Use Permit Application for the short term rental of 3 bedroom single family residence rental home. Chairman Camarata recused himself, as he has done work for the applicant and asked Rob Lishansky to take over as acting chairman. Rob Lishansky, acting chairman verified with Ms. Jervis that she would be remaining locally and that she had no questions regarding the Conditions form submitted with the application. The required property maintenance/fire inspection was performed on 6/30/22 and passed.

Motion made by Tom Rowe and seconded by Jenny Koehn to set a public hearing for August 15, 2022 at or about 7:05 PM.

Abstain: Joseph Camarata

VOTING: Unanimous. **MOTION CARRIES**

PB000610 American Tower/Centerline Communications LLC for T-Mobile TMP#288.00-2-36.03; 224Cemetery Hill Rd
Special Use Permit Application for Cell Tower Modification Waiver

Bryce McCullough, Construction Manager for Centerline Communications LLC appeared before the board as an authorized representative for the T-Mobile's Special Use Permit waiver request for a cell tower modification. The tower work to include removing 3 antenna's, 6 TMA's, 1 dish, 1 ODU, 8 coax cables and install 6 antenna's, 6 RRH's and 3 hybrid cables. The ground work to include adding 1 enclosure 6160 cabinet and 1 B160 battery cabinet. A structural analysis was provided and the board verified that it would not increase the height of the existing tower. Mr. McCullough advised that modifications take place every 3 to 4 years and that this upgrade is to incorporate Sprint with T-Mobile.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Jenny Koehn to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow T-Mobile to complete the modifications set forth in its June 23, 2022 application.

VOTING: Unanimous. **MOTION CARRIES**

PB000611 American Tower/Centerline Communications LLC for T-Mobile TMP#301.00-1-58.00; 1804 Co Hwy 48
Special Use Permit Application for Cell Tower Modification Waiver

Bryce McCullough, Construction Manager for Centerline Communications LLC appeared before the board as an authorized representative for the T-Mobile's Special Use Permit waiver request for a cell tower modification. The tower work to include removing 3 antenna's, 3 RRH's, 3 TTA, 7 coax cables, 3 control cables and install 3 antenna's, 6 RRH's, 3 RRH dual swivel mounts, 2 Ericsson hybrid trunk 6/24 4AWG's. The ground work to include removing 6 TTA's, 1 XMU diplexer, 1 PTS 8003 and install 1 enclosure 6160AC V1, 1-B160. A structural analysis was provided and it will not increase the height of the existing tower. The modifications are to incorporate Sprint with T-Mobile.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Reggie McGuinness to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow T-Mobile to complete the modifications set forth in its June 23, 2022 application.

VOTING: Unanimous. **MOTION CARRIES**

PB000593 Nathan Sheldon/Centofante Land LLC TMP#288.00-2-19.00/18.01/26.21/27.00/33.02; Cemetery Hill Rd
Lot Line Change Application

David Merzig, authorized representative for Nathan Sheldon and Matt Centofante appeared before the board for the lot line change application. Lot 288.00-2-19.00 is owned by Mr. Sheldon and is a pre-existing non-conforming lot, as has no road frontage. Mr. Sheldon would like to purchase an additional 20 acres from Centofante Land LLC, as per survey supplied which would make lot 288.00-2-19.00 a conforming lot with road frontage. Centofante Land LLC lots 288.00-2-26.21 and 288.00-2-18.01 would need to be merged with lot 288.00-2-33.02, as otherwise would become non-

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conforming lots with no road frontage. Mr. Merzig advised he would have the deed descriptions prepared within 5 days and would forward as soon as they were completed.

Motion made by Breck Tarbell and seconded by Rob Lishansky that the Lot Line Change Application will not have a negative impact on the environment
VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Rob Lishansky to approve the Lot Line Change per Regen LLC survey map dated January 12, 2022 along with deed descriptions to include merging the balance of Centofante Land, LLC lots 288.00-2-26.21 and 288.00-2-18.01 with lot 288.00-2-33.02, to be filed at Otsego County within 60 days of approval and copy of receipt of filing forwarded to the Town Code Enforcement Office.
VOTING: Unanimous. **MOTION CARRIES**

Public Hearings: none

Continuing Business: none

Discussions:

Chairman Camarata advised the Board that the Town Board held a public hearing on July 13, 2022 to discuss a moratorium on short term rentals and that the hearing was left open. Chairman Camarata stated that he hoped everyone on the board could attend the training session Thursday, July 21, 2022 at 11:30am here at Town Hall. The New York Planning Federation webinars first presenter will be speaking regarding short term rentals.

David Merzig came forward with a proposed subdivision survey map. The application was turned in 7/11/2022, therefore will be placed on the Monday, August 1, 2022 agenda once application is deemed complete. Chairman Camarata advised that one perk test for the lots would be sufficient.

Minutes:

Minutes were reviewed by the board from June 20, 2022 board meeting.

Motion made by Reggie McGuinness and seconded by Tom Rowe to approve the minutes.

Abstain: Jenny Koehn

ALL IN FAVOR **MOTION PASSED**

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 7:44 PM, with the next scheduled meeting August 1, 2022 at 7:00 PM.

ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

J. M. A. Aug 1, 20 22

J. M. A.

CHAIRMAN