

Town of Oneonta Planning Board
Board Meeting
Monday, August 7, 2023 at 7pm

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

Absent: none

Others Present: Bruce Smith; Heather Mann

The meeting was called to order at 7:01 PM.

Continuing Business:

PB000630 Ernest & Linda Burgher TMP#287.19-1-4.01; 458 Chestnut St
Site Plan Review Application

Heather Mann, authorized representative appeared on behalf of Ernest & Linda Burgher for the revised Site Plan submitted on July 31, 2023 to convert storage space within the existing building into a two-bedroom apartment. Dan Baker asked what a murphy door was. Ms. Mann advised that it was a hidden door, with a bookcase on the apartment side and a locked door on the outside, so they could access without going around the outside of the building. The board had no further questions.

Motion made by Dan Baker and seconded by Breck Tarbell that the Site Plan Review Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Jenny Koehn to approve the Site Plan Review Application dated

VOTING: Unanimous. **MOTION CARRIES**

Public Hearing:

PB000599 Benjamin & Jessica Holscher TMP#258.00-2-11.00; 149 Peebles Hill Rd
Special Use Permit Application for short term rental

Motion made by Rob Lishansky and seconded by Tom Rowe to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Chairman Camarata opened the public hearing and asked if anyone was in attendance to speak for/or against the revocation and no one came forward. Benjamin and Jessica Holscher have not advised as requested of their intent to renew or decline the Special Use Permit for short term rental operating permit that expired on May 17, 2023. Hearing notification was mailed via certified mail on July 26, 2023 and placed in the Daily Star, per Town Code.

Motion made by Rob Lishansky and seconded by Jenny Koehn to close the public hearing.


VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Jenny Koehn to revoke the Special Use Permit for short term rental at 149 Peebles Hill Road TMP#258.00-2-11.00.

VOTING: Unanimous. **MOTION CARRIES**

New Applications: none

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

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CHAIRMAN

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Discussions:

Chairman Camarata clarified location of Zoning Map Change Application by Erika Heller TMP#289.00-1-64.05, that had been referred from the Town Board to review and comment. This parcel is currently zoned an R10, the parcel behind that she also owns and the lots to the West are in a B-2. Applicant would like to install mini storage units. The existing single family residence on the parcel, would be pre-existing non-conforming. The board agreed that it made sense, as is a continuous extension of current zoning along Route 7. Applicant will be required to submit a Site Plan Review Application for mini storage units, if zone change approved.

Chairman Camarata advised the board that the Town Board was considering a Zone Change for the parcels along St Hwy 23/205, west of the Cooperstown All Star Village parking lot and the Mirabito parcel across the street. The board was in agreement that the zone change from RA-40 to B-2 along the highway made sense. The board questioned how residents along Shag Bark Lane and Woodstream Lane would be affected. Chairman Camarata stated that the zone change had been part of the Comprehensive Plan and that the Town Board had the autonomy to take it out and did.

Chairman Camarata also advised that the Town Board was working on changing the zoning on the DL Wist Enterprise LLC TMP#287.00-1-20.01, corner of St Hwy 23 and St Hwy 205 from a RA-40 to a PDD-R/B. The board agreed that the zone change made sense.

Bruce Smith appeared before the board stating he had not received any satisfaction regarding property on Swart Hollow Road. He had been to the Town Board, Zoning Board and Planning Board meetings. Tom Rowe advised that the Planning Board and Zoning Board of Appeals did not have the authority to address his issues.

Minutes:

Minutes were reviewed by the board from July 17, 2023 board meeting.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 7:48 PM, with the next scheduled meeting August 21, 2023 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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