

**Town of Oneonta Planning Board  
Board Meeting  
Monday, April 7, 2025 at 7pm**

**Present:** Ed Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Carla Balnis; Rob Lishansky; Reggie McGuinness (Chairman)

**Others Present:** Tasi Karabinis

The meeting was called to order at 7:00 PM.

**Public Hearings:** none

**Continuing Business:**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
*April 21, 2025*  
*Reggie McGuinness*  
CHAIRMAN

**PB000693 Karabinis Development/Tasi Karabinis TMP#300.11-1-8.00; 5009 ST HWY 23**  
Site Plan Review Application

Tasi Karabinis reappeared to continue with the Site Plan Review for a new building (bank or restaurant) with a drive thru and advised the board that the Zoning Board of Appeals had approved the Area Variance to allow parking in the front yard on March 24, 2025. Otsego County and NYSDOT returned their responses that they did not object to The Town of Oneonta Planning Board SEQRA Lead Agency designation. Otsego County returned the application for local action; No significant county-wide or inter-community impact and their response was forwarded to the applicant. The NYSDOT response was forwarded as well, which contained their permitting requirements and contact information. No other responses were received. The 30-day window for responses has closed. The applicant confirmed that there had been no response from NYSDEC. Mr. Karabinis requested copies of the information that sent to NYSDEC, so he and/or his engineer could follow-up with them directly this week. He stated that the lighting plan and signage, would be finalized with a tenant. Mr. Karabinis stated that he was seeking clarification if the general site plan, with the replacement of building and easement would be approved. Chairman McGuinness stated that the board was excited about the project and felt it was a great location. However, there was concern that the NYSDEC input could change the footprint of the building. She advised that the board had two options to give applicant more time or the board could make a motion to approve the Sketch Site Plan Review with contingencies. The board discussed the option of doing a lot line change vs an easement and Mr. Karabinis stated he felt an easement would be the cleanest way. The parcel would have its own tax bill and the easement is attached to the deed. Due to the purchase agreement on the property, the board agreed to a conditional Sketch Plan approval.

**Motion** made by Jenny Koehn and seconded by Ed Dower to approve the Sketch Site Plan Review with conditions to construct a sidewalk along the site's frontage, as well a pedestrian connection between the building and this sidewalk. Once tenant established, the applicant is to return with a complete site plan that addresses items 1 thru 9 on the Code Official preliminary drawing review notes and meet all the conditions of NYSDEC, NYDOT, and NYSDOH.

**VOTING:** Unanimous. **MOTION CARRIES**

**New Application:**

**PB000698 Alex Giacomelli TMP#300.08-3-36.00; Main\*St**  
Site Plan Review Application

Alex Giacomelli did not appear to represent the Site Plan Review application for a lawn and garden sales location on the vacant parcel behind 5366 St Hwy 7. Access to the site is off of Performance Drive, a private road. Mr.

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Giacomelli owns all 3 parcels 300.08-3-36.00, 300.08-3-24.00 and 300.08-3-37.00. There will be no in person sales, equipment will be on site with a QR code to scan and the transaction is completed on line. The application was forwarded per 239 review to Otsego County and NYSDOT, as within 500 feet of a State Highway. The board tabled the application, to allow applicant a chance to appear to represent the application.

**Minutes:**

Minutes were reviewed by the board from March 17, 2025 board meeting.

**Motion** made by Rob Lishansky and seconded by Carla Balnis to approve the minutes.

**ALL IN FAVOR                      MOTION PASSED**

**Discussions:**

**Adjournment:**

**Motion** made by Jenny Koehn and seconded by Rob Lishansky to adjourn at 7:35 PM, with the next scheduled meeting April 21, 2025 at 7:00 PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
**BY THE PLANNING BOARD**  
**TOWN OF ONEONTA**  
April 21, 2025  
[Signature]  
**CHAIRMAN**