

Town of Oneonta Planning Board  
Board Meeting  
Monday, July 17, 2023 at 7pm

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

**Absent:** none


**Others Present:** Jared Wood; Ernest & Linda Burgher;

The meeting was called to order at 7:04 PM.

**Public Hearings:** none

**New Applications:**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

Aug 7, 20 23  
  
CHAIRMAN

**PB000638 Muddy River Farm Brewery TMP#287.19-1-2.02; 107 Winney Hill Rd, Ste 1**  
Site Plan Review Application

Jared Wood of Muddy River Farm Brewery was present to represent the Site Plan Review Application to add a 40'x 20' outdoor patio for outside food, beverages and occasional live music/entertainment. They were granted an area variance for outdoor patio by the Zoning Board of Appeals on 6/26/23. It will be a communal space with Wakeman Coffee opening at 7AM and turn over to brewery at noon with Ty's Taco-ria in kitchen and an artisan making hot sauces to go with the tacos. They have a 7-barrel brewing system in the production area and will continue to make beer at their Unadilla location as well. There will be a 20 foot multi sliding door into the sunken patio and a canopy with a manual slider. Concerns were raised regarding cars going along the Chestnut Street/patio side, but due to existing utility poles and patio extending 20 feet, it should not be an issue. Mr. Wood verified that the patio was visible and that the outdoor seating was a part of the application submitted to the Liquor Authority. They are awaiting their Liquor Authority approval, with windows arriving in August.

**Motion** made by Reggie McGuinness 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 Rob Lishansky to approve the Site Plan Review Application with the hours of operation 7AM to 11PM, conditioned on Liquor Authority approval.

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

**Continuing Business:**

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

The board tabled the decision of the Site Plan Review application submitted and presented on 5/1/23, for 4 "A" frame 3 season use rentals. They revised on 5/15/23 to 1 "A" frame and board tabled decision to give applicants time to consider costs of development vs return on investment. On 6/13/23 a revised site plan was submitted for a one- bedroom apartment within existing building, currently being used as storage space. Ernest & Linda Burgher appeared, presenting another revised site plan to convert the existing storage space within their building into a two-bedroom apartment. After discussion with board, it was agreed that floor plan needed to be redone to show spaces with the windows and doors, no need for furniture. Plan would have to be submitted to Paul Neske, Code Official by July 31, 2023 in order for him to review prior to the next Planning Board meeting August 7, 2023.

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**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to table the application until the next meeting August 7, 2023

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

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

Benjamin and Jessica Holscher have not advised as requested of their intent to renew or decline the Special Use Permit for short term rental that expired on May 17, 2023. The Town Code Official, Paul Neske has revoked the Operating Permit and requested Planning Board set a Public Hearing to revoke the Special Use Permit. Notification to be made to permit holder via certified mail no less than 10 days from the date of certified mailing.

**Motion** made by Jenny Koehn and seconded by Rob Lishansky to set a public hearing for August 7, 2023 at or about 7:01 PM.

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

**Discussions:** Chairman Camarata advised the Town Board has referred a Zoning Map Change Application by Erika Heller TMP#289.00-1-64.05 for the board to review and comment. This parcel is currently zoned a R10 and the parcel behind that she also owns is a B-2. Applicant currently has an open interior demolition permit for the existing single family residence on the parcel and would like to install mini storage units. Property to the West is a B-2 (vacant land) and property to the East is the Butterfly Aviary operating under a Special Use Permit. Due to an error on the Zoning Map, Chairman Camarata stated he wanted to clarify and would discuss at the next meeting.

Chairman Camarata also advised board Stewart's Shops were moving along and in the process of securing bond

**Minutes:**

Minutes were reviewed by the board from June 19, 2023 board meeting.

**Motion** made by Jenny Koehn and seconded by Reggie McGuinness to approve the minutes.

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to adjourn at 7:58, with the next scheduled meeting August 7, 2023 at 7:00 PM.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
**BY THE PLANNING BOARD**  
**TOWN OF ONEONTA**

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CHAIRMAN