

**Town of Oneonta Zoning Board of Appeals  
Board Meeting  
Monday, February 24, 2025 at 7pm**

**Present:** David MacClintock; Tammy Christman; Kelly Wilde; David Prouty (Chairman)  
**Absent:** Allen Black; Rob Panasci (Town Attorney)  
**Others Present:** Tasi Karabinis; Ramona Luetzger

The meeting was called to order at 7:05 PM.

**New Application:**

**ZBA000286 Karabinis Development/Tasi Karabinis TMP#300.11-1-8.00; 5009 St Hwy 23**  
Area Variance Application

Chairman Prouty went over the request for an area variance to allow parking in the front yard setback of the parcel. The Town Code does not allow parking in the front yard, in the Highway Development District. Tasi Karabinis (authorized representative) was present to represent the Area Variance Application. He has a purchase agreement with the property owner and will be going thru Site Plan review with the Planning Board concurrently. He is seeking a variance in order to have sufficient parking for a new building (bank or restaurant) with a drive thru and connecting to existing utilities. There are several properties on the Southside corridor that have parking in the front. He would like to align the parking with the 2 adjacent parcels that he owns, 4987 St Hwy 23 and 5001 St Hwy 23. The existing vacant structure (House of Brides) access was from opposite side of the parcel, on state land. The proposed new access to the parcel, is from adjoining property 5001 St Hwy 23. The adjoining property has an existing traffic light, that will aid the flow of traffic exiting left.

**Motion** made by Dave MacClintock and seconded by Kelly Wilde to set a public hearing on March 24, 2025 at or about at/or about 7:10 PM.

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

**Public Hearing Continued:**

**ZBA000284 Ramona Luetzger TMP#299.07-3-26.00; 19 Shepard Ave**  
Area Variance Application

Chairman Prouty announced the continuation of the Public Hearing from 1/27/25 for an Area Variance by Ramona Luetzger. The board had kept the Public Hearing open for Ms. Luetzger to turn in the balance of the notifications. Chairman Prouty advised all the mailings were completed and that they could proceed. Chairman Prouty asked Ms. Luetzger for a brief explanation. Ms. Luetzger advised she would like to replace a garage that she had taken down approximately 15 years ago. The fence shown on the overview of the property, belongs to the neighbors and is 2 feet from the property line. She is proposing putting her garage 5 feet from the property line. There will be more than enough room for both parties to maintain their area. When Chairman Prouty asked if she was prepared to address the issues that the board must consider in making its decision, she came forward with a typed response for the board members and proceeded to verbally advise the board. The proposed garage/shed will not make an undesirable change or create a detriment to the neighborhood. She stated that 21 of 23 properties in the neighborhood, have garages in close proximity to their neighbors. The garage will provide storage for her patio furniture and yard tools, that are currently being stored under her front porch roof. While she has a carport, she would like to have full coverage for her vehicle and storage. Chairman Prouty asked her, why she wouldn't want to place the garage in the center of her back yard? Ms. Luetzger replied, that she personally felt it would be a safety issue backing out around her home and it would create a crazy split of her yard. It is a flat area, there is no encroachment, no trees will be taken down or waterways disturbs. The garage would add to the property value.

**APPROVED**  
**BY THE ZONING BOARD OF APPEALS**  
**TOWN OF ONEONTA**  
*March 24, 2025*  
*David Prouty*  
**CHAIRMAN**

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There is an existing blacktop driveway and the garage will be placed on a cement pad. Chairman Prouty closed the public hearing. The board agreed that the garage would be in the character of the neighborhood and didn't feel it would not have any adverse effects.

**Motion** made by Dave MacClintock and seconded by Dave Prouty to approve the area variance for garage.  
**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:** none

**Discussion:** none

**Minutes:**

Minutes were reviewed by the board from January 27, 2025 board meeting.

**Motion** made by Tammy Christman and seconded by Kelly Wilde to approve the minutes.

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

**Motion** made by Kelly Wilde and seconded by Tammy Christman to adjourn at 7:30 PM, with the next scheduled meeting March 24, 2025.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Zoning Board of Appeals Clerk

**APPROVED**  
**BY THE ZONING BOARD OF APPEALS**  
**TOWN OF ONEONTA**  
*March 24, 2025*  

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*Dave Prouty*  

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**CHAIRMAN**