

**Town of Oneonta Planning Board
Board Meeting
Monday, May 6, 2024 at 7pm**

Present: Edward Dower; Dan Baker; Breck Tarbell; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: Jenny Koehn

Others Present: Caryn Mlodzianowski; Bill Rountree; Rick Braun; David Koehn; Ellen Blaisdell; Peter Exton; Nathan Mann; Hugh Henderson; Dana Clapper; Fred Clapper; Tia Clapper; Whitney Baehanas; C. Freeman; Eileen Hill; Peter Hill; Linda Wilcox; Nadine Karns; Stephen R Roese; Barbara Doyle; Richard S Thompson; Theresa Cyzeski; Tom Rowe; Heather Babbitt

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

Minutes:

Minutes were reviewed by the board from April 15, 2024 board meeting.

Motion made by Dan Baker and seconded by Rob Lishansky to approve the minutes.

ALL IN FAVOR MOTION PASSED

Public Hearings:

PB000660 Hugh Henderson Jr TMP#300.00-3-52.01; 571 Southside Dr

Minor Subdivision Application

Motion made by Reggie McGuinness and seconded by Breck Tarbell to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Hugh Henderson, Jr. was present and the notifications were verified. Chairman Camarata opened the public hearing for the minor subdivision application of the Henderson farm and asked if anyone was present to speak for or against the application. No one came forward. Hugh Henderson provided copies of the survey map, along with a mylar copy to file. Chairman Camarata verified that no additional driveways were planned and that there was no work being done in the highway right of way, at this time. There were no additional questions by the board.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Rob Lishansky that the Minor Subdivision Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Reggie McGuinness to approve the Minor Subdivision Application, per survey map prepared by R. Braun, Land Surveyor dated 9/12/19. Map and deed descriptions to be filed at Otsego County within 60 days of approval and receipt of filing forwarded to Town of Oneonta Code Enforcement.

VOTING: Unanimous. **MOTION CARRIES**

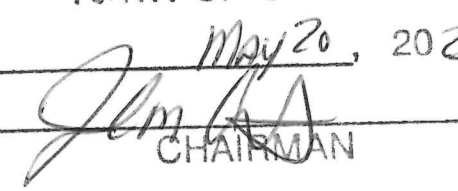
PB000669 Barbara Doyle TMP#287.09-1-25.00; 103 Adams Way

Special Use Permit Application for short term rental

Motion made by Breck Tarbell and seconded by Rob Lishansky to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Barbara Doyle was present and the notifications were verified. Chairman Camarata open the public hearing for a Special Use Permit application for the short-term rental of her 5 bedroom single family residence during the summer months. No

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one came forward. Chairman Camarata advised for the record that the board had received a letter from neighbors Roger and Carolyn France, as they were unable to attend the meeting. They requested that the permit application be denied due to lack of screening, traffic, noise and the concentration of short term rentals (will be on 3 sides of their property). Applicant stated they were discussing fencing and defining property lines, but hadn't made contact with this neighbor yet. Chairman Camarata suggested reaching out to the neighbor and sharing contact information to avoid any issues. While short term rentals are an allowable use, if there were any complaints/violations, she would be asked to appear before the board in order to renew. Applicant verified not entertaining pets at this time. The board noted that they couldn't do anything about the concentration in the area.

Motion made by Reggie McGuinness and seconded by Rob Lishansky to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Reggie McGuinness to approve the Special Use Permit Application for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000671 Nadine Karns/R Braun TMP#300.00-3-36.00; 938 Swart Hollow Rd

Minor Subdivision Application

Rick Braun, Surveyor authorized representative for Nadine Karns, appeared to represent the minor subdivision application to split the lot into 2 lots. The split would subdivide a 25.14+/- acre lot with a barn and a couple of sheds off from parcel, leaving the existing single-family residence (938 Swart Hollow Rd) with a barn on the remaining 2.2+/- acres. All the district dimensional requirements are met. Mr. Braun verified that there were no plans for the property at this time and the board had no further questions.

Motion made by Rob Lishansky and seconded by Ed Dower to set a public hearing for May 20, 2024 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

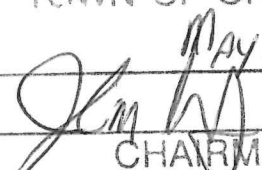
PB000672 Nathan Mann TMP#300.00-3-20.00; 232 Southside Dr

Special Use Permit Application for short term rental

Nathan Mann appeared before the board to represent his Special Use Permit Applicant to rent out his 3-bedroom personal residence as a short term rental during the baseball season. He will be listing on Airbnb, camping locally and managing the property himself, along with his existing short term rental next door (230 Southside Drive). There have been no violations or complaints on his existing short term rental to date. The required property maintenance/fire inspection was completed and passed on 4/23/24.

Motion made by Breck Tarbell and seconded by Reggie McGuinness to set a public hearing for May 20, 2024 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

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PB000673 Stephen & Jacqueline Roesse TMP#299.06-1-40.00; 5 Cove Ave
Special Use Permit Application for short term rental

Stephen Roesse appeared before the board to represent his Special Use Permit Application for the short term rental of 2 bedroom single family residence. While they reside out of town, his wife has family here and they will be staying here, when home is not rented. They currently have a short-term rental at 27 Wisteria Avenue, which was an existing short term rental when they purchased it in 2022. Mr. Roesse was asked to come before the board on 2/6/23 to share contact information and confirm there were no questions about rules and regulations in the Town. There have been no violations or complaints to date. Chairman Camarata verified with applicant that he had no questions regarding signed checkoff sheet. The property maintenance/fire inspection was completed and passed on 4/22/24.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to set a public hearing for May 20, 2024 at or about 7:15 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000675 Peter Exton/Ellen Blaisdell & Thompson TMP#275.00-1-53.00/54.01; 602/618 East St
Lot Line Change Application

Peter Exton, Ellen Blaisdell and Richard Thompson appeared to represent their Lot Line Change Application. Peter Exton and Ellen Blaisdell would like to add .332 ac to their lot TMP#275.00-1-53.00, from Richard and Nancy Thompson, neighbors TMP# 275.00-1-54.01. This lot line change puts the pond all on their parcel. The change does not create any district dimensional non-conformances within the RA40 district.

Motion made by Breck Tarbell and seconded by Dan Baker that the Lot Line Change Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Reggie McGuinness to approve the Lot Line Change Application per Lawson Surveying map dated October 11, 2023. Map and deed description to be filed at Otsego County within 60 days of approval and receipt for filing forwarded to Town of Oneonta Code Enforcement.


VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

PB000667 AZ Oneonta LLC/AutoZone TMP#300.00-3-93.00; 5071 St Hwy 23
Stie Plan Review Application

Caryn Mlodzianowski of Bohler Engineering and Bill Rountree of AZ Oneonta LLC, reappeared to present the updated Site Plan with brief overview of the plan to demo the existing vacant Aarons 11496sf building and rebuild a 6955sf AutoZone retail store. The building will be situated in the same area, 29 parking spaces, maintain the greenspace in the front and use the same access point. The application had been submitted for GML#239 review and after comments received from Otsego County and NYSDOT Bohler Engineering revised their site plan to include a pedestrian walkway to the front of the property. The placement of a sidewalk to no where is understood, as it has to start somewhere. Due to the terrain unlikely for development to the east and to go along the front of the property would be costly due to catch basin to left of driveway that drains to the drop off. Mr. Rountree advised that the geotechnic testing was performed and the affected area was limited to 6 to 10". Building will have CMU siding and wall pack lights. Revised drawings are to be forwarded with sidewalk, as discussed at the meeting and no need for them to return to another meeting.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Dan Baker to approve the Site Plan Review Application conditioned on newly submitted drawings for sidewalk, as discussed at meeting May 6, 2024.

VOTING: Unanimous. **MOTION CARRIES**

PB000653 Dana & Fred Clapper TMP#275.00-1-63.01; 184 Lower Reservoir Rd

Site Plan Review Application

Dana and Fred Clapper appeared to go over the changes they have made to their plan to eliminate the public pool entirely and phase the cabins. Phase one will be to put in 4 cabins for the first year of operation and then add the remaining 3 cabins the year after opening. The fire department turn around has been added, as requested at the last meeting. Mr. Clapper advised they had looked into adding bathrooms in the cabins, but NYSDOH said they would no longer be considered a camping cabins. They also considered putting 2 cabins up the hill, but bathhouse would have to be within 250 feet. He advised that putting in 4 cabins, that the NYSDOH doesn't have to be involved. However, the bathhouse would still be designed to the NYSDOH standards, so that when they add the next 3 the following year there will be no issues. Chairman Camarata advised that he and Paul Neske (Code Enforcement Officer) met with the Clappers on site last Thursday. As Mr. Clapper advised they did consider another site location, but ultimately not feasible to change location and in concession are removing the pool from the plan. The activities planned include planting, harvesting and sales of produce and farm grown goods. Campers will have a typical farm day, learning to care for animals and crops. Chairman Camarata advised that no decision would be made this evening as he would feel more comfortable with the Town Attorney present in case another Article 78 is filed by either party. The Town Attorney will be at the next scheduled meeting May 20, 2024.

Discussions: none

Adjournment:

Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 8:38 PM, with the next scheduled meeting May 20, 2024 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

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