

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

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

Absent: none

Others Present: Shannon & Cody Komenda, Billy Golinski, Justen Golinski, Ann & James Walsh, Anna & Ralph Rossi, Melissa Jervis, Bilal Ahmad, Ed Keplinger, David Merzig, Corey McCoy, Katherine Gasperini

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

Minutes:

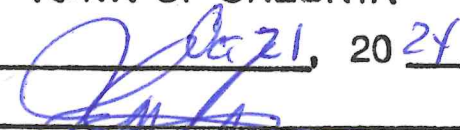

Minutes were reviewed by the board from September 16, 2024 board meeting.

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

Abstain: Edward Dower

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA


_____, 20 24


CHAIRMAN

Public Hearings:

PB000680 Anna Rossi TMP#287.19-1-65.00; 5 Bolton Dr

Special Use Permit Application for short term rental

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

VOTING: Unanimous. **MOTION CARRIES**

Anna and Ralph Rossi were present and the notifications were verified. Chairman Camarata opened the public hearing for the Special Use Permit for short term rental of the 3 bedroom single family residence listed above and asked if anyone was in attendance to speak for or against and no one came forward. Melissa Jervis, emergency contact was also present. There were no further questions from the board.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to approve the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

PB000683 Cody Komenda/Shannon Torhan TMP#309.00-1-67.01; 105 Mather Farm Rd

Minor Subdivision Application

Motion made by Breck Tarbell and seconded by Dan Baker to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Cody and Shannon Komenda were present and the notifications were verified. Chairman Camarata opened the public hearing for the Minor Subdivision Application to subdivide a 2.866acre parcel off 5.7acre lot above and asked if anyone was in attendance to speak for or against and no one came forward. The board had no further questions.

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Motion made by Reggie McGuinness and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Reggie McGuinness to approve the Minor Subdivision Application, per survey map prepared by Regen, LLC dated August 2, 2024. 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**

New Applications:

PB000686 Teko Properties LLC/Melissa Jervis TMP#275.00-1-11.00; 451 West St

Special Use Permit Application for short term rental

Melissa Jervis was present to represent her Special Use Permit Application for short term rental of 4 bedroom single family residence rental. The required property maintenance/fire inspection has been completed and passed. Ms. Jervis has existing short term rentals in the town and none of them have existing violations. Chairman Camarata verified that there were no living quarters in the basement.

Motion made by Reggie McGuinness and seconded by Rob Lishansky to set a public hearing for October 21, 2024 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000687 James & Ann Walsh TMP#287.19-1-26.00; 18 North St

Site Plan Review Application

James & Ann Walsh were present to represent their Site Plan Review Application to purchase the parcel above for storage purposes. The vacant building had contained "Designs By Pyramid" wholesale distribution warehouse and in 2021 the front section of the building was converted to a retail space for "Exscape". Applicants own a private storage building on Lower River Street and have had for 20 years. They are interested in purchasing this structure, as it is climate controlled and they can use for storing their personal artwork. There will be no sales, just personal storage. Chairman Camarata asked if they would be selling the Lower River Street property and they stated no. Chairman Camarata advised if any changes were made to the building, that a permit would be required.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Reggie McGuinness to approve the Site Plan Review Application.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

APPROVED
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OCT 21, 20 24

CHAIRMAN

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PB000447 Korey & Tara McCoy TMP#300.00-3-18.00; 212 Southside Dr
Special Use Permit short term rental renewal w/new owners & modification

Korey McCoy appeared to represent the renewal of Special Use Permit for short term rental with a modification. The existing Special Use Permit was for 2nd floor single family residence and garage apartment. The applicants purchased the property in May 2024 and the single family residence is being used as their primary residence. They would like to renew the Special Use Permit for short term rental of the 1 bedroom garage apartment only. Mr. McCoy came forward with the signed "Conditions" form and checked off the sheet, as required. Chairman Camarata verified that there were no questions regarding the checkoff sheet. The required annual property maintenance/fire inspection has been performed on the garage apartment and passed.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to modify the Special Use Permit for short term rental for the one bedroom garage apartment only.

VOTING: Unanimous. **MOTION CARRIES**

PB000682 Justen Golinski TMP#299.10-1-36.01; 105 Oneida St, Ste B
Site Plan Review Application

Justen Golinski reappeared before the board with a detailed site drawing, as requested for his Site Plan Review Application to open a "Heirloom Hemp" retail store in the suite that was occupied by DeVincentis Construction. Applicant has scheduled an inspection for occupancy on Tuesday, October 8, 2024. Chairman Camarata verified with the applicant that the posterboard would be removed from the windows and that he has obtained the proper NYS Licensing for the products he sells.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Reggie McGuinness to approve the Site Plan Review Application.

VOTING: Unanimous. **MOTION CARRIES**

PB000685 Rainbow Enterprises/Homewood Suites TMP#300.11-1-19.01/300.11-1-26.01; 141 Courtyard Dr
Lot Line Change Application

Bilal Ahmad of Rainbow Enterprises was in attendance to represent the Lot Line Change Application for a .31 acre piece between the two parcels listed above, to allow sufficient room for the site improvements for proposed Homewood Suites. The board agreed to review the Lot Line Change Application and Site Plan Review Application concurrently.

PB000677 Rainbow Enterprises/Homewood Suites TMP#300.11-1-19.01; Courtyard Dr
Site Plan Review Application

Edward Keplinger of Keplinger Freeman Associates, Dave Merzig and Bilal Ahmad were in attendance to continue the Site Plan review application for a Homewood Suites hotel 4-story 55,000+/-sf. Notification was mailed to all the residential property owners within 200 linear feet and no one appeared to speak for or against proposed site plan. Otsego County returned for local action: No significant county-wide or inter-community impacts. NYSDOT replied

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a Traffic Impact Study would be required, has been completed and forwarded along with updated Site Plan and SWPPP. Mr. Keplinger came forward to give a brief overview of project to date. The lot line change along with the variances for size of parking spaces and front yard setback, allow sufficient room on the site. They have reduced the number of rooms to 89 and made minor changes to building. In 2017 when the Holliday Inn Express was built, the grading for the storm water basin was for both parcels and has the capacity for both hotels. A sidewalk was added to the small section of parking along Courtyard Drive, as requested. No sidewalk was added down the hill, due to the steep side slopes. Mr. Ahmad acknowledged a few guests walk to Starbucks, but they do offer Starbucks Coffee at the Courtyard Marriott, just not the full menu. They also included an elevation sheet in plans to show wall and 42" ornamental black fencing. The Holiday Inn Express and the Homewood Suites will be hooking up to the Town Water from separate taps. Mr. Ahmad advised projected start to be in the summer.

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

ABSTAIN: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Dan Baker to approve the Lot Line Change Application, per survey map prepared by R. Braun Land Surveyor, dated 9/13/24. 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.

ABSTAIN: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Ed Dower and seconded by Jenny Koehn that the Site Plan Review Application will not have a negative impact on the environment

ABSTAIN: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Jenny Koehn to approve the Site Plan Review Application, per site plan prepared by Keplinger Freeman Associates, PB Submission dated 9/3/24.

ABSTAIN: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Discussions: none

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 7:58 PM, with the next scheduled meeting October 21, 2024.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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

CHAIRMAN

Oct 21, 20 24