

**Town of Oneonta Planning Board
Board Meeting
Monday, May 1, 2023 at 7pm**

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

Absent: none

Others Present: James Gillespie; Terry & Diane Gummerson; Denise Wist; Patricia Murphy; Nate Riker; Luis Macias; Laura Reyda; Florian Reyda; David & Theresa Cyzeski; Nan Ferris

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

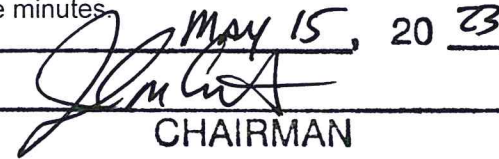
Minutes:

Minutes were reviewed by the board from April 3, 2023 board meeting.

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

Abstain: Joseph Camarata

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

MAY 15, 20 23
CHAIRMAN

Public Hearings:

PB000634 Nathan Riker & Karen Thompson TMP#299.07-4-56.00; 39 Ceperley Ave

Special Use Permit Application for short term rental

Motion made by Tom Rowe and seconded by Rob Lishansky to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Nathan Riker was present and the notifications were verified. Chairman Joseph Camarata opened the public hearing for a Special Use Permit Application for short term rental of 2 bedroom single family rental and asked if anyone was present to speak for/or against. Neighbor Patricia Murphy voiced concerns regarding the location next to Cobleskill Stone, cemetery across the street and vehicle traffic from A&D Taxi. She also added that she has nothing against youth baseball. Chairman Camarata advised that there were already a few short term rentals on Ceperley Avenue and the concerns she raised were like that of all neighborhoods. Luis Macias, Manager of Cobleskill Stone advised that kids are an issue there and that there is a fence and camera's. Mr. Riker stated it was a 2 bedroom home for one family and that team parties were not allowed. Chairman Camarata advised 90% of the time the families are at the baseball park and minimal complaints have been received. If there is an issue, that first point of contact should be to the applicant. If they cannot reach Mr. Riker, then to contact the Constable and/or the State Police. Board members encouraged applicant to share his contact information with his neighbors. Applicant was instructed to provide the local emergency contact information for his father and brother in writing.

Motion made by Rob Lishansky and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

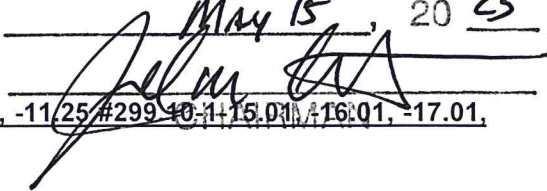
Motion made by Breck Tarbell and seconded by Dan Baker that the Special Use Permit Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Jenny Koehn to approve the Special Use Permit Application for short term rental once the local contact information is received in writing.

VOTING: Unanimous. **MOTION CARRIES**

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PB000625 HEG Properties, LLC/Ben Guenther TMP#299.00-1-11.21, -11.25, -11.25 #299.10-1-15.01, -16.01, -17.01, 18.09, -19.01; NYS Rt 7 & 205; Oneida St
Major Subdivision Review Application

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

VOTING: Unanimous. **MOTION CARRIES**

The notifications were verified and Chairman Camarata opened the public hearing for major subdivision application northwest corner of St Hwy 7 & St Hwy 205. Chairman Camarata asked if anyone was in attendance to speak for/or against the proposed subdivision. Neighbors came forward expressing concern over construction noise and traffic. Chairman Camarata advised that it was inevitable, as is zoned commercial. The original sketch site plan submitted was for a multi-purpose lot, when it was rezoned in 2015. James Gillespie came forward to clarify location and go over the subdivision. Otsego County returned the application for local action: No significant county-wide or inter-community impacts. NYSDOT replied that they had no objections to the proposed subdivision/site plan and that the applicant had applied for a Highway Work Permit. No comments were received from NYSDEC or the Town Board, but it is over the required 30 days. Chairman Camarata advised a traffic study had been done, NYSDOT was involved and would continue to be involved with each new development.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Dan Baker that the Major Subdivision Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Breck Tarbell to approve the Major Subdivision Application per Subdivision Map prepared by Ausfeld & Waldruff Land Surveyors LLC with revised date 3/29/23 to be filed, along with deed descriptions at Otsego County within 60 days of approval and copy of receipt of filing forwarded to the Town Code Enforcement Office.

VOTING: Unanimous. **MOTION CARRIES**

PB000626 Stewart's Shops Corp/James Gillespie TMP#299.00-1-11.21, -11.25, -11.25 #299.10-1-15.01, -16.01, -17.01, 18.09, -19.01; NYS Rt 7 & 205; Oneida St
Site Plan Review Application

James Gillespie gave a brief overview of Stewart's site plan. He stated they would like to start in June and anticipate approximately 6 months build, due to road and hookup to the public utilities. The new Stewart's Shop will have expanded drinks and produce. They are known for giving back to the community. Chairman Camarata noted that the last updated site plan dated 3/29/23, did not include the sidewalk. Mr. Gillespie advised he would have sidewalk added to the site plan and forward for the stamped approval.

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 Rob Lishansky and seconded by Reggie McGuinness to approve the Site Plan Review Application upon receipt of updated Site Plan that includes sidewalk.

VOTING: Unanimous. **MOTION CARRIES**

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New Applications:

PB000636 Terry & Diane Gummerson TMP#300.14-1-13.00; 157 Southside Dr

Special Use Permit Application for short term rental

Terry & Diane Gummerson were present to represent their Special Use Permit Application for short term rental of their 4 bedroom single family residence. Applicants plan to rent 4 weeks while they are away on vacation this year, to see how it goes. The required property maintenance/fire inspection was performed on March 28, 2023 and passed with no violations cited. Applicant advised to provide the local contact information in writing.

Motion made by Rob Lishansky and seconded by Tom Rowe to set a public hearing for May 15, 2023 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000637 Wist Development/Denise Wist TMP#287.00-1-20.01; 4063 St Hwy 23

Site Plan Review Application

Denise Wist was in attendance to represent the Site Plan Review Application for a phased development project to start with 2 to 4, one bedroom/one bath cottage type sheds 16' x 30'-32' for short/long term rental. They initially purchased the property with the idea of a building a venue to hold up to 300 people and then build small cottages to compliment the venue. Parcel is currently zoned RA40 and she has petitioned the Town Board to rezone under the Comprehensive Plan. Since the venue is going to take extra time with rezoning and the sprinkler system requirement, she would like to start with the cottages in order to get some money coming in. She has been in contact with NYSDOT, working with Delta Engineers on sprinkler requirement, perk test done, and working with Catskill Shed on shed design. The cabins will follow the creek. Chairman Camarata requested to have a survey of the property done with cabins plotted, along with venues w/rough sizes shown of the proposed future development.

Continuing Business:

PB000633 Benjamin Holscher TMP#258.00-2-16.00; Peebles Hill Rd

Special Use Permit Application for campground <5 lots

No one was in attendance for this Special Use Permit Application for a campground for 2 glamping campsites. Board tabled the application for the next meeting May 15, 2023.

Discussions: none

Adjournment:

Motion made by Jenny Koehn and seconded by Reggie McGuinness to adjourn at 8:30 PM, with the next scheduled meeting May 15, 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

May 15, 2023

CHAIRMAN