

Town of Oneonta  
**Zoning Board of Appeals**  
Meeting Minutes  
September 25, 2023

**Present:** A. Black, D. MacClintock, K. Wilde, Chairman Prouty, R. Panasci (Attorney),  
**Absent:** D. Allison, Laura Sause (Clerk)  
**Others:** Roger Shepardson; Mike Ranieri; Sam Beisler, Dave Beisler. Justen Golinski

**A. Roll Call**

- Chairman Prouty called the meeting to order at 7:00pm and called for the roll.
- The next meeting is scheduled for October 23, 2023

**B. Minutes**

- **September 25, 2023**

**MOTION:** A motion was made by D. MacClintock and seconded by Chairman Prouty to approve the minutes.

**DISCUSSION:** None **VOTING:** Unanimous. Motion Carries.

**C. New Application:**

- **Michael Ranieri Use Variance**

**Tax Parcel No: 275.00-1-36.01**

24 Birchwood Drive, Oneonta, NY

Zoning: PDD (Planned Development)

The applicant desires a use variance approval to construct a campground on his parcel. The basis of the denial is: Campgrounds are not a permitted use in a PDD zoning district. 103-8 Permitted and prohibited uses. In all districts, uses not specifically listed as permitted shall be deemed as prohibited, and all permitted uses shall be subject to all applicable general and special regulations as may be specified in this chapter as a condition for creation or continuation of said use, except as provided under Article XIV hereinafter.

Michael Ranieri appeared. He said the parcel was previously owned by Hospice and has a 70 car parking lot, all infrastructure in place at the facility.

Mr. Ranieri said there is no way to subdivide the property due to road frontage requirements, i.e., no return on the investment. Applicant said there is no economic benefit to building homes based upon experience in construction.

Mr. Ranieri agreed to proceed with amending the PDD-R to allow for campgrounds.

**D. Public Hearings:**

- **Sam Beisler (Interpretation of the zoning board to determine if a use variance is necessary)**

**Tax Parcel No: 289.00-1-89.01**

130 Riverstone Road, Oneonta, NY

Zoning: RA-40 (Residential Agricultural)

The applicant desires a use variance to renovation of the existing horse barn to an office and workshop for FS Forestry's equipment. Build building for livestock bedding operation. Approximately 1200 sf area for wood storage/parking for machines. The CEO determined that the proposed use is not a permitted use. The 2014 comprehensive plan did identify this area of the town from Riverstone Road to the Milford town line as an industrial use area and re-zoning to ID or PDD-ID district.

Sam Beisler appeared for the application. He would like to renovate his barn and purchase an agricultural bedding processing plant to bring to the facility to process the agricultural bedding. He plans to employ 6 – 8 people. The process will entail storing logs, shavings operations and deliveries

Town of Oneonta  
**Zoning Board of Appeals**  
Meeting Minutes  
September 25, 2023

with traffic of about 6 – 12 trucks a day. D. MacClintock noted that the business will produce an agricultural product in an agricultural district. Mr. Beisler stated that he just acquired the property back from the borrower who just passed away. Mr. Beisler sold the property to the borrower and held a mortgage. He also has not found any other suitable properties on the market for this use.

The public hearing opened at 7:26pm and Chairman Prouty read aloud the notice from “The Daily Star”.

Roger Shepardson, 259 County Highway 58. Access Road passed his yard. Utilities originate from his yard. When no leaves are on the trees, can see the area in question. My direct person affected by this operation. Main concern is quality of life, live in peace. Future concern is no business in this area. Fear future commercial uses based upon this new use.

Sam Beisler wants to use the one building as the workshop. Keep some of the equipment on site, for the logging equipment. Wants to put the wood shavings processor on the old gravel pit. He anticipates a 2000 square foot building for the wood shavings processor. The wood shavings would be a coverall, which is an agricultural type structure.

Public hearing closed at 7:42.

David MacClintock discussed the targeted initiatives of NYSDAM to sustain NY agricultural history includes some form of forestry and thinks that wood shavings is a form of agricultural use and fits within the current uses of an RA-40.

**MOTION:** A motion was made by D. MacClintock and seconded by Chairman Prouty to determine that the Applicant’s proposed forestry use is an agricultural use and fits within the RA-40 zoning district.

**DISCUSSION:** None **VOTING:** Unanimous. Motion Carries.

There being no further business before the Board, the meeting was adjourned at 7:58pm.

Laura Sause,  
Clerk of the Zoning Board of Appeals