

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, January 27, 2025 at 7pm**

Present: Allen Black; David MacClintock; Tammy Christman; Kelly Wilde; David Prouty (Chairman)

Absent: Rob Panasci (Town Attorney)

Others Present: Rina Grasso; Savino Grasso; Ramona Luetzger; David Koehn

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

New Application:

ZBA000285 Rina Grasso/Savino Grasso TMP#299.10-1-37.01; 103 Oneida St

Use Variance Application

Rina Grasso and Savino Grasso were present to represent the Use Variance Application to convert an existing garage structure into an auto detailing shop/business. There is a pre-existing non-conforming 2 family rental on the property that resides in a B-2 zoning district. Per the Town Code, there can only be one principle use per property. When Ms. Grasso purchased the property and converted the single-family residence to a 2- family rental, she had an auxiliary electric panel installed in the garage, as well as ran the pipes for water and sewer, before the driveway was completed. She had considered putting an apartment in the garage, but would like to help her son and cannot afford to purchase another property for his start up. The garage would be a good space for her son's startup business detailing cars. She acknowledged she would have to add heat and insulation. Board members advised that it would be very difficult to obtain as use variance, as the criteria is very specific to include providing financial evidence and cannot be a self-created hardship. Dave MacClintock offered that it might be easier to obtain an area variance, so she could possibly subdivide parcel. The property is situated with commercial on one side (garage side), residential on the other, and a motel across the street. The automotive industry definitely has a presence on Oneida Street. The board agreed to table the application, so applicant could discuss options with Paul Neske, Code Enforcement Officer.

Public Hearing:

ZBA000284 Ramona Luetzger TMP#299.07-3-26.00; 19 Shepard Ave

Area Variance Application

Chairman Prouty went over the review of Ramona Luetzger Area Variance application for an area variance for a garage to be placed in the same location as the garage that was removed in 2010. The garage does not meet the setback requirements of the Town Code. Chairman Prouty opened the Public Hearing by reading the hearing notice aloud. Ramona Luetzger came forward with the notifications and it was verified 2 notifications were missing. Ms. Luetzger advised that the 2 individuals were deceased. Chairman Prouty advised that unfortunately the code states notifications to all property owners. Chairman Prouty verified applicant had already waived the 60 day rule to act on the application. The board agreed to keep the public hearing open, in order to give the applicant time to do the notifications by February 14th, for the next Zoning Board of Appeals meeting on February 24, 2025. David Koehn was in attendance to support the area variance, as 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 Allen Black to keep the public hearing open and continue on February 24, 2024 at/or about 7:15 PM.

VOTING: Unanimous. **MOTION CARRIES**

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Continuing Business: none

Discussion: none

Minutes:

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

Abstain: Allen Black; Tammy Christman

Motion made by Kelly Wilde and seconded by David Prouty to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by David MacClintock and seconded by Kelly Wilde to adjourn at 7:45 PM, with the next scheduled meeting February 24, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk