

**Town of Oneonta Planning Board
Board Meeting
Monday, July 1, 2024 at 7pm**

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

Absent: none

Others Present: Jon McManus; Dan Hunter

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

Public Hearings: none

New Application:

PB000618 Ford & Hill Holdings LLC/Joseph Vallette TMP#287.19-1-25.00; 128 Winney Hill Rd
Site Plan Review Application

Jon McManus was in attendance to represent the Site Plan Review Application to convert the single story 2983sf vacant church into a 8 unit hotel with the existing single family residence to be used for managers housing. Mr. McManus came forward with an updated authorized representative letter and an updated full size set of the site and building plan. They will not be changing the footprints of the building. The existing ramp will be taken down and rebuilt per ADA requirements. The structure meets all the district requirements, except that of the front yard setback. The preexisting setback is 13 feet and they will not be increasing the nonconformance. Original submission was for 8 to 10 units, but the 2 units in the loft (2nd floor) have been eliminated from the plan. Units will all be on one level with a drop ceiling, fire alarm and sprinkler system installed. The front lobby will remain as well as stairs to 2nd floor and basement. The 2nd floor and basement will be used for storage only and the doors will be locked. The intent is for transient and non-transient rental, geared seasonally towards baseball. Site plan shows nine parking spaces, one of which is handicap as required. Mr. McManus stated that it seems the biggest issue is parking and requested to reduce the parking to eight spaces total to allow room for dumpster. Chairman Camarata stated that he was not personally in acceptance of reducing the number of parking spaces and that the Supervisor had stated a sidewalk should be added. Mr. McManus stated he would need more information to include a sidewalk, ie. distance of right-a-way, installation and maintenance. Mr. McManus suggested perhaps parking could be made a condition of approval and made part of rental agreement to only be allowed one parking space per unit. The one required handicap space, cannot be used by others. The board questions if parking was going to be curbed and Mr. McManus advised that there was no curb there. To deter parking on the grass, it was agreed upon that it could be addressed with landscaping. Mr. McManus offered to add a gravel emergency utility pull off along Winney Hill Road, straightening parking spaces on Winney Hill side, to possibly add room for dumpster. The board agreed that it should hold a public informational meeting since it abuts a residential district. In order to allow notification, applicants representative agreed to reappear in a month with a colored site plan reducing the parking to 8, relocating dumpster with fenced enclosure, possible crossing/sidewalk and screening.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to set a public informational meeting for August 5, 2024 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

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

August 5, 20 24


CHAIRMAN

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Minutes:

Minutes were reviewed by the board from June 17, 2024 board meeting.

Motion made by Reggie McGuinness and seconded by Rob Lishansky to approve the minutes.

Abstain: Edward Dower

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 7:30 PM, with the next scheduled meeting July 15, 2024 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

August 5, 20 24

CHAIRMAN