

Town of Oneonta  
**Zoning Board of Appeals**  
Meeting Minutes  
January 23, 2023

**Present:** D. MacClintock, K. Wilde, Chairman Prouty

**Absent:** A. Black, D. Allison, Rob Panasci (Attorney), Laura Sause (Clerk)

**Others:** Dan Hunter, Theresa and David Cyzeski

**A. Roll Call**

- Chairman Prouty called the meeting to order at 7:03pm and called for the roll. He introduced the new zoning board members David MacClintock and Kelly Wilde and thanked Doug Cannistra for his years of service as Chairman. He will be replacing Doug Cannistra as the new Chairman of the Board.
- The next meeting is scheduled for February 27, 2023

**B. Minutes – December 19, 2022**

**MOTION:** A motion was made by K. Wilde and seconded by D. MacClintock to table the approval of the minutes to the next meeting.

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

**C. New Applications:**

- **Ford & Hill Holdings LLC (Dan Hunter), Use Variance**

**Tax Parcel No: 287.19-1-25.00**

128 Winney Hill Rd, Oneonta, NY

**Zoning:** B-2(General Business)

The applicant desires a use variance approval to have more than one principal use or building on the parcel. Currently there are two structures on the parcel: a single family residential (previously the parsonage for the church), and a single-story wood frame structure currently used for personal storage (previously a church).

The basis of this denial is:

103-63 Principal buildings per lot. [Amended 6-9-1982; 2-12-1992 by L.L. No. 5-1992] Unless otherwise specified, there shall be only one principal use and building per lot in R-80, RA-40, R-20, R-10, B-1, and B-2 Districts. In ID, ID-2, PDD and HDD Districts there may be more than one building per lot but with only those uses as enumerated in the appropriate sections of this chapter.

103-59 Abandonment or discontinuance of use.

Any nonconforming use which lies abandoned or discontinued for a period of six consecutive months shall not be permitted to be reestablished as a nonconforming use and any future use of the property shall be in conformity with the provisions of this chapter.

The church use has been discontinued for a period of more than six months. The former church structure has been used for storage of personal items.

Dan Hunter, an agent for the owner represented the property. The board requested that he provide written documentation of his representation from the owner. Since there are two buildings on the property, he would like to convert the former church to an 8-bedroom hotel and possibly continue renting the house as a seasonal rental. He explored other options such as subdividing the property, but the lot is not large enough to meet the code for 2 lots.

**MOTION:** A motion was made by D. MacClintock and seconded by K. Wilde to set a public hearing for the use variance on February 27, 2023 at 7:15pm or as soon as possible thereafter.

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

- **Ford & Hill Holdings LLC (Dan Hunter), Area Variance**

**Tax Parcel No: 287.19-1-25.00**

128 Winney Hill Rd, Oneonta, NY

**Zoning:** B-2 (General Business)

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The applicant desires an area variance approval to allow parked vehicles to access/ backout of the spaces directly onto the street. Currently there is a previously used parking area off North Street that was used for the now discontinued church. The applicant also desires to construct a new parking area along Winney Hill Road.

The basis of the denial is:

103-49 When off-street parking required.

Off-Street parking space shall be required for all buildings constructed or new uses established after the effective date of this chapter. Each off-street space shall consist of at least 200 square feet, with a minimum width of 10 feet and depth of 20 feet. In addition, space necessary for aisles, maneuvering and drives shall be provided.

Parking requirements are specified in 103-50.[1]

103-52 Required driveways and aisles.

Except for one-, two-, three-or four-family dwellings, all parking spaces required by this chapter shall be accessible from a public street by a driveway or aisle which shall conform to the following minimum requirements:

- No space in any required driveway or aisle shall be counted toward satisfying the parking requirements of this chapter.
- Driveways serving parking areas containing eight or fewer parking spaces shall be a minimum of 12 feet in width, while those serving nine or more parking spaces or one or more loading spaces shall be a minimum of 24 feet in width. No parking space shall have direct access to a driveway.
- Aisles providing access between parking and loading spaces and driveways shall be a minimum of 24 feet in width.
- Driveways and aisles shall have a minimum vertical clearance of 14 feet, clear of any obstruction.
- Entrances to a public street shall be no narrower than the driveway or aisle they serve no more than 36 feet in width, except where lane dividers are installed to segregate entering, existing or turning traffic or where the aisle served exceeds 36 feet in width.

Dan Hunter would also like to obtain an area variance to allow for the parking that is required for the 8-bedroom hotel. He is required to provide for at least 8 parking spots. There is an existing lot on North Street, but using this may be an issue due to the fact that the cars need to back up into the street. He will be assessing some different areas on the lot to provide more parking.

**MOTION:** A motion was made by Chairman Prouty and seconded by D. MacClintock to set a public hearing for the use variance on February 27, 2023 at 7:30pm or as soon as possible thereafter.

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

**D. Public Hearings:** *None*

There being no further business before the Board, the meeting was adjourned at 7:38pm.

Laura Sause,  
Clerk of the Zoning Board of Appeals