

**Town of Oneonta Planning Board
Board Meeting
Monday, May 15, 2023 at 7pm**

Present: Tom Rowe; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)
Absent: Dan Baker
Others Present: Ryan Lockenvitz; Will Brooking; Chris Thompson; Ernest & Linda Burgher; Matthew DeSimone; Terry & Diane Gummerson; Ben Holscher

The meeting was called to order at 7:04 PM.

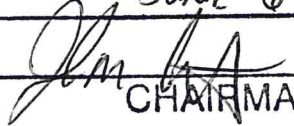
Minutes:

Minutes were reviewed by the board from May 1, 2023 board meeting.

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

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

June 6, 2023

CHAIRMAN

Public Hearing:

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

Special Use Permit Application for short term rental

Motion made by Rob Lishansky and seconded by Breck Tarbell to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Terry & Diane Gummerson were present and the notifications were verified. Chairman Joseph Camarata opened the public hearing for the Special Use Permit Application for short term rental of their 4 bedroom single family residence and asked if anyone was present to speak for/or against the application. No one came forward. Jenny Koehn questioned applicants if they had already listed the house. Mr. Gummerson advised that he had, but that he had taken the ad down when he learned that it required approval from the Town. Mr. Camarata thanked him for doing the right thing. As requested, they provided the local contact information.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Breck Tarbell that the Special Use Permit 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 Special Use Permit Application for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Application:

PB000639 AT&T/Airosmith Development TMP#288.00-2-36.03; 224 Cemetery Hill Rd

Special Use Permit Application for Cell Tower Modification Waiver

Ryan Lockenvitz of Airosmith Development appeared before the board as authorized representative for AT&T Special Use Permit waiver request for a cell tower modification to upgrade equipment. The modifications consist of adding 6 antennas and removing 6, adding 4 remote radio heads (RRUs). Removing 6 and relocating 2, adding 1 squid, removing 2 tower mounted amplifiers, adding 3 DC trunks, adding 2-4kw alpha rectifiers, adding 1 alpha 48v battery cabinet, adding 6 180ah

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48v battery strings and adding 1-6651 in flx16. The compound and the height of the tower shall remain the same. A structural analysis was provided for the 250' tower. The AT&T antenna array, existing and proposed work is located at 210'.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow AT&T to complete the modifications set forth in its April 14, 2023 application.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

PB000635 Dewberry for Walmart TMP#300.00-3-44.23; 5054 St Hwy 23

Site Plan Review Application

Matthew DeSimone of Dewberry was present for the Site Plan Review Application for a 6600sf building addition to aid in the Walmart pickup operations. Travis Kroger of Dewberry had made the presentation before the board on April 3. The application was then forwarded to other regulatory agencies for their review and comment. Otsego County returned the application for local action: No significant county-wide or inter-community impacts. NYSDOT had no comments on this proposal at this time. No changes had been requested by the board.

Motion made by Breck Tarbell and seconded by Rob Lishansky that the Site Plan Review Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Reggie McGuinness to approve the Site Plan Review Application per Dewberry Engineers Inc plans dated 03/17/2023.

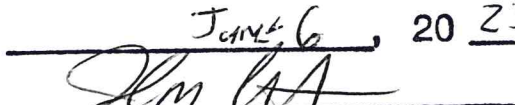
VOTING: Unanimous. **MOTION CARRIES**

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

Special Use Permit Application for campground <5 lots

Benjamin Holscher was present for his Special Use Permit Application for a campground for 2 glamping campsites, that he presented on April 3. The board had tabled the application for the applicant and the board to clarify regulations with Paul Neske, Town Code Enforcement Officer. Chairman Camarata advised if doing a campground, it is allowable with site plan review approval. While a public hearing was not required, due to neighborhood concerns a public informational meeting would be required. All options stated in memorandum from Mr. Neske to applicant and the board, included that of an all-weather road capable of holding an ambulance or fire truck, in addition to site use vehicles. Mr. Holscher advised that he thought a road would be cost prohibitive and if he did a "tiny home" on wheels that could be moved around, that he would still need a road. Although a tiny home could be setup closer to road. NYS just passed laws regarding "tiny homes" and the Town Board has not reviewed yet to see how they will be handled in the Town. Mr. Holscher asked if he could receive his permit fee refunded and board advised no. He could approach the Town Board to request a refund. The board agreed to table his application at this time, in order for him to seek cost of putting in a road and the Town regulations on tiny homes.

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PB000630 Ernest & Linda Burgher TMP#287.19-1-4.01; 458 Chestnut St
Site Plan Review Application

Ernest & Linda Burgher were present to represent their revised Site Plan Review from 4 "A" frame (2bedrm) rentals 18'x24' for 3 season use with an above ground pool, to one "A" frame structure with no pool. Otsego County returned application for local action: No significant county-wide or inter-community impacts. NYSDOT had no comments on this proposal at this time. Chairman Camarata questioned the revised site plan, as there was no parking along the side of the building indicated. Mrs. Burgher stated that they could park all the cars out back, but Mr. Burgher questioned if it was necessary when they had a 10' right of way in their deed, that was to remain open and unobstructed at all times. Applicants advised that there is solar lighting in place to include the pavilion and that the parking area was already crusher run. Applicant understands if there are any other site changes, that they will have to reapply for a Site Plan Review. They will need to apply for a Special Use Permit for short term rental, but can't apply until the building permit is closed. After the discussion, the board tabled the application to allow applicant time to consider costs, 3 season vs long term rental.

Discussions: none

Adjournment:


Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 8:20 PM, with the next scheduled meeting June 5, 2023 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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BY THE PLANNING BOARD
TOWN OF ONEONTA

JUNE 6, 20 23

CHAIRMAN