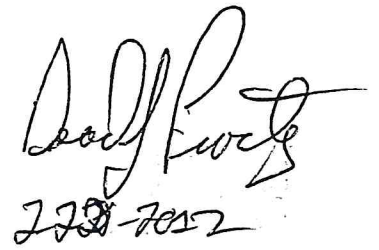


Town of Oneonta
Zoning Board of Appeals
Meeting Minutes
December 27, 2021



Present: D. Allison, D. Prouty, Ken Pym M. Stolzer, Chairman Cannistra, L. Sause (Clerk)

Absent: none

Others: Michelle Zuk (Family Resource Network), William Starna, Eileen McClafferty, Ellen Blaisdell, John Platt, Stacy Platt

A. Roll Call

- Chairman Cannistra called the meeting to order at 7:00pm and called for the roll.
- Next meeting is scheduled for January 24, 2022

B. Minutes – November 22, 2021

MOTION: A motion was made by D. Prouty and seconded by Chairman Cannistra to approve the minutes as presented.

DISCUSSION: K. Pym and M. Stolzer did not agree with some of the statements in the minutes but could not recall how to correct them.

VOTING: 2 in Favor. **ABSTAIN:** D. Allison (Absent from the previous meeting), K. Pym, M. Stolzer

C. New Applications: None

D. Public Hearings:

- **Family Resource Network, Use Variance**

Tax Parcel No: 299.06-2-80.00

44 Oneida Street, Oneonta, NY

Zoning: B-1

The applicant desires a use variance approval to sell the parcel as a single-family residence. The structure was formerly a single-family residence and has been unoccupied for more than 6 months. Family Resource Network wants to be able to offer the parcel for sale as a single-family residence.

The public hearing began at 7:15pm and Chairman Cannistra read aloud the notice from "The Daily Star". Michelle Zuk, represented the application. She stated that the property has been unoccupied for 6 months. They were originally going to expand the offices at 46 Oneida to 44 Oneida but due to Covid, some of the employees are now working at home and there is no need to expand. They would like to sell the property at 44 Oneida St. but there has been no interest in it as a commercial property.

Ms. Zuk believes that the hardship is unique as the building is not suited to many commercial businesses and has been difficult to sell. She provided financial evidence of the expenses such as heating, repairs and maintenance on the empty property for the last six months while unable to sell it. She also does not believe that the hardship is self-created as she purchased the building at the start of Covid and because of Covid she has lost her funding and grants. She stated that if she cannot sell the property, she will have to reduce her staff. She also does not believe that the change back to residential use will cause any change in the neighborhood since it was a residential at one time and the street is already a mix of commercial and residential. No one else addressed the issue and the public hearing closed at 7:23pm.

The board discussed that there is a unique hardship due to Covid, there will be no change in the structure, there are other residential properties on the street, and she is losing money to keep it as is, and it will be easier to sell if it is a residential.

MOTION: A motion was made by D. Prouty and seconded by M. Stolzer to approve the use variance.

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

There being no further business before the Board, the meeting was adjourned at 7:30pm.

Laura Sause,
Clerk of the Zoning Board of Appeals