

Draft
Town of Oneonta
Zoning Board of Appeals
Meeting Minutes
May 20, 2024

Present: D. Allison, D. MacClintock, K. Wilde Chairman Prouty, R. Panasci (Attorney), L. Sause (Clerk)

Absent: A. Black

Others: Lisa Wennberg (KFA Homewood Suites), Claudette Sunford, Robert Sunford, Bilal Ahmad, David Merzig, Esq., Bob Scrafford, Denise Wist

A. Roll Call:

- Chairman Prouty called the meeting to order at 6:07pm and called for the roll.
- The next meeting is scheduled for June 24, 2024 at 7:00pm.

B. Minutes:

April 22, 2024

MOTION: A motion was made by D. MacClintock and seconded by K. Wilde to approve the minutes as amended.

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

C. New Applications: *None*

D. Public Hearings:

- **Robert Scrafford, Area Variance**
Tax Parcel No: 287.19-1-69.00
3 Davis Drive, Oneonta, NY
Zoning: R-20 (Residential)

The applicant requests an area variance to add a 10x14 shed in the rear yard with the same setback as the existing shed from the side yard line, and an area variance to construct a carport attached to the existing residence with a 7'6" setback from the side yard line. The code office has denied the application because the proposed development does not comply with the Town Code setbacks.

CODE REVIEW:

Building location and setbacks with public sewer for an accessory structure.

<u>Setback</u>	<u>Required</u>	<u>Proposed</u>
Front yard	30 ft	< 30 ft
Side yard	8 ft	2 ft shed 7.5 ft carport
Rear yard	10 ft	< 10 ft

The public hearing opened at 6:15pm and Chairman Prouty read aloud the notice from the "Daily Star". Claudette and Robert Scrafford appeared for the application. They would like to build a 10 x 14 shed within 2 feet of the setback instead of the 8 feet that is required, as well as a carport attached to their house. They believe that the shed will not be substantial as the neighbors have large evergreens that will obscure it, that it will be an improvement and that there was no other place to put it due to the size and shape of the lot. Meeting the setback would place the shed in the middle of their back yard.

The Scrafford's would also like to add a carport to the northwest side of their house with the same roof line. They will be putting in a new blacktop surface. If they met the setback, it would be too close to the house and would not accommodate a large vehicle. They have nowhere else to put it and do not believe that it is a substantial request as there are other carports in the area. No one else appeared for the application and the public hearing closed at 6:33pm.

The board did not find any adverse effects or undesirable changes by the request.

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MOTION: A motion was made by K. Wilde and seconded by Chairman Prouty to approve the area variance for the shed.

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

MOTION: A motion was made by D. MacClintock and seconded by Chairman Prouty to approve the area variance for the carport.

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

- **Rainbow Hospitality (Bilal Ahmad), Area Variance**

Tax Parcel No: 300.11-1-19.01

Courtyard Drive, Oneonta, NY

Zoning: HDD (Highway Development District)

The applicant requests an area variance to allow parking in the front and a reduction of the parking stall size from 10 ft width to 9 ft width.

CODE REVIEW:

Building location and setbacks with public sewer for an accessory structure.

<u>Setback</u>	<u>Required</u>	<u>Proposed</u>
Front yard	75 ft	< 75 ft
Side yard	20 ft	< 20 ft
Rear yard	20 ft	< 20 ft
Frontage	100 ft	< 100 ft
Building Height	35 ft	>35 ft

Additional items of interest during this variance review and during site plan review will be:

1. The planning board will be asked to approve a lot line adjustment to make the site development plan work (no variance needed).

The public hearing opened at 6:35pm and Chairman Prouty read aloud the notice in “The Daily Star” and a letter from neighbor, Ann Wallace who could not attend the meeting, asking that they do not cut down any more trees, that they install a living roof on the hotel, and that the traffic flow be studied. Bilal Ahmad, the applicant and Lisa Wennberg from KFA Homewood Suites represented the application. Because of having 90 guest rooms, he would like to add parking spaces to accommodate for full vacancy. Due to the comments from the board last month, they have revised their site map and have retained some of the 10 ft spaces, as well as reducing others to gain spaces for a total of 87. Mr. Ahmad also owns the Holiday Inn Express next door, and believes that they will be able to accommodate the overage of spaces if needed. He has moved a lot line from his neighboring lot to the Marriott lot to increase the lot size and is requesting a reduced setback. Mr. Ahmad mentioned that no trees will be affected, and that they will be going to the planning board with their site plan. No one else appeared for the application and the public hearing closed at 7:00pm.

MOTION: A motion was made by Chairman Prouty and seconded by K. Wilde to approve the area variance for the reduced size of some parking spaces.

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

MOTION: A motion was made by D. MacClintock and seconded by Chairman Prouty to approve the area variance for the reduced number of spaces to 87.

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

MOTION: A motion was made by D. MacClintock and seconded by Chairman Prouty to approve the area variance for the front yard setback.

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

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There being no further business before the Board, the meeting was adjourned at 7:05pm.

Laura Sause,
Clerk of the Zoning Board of Appeals