

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, April 27, 2025 at 7pm**

Present: Kelly Wilde; David MacClintock (tardy); Allen Black; Michael Stolzer(Chairman)

Absent: Tammy Christman

Others Present: Corinne Cavanaugh (Town Attorney); Jonathan Bacchi; Roger Moran; J Bryan Hickman; Curtis Buck

The meeting was called to order at 7:01 PM. Mr. Stolzer introduced himself as the new Chairman.

Minutes:

Minutes were to be approved from November 24, 2025 board meeting, but the Board did not have a quorum.

Motion made by Allen Black and seconded by Kelly Wilde to move the approval to the next meeting.

ALL IN FAVOR MOTION PASSED

Public Hearings: none

New Applications:

ZBA000294 JKS North Street LLC/Jonathan & Kathy Bacchi TMP#287.19-1-27.00; 14 North St

Area Variance Application

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA
5/18, 2025

CHAIRMAN

Jonathan Bacchi was in attendance to represent the Area Variance Application to reduce the setback requirements on the East and North side of property abutting residential properties to construct a 25'x140' - 31 unit self-storage drive up unit. He purchased the property 6 months ago and would like to add an additional building in the parking lot on side. They would like to place the building 25' from the street to match the current building, that will not increase the non-compliance (5'). The property abuts residential properties on side and rear. Per TC103-31 B(3) required setback 50' between B2 and a residential district, therefore seeking variance to reduce side yard to 18' and the rear yard to 20'. Mr. Bacchi stated that he has 38 people on a waitlist, therefore there is a need in the community. Chair Michael Stolzer questioned if this was lot with wooden fence and chain link fence on side. Mr. Bacchi advised the chain link fence was 3' off the property line and are looking to remove chain link and replace with shrubbery and privacy fencing. Chair, Michael Stolzer stated that the board had reviewed the environmental assessment form and other supporting materials. Based on this information this action is properly classified as an unlisted action under SEQRA and that he would entertain a motion to classify this action under SEQRA and declare the intent of the Zoning Board of Appeals to act as lead agency. Applicant was given the criteria that the board would discuss at the next meeting.

Motion made by Allen Black and seconded by Kelly Wilde the board reviewed the EAF, properly classified as an unlisted action under SEQRA and declare lead agency for this application.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kelly Wilde and seconded by Allen Black to set a public hearing for May 18, 2026 at or about 6:00 PM.

VOTING: Unanimous. **MOTION CARRIES**

ZBA000295 J Bryan Hickman TMP#289.14-1-37.00; 5702 St Hwy 7

Use Variance Application

J Bryan Hickman, authorized representative was present to represent the Use Variance Application for the Emmons Methodist Church property. He is under contract to purchase the church property, contingent on obtaining a Use Variance to renovate it into a residential rental. Mr. Hickman came forward to introduce himself and his son in law, Curtis Buck. Mr. Hickman lives locally in Franklin and has a short term rental in the Town, that he purchased and renovated. He recently purchased another home in the Town, that he is currently renovating. He has been in marketing for 25 years within traveling/tourism space and is passionate about taking something worn down and bringing back the beauty/character of the area. Mr. Buck gave an overview of the property. The church itself has not been operating for 6 months or more with congregation down to 4 dedicated members. The property has no septic or well. The structure is 2700sf. While large for a single family residence, they are proposing renovating into a 2 to 3 family unit. Once they purchase and the establish the

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layout, the property/building will dictate if they proceed with a 2 or 3 family dwelling unit. They will be doing a interior gut renovation, but want to respect the architectural design. Property is a .48 acre parcel, with residences on each side in close proximity and a cemetery across the street. Applicants expressed that the parcel was more economically feasible and suited for a multi-unit residence, than a business with lights, signs, and limited parking. Chair Stolzer questioned intent to use for short term rental and applicants said yes baseball/college families and considering midterm rentals to traveling nurses. Applicant is aware that short term rentals require a Special Use Permit in the Town. Chair, Michael Stolzer stated that the board had reviewed the environmental assessment form and other supporting materials. Based on this information this action is properly classified as an unlisted action under SEQRA and that he would entertain a motion to classify this action under SEQRA and declare the intent of the Zoning Board of Appeals to act as lead agency. Applicant was given the criteria that the board would discuss at the next meeting.

Motion made by Kelly Wilde and seconded by David MacClintock the board reviewed the EAF, properly classified as an unlisted action under SEQRA and declare lead agency for this application.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Allen Black and seconded by Kelly Wilde to set a public hearing for May 18, 2026 at or about 6:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

Adjournment:

Motion made by Kelly Wilde and seconded by David MacClintock to adjourn at 7:54 PM, with the next scheduled meeting May 18, 2025 at 6:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk

APPROVED
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TOWN OF ONEONTA

CHAIRMAN

5/18, 2026