

**Town of Oneonta Planning Board
Board Meeting
Monday, March 3, 2025 at 7pm**

Present: Dan Baker; Breck Tarbell; Jenny Koehn; Carla Balnis; Rob Lishansky; Reggie McGuinness (Chairman)

Absent: Ed Dower

Others Present: Dave Cyzeski; Tasi Karabinis; Todd Scanlon; Jacqueline Scanlon; Melinda Webster; Christopher Boecker; Teresa DeSantis; James Hurtubise; Wilhelmina Hurtubise

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

March 17, 2025
per _____

CHAIRMAN

The meeting was called to order at 7:00 PM.

Public Hearings: none

New Applications:

PB000693 Karabinis Development/Tasi Karabinis TMP#300.11-1-8.00; 5009 ST HWY 23

Site Plan Review Application

Tasi Karabinis was present to represent the Site Plan Review Application for a new building (bank or restaurant) with a drive thru, connecting to existing utilities. He has a purchase agreement with the property owner and supplied a completed authorized representative form. He also has an application before the Zoning Board of Appeals for an Area Variance Application to allow parking in the front yard setback, that is being reviewed concurrently. The Town Code does not allow parking in the front yard, in the Highway Development District. He is seeking a variance in order to have sufficient parking and cited several properties on the Southside corridor that have parking in the front. The public hearing for variance is on 3/24/2025. The proposed new access with a curb cut, will allow traffic access directly onto St Hwy 23 thru an existing traffic light.

Motion made by Rob Lishansky and seconded by Jenny Koehn to declare lead agency and forward to Otsego County Planning for 239 review. Applicant to possibly return on April 7, 2025, in order to allow 30 days for responses to be received. The responses will be forwarded to applicant as they are received.

VOTING: Unanimous. **MOTION CARRIES**

PB000695 Todd & Jacqueline Scanlon TMP#298.00-2-12.03; 297 Co Hwy 9

Special Use Permit Application for short term rental

Todd and Jacqueline Scanlon were in attendance to represent the Special Use Permit Application for the short term rental of their 5 bedroom single family residence. Mr. Scanlon advised that they had done short term rental years ago. They will be remaining local during the rental, as they have goats and chickens to take care of daily. The required fire maintenance inspection has been completed and passed. Chairman McGuinness verified that the "Conditions Checkoff" was completed and signed.

Motion made by Jenny Koehn and seconded by Rob Lishansky to set a public hearing for March 17, 2025 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB00069 Melinda Webster TMP#299.07-4-80.00; 17 Elmwood Ave

Special Use Permit Application for short term rental

Melinda Webster was present to represent the Special Use Permit Application for the short term rental of her 2 bedroom single family residence. The required fire maintenance inspection has been completed and passed. Ms.

Webster advised the board that she was moving, but that she would be remaining local. She plans to list the rental on Airbnb.

Motion made by Breck Tarbell and seconded by Dan Baker to set a public hearing for March 17, 2025 at or about 7:15 PM.

VOTING: Unanimous. **MOTION CARRIES**

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Continuing Business:

PB000587 James Hurtubise TMP#286.00-2-45.01; 393 Co Hwy 9
Special Use Permit Operating Permit Renewal for outdoor event venue

James Hurtubise appeared as requested by the board for his annual renewal of his Special Use Permit for outdoor event venue, i.e. weddings, parties, fundraisers and horse shows. He has had no complaints or violations cited, since his Special Use Permit was issued December 20, 2021 for 3 to 5 events annually. They did hold another Mud Run fundraiser for Family Services last fall. He advised that he had no events scheduled at this time, but are looking into options to share the view.

Motion made by Dan Baker and seconded by Rob Lishansky to approve the annual operating permit renewal of Special Use Permit for outdoor event venue, three to five events per year as originally approved, and to return annually for renewal.

VOTING: Unanimous. **MOTION CARRIES**

PB000679 St James Manor/Barbara Monroe Harmon TMP#301.00-1-47.02; 9 St James Pl
Site Plan Review Application

Barbara Monroe Harmon was in attendance to continue with the Site Plan Review from September 16, 2024, to add 4 additional single family residences to the St. James Manor Retirement Community. Applicant submitted the Stormwater Pollution Prevention Plan with updated Site Plan on February 6, 2025. A Lead Agency Coordination Request Letter and Otsego County 239 review request went out on September 17, 2024. Otsego County Planning Department returned for local action; No significant county-wide or inter-community impacts. Chairman McGuinness asked Ms. Monroe Harmon if she'd heard from NYSDEC and/or USACE. Ms. Monroe Harmon replied that the Stormwater Plans were in the process of being reviewed by NYSDEC and that the USACE had replied that the work was outside of the Federal Wetlands. Chairman McGuinness requested that she forward the USACE response and NYSDEC's response once she received, to the Code Enforcement Office. The board questioned the emergency egress route being on a separate parcel and if there was a right-a way/maintenance agreement. Ms. Monroe Harmon clarified that the main access was from the main campus, but the emergency egress route shown was a separate parcel owned by St. James Manor. That parcel has 2 houses on it, one that they plan on obtaining a demolition permit for and the other is being used for storage. Chairman McGuinness noted that updated site plan moved a couple houses, due to wetlands. Ms. Monroe Harmon advised that before trees are cut and fill, a delineation of the wetlands would be done. Chairman McGuinness expressed excited for the project and looking forward to having completed, but the board had the option of a decision based on contingencies or wait for more documentation. Ms. Monroe Harmon was advised to forward documentation to Code Office and it would be placed on the next available Planning Board agenda.

Minutes:

Minutes were reviewed by the board from February 17, 2025 board meeting.

Motion made by Breck Tarbell and seconded by Jenny Koehn to approve the minutes.

ABSTAIN: Ed Dower

ALL IN FAVOR MOTION PASSED

Discussions:

The Planning Board meeting scheduled for 4/7/2025 may need to be canceled, as the NY Planning Federation training is being held April 6-8, 2025.

Adjournment:

Motion made by Rob Lishansky and seconded by Dan Baker to adjourn at 7:40 PM, with the next scheduled meeting March 17, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
March 17, 2025
[Signature]
CHAIRMAN