

DRAFT

Town of Oneonta
Zoning Board of Appeals
Meeting Minutes
August 23, 2021

Approved
9/29/21

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

Absent: D. Allison, D. Prouty

Others: Trish Kerr, Ricardo Reid (Oneonta SDA Church, Donna Greene, Barbara Hazan, Ed May (American Storage Systems)

A. Roll Call

- Chairman Cannistra called the meeting to order at 7:00pm and called for the roll.
- Next meeting is scheduled for September 27, 2021

B. Minutes – July 26, 2021

MOTION: A motion was made by K. Pym and seconded by M. Stolzer to approve the minutes as amended.

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

C. New Applications:

- **Seventh Day Adventist Church, Special Sign Permit**

Tax Parcel No: 287.00-1-52.00

634 State Highway 205

Zoning: RA-40 (Residential – Agricultural District)

The applicant is requesting a special sign permit to replace the existing freestanding sign with a new larger freestanding sign.

Allowable # of signs: 1 sign allowed.

Allowable area of signs: 2 SF max per sign allowed.

Existing Signage: Existing approved special sign for church in residential district.

The proposed sign needs special sign permit approval because:

1. In RA-40 districts signs are limited to number and size. The Church desires to replace and improve their sign which will require special sign permit approval from the ZBA.

Donna Greene appeared on behalf of her application. She would like to replace the existing sign in order to display messages in addition to the name of their church. The board asked her to bring documentation to the next meeting from the church that she might represent the application.

MOTION: A motion was made by M. Stolzer and seconded by K. Pym to set a public hearing on 9/27/21 at 7:15pm or as possible thereafter.

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

D. Public Hearings:

- **Barbara Hazan, Area Variance**

Tax Parcel No: 308.00-2-7.00

330 Pony Farm Road

Zoning: ID-2 (Industrial Development District)

The applicant requests an area variance to construct a new 2 story self-storage structure.

Code Review:

Building location and setbacks.

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<u>Setback</u>	<u>Required</u>	<u>Proposed</u>
Front Yard	30 ft	8 ft
Side Yard	30 ft	complies
Rear yard	30 ft	complies
Frontage	125 ft	No Change
Building Height	35 ft	<35 ft

The public hearing began at 7:30pm and Chairman Cannistra read aloud the notice from "The Daily Star". Barbara Hazan, Manager of American Storage Systems represented the application. The owner would like to build a new storage facility on the grounds. She submitted photos of the property and a layout of the new storage facility. She stated that she would like to place it further back in order to allow large trucks and RV's to maneuver through the property with enough room for them to turn around. If she placed the unit within the setback, it would impede the traffic flow and safety of the vehicles. She does not believe that there will be any detriment to other properties as there are mostly businesses there as well. She also states that the request is not substantial because they have room for it and there are already other storage units on the property.

Ms. Hazan also maintains that there should be no adverse environmental issues as she has 3 existing water runoffs and that she will grade the new building to join the existing drainage system. She states that the water will not run into the neighbor's yard. No one else addressed the application and the public hearing closed at 7:41pm.

The board discussed that based on the location the new building would not change the character of the neighborhood, the benefits could not be achieved in any other way, it is not a substantial request and they did not find any adverse effects.

MOTION: A motion was made by M. Stolzer and seconded by K. Pym to approve the Area Variance.
DISCUSSION: None **VOTING:** Unanimous **Motion Carries.**

There being no further business before the Board, the meeting was adjourned at 7:55pm.
Laura Sause,
Clerk of the Zoning Board of Appeals