

**Town of Oneonta Planning Board
Board Meeting
Monday, January 3, 2022 at 7pm**

Present: Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: Tom Rowe

Others Present: Michael Ranieri; Gavin Vuillaume; Howard Gelbsman; Jeff Gelbsman; Marty Andrews; Josh Hogan

The meeting was called to order at 7:03 PM.

Public Hearing:

PB000535 Michael Ranieri TMP#275.00-1-36.01; 24 Birchwood Dr
Special Use Permit for Short Term Rental

Motion made by Jenny Koehn and seconded by Breck Tarbell to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Chairman Camarata opened the public hearing and asked if anyone was present to speak for or against the Special Use Permit Application for the short-term rental of the 3-family residence (2-6 bedroom apartments and a 1-bedroom apartment) and 2-bedroom cottage on this parcel. Michael Ranieri was present and the notifications were verified. No one came forward to speak for or against the application. The board had no additional questions for applicant.

Motion made by Rob Lishansky and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Rob Lishansky that the Special Use Permit Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**


Motion made by Jenny Koehn and seconded by Breck Tarbell to approve the Special Use Permit Application for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Application:

PB000590 Hoffman Development Corporation TMP#300.14-1-6.00; 716 St Hwy 28
Site Plan Review Application

Gavin Vuillaume, RLA of Environmental Design Partnership and Marty Andrews, Director of Development for Hoffman Development Corporation were present to represent the Site Plan Review Application to construct a 6400sf automated car wash building. The project includes 3 queuing lanes, a single full access driveway on State Highway 28, 15 vacuum parking spaces and 6 employee parking spaces. Site utilities include public sewer and water with on-site stormwater management. Mr. Andrews advised that they are a family run business in operation for 50 years, based in Albany and just opened their 21st carwash in Utica in November. The company is community minded stating examples of Veterans Day Carwash and a food drive wash that stays local. Their managers take care of property as if his own building, wanting to do well and be a part of the community. The application was forwarded to Otsego County Planning, NYSDOT and NYSDEC via email on 12/21/2021. NYSDOT responded on December 29, 2021 and a copy was given to Mr. Vuillaume at the meeting to address. Otsego County Planning response was received December 30, 2021 and stated approved with modifications noting to see NYSDOT regarding drainage and stormwater requirements. To date there has been no response from NYSDEC, but advised it would be forwarded to them upon receipt. Chairman Camarata advised applicant of the Town of Oneonta's Complete Street Policy and the requirement to construct a sidewalk. While there is currently no sidewalk to connect to, Mr. Andrews stated he understood that they had to start somewhere and that they had no problem with adding one. They are developing 1.78 acres of the 2.13 acre parcel and may subdivide in the future, but as of now no plans. Mr. Andrews questioned whom would be responsible for sidewalk and Chairman Camarata advised that they would be responsible. Chairman Camarata pointed out that municipal water is still approximately a year out. Applicant verified that they would be probably wait and coincide to hookup to the municipal water. They use an aqua bio system that recycles approximately 15 gallons per car filtering out sediment and used for the under blast. They stated that they saw large existing culverts behind the property that seem to be operating fine. They anticipate about a year for the purchase of land and construction. They have

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their own landscaping department with their own greenhouses and the trees planted will be between 8-12 feet tall. The hours of operation are 8AM to 8PM and open 7:30AM on Saturdays. During daylight savings time they close at 7PM. There will be downlighting on building to include the vacuum area and those lights will be turned off at 8:30PM. One lane uses a RFID card reader and other 2 are credit card or cash. The carwash itself is single lane and it takes approximately 2 minutes. Chairman Camarata advised that Paul Neske, Code Official would contact the Oneonta Fire Department regarding site plan. to verify sufficient turn radius. Applicants advised once all the input from agencies was received a full set of plans would be done to present to board. Board questioned applicant about the trailer, but they stated they did not know what was going on there. The applicant has not purchased the property yet and it would be handled by the lawyers. The parcel with the trailer on it, is a separate parcel.

PB000592 Monser Brothers/Howard Gelbsman TMP#299.07-4-27.00; 375 Chestnut St
Site Plan Review Application

Howard Gelbsman and Jeff Gelbsman was present to represent their Site Plan Review application for a 12x34 addition. The office portion of their building sustained fire damage on 12/3/2021 and they are currently operating the office in a trailer on site. They would like to square off the building during reconstruction of the single-story wood frame structure to increase their customer waiting area, bathrooms, offices and parts storage. The trailer was positioned with input from their contractor Rick Eastman. Customer parking is to the left of trailer facing City of Oneonta line. Employee vehicles and vehicles left for extended time are being parked out back where the house was removed, so there is plenty of parking. They have applied for a demolition permit.

Motion made by Breck Tarbell and seconded by Reggie McGuinness that the Site Plan Review Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Rob Lishansky to approve the Site Plan Review Application for 12x34 addition.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

Minutes:

Minutes were reviewed by the board from December 20, 2021 board meeting.

Motion made by Reggie McGuinness and seconded by Rob Lishansky to approve the minutes.

ALL IN FAVOR **MOTION PASSED**

Adjournment:

Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 7:46 PM, with the next scheduled meeting February 7, 2022 at 7:00 PM, as no new applications have been received for the next scheduled meeting of January 17, 2022.

ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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