

Town of Oneonta Planning Board  
Board Meeting  
Monday, May 21, 2018 at 7pm


**Present:** Tom Rowe; Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Rob Lishansky; Joseph Camarata (Chairman)  
**Absent:** Reggie McGuinness  
**Others Present:** Brenda Blask-Lewis; Monica Anderson; Mary Ann Hartmann; Sara Stedman; William Decker Jr.;  
Joanna Shem-Tov

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

**Public Hearings:**

**PB000467 Monica Anderson TMP#287.19-4-50.00; 31 School House Ln**  
Special Use Permit Application for Short Term Rental

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

JUNE 4, 20 18  
  
CHAIRMAN

**Motion** made by Kirt Mykytyn and seconded by Tom Rowe to open the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

Chairman Camarata opened the meeting and asked if there was anyone in attendance to speak for or against the Special Use Permit for a short term rental. Monica Anderson was present to represent the application. Mary Ann Hartmann stood to question what safe guards were in place for Short Term Rentals. Chairman Camarata advised that should there be any issues to contact the code office and they would follow up with Ms. Anderson. Ms. Anderson advised she lives next door and also gave her number out when she canvased the neighborhood. No one else came forward to speak for or against the application. The notifications were verified and fire inspection was completed.

**Motion** made by Kirt Mykytyn and seconded by Jenny Koehn to close the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Kirt Mykytyn and seconded by Breck Tarbell to declare a negative SEQR for the Special Use Application for Short Term Rental Application.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Jenny Koehn and seconded by Kirt Mykytyn to approve the Special Use Permit Application for the Short Term Rental.

**VOTING:** Unanimous. **MOTION CARRIES**

**PB000468 Sara Stedman TMP#309.00-1-51.02; 295 St Hwy 28**

Special Use Permit Application for Short Term Rental

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

**VOTING:** Unanimous. **MOTION CARRIES**

Sara Stedman was present to represent the application and the notifications were verified. Chairman Camarata opened the meeting and asked if there was anyone in attendance to speak for or against the application. No one came forward to speak for or against the application.

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

**VOTING:** Unanimous. **MOTION CARRIES**

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**Motion** made by Breck Tarbell and seconded by Jenny Koehn to declare a negative SEQR for the Special Use Application for Short Term Rental Application.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Tom Rowe and seconded by Rob Lishansky to approve the Special Use Permit Application for the Short Term Rental.

**VOTING:** Unanimous. **MOTION CARRIES**

**PB000470 William Decker Jr. TMP#300.14-1-29.00; 114 Southside Dr**

Special Use Permit Application for Short Term Rental

**Motion** made by Breck Tarbell and seconded by Tom Rowe to open the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

William Decker Jr was present to represent the application and the notifications were verified. Chairman Camarata opened the meeting and asked if there was anyone in attendance to speak for or against the application. No one came forward to speak for or against the application.

**Motion** made by Kirt Mykytyn and seconded by Breck Tarbell to close the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Tom Rowe and seconded by Kirt Mykytyn to declare a negative SEQR for the Special Use Application for Short Term Rental Application.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Kirt Mykytyn and seconded by Jenny Koehn to approve the Special Use Permit Application for the Short Term Rental.

**VOTING:** Unanimous. **MOTION CARRIES**

**New Application:**

**Centerline Communications for AT&T TMP# 309.00-1-58.00; 1804 Co Hwy 48**

Special Use Permit Application PB000472

Brenda Blask-Lewis of Centerline Communications (agent for AT&T) appeared to represent the Special Use Permit Application for a cell tower modification, swapping 2 panel antennas at the existing antenna centerline height of 182' AGL and adding 4 associated remote radio units and 1 surge arrester with 2 DC line and 1 fiber line. The installation will enhance wireless communications services to the community and will enable users to access a state-of-art, fully digital system for voice communications, messaging, and data transmission and reception. The installation will not increase the height of the tower or the dimensions of the equipment compound. Therefore since there is no substantial change to the physical dimensions of such tower or base station, applicant would like to request a waiver be granted and released to the building department for a permit.

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

**VOTING:** Unanimous. **MOTION CARRIES**

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**Motion** made by Jenny Koehn and seconded by Rob Lishansky to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow AT&T to complete the modifications set forth in its May 4, 2018 application.

**VOTING:** Unanimous. **MOTION CARRIES**

**Centerline Communications for AT&T TMP# 288.00-2-36.03; 224 Cemetery Hill Rd**  
Special Use Permit Application PB000473

Brenda Blask-Lewis appeared to represent Mary Caulfield's Special Use Permit Application for Centerline Communications (agent for AT&T) for a cell tower modification, swapping 1 existing antenna with 1 new panel antenna, swapping 2 remote radio units and two A2 modules with 3 new remote radio units at the existing antenna centerline height of 210" AGL. The site location was clarified as original application stated the Time Warner Cable site 176 Cemetery Hill Road TMP#288.00-2-74.02 in error. The installation will enhance wireless communications services to the community and will enable users to access a state-of-art, fully digital system for voice communications, messaging, and data transmission and reception. The installation will not increase the height of the tower or the dimensions of the equipment compound. Therefore since there is no substantial change to the physical dimensions of such tower or base station, the applicant would like to request a waiver be granted and released to the building department for a permit.

**Motion** made by Breck Tarbell and seconded by Tom Rowe that the Special Use Permit Application submitted by Centerline Communications, LLC will not have a negative impact on the environment.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Jenny Koehn and seconded by Rob Lishansky to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow AT&T to complete the modifications set forth in its May 4, 2018 application.

**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:**

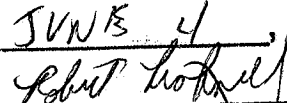
**PB000471 Ohad Shem-Tov TMP#300.08-3-4.00; 5367 St Hwy 7**  
Site Plan Review Application

Ohad Shem-Tov appeared before the board on 5/7/18 and the discussion was tabled, with the applicant advised he would need to provide a site drawing to scale showing the required parking to covert the basement of his 2 family residential rental (non-owner occupied) located in a B2 zoning district into an professional office space for himself. Joanna Shem-Tov (wife) appeared before the board, as her husband was out of town. She advised the board that they had contacted Larry Stevens (contractor) to discuss constructing parking surface (compacted gravel as required by Town Code) as indicated on sketches provided. Septic is approximately 15ft from the garage door (not large enough for a car) and they will be fencing it off. Ms. Shem-Tov advised the board that they have 67ft, which is more than sufficient to construct 6 parking spaces in the front yard with a circular drive around the existing pine tree. Even though a permit is not required for a fence, the board advised that the first step would be to apply for a building permit, in case work needs to be done in and around that area.

**Motion** made by Kirt Mykytyn and seconded by Jenny Koehn that the Site Plan Review Application submitted will not have a negative impact on the environment.

**VOTING:** Unanimous. **MOTION CARRIES**

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**Motion** made by Rob Lishansky and seconded by Tom Rowe to approve the Site Plan Review Application contingent upon obtaining a building permit, installation of fence around septic area and compacted gravel for parking.

**VOTING:** Unanimous. **MOTION CARRIES**

**Discussions:** none

**Minutes:**

Minutes were reviewed by the board from May 7, 2018 board meeting.

**Abstain:** Tom Rowe

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

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

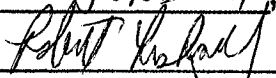
**Motion** made by Rob Lishansky and seconded by Jenny Koehn to adjourn at 7:48 PM, with the next scheduled meeting June 4, 2018 at 7:00PM.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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