

**Town of Oneonta Planning Board  
Board Meeting  
Monday, October 16, 2017 at 7pm**

**Present:** Tom Rowe; Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

**Absent:** None

**Others Present:** Rob Panasci (Town Attorney); Kevin Morris; Patrick Calhoun; Joseph Ruffano

The meeting was called to order at 7:01 PM.

**New Applications:**

**Springbrook NY, Inc./Tom Ford TMP#289.00-1-42.01; 5588 St Hwy 7**  
Site Plan Review Application PB000455

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

Dec 18, 20 17  
  
CHAIRMAN

Kevin Morris appeared before the board to represent the Site Plan Review application for Springbrook NY, Inc. to add 35 additional parking spaces. No lighting is proposed on the plan submitted. The facility is being used for a pre-school, day rehabilitation, and a training center. Chairman Camarata advised Mr. Morris to have Tom Ford forward a representative authorization form to the code office.

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

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

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to approve the Site Plan Review Application with the condition that any additional lighting, plan is to be submitted to the code office for review and approval.

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

**Public Hearings:**

**Patrick Calhoun TMP#287.09-1-49.00; 2885 Co Hwy 8**  
Special Use Permit Application PB000449

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

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

Notifications were verified and the public hearing notice was read aloud. Patrick Calhoun was present to represent the Special Use Permit Application for a short term rental. Chairman Camarata asked if there was anyone present that would like to speak for or against the application. No one came forward to address the board. The code office re-inspected on September 26, 2017 and all the violations have been cleared. Applicant was instructed to provide the code office with their contact information during the summer rental.

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to close the public hearing.

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

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky that the Special Use Permit Application for a Short Term Rental will not have a negative impact on the environment.

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

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

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

**Continuing Business:**

**Joseph Rufrano TMP#300.00-3-72.00; 5252 St Hwy 23**

Site Plan Review Application PB000451

The board had tabled the discussion at the October 2, 2017 meeting pending more detailed/updated drawings. Joseph Rufrano appeared before the board to represent the new engineered building drawings submitted and dated 10/16/17. Mr. Rufrano handed out a hand drawn updated site map to the board to include drive and parking spaces. As discussed during the last meeting, lot and drive to be paved as soon as possible. Parking has been calculated at 11.5 spaces and 13 spaces are shown on drawing. Two of the spaces are marked handicap and only one space is required. It was discussed that if parking were slanted in the back, although may lose a parking spot it might be more conducive to a one-way drive. Per code, driveways are to be a minimum of 12' and site drawing shows 10', which Mr. Rufrano stated that he modeled after McDonald's. Mr. Rufrano would like to minimize his initial investment, before trying to seek a lot line change. He verified with Paul Neske that the widest vehicle allowed on the road is 9 feet. The existing well is on another parcel serving 3 buildings on that parcel, therefore serving 4 buildings total. With the change in use of the building, the attorney stated he would look into if a shared use water agreement would be necessary. The results of the water draw down test performed by Barney and Son's Well Drilling, Inc. (Jeff) were submitted today, but have not been reviewed by Code Enforcement. The septic system needs to be engineered in accordance with Department of Health regulations and approved by the code office. The hours of operation will initially be 8:30am to 6pm, Monday thru Saturday. Mr. Rufrano stated the drawing has adequate green space (20.7%). Board advised they would need an engineered site drawing in order to approve and would be placed on the November 6, 2017 agenda. Mr. Rufrano asked whether there was a way to obtain a preliminary approval, but the board advised him that there are no preliminary approvals for site plan review.

**Discussions:** None

**Minutes:**

Minutes were reviewed by the board from October 2, 2017 board meeting.

**Abstain:** Breck Tarbell; Joseph Camarata

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to approve the minutes.

**ALL IN FAVOR                      MOTION PASSED**

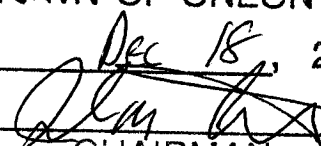
**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:25 PM, with the next scheduled meeting November 6, 2017 at 7:00PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
Dec 18, 2017  
  
CHAIRMAN