

**Town of Oneonta Planning Board
Board Meeting
Monday, October 21, 2019 at 7pm**

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

Absent: none

Others Present: Hyde Clark (Representative for Town Attorney); Sheryl Avery-Dulovich; Rick Amo

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

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

Public Hearing: none


CHAIRMAN

Continuing Business:

PB000520 William Featherstone/Marc Barbera TMP#287.00-1-59.00/287.00-1-57.01; 233/189 Winney Hill Rd
Lot Line Change Application

Cheryl Avery-Dulovich (Lawson Surveying & Mapping) was the authorized representative in attendance. David Frame closed on the property consisting of 33.039 acres from William Featherstone 40.2 acre lot (noted TMP# 287.00-1-59.00 on the survey map provided) and adjoining 17.72 acre lot (TMP#287.00-1-57.01) from Marc Barbera, on October 16, 2019. A copy of the signed deed was provided, stating consolidating the parcels subject to approval by the Planning Board of the Town of Oneonta. The parcels must be appended to ensure not creating a land locked parcel.

Motion made by Reggie McGuinness and seconded by Rob Lishansky that the Lot Line Change Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Tom Rowe to approve the Lot Line Change Application.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000522 Farmhouse Partnership TMP#300.14-1-6.00 & 300.14-1-9.00; 716 & 718 St Hwy 28
Lot Line Change Application

Richard Amo (Director of Operations) appeared before the board to represent Martin and Brenda Patton DBA Farmhouse Partnership application for a lot line change. Applicant would like to combine lots TMP# 300.14-1-6.00 and 300.14-1-9.00 for development of the old Christopher's Restaurant and Lodge's site. Smaller parcel is less than acre; pre-existing non-conforming with life rights Maier mobile home. Mobile home is buffered by an existing stockade fence. Previously one of the lodges was right on, possibly over property line. Therefore if lots were combined there would be sufficient room for the forth building noted on the survey map provided, as a proposed bank building with a drive thru. Both parcels are within the HDD district. Discussion was tabled until the public meeting is held for the Site Plan Review Application below.

PB000521 Farmhouse Partnership TMP#300.14-1-6.00 & 300.14-1-9.00; 716 & 718 St Hwy 28
Site Plan Review Application

Richard Amo (Director of Operations) appeared before the board to represent Martin and Brenda Patton DBA Farmhouse Partnership application for Site Plan Review. Site plan presented prepared by Rasmussen Land Surveyors, dated October 15, 2019 is for a proposed up to 4 separate buildings for lease. At this time, there is one proposed tenant being that of a bank with a drive thru. Site plan is designed for maximum occupancy and will be a phased project. The board

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discussed the need for the infrastructure to be in place. There is an existing traffic light at Hannaford intersection and as with Buffalo Wild Wings no turn lane from the East. They are putting a water building in to pump water from existing wells to the bank (that doesn't require a lot of water) and any future tenants, until the water district is installed. There is some existing street lighting and they are looking at using the same sign, with the top being electronic on both sides. Both lots are in an HDD zone that allows multiple structures and uses on a single parcel. Since the property borders a residential neighborhood, a public meeting with notifications sent for all neighbors within 200 linear feet is required. Application will be referred to Otsego County and NYS Department of Transportation.

Motion made by Tom Rowe and seconded by Kirt Mykytyn to set a public meeting for November 4, 2019 at or about 7:30 PM.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

Board discussed the Town Board referral regarding an Amendment to Zoning Map Application that has been filed for TMP# 289.00-1-40.00, 289.00-1-34.00, 289.00-1-35.00 and 289.00-1-39.00. Properties are located in a B-2 General Business district and owner would like to have changed to a PDD: Commercial-Industrial District, to enhance property for future development. Hyde Clark read aloud the Town Code section for allowable uses in a PDD Commercial and Industrial District. Board questioned what applicant had in mind. Chairman Camarata advised he would have to ask Bob Wood (Town Supervisor) for further information and they would continue discussion at the next Planning Board meeting.

Minutes:

Minutes were reviewed by the board from October 7, 2019 board meeting.

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 8:06 PM, with the next scheduled meeting November 4, 2019 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

11/4, 20 19
CHAIRMAN