

**Town of Oneonta Planning Board  
Board Meeting  
Monday, February 5, 2018 at 7pm**

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

**Absent:** Rob Lishansky

**Others Present:** Rob Panasci (Town Attorney); Robert Behnke; Andrew Turner; Sharon Turner; Thomas Platt; Joseph Rufrano; Ben Beisler

The meeting was called to order at 7:04 PM.

**Public Hearings:**

**C Bears LLC TMP#300.00-3-67.221; 5174 St Hwy 23**

Minor Subdivision Application PB000458

**APPROVED**

BY THE PLANNING BOARD  
TOWN OF ONEONTA

Feb 19, 20 18

  
CHAIRMAN

Chairman Camarata opened the public hearing for C. Bears LLC minor subdivision application. The notifications were verified and Chairman Camarata asked if anyone was present for or against this application. Southside Drive residents, Mr. and Mrs. Turner came forward to voice their concerns and questioned the intension of subdivision. Robert Behnke (owner representative) was present and advised downsizing their vacant land holdings with the intent of putting the three residential lots up for sale. Chairman Camarata advised lots are in residential zone (RA40). The lots meet the requirements for 1 to 2 family dwellings, but nothing in code to prevent rentals.

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to close the public hearing.

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

**Motion** made by Kirt Mykytyn and seconded by Breck Tarbell that the Minor Subdivision will not have a negative impact on the environment.

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

**Motion** made by Jenny Koehn and seconded by Reggie McGuinness to approve the Minor Subdivision, per Survey Map prepared by Kaatskill Mountain Surveyors, LLP with revision date 11-2-17. The mylar and deed descriptions are to be filed at the county within 60 days, receipt of filing to be turned in to the Code Enforcement office.

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

**New Applications:**

**Thomas C Platt TMP#258.00-2-26.01; Wilber Lake Rd**

Minor Subdivision Application PB000460

Thomas Platt appeared before the board to represent the Minor Subdivision Application. On December 18, 2017 the Zoning Board of Appeals held a public hearing and approved an area variance for subdivision with no frontage along a public way, conditioned on Utter/Whiteman (adjoining property owners in the Town of Laurens) purchase of property. Mr. Platt stated that the adjoining property owner wishes to purchase the land for recreational use only. The board discussed that parcel would not be a buildable lot in the Town, as parcel would be land locked and no access in case of emergency. The board was willing to consider the subdivision given the unique circumstances associated with the parcel bordering the Town of Laurens. Attorney Panasci advised parcel could be annexed to the Town of

