

**Town of Oneonta Planning Board
Board Meeting
Monday, October 2, 2017 at 7pm**

Present: Tom Rowe; Kirt Mykytyn; Jenny Koehn; Reggie McGuinness; Rob Lishansky (Acting Chairman)

Absent: Breck Tarbell; Joseph Camarata

Others Present: Hyde Clark (Representative for Town Attorney); Thomas Falco; Benjamin Cotter; Kirstin Cotter; Gerald Mackey; ~~Mackey~~; Joseph Rufrano; Mike O'Reilly; Dan O'Reilly; Barry Feinman; Nicole Viola; Sam Feinman

The meeting was called to order at 7:05 PM.

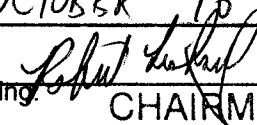
Public Hearings:

Benjamin & Kirstin Cotter TMP#300.00-3-18.00; 212 Southside Dr
Special Use Permit Application PB000447

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

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

OCTOBER 16, 2017

CHAIRMAN

Acting Chairman Lishansky 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. Benjamin & Kirstin Cotter appeared before the board to represent their Special Use Permit Application for a short term rental. Notifications were verified. Floor plan was given to the board for review, as requested. The fire inspection for the 5 bedroom home with 4 baths has been completed and applicant has been given 30 days to correct the violations. Applicant advised he will have the violations corrected and be able to close the open building permit within 2 weeks. Board discussed making the motion to approve with contingencies and tabled for SEQR.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Reggie McGuinness 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 Tom Rowe to approve the Special Use Permit Application for the Short Term Rental contingent on passing the fire inspection and closing the building permit.

VOTING: Unanimous. **MOTION CARRIES**

Gerald & Courtney Mackey TMP#286.12-1-24.00; 2817 Co Hwy 8

Special Use Permit Application PB000450

Motion made by Tom Rowe and seconded by Jenny Koehn to open the public hearing.

RECUSE: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Acting Chairman Rob Lishansky recused himself and turned the meeting over to Kirt Mykytyn, whom asked if there was anyone present to speak for or against application. Notifications were verified and no one came forward to speak for or against application. Gerald Mackey appeared before the board to represent the Special Use Permit Application for a short term rental of his 4 bedroom home during the summer months. Contact information was given and fire inspection was completed prior.

Motion made by Tom Rowe and seconded by Reggie McGuinness to close the public hearing.

RECUSE: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

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

RECUSE: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

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

RECUSE: Rob Lishansky.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

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

Site Plan Review Application PB000451

Joseph Rufrano appeared before the board to represent the Site Plan Review Application to use a portion of the building for a health food store, cafe and a pickup window (spinoff of The Green Earth on Market Street). Currently only 2 rooms are occupied, one room is being used as a spa and another for massage. There is an existing 12ft drive around the building and they want to expand to a one way with 2 lanes with curbing. There is not enough room for 2-12ft lanes. The outside lane will go around back for parking and the inside lane to be used for the pickup window on the west side of the building. Applicant was advised needed parking lot paved and Webster Paving wouldn't be available until 2018, so base work is being done by Larry Stevens. Well serves 3 to 4 other businesses and applicant is in the process of arranging to have Reed and Sons perform a water draw down test. There is an existing 500 gallon water storage tank that was installed 2 to 3 years ago. Septic options have been turned in for review. After reviewing the floor plan and all the drawings submitted, it was decided that the discussion would be tabled until the next planning board meeting October 16, 2017. Applicant to have engineer draw up a detailed update plan showing the whole building including doors, windows, drive to include ingress/egress, parking. The hours of operation needs to be clarified, as well as verify sufficient parking. Applicant questioned if planning board had the discretion to approve the 10ft perimeter for the drive thru and if offsite parking could be granted thru an easement. There may be the possibility of a lot line change or combine parcels, but they too present other complications.

Two Tom Co., Inc TMP#299.06-2-75.00; 18 Keith St

Site Plan Review Application PB000454

Thomas Falco, Jr. appeared before the board to represent the Site Plan Review application to place 8'x20' shipping containers for storage along one side of the property to rent out. He would like to set 4 or 5 and see how it goes, with a maximum of 10. Containers are movable and will be set side by side on gravel, as close as possible to one another. Applicant is going to paint units to match the existing 3 structures on the property.

Motion made by Kirt Mykytyn and seconded by Jenny Koehn that the Site Plan 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 Site Plan Review Application to add up to 10 storage containers.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

OCTOBER 16, 2017

Robert Koehn

CHAIRMAN

Two Tom Co., Inc TMP#299.06-2-82.01; 48 Oneida St
Site Plan Review Application PB000453

Thomas Falco, Jr. appeared before the board to represent the Site Plan Review application to place 8' x 20' shipment containers for storage along one side of the property to rent out. He would like to set 4 or 5 and see how it goes, with a maximum of 10. Applicant stated units will be painted to match existing structures. Containers are movable and will be set on gravel. It was agreed with applicant they would be set beginning at the start of the private road, as shown on site drawing.

Motion made by Tom Rowe and seconded by Kirt Mykytyn that the Site Plan will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to approve the Site Plan Review Application to add 10 units maximum in location shown on the site drawing, beginning at the start of the private road as close as possible to one another.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

Oneontawood LLC TMP#300.11-1-22.02; 762 St Hwy 28
Site Plan Review Application PB000452

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

OCTOBER 16, 2017
Robert Lishansky
CHAIRMAN

Board tabled their discussion of the application at the September 18, 2017 meetings. Mike O'Reilly and Dan O'Reilly of Principle Design Engineering PLLC appeared to represent Oneontawood LLC application for Site Plan Review to expand the parking lot for storage of rental cars for prospective tenant. Board member Jenny Koehn offered she had tried to go behind building and it was blocked by a Fed-X vehicle and had to back out. Acting Chairman Rob Lishansky reported that Chairman Camarata had been in contact with Chief Pidgeon who advised he was concerned too tight and that an Ariel truck could not get in there. They could possibly use Buffalo Wild Wings lot. It was agreed plan trying to improve the existing conditions. Plan increases lane from 16' to 18' and increased parking spaces to 9'x22' on the current revision. Wall packs are currently in place for lighting.

Motion made by Jenny Koehn and seconded by Reggie McGuinness that the Site Plan will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Tom Rowe to approve the Site Plan Review Application per submitted drawing revision dated 9/20/17.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

The board discussed the Town Board proposed amended Sign Ordinance and consensus was it was a good idea, streamlining the process and would recommend that the Town Board should move forward.

Minutes:

Minutes were reviewed by the board from September 18, 2017 board meeting.

Motion made by Reggie McGuinness and seconded by Tom Rowe to approve the minutes.

ALL IN FAVOR **MOTION PASSED**

Adjournment:

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to adjourn at 8:48 PM, with the next scheduled meeting October 16, 2017 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

OCTOBER 16, 2017

Robert ...

CHAIRMAN