

**Town of Oneonta Planning Board
Board Meeting
Monday, April 3, 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); David Merzig; Mark Mosconi; Ann Wallace; M. Pendrak; Roger Wilms; Connie Wilms; Steve DiGiglio; Karlene DiGiglio; Dave Munson; Bilal Ahmad; Jay Frazier

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

Public Hearings:

David Munson TMP# 299.07-4-5.00; 2 Murdock Ave

Special Use Permit Application PB000440 for Short Term Rental

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

April 17, 20 17

CHAIRMAN

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

David Munson appeared to represent his Special Use Permit application to use this fully furnished four bedroom single family residence as a short term rental for families that are visiting the area throughout the year. Certified receipts for hearing notifications were verified and checked off. No one appeared to speak before or against the application. The fire inspection was completed on March 30, 2017 and a re-inspection has been scheduled for April 6, 2017. Next door neighbor has put their house on the market and since is a shared driveway, board making approval conditional.

Motion made by Rob Lishansky and seconded by Kirt Mykytyn to close the public hearing.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kirt Mykytyn and seconded by Breck Tarbell to approve the Special Use Permit Application for Short Term Rental contingent on passing the Fire Inspection by the Code office and they do not use the driveway.

VOTING: Unanimous. **MOTION CARRIES**

New Applications: None

Continuing Business:

Bilal Ahmad TMP#300.11-1-26.01, 300.11-1-19.01, 300.11-1-17.00; Courtyard Dr
Lot Line Change Application PB000435

Bilal Ahmad TMP#300.11-1-26.01; Courtyard Dr
Site Plan Review Application PB000436

Ed Keplinger/Landscape Architect appeared on behalf of applicant for the proposed 91 room, 4 story hotel with 98 parking spaces. Architect supplied updated site drawings to include buffer planting, revised SWPPP in response to the Town Engineer comments, answers to questions regarding pump testing from the previous board meeting, and the water usage from the Courtyard Marriott for 2015/2016. Mr. Keplinger advised the board that the traffic study had been forwarded to the Department of Transportation. Board felt sufficient information at this time to forward required 239 to Otsego County Planning Board for review. Elevations were questioned on overall site plan L0.0 and the Architect said he would take

another look at and forward the most current drawings by Thursday in order for the board to include in packet for Otsego County Planning . No information has been received from the Department of Health to date regarding water test. Architect advised still working thru the water design knowing that down the road they will be connecting to public water. They propose generator testing being done at the same time as the Courtyard Marriott, which is Thursdays at noon for a ½ hour. It was verified dumpster must be set 20ft from property line or they would need to seek an area variance. When board questioned design of the building and the guidelines of Holiday Inn Express, Mr. Ahmad advised project would not be feasible with less rooms, a larger footprint would be more costly and make lot 2 of no land use. Attorney Merzig stated that the building conforms to zoning law and appropriately designed. The roof top cooling units are to be buffered with a louvered 65" fence. There was discussion of moving the outside water tank 2-4000gal from the side to along the backside closest to utility room in order to protect the view coming in to the hotel. Board discussed the proposed planting of 6 foot high evergreens with 8 foot spacing for buffering.

Motion was made by Kirt Myktytn and seconded by Breck Tarbell to set a public hearing on April 17, 2017 at or about 7:05PM for the proposed buffering.

VOTING: Unanimous. **MOTION CARRIES**

Discussion(s):

Attorney Panasci gave the board a brief overview of the proposed Town Solar Law and the scheduled hearing April 12, 2017 at 7:00PM.

Minutes:

Minutes were reviewed by the board from March 20, 2017 board meeting.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:


Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:28 PM, with the next scheduled meeting April 17, 2017 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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