

**Town of Oneonta Planning Board
Board Meeting
Monday, March 20, 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); Mabel Gutliph; David Merzig; Mark Mosconi; Randall Mowers; Ann Wallace; M. Pendrak; Violet Wells; Roger Wilms; Steve DiGiglio; Karlene DiGiglio; Dave Munson; Bilal Ahmad; Trish Riddell Kent; Steve Kent

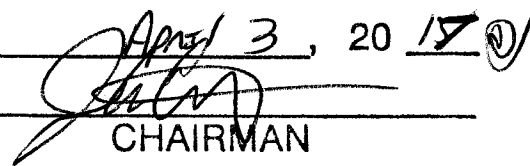
The meeting was called to order at 7:03 PM.

Public Hearings: None

New Applications:

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 3, 20 17 
CHAIRMAN

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. He sees property as ideal for professors, coaches and baseball families. Board clarified rental is for one family. There is parking in the rear via a shared driveway on a crushed stone pad large enough for 2 small cars, as well as street parking. "No Parking in Driveway" will be included in the rules and regulations, as well as be explained when greet the tenant. Applicant to schedule fire inspection with the code office.

Motion made by Kirt Mykytyn and seconded by Rob Lishansky to set a public hearing for April 3, 2017 at or about 7:05 PM for the Special Use Permit application.

VOTING: Unanimous. **MOTION CARRIES**

Clark Companies TMP#300.00-3-52.01; 571 Southside Dr
Special Use Permit Application PB000441 for mining sand and gravel

Mabel Gutliph appeared to represent Clark Companies application to renew their Special Use Permit that expires 4/15/2017 and runs concurrently with DEC permit, for mining sand and gravel at the location listed above. Attorney Panasci stepped off the bench, as his firm represents Clark Companies. They would also like to request that they be allowed to turn left for local deliveries. After board discussion, it was agreed in the best interest to uphold previous decision that no left turn be allowed to limit truck traffic on Southside Drive.

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to renew the Special Use Permit as is, with all original conditions still applied. The hours of operation of weekdays 7am to 6pm with a maximum of six Saturdays a year or limited to additional based on emergency situations, retention pond, keyed gate, no left turn and permit to run concurrently with DEC expiration.

VOTING: Unanimous. **MOTION CARRIES**

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 with the updated site drawing, water test results, traffic study, and SWPPP, for the proposed 91 room, 4 story hotel with 98 parking spaces. The updated site drawing clarifies the lot line adjustments of the three lots involved, along with fire department access added to the East and West sides of the building. The dumpster has been moved to the left side of the building. Pump tests were performed by Moody & Associates, Inc. on March 7, 2017, per NYS Health Department guidelines and requirements, coordinated with Shane Finch P.E. at the NYSDOH-Oneonta District Office. Testing was for 24 hours and included monitoring eight adjoining wells for influence. (Report stated that 3 wells were not included in testing, as there was restricted access and board has asked for specifics.) The conclusion was that pumping 17gal/hr did not show any significant effect on nearby monitored wells. Two residents reported having a sulfur smell during testing. Board members, as well as residents questioned the benchmark set for water pump test. Applicant stated he believed he could provide water bills from Marriott (95 rooms, but with skewed results as it has a restaurant) and his Holiday Inn Express in Cooperstown (72 rooms). Specific questions regarding water usage in AM and if a drought could not be answered by architect, as he is not a hydrogeologist. Attorney Panasci advised that Lamont would be looking at this in their review. The SWPPP and drainage report were prepared to NYSDEC standards and requirements. Site plan changed adding a storm water management facility directing storm water to an infiltration basin. The planting plan submitted for buffering limited by steepness and it may be necessary to put the buffering on some of the adjoining properties if they are willing. Attorney Panasci advised agreement on buffering on adjoining properties would be between the two parties and would need to be done sooner rather than later. Architect was not sure if the traffic study had been forwarded to DOT, but would follow up on. Mr. Ahmad clarified that the fire pit was a condition of Holiday Inn Express. There was no more information available regarding heating /cooling units to be placed on roof or side, or the placement of backup generator, in regard to screening to buffer noise and minimize visibility. Residents were welcomed to come up and view the site plan showing the plantings proposed and opened conversation to suggestions on fencing and fill. Attorney Panasci directed Ed Keplinger that options for buffering with cost analysis would need to be submitted in order to be reasonable. Attorney Panasci clarified after reviewing that this was an "unlisted action" and that a public hearing would be necessary for the buffering only. The updated plans presented at meeting to be properly dated and emailed to Code Enforcement to forward to Lamont Engineers. Hopefully DOH and Lamont Engineers review of water testing will be received before the next meeting, so the Planning Board can move forward taking the lead and refer the application to Otsego County.

Discussion(s):

Chairman Camarata shared the Supervisor request for paperwork reduction. Attorney Panasci stated applicants are to provide 8 copies to the Code Enforcement office, policy is for drawings submitted to Planning Board. Board members agreed when not provided on those applications like the Short Term Rental, that the complete application would be emailed to members and only the application itself copied for the meeting.

Minutes:

Minutes were reviewed by the board from March 6, 2017 board meeting.

Motion made by Kirt Mykytyn and seconded by Jenny Koehn to approve the minutes.

ALL IN FAVOR

MOTION PASSED

Adjournment:

Motion made by Joe Camarata and seconded by Reggie McGuinness to adjourn at 8:38 PM, with the next scheduled meeting April 3, 2017 at 7:00PM.

ALL IN FAVOR

MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

[Signature]
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[Signature]
CHAIRMAN