

**Town of Oneonta Planning Board
Board Meeting
Monday, April 17, 2017 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); David Merzig; Mark Mosconi; Alison Crotts; Ann Wallace; M. Pendrak; Roger Wilms; Connie Wilms; Steve DiGiglio; Karlene DiGiglio; Jay Frazier

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

New Applications: None

Continuing Business:

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

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

May 1, 2017

CHAIRMAN

Ed Keplinger/Landscape Architect appeared on behalf of the applicant for the proposed 91 room, 4 story hotel with 98 parking spaces, to go over present changes to Site Plan Sheet #L0.0 to include updated elevation. The roof top units were removed and building height now 45' 4", additional trees (7-8') have been added in the buffer, part of retaining wall has been removed and deciduous trees have been added with patios pulled back to building, roadway around back of the building has been expanded with the moving of the pump house to allow Fire Department access, and the dumpster has been relocated to adhere to setback requirement. The pump house will hold 2 temporary water tanks until the public water becomes available. After the tanks are removed, then the building will be used for storage. The board sent the required 239 referral to Otsego County Planning Board for review on 4/7/17. There has been no reply to date from DOT, DOH or Otsego County. Mr. Keplinger advised they are close to a submission of the water treatment system to DOH.

Public Hearings:

Bilal Ahmad TMP#300.11-1-26.01, 300.11-1-19.01; Courtyard Dr
Buffering

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

Chairman Camarata verified the receipts of the public hearing notice. Ed Keplinger advised that on Sunday April 9, 2017, he had met with several of the adjoining homeowners on Southside Drive on site, to discuss the buffering. The proposed Planting Plan sheet #L4.1 includes that of specific agreements proposed to individual homeowners by the developer. The proposed buffer consists of a combination of Norway Spruce and Serbian Spruce 7 to 8' tall (52 in total), staggered and spaced. Twelve of the trees proposed are on private property and any agreement made would need to be with the land owner, to include a temporary easement to plant and maintain for a specific period of time (The property owner was out of town, at the time of site visit.). The board discussed having the screening installed prior to the commencement of construction to protect the residential lots. Plantings will have to be coordinated with property owners. Adjoining property owner Jay Frazier requested that they hold off on the planting of trees on his portion, so he could work thru it to see what he feels necessary as far as height of the berm constructing, adding to proposed plan within the 10ft section, his time to construct, supplying the soil and labor. Steve and Karlene DiGiglio provided pictures for the board review to include that of photo's prior to the clearing of land that was done prior to the buffer law being passed by the Town Board and a letter asking the board for further consideration of the project. Board clarified that buffer zone was that area between the building and the property line. Roger Wilms rejects proposal as the buffering proposed will not do anything for his property, having 14 to 18ft of building sticking out for a minimum of 10 to 12 years and the developer financial burden is not his concern, nor should it be the Town's. Mr. Wilms stated that the developer has been deceitful in their elevations

and no one has addressed the buffering of the road into the hotel. Mr. Keplinger advised he would do a cost on the shelf requested by Mr. Wilms and needs to double check the height of the elevator shaft. Any new submissions would be made available for viewing at the Code Enforcement office. Board decided to keep the public hearing open and would continue at the next meeting.

Minutes:

Minutes were reviewed by the board from April 3, 2017 board meeting.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the minutes.

ALL IN FAVOR

MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Breck Tarbell to adjourn at 8:16 PM, with the next scheduled meeting May 1, 2017 at 7:00PM.

ALL IN FAVOR

MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

May 1 20 17

CHAIRMAN