

**Town of Oneonta Planning Board
Board Meeting
Monday, May 1, 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); Bilal Ahmad; David Merzig; M. Pendrak; Roger Wilms; Connie Wilms; Steve DiGiglio; Karlene DiGiglio

The meeting was called to order at 7:00 PM.

New Applications: None

Public Hearings:

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

Chairman Joe Camarata opened the meeting to resume the Public Hearing opened on 4/17/17 for buffering. Ed Keplinger/Landscape Architect appeared on behalf of the applicant for the proposed 91 room, 4 story hotel with 98 parking spaces, to review the proposed plan. Mr. Keplinger advised that DOT said there would be no changes on State Highway 23/28, as a result of this project. There are four existing synchronized traffic signals in that area. As requested by the board, Mr. Keplinger supplied an estimate for a proposed soil shelf for buffering along the Wilm's property. David Merzig, attorney for the applicant advised that they did not feel estimate reasonable to satisfy the wishes of one resident, nor is it relevant to compare to overall cost of project. He stated that there was nothing in the statute that guarantees view scape. Residents voiced that they disagreed that the berm would only benefit one property owner. Town Attorney questioned if it was a fair estimate, as included trees proposed regardless if a berm was put in or not. Applicant Bilal Ahmad added that estimate is for the construction only and does not include the cost of maintenance of stabilization and erosion control. The dip in the property is pre-existing, not due to excavation. Mr. Wilms said he has not been offered any type of buffering. Attorney Merzig stated they would put a 8ft fence on his property and Mr. Wilms said no. Karlene DiGiglio questioned if anyone on the board had contacted the Office of the Secretary of State (as she had requested in an email to the board on 4/24/17), to see if there was a way the board could legally rule to reduce the height of the building. The town attorney advised that there would be no reason to contact the state. The building height was in compliance with the town zoning, Town zoning allows for building height of 60' and buffer states minimum of 30'. Proposed building is 45'4" high and 110' from the property line.

Motion made by Rob Lishansky and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

The board tabled the decision until we have the feedback from the County, due back 5/7/17.

Minutes:

Minutes were reviewed by the board from April 17, 2017 board meeting.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to approve the minutes.

Abstain: Rob Lishansky

ALL IN FAVOR MOTION PASSED

Adjournment:

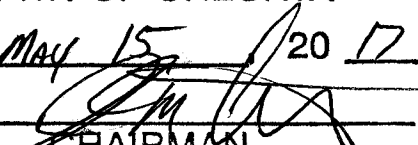
Motion made by Joe Camarata and seconded by Reggie McGuinness to adjourn at 7:56 PM, with the next scheduled meeting May 15, 2017 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

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CHAIRMAN