

**Town of Oneonta Planning Board
Board Meeting
Monday, July 16, 2018 at 7pm**

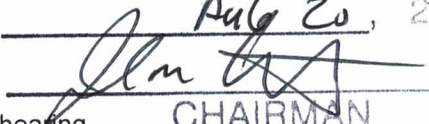
Present: Tom Rowe; Kirt Mykytyn; Jenny Koehn; Rob Lishansky; Reggie McGuinness; Joseph Camarata (Chairman)
Absent: Breck Tarbell
Others Present: Rob Panasci (Town Attorney); Anthony Winchester; Vicki Winchester; Ryan DuBois

The meeting was called to order at 7:09 PM.

Public Hearings:

PB000476 Anthony Winchester TMP#274.00-2-33.01; 891 St Hwy 205
Minor Subdivision Application

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

Aug 20, 20 18

CHAIRMAN

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

VOTING: Unanimous. **MOTION CARRIES**

Chairman Camarata opened the public hearing for the Minor Subdivision application. Anthony Winchester appeared to represent the Minor Subdivision application he submitted to subdivide a 2.599 acre parcel from his 71.41 acre parcel. Applicant canvassed the neighborhood and ended up mailing three notices; Rowley to an address in Schenectady, Reynolds to an address in Otego and Jones to an address in Oneonta. Chairman Camarata asked if anyone was present to speak for or against the application. No one appeared for or against the application. Chairman Camarata stated the application meets all the zoning requirements.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Jenny Koehn to approve the Minor Subdivision, per survey prepared by Lawson Surveying & Mapping dated April 20, 2018. The mylar and deed description are to be filed at Otsego County within 60 days and a receipt of filing to be turned into the Code Enforcement office.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000477 Suit-Kote Corporation TMP#287.09-1-54.01; 2915 Co Hwy 8
Site Plan Review Application

Ryan DuBois, Safety and Environmental Specialist for Suit-Kote Corporation appeared before the board to represent the Site Plan Review Application to upgrade their facility, replacing the existing 20,000 gal horizontal asphalt emulsion tanks with 40,000 gal shop built vertical tanks, as well as adding additional tanks with phased construction. The Zoning Board of Appeals approved an area variance for the proposed 48 feet tall vertical tanks that are in excess of the Town Code limit of 35 feet, after the public hearing held on May 21, 2018. The tanks are located in the rear of property in a recessed area, buffered by mature tree growth, and lighting will continue to be directed down to the operation of tanks for employee safety. Proposed site plan (Drawing ST-4) shows a total of 12 vertical tanks, in hopes of increasing their market to the East. Vertical tanks are the industry standard, minimizing the footprint, allowing efficient transportation and handling, with a decrease in truck traffic. Mr. DuBois stated ninety-eight percent of their numerous facilities have been upgraded to vertical tanks. A concern was raised regarding the possible visual impacts associated with the tanks and whether they

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require fencing or painting. Tanks are constructed of aluminum exterior, insulation and steel interior, therefore do not require painting. Applicant advised DEC oversees these facilities and performs annual or biannual inspections for integrity issues and the EPA requires fencing at larger facilities due to amount of stored quantities. Asphalt emulsions are considered combustible, not flammable. Currently the tanks run off electricity and will continue at this time, but with the full build-out will require the Applicant to switch over to natural gas, therefore a future heater building is shown on drawing sheet ST-4. Phase I will consist of taking out the 4 of 6 existing horizontal tanks and installing 4 new 40,000 gal vertical tanks on concrete pads.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kirt Mykytyn and seconded by Jenny Koehn to approve the Site Plan Review Application subject to a condition of maintaining the existing screening along the Northern boundary of the property by: (i) not allowing the existing trees to be clear cut for as long as the tanks are installed; and (ii) if all existing trees have died, the applicant will replace them with new trees.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

Minutes:

Minutes were reviewed by the board from July 2, 2018 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 Reggie McGuinness and seconded by Rob Lishansky to adjourn at 8:11 PM, with the next scheduled meeting August 6, 2018 at 7:00PM.

ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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RLM

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