

**Town of Oneonta Planning Board
Board Meeting
Monday, February 4, 2019 at 7pm**

Present: Tom Rowe; Kirt Mykytyn; Breck Tarbell; Reggie McGuinness; Joseph Camarata (Chairman)

Absent: Jenny Koehn; Rob Lishansky

Others Present: Hyde Clark (Representative for Town Attorney); Todd Hartman; Kathleen Hartman; Dennis Kropp;
Brenda Blask-Lewis

The meeting was called to order at 7:06 PM.

Public Hearings: none

New Applications:

Centerline Communications for AT&T TMP# 309.00-1-58.00; 1804 Co Hwy 48

Special Use Permit Application PB000494

Brenda Blask-Lewis of Centerline Communications (agent for AT&T) appeared to represent the Special Use Permit Application for a cell tower modification. They will be removing/replacing 2 panel antennas and removing/replacing 6 remote radio units, with equipment upgrades within the existing equipment shelter. The installation will be to upgrade the 5C wireless communications services. Since there is no substantial change to the physical dimensions of such tower or base station, applicant would like to request a waiver be granted and released to the building department for a permit.

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness that the Special Use Permit Application will not have a negative impact on the environment

ABSENT: Jenny Koehn; Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Tom Rowe to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow AT&T to complete the modifications set forth in its January 14, 2019 application.

ABSENT: Jenny Koehn; Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

PB000492 Ichthus Properties/Dennis Kropp TMP#274.00-2-3.00; 119 Co Hwy 11

Special Use Permit Application for Short Term Rental

Dennis Kropp was in attendance to represent the application for a Special Use Permit for a short term rental. Otsego County Real Property card shows this as a 2 bedroom home, though layout provided shows 4. No site drawing was provided showing parking available. Mr. Kropp advised the board that there was plenty of room for parking and that it is currently a 3 bedroom home. He also added that he was going to be putting a dormer in to add another bedroom on the second floor. Chairman Camarata advised that work would require a building permit and an engineer. Applicant has not called to schedule the required Fire Inspection to date. Board was hesitant to set a public hearing; but applicant assured the board he would be able to submit building permit application with drawings and have fire inspection prior to the public hearing. Board discuss that if necessary they could table the decision up to 60 days.

Motion made by Kirt Mykytyn and seconded by Breck Tarbell to set a public hearing on February 18, 2019 at 7:05 PM.

ABSENT: Jenny Koehn; Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

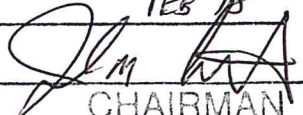
**APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA**

Feb. 18, 20 19

CHAIRMAN

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FEB 18 20 19

CHAIRMAN

PB000493 Dennis Kropp TMP#288.09-1-26.00; 264 West St
Special Use Permit Application for Short Term Rental

Dennis Kropp was in attendance to represent the application for a Special Use Permit for a short term rental of this 4 apartment/7 bedroom home. There are 3-2bedroom units and 1-1bedroom unit. He has a contract sale with the current owners, Robert & Elizabeth Worthington. The representative form was provided. Mr. Kropp stated he was going to be reconfiguring one of the apartments and would be filing for a building permit. No site drawing was provided showing parking available, but applicant stated that there was more than enough with 3 parking spaces on the right and more to the left. The code office has an outstanding violation from the annual fire inspection 5/17/18. Applicant advised he was aware and had spoken with Paul Neske (Code Official). Due to the time of year and it being outside work, it has not been completed. Only one apartment is currently occupied by the Worthington's and they are due to be out in a couple of weeks. Mr. Kropp has not scheduled the required Fire Inspection for a short term rental to date. Applicant is to have applied for a building permit, supply board with more detailed drawings showing windows and doors for egress, and have required Fire Inspection performed prior to the next meeting.

Motion made by Reggie McGuinness and seconded by Kirt Mykytyn to set a public hearing on February 18, 2019 at 7:10 PM.

ABSENT: Jenny Koehn; Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

PB000488 Todd & Kathleen Hartman TMP#300.00-3-61.02; 354 Southside Dr
Special Use Permit Application for Short Term Rental

Todd and Kathleen Hartman were in attendance to represent the application for a Special Use Permit for a short term rental of this 6 bedroom home, which they purchased to rent. They live in the house next door. The code office attempted to perform the required Fire Inspection 11/27/18, but found work that would require a building permit, as well as a variance. Applicant submitted a permit for renovations on 1/8/19. On 1/14/19 applicant submitted a Zoning Board of Appeals application for a use variance, because 2 of the 6 bedrooms are on the third floor. Town Code 103-96(1) states no bedrooms for transient use shall be located above the second story. Updated floor plan submitted 1/28/19 proposes 8 bedrooms, with 3 bedrooms being on the 3rd floor. The Zoning board of Appeals set a public hearing for the variance application on February 25, 2019 at 7:15PM. With the addition of the third bedroom on the 3rd floor, the code requires the building to be sprinklered. Mr. Hartman is putting in a Fire Suppression System and is looking into if a secondary egress is required. Board questioned if applicant would consider locking off the 3rd floor for the Short Term Rental, but owner expressed that was not his intent. Board questioned not sure of the number of families that would require 8 bedrooms. Town Code states occupancy limited to one family. Hyde Clark advised that Mr. Hartman could seek a variance to allow more than one family. Other option discussed would be to convert to a 2 family. The Hartman's do not plan to use a listing agent. The board agreed to table the discussion and the setting of a public hearing until the Zoning Board of Appeals decision is made.

Continuing Business: none

Discussions:

Board discussed the need for those whom are seeking a Special Use Permit for short term rental be advised prior, that it is for a single family. The single family unit is a requirement of the Town Code, not a Special Use Permit requirement.

Chairman Camarata advised the board that he had received the draft generic environmental impact statement of the redevelopment master plan Oneonta Railyard from Delaware Engineering and it would be available at the Code

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Enforcement office if the board members were interested in viewing. The public hearing is scheduled for February 5, 2019 at the Common Council meeting 7pm, Oneonta City Hall.

Chairman Camarata advised that he received a copy of NYSDEC approval for the Cooperstown All Star Village Phase 3, commencing and construction of Field 11 and that the building permit has been issued.

Minutes:

Minutes were reviewed by the board from January 7, 2019 board meeting.

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Tom Rowe to adjourn at 7:58 PM, with the next scheduled meeting February 18, 2019 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
 FEB 18 , 20 19
 [Signature]
CHAIRMAN