

**Town of Oneonta Planning Board
Board Meeting
Monday, November 4, 2019 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); Ann Marie Mills; Elizabeth M. Rowland; Jerome Blechman; Amy G. Blechman; Lisa Meschutt; Terra Butler; Kristin Kulow; Emily Ward; Abbie More; Rita Salo; John E. Salo; Rick Amo; Bob Wood; Pat Jacob; Dillon Maier; Patricia Riddell Kent; Brett Holleran

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

The meeting was called to order at 7:05 PM.

Public Hearing:

PB000519 Super Heroes In Ripped Jeans Inc TMP#274.00-2-57.21&274.00-2-57.22; 697 Winney Hill Rd
Special Use Permit Application

11/18 2019

CHAIRMAN

Motion made by Reggie McGuinness and seconded by Tom Rowe to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Chairman Camarata opened the public hearing and asked if anyone was in attendance to speak for or against the Special Use Application to please state their name for the record. Residents in attendance expressed they admired what they are doing, but do have concerns. Rita Salo stated she had 2 concerns, the barking and that no one was going to be there at night. There had been issues in past with noise, but Dr. Puritz worked out a schedule where dogs were let out at 8am, lunch and 5:30-6pm. Super Heroes staff advised they are keeping with same type of schedule letting the dogs out at 830am and done by 5-6pm before staff leaves, for 10 to 15 minutes at a time in order to clean and sanitize kennels. Abbie More also expressed concern for noise. The kennels are currently open to the outside and one of the first things they would like to address is to enclose the kennels. They would also like to plant shrubs, so not open to the road. Amy Blechman pointed out the acoustics on Winney Hill Road with State Highway 205 running parallel, that when she walks her pet that it is not uncommon to hear a cow moo and dogs bark. Board discussed limiting number of kennels and applicants expressed at this time there is not a need for any additional kennels as greatest need is the feral cat population. Board also discussed obtaining an emergency contact for after hours.

Motion made by Kirt Mykytyn and seconded by Breck Tarbell to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kirt Mykytyn and seconded by Jenny Koehn to approve the Special Use Permit Application conditioned on a maximum of 25 kennels and notification to be sent to neighbors with local contact information in case of emergency after hours.

VOTING: Unanimous. **MOTION CARRIES**

Public Meeting:

PB000521 Farmhouse Partnership TMP#300.14-1-6.00 & 300.14-1-9.00; 716 & 718 St Hwy 28
Site Plan Review Application

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Chairman Camarata opened the public meeting and asked if anyone was in attendance to speak for or against the application. Dillon Maier (occupant of the mobile home on site with life rights), was in attendance and questioned what the situation was going to be and its effects on his fencing, lighting and noise. Richard Amo (Director of Operations), the representative for Martin and Brenda Patton DBA Farmhouse Partnership application for Site Plan Review, advised the plan is for up to 4 separate buildings. The building next to him is proposed to be a bank with a drive thru and his fence would remain. Mr. Maier said his fence is ready to fall down and Mr. Amo said they could arrange to have fixed. The lighting will be installed per safety standards, lighting on the buildings themselves directional downward, along with minimal parking lot lighting. Mr. Maier questioned the 4 drives and Mr. Amo clarified there would be 2 entrances, one at the Hannaford light and one at the proposed Bank with no left turn as was done with Buffalo Wild Wings. Chairman Camarata stated that the board had received the NYSDOT preliminary review and the recommendation from Otsego County stating returned for local action, no significant county-wide or inter-community impacts and that the applicant should abide by recommendations laid out by the NYSDOT preliminary review. Chairman Camarata asked Mr. Amo how they were addressing the items listed on NYSDOT preliminary review. He advised there was no sidewalk to hook to and that the sign was pre-existing. He will need to find a firm that does trip generation data. Pat Jacob (Town Board Member) spoke regarding the increase in foot traffic and the importance of creating a walkable community. Rob Panasci advised the board that the Town Board passed a resolution January 10, 2018 Sustainable Complete Streets Policy to apply to new improvements that are reasonable and affordable to plan for bike and pedestrian pathways. Town Board is working with DOT and Senator Seward to get a grant for traffic safety, but those funds are for the other side of Foster Highway to Mobile Home Park. Brett Holleran (Town Board member) agreed important to create walkable community, but at same time difficult without DOT master plan. There was discussion that the McDonalds and Buffalo Wild Wings plans were engineered with a component to put sidewalks in later. It was discussed while you have to start somewhere, it also seems hard to ask to construct a sidewalk and then have to tear it out when the Southside water district is constructed. Board agreed to table until Mr. Amo was able to get a revised recommendation from NYSDOT.

Continuing Business:

PB000522 Farmhouse Partnership TMP#300.14-1-6.00 & 300.14-1-9.00; 716 & 718 St Hwy 28

Lot Line Change Application

Lot Line Change Application was tabled as SEQR could not be completed until the Site Plan Review was completed concurrently.

New Applications:

PB000523 Elizabeth Rowland TMP#299.07-1-5.00; 108 Winney Hill Rd

Special Use Permit Application for a short term rental

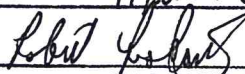
Elizabeth Rowland appeared before the board to represent her Special Use Permit application for short term rental of her 2 bedroom rental home. Applicant lives locally and will be listing property on AirBNB and Cooperstown Stay. The mandatory Property/Maintenance/Fire Inspection was performed on October 24, 2019 and a Fire Inspection Certificate was issued. Chairman Camarata advised applicant to supply a contact sheet.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to set a public meeting for November 18, 2019 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Discussion:

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TOWN OF ONEONTA

11/20/18, 2019

CHAIRMAN

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Chairman Camarata advised the board he had spoken with Mike Archer regarding the Town Board referral of his application for an Amendment to Zoning Map filed for TMP# 289.00-1-40.00, 289.00-1-34.00, 289.00-1-35.00 and 289.00-1-39.00. As previously discussed, the properties are located in a B-2 General Business district and owner would like to have changed to a PDD: Commercial-Industrial District, to enhance property for future development. The board felt positive in hopes that it will bring more jobs into the community.

Motion made by Breck Tarbell and seconded by Tom Rowe to recommend the approval of the Amendment to Zoning Map Application to change the B-2 to PDD Commercial-Industrial District.

VOTING: Unanimous. **MOTION CARRIES**

Minutes:

Minutes were reviewed by the board from October 21, 2019 board meeting.

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

ALL IN FAVOR MOTION PASSED

Adjournment:

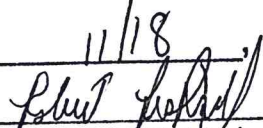
Motion made by Reggie McGuinness and seconded by Jenny Koehn to adjourn at 8:51 PM, with the next scheduled meeting November 18, 2019 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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BY THE PLANNING BOARD
TOWN OF ONEONTA

11/18, 2019

CHAIRMAN