

Town of Oneonta Planning Board
Board Meeting
Monday, May 18, 2020 at 7pm

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

Absent: none

Others Present: Christopher Kambar; Mark Dolis; Hans Hass; Michael Iannelli, Jr

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

The meeting was called to order at 7:01 PM.

Public Hearing Continued:

PB000534 Nadine & Roger Karns TMP#300.00-3-36.00; 938 Swart Hollow Rd
Special Use Permit Application for Short Term Rental

JUNE 15, 2020

CHAIRMAN

Chairman Camarata announced continuing Nadine & Roger Karns public hearing from March 16, 2020, as no one was in attendance to speak for or against the Special Use Permit Application for the short term rental Tentrr site at that time. The board had no additional questions, but without the proof of mailings could not render a decision. Chairman Camarata asked if there was anyone present to speak for or against application and no one came forward. In order to control the numbers present and adhere to social distancing due to COVID 19, the applicants and others present were allowed in the meeting room per application, one at a time. Mrs. Karns called the Code Enforcement office March 17th to apologize she had missed the meeting and followed up with dropping off the proof of notifications on March 17, 2020. Due to COVID 19 the Karns were contacted via phone and advised the board would be continuing the public hearing and rendering their decision, but it was up to applicants whether they felt they should attend. The Karns stated that if not required, they would not be attending and if approved would call for a fire inspection as soon as campsite was setup.

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

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Kirt Mykytyn to approve the Special Use Permit Application for short term rental conditioned on contacting Code Enforcement for annual Fire Inspection when the site is setup and a Fire Inspection Certificate issued.

VOTING: Unanimous. **MOTION CARRIES**

Public Hearings: none

New Applications:

PB000539 APD Engineering& Architecture/Aldi Grocery TMP#300.11-1-1.00; 763 St Hwy 28
Site Plan Review

Christopher Kambar/APD Engineering & Architecture PLLC was present to represent the Aldi's Site Plan Review Application. The plans include an addition 16'8" out along the long wall of the store (in order to house more products), new front canopy and install new light poles. The retail portion will be separated from the bathroom and storage area, with roll off shutter doors for fire purposes, making it basically 2 separate buildings side by side. The exterior brick will match and signs will be upgraded. There are 94 proposed parking spaces and only 62 required. One minor change that

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wasn't submitted with the original application is the addition of 4 parking spaces towards the back by the emergency exit door for curbside pickup. The application was forwarded prior to Otsego County and they returned for local action. While County recommended contacting SHPO, the site was previously disturbed during original construction. The area disturbed is not being increased, therefore it is not necessary. NYSDOT was notified and replied on 3/24/2020 that the applicant would be required to construct a sidewalk from the site's driveway to the western property line, as well as a pedestrian connection between the sidewalk and the store. Also, it was noted nothing to be placed in the highway right-of-way, including signage or parking. After further discussions with the DOT and Town Supervisor Bob Wood, due to the topography of the area DOT revised their comments 5/12/2020 stating they no longer require a sidewalk along the site's frontage between the driveway and the western property line. The pedestrian connection between the building and the sidewalk is to be constructed along the site's frontage but may be pursued following DOT construction of the sidewalk and that it will require a Highway Work Permit. Mr. Kamar advised that a pedestrian walkway would be put in plan and connection would be done once sidewalk completed.

Motion made by Kirt Mykityn and seconded by Rob Lishansky that the Site Plan Review Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Tom Rowe to approve the Site Plan prepared by APD Engineering & Architecture with a pedestrian walkway to connect to the DOT sidewalk when installed along State Highway 28.

VOTING: Unanimous. **MOTION CARRIES**

PB000540 Mark Dolis TMP#301.00-1-47.01; Co Hwy 47

Special Use Permit Application for Short Term Rental

Mark Dolis was present to represent his application for a Special Use Permit for short term rental. He purchased this 4 bedroom SFR for a rental property. Applicant resides locally in the City of Oneonta and owns other long term rental properties locally. Board clarified that home was to be rented to one family, no more than 10 people. He plans on listing the property himself. The required fire inspection was performed and a Fire Inspection Certificate has been issued.

Motion made by Kirt Mykityn and seconded by Reggie McGuinness to set a public hearing for June 15, 2020 at or about 7:05 PM if NYS allows lifting COVID-19 restriction.

VOTING: Unanimous. **MOTION CARRIES**

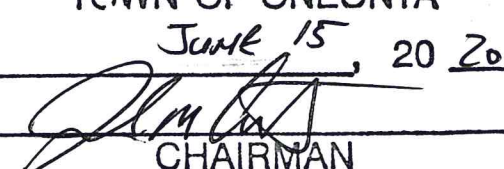
PB000542 Michael Iannelli Jr TMP#299.07-2-14.00; 414 Chestnut St

Special Use Permit Application for Short Term Rental

Michael Iannelli was present to represent his application for a Special Use Permit for short term rental. He is a local resident that purchased this property for a rental and will be remaining local. The Zoning Board of Appeals approved a use variance to convert the building back to a 4 bedroom single family residence (vacant Century 21 building). The building permit has been completed and a Certificate of Compliance was issued. The required fire inspection was completed and a Fire Inspection Certificate has been issued. Board advised rental for one family, no more than 10 people.

Motion made by Reggie McGuinness and seconded by Tom Rowe to set a public hearing for June 15, 2020 at or about 7:15 PM if NYS allows lifting COVID-19 restriction.

VOTING: Unanimous. **MOTION CARRIES**

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CHAIRMAN

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Continuing Business:

PB000538 Catskill Packing Co/Hans Hass TMP#309.00-1-1.122; Corporate Dr

Site Plan Review Application

Applicant Hans Hass was present to represent the Catskill Packing Company Site Plan Review Application to build a 4800sf meat processing facility with an attached 2400sf pole barn animal holding area. Mr. McManus had presented the sketch plan on 3/16/2020 and was advised that the applicant would need to appear to address Planning Board questions specific to the operation. The Board had referred the application to the County, NYSDOT and City of Oneonta for their review and comments. The county replied returned for local action. NYSDOT replied reviewed and noted that nothing may be placed within the State right of way, including signage. Nancy Powell (City Clerk) acknowledged receipt and stated would be considered as an FYI. Per Town code, a slaughterhouse requires a public hearing. Mr. Hass advised the board that the slaughterhouse was for beef and sheep, for farmers, local markets and possibly restaurants, not a retail operation. There would be a USDA inspector on site and that they use the Halal method (slitting of the throat and bleeding out), believed to be less painful and less stressful for the animal. Renderings would be kept in sealed container in the refrigerator and picked up once or twice a week. The blood tank would be underground and pumped out as necessary. The animals would be kept in the holding area for less than 24 hours and possibly receiving up to 10 a day. The board members questioned the surface of the holding area and the possibility of flipping the building. The applicant stated plans had not been finalized. Building will be wood framed, metal sides and roof. While the NYSEG engineer has been to site, his engineer had not completed utility plans. It was agreed that applicant/architect would have an updated site plan for the meeting on June 1, 2020.

Discussions: none

Minutes:

Minutes were reviewed by the board from March 16, 2020 board meeting.

Motion made by Rob Lishansky and seconded by Tom Rowe to approve the minutes.

Abstain: Reggie McGuinness

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 8:15 PM, with the next scheduled meeting June 1, 2020 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

JUNE 15 20 20

CHAIRMAN