

**Town of Oneonta Planning Board  
Board Meeting  
Monday, May 17, 2021 at 7pm**

**Present:** Tom Rowe; Kirt Mykytyn; Jenny Koehn; Rob Lishansky; Joseph Camarata (Chairman)

**Absent:** Breck Tarbell; Reggie McGuinness

**Others Present:** Michael Cucchiara; Liza Schepps; Chris Carvin; Reuben Hull; Denise Wist; Mark Talbot; Greg Talbot; Brent Wist

The meeting was called to order at 7:02 PM.

**Minutes:**

Minutes were reviewed by the board from May 3, 2021 board meeting.

**Abstain:** Tom Rowe

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to approve the minutes.

**ALL IN FAVOR                      MOTION PASSED**

**Public Hearings:**

PB000570 Cyule Carvin TMP#299.10-1-28.01; Oneida St

Special Use Permit for Short Term Rental

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

**VOTING:** Unanimous. **MOTION CARRIES**

Chris Carvin, authorized representative was in attendance and the notifications were verified. Chairman Camarata opened the public hearing and asked if anyone was present to speak for/against the Special Use Permit Application for a short-term rental of this 2-bedroom single family residence as a short term and/or a long-term rental via AirBNB, VRBO, college housing or other off line streams. No one came forward to speak, prior owner had a Special Use Permit for a short-term rental with no known issues, and a Fire Inspection Certificate has been issued. The permit will be good for one year and if no complaints can be renewed with renewal form, fee and a passed annual Property Maintenance/Fire Inspection.

**Motion** made by Kirt Mykytyn and seconded by Jenny Koehn to close the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Kirt Mykytyn and seconded by Tom Rowe that the Special Use Permit Application will not have a negative impact on the environment.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Rob Lishansky and seconded by Kirt Mykytyn to approve the Special Use Permit Application for short term rental.

**VOTING:** Unanimous. **MOTION CARRIES**

PB000562 Certified Auto Outlet, Inc. TMP#300.00-3-71.00; 5244 St Hwy 23

Minor Subdivision Application

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

**VOTING:** Unanimous. **MOTION CARRIES**

**APPROVED**  
**BY THE PLANNING BOARD**  
**TOWN OF ONEONTA**  
\_\_\_\_\_  
June 7, 2021  
\_\_\_\_\_  
CHAIRMAN

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Mark Talbot and Denise Wist were in attendance and the notifications were verified. Chairman Camarata opened the public hearing and asked if anyone was present to speak for/against the Minor Subdivision Application subdividing a .197acre portion of 4.067acre parcel that has an existing building with a separate use. No one came forward to speak for/or against the application.

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

**VOTING:** Unanimous. **MOTION CARRIES**

Chairman Camarata asked if they'd made contact with NYSDOT. Denise Wist came forward and handed the board members a copy of an email to Terry Pritchard NYSDOT with a copy of the Office of Right of Way Permit, that she had submitted. Mark Talbott advised he had called Mr. Pritchard and he felt there wasn't a problem as they hadn't approached them in the 25 years that they had been there. As Mr. Talbott had advised, he met on site with DOT and Senator Seward 10 years ago when repaving lot. Chairman Camarata advised he would reach out to NYSDOT. Chairman Camarata asked if the easement was prepared for the utilities with Enterprise. Mr. Talbott advised the board that Enterprise is leasing lot from his sister Denise Wist, whom had paid for the original construction of the building. They are asking for a subdivision to create a separate tax id number for the taxes associated with this building. Enterprise will be signing a 15year lease with Denise Wist, with an option to renew. Mr. Camarata clarified that the utility easement would be between Mark Talbott/Certified Auto and Denise Wist, attached to deed. The easement will need to be forwarded for the Town Attorney to review. There has been no reply from the County, but is expected by Thursday. The board tabled the discussion until the next meeting 6/7/21.

**New Applications:**

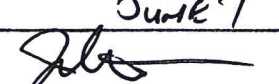
PB000575 Hawk Hill Solar, LLC/Hartwick College TMP#287.15-1-35.00&287.15-1-81.00; Winney Hill Rd  
Special Use Permit Application

Michael Cucchiara, applicant/VP Business Development and Liza Schepps (Nexamp, Inc. based in Boston, MA) were present to represent the Special Use Permit Application for overhead collector lines to interconnect 5MW solar array to the electrical grid. The applicant Hawk Hill Solar, LLC is wholly owned affiliate of Nexamp, Inc. They have 10 to 12 arrays operating in New York state alone and 50 more in the works. The solar array is going to be located on an adjoining parcel in the city off Suncrest Terrace. Hartwick College is their anchor tenant with a lease agreement for credit and hopefully will service others in the greater Oneonta area, to include residents and local businesses that are serviced by NYSEG. Reuben Hull from LaBella Associates was also in attendance to go over the site plan. They propose hooking up to the existing 3 phase line at the end of Sprague Road by putting in a 200 ft gravel road, placing 5 utility poles and from there will be running 1300ft of conduit underground 18 inches. Once poles and lines installed no maintenance should be required. They chose to connect at the end of Sprague Road over Winney Hill Road, as that way utility poles are not being strung through residential neighboring properties. The majority of the project is in the City of Oneonta off Suncrest Terrace and the City is viewing it as an accessory use with Site Plan Review. The tiles are screwed into the ground and inverters may have to be replaced after 16 to 20 years. The panels are warrantied for 25 years and can go up to 40 years. They will be presenting their application to the City on Wednesday, May 19, 2021. Applicants believe that the City will declare themselves as Lead Agency for SEQR and once they are approved will come back before the Planning Board for the required public hearing for a Special Use Permit for the town portion of the project. There is a decommissioning agreement in place to leave the area as they found it. They are projecting construction to start in Spring 2022 and completed by end of year or Spring 2023.

**Continuing Business:** none

**Discussions:** none

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

June 7, 20 21  




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**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Tom Rowe to adjourn at 8:20 PM, with the next scheduled meeting June 7, 2021 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 7, 20 21  
\_\_\_\_\_  
CHAIRMAN