

**Town of Oneonta Planning Board
Board Meeting
Monday, May 2, 2022 at 7pm**

Present: Tom Rowe; Dan Baker; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Joseph Camarata (Chairman)

Absent: Rob Lishansky

Others Present: Rob Panasci/Town Attorney; Gavin Vuillaume; Charlie Maffei; Gary Maffei; Bridgette Shepardson; Kerensa Jones; Theresa Cyzeski; David Cyzeski; Harold Legg; Soraya Mostert; Marcia Bowne; Cameron Bowne; Dan Hunter; Chris Carvin; Jim Rowe

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

Continuing Business:

PB000601 Cooperstown All Star Village TMP#287.00-1-33.00; 4158 St Hwy 23
Site Plan Review Application to amend Schedule A

Chairman Camarata opened the meeting by advising that the Cooperstown All Star Village would not be in attendance at this meeting. The County 239 review request was received today, returning for local action: No significant county-wide impact. He advised if anyone would like to make any additional comments, other than what had been stated prior, that they were welcome to speak. Theresa Cyzeski commented that the impact studies were for milder days (Sat/Mon), not up to date, and that the championship game night is more of a concern. Gary Maffei reiterated that there was no public hearing required, but the Cooperstown All Star Village had released the schedule on line months ago, yet the first they and board had heard of it a month ago. Bridgett Shepardson asked where residents go when they want a change in what is already in place. Rob Panasci, Town Attorney clarified that if they don't like what is in place, they would need to go to the Town Board. If they are not complying, that they need to contact the Code Enforcement Office.

Public Hearing continued:

PB000586 Joseph Vallette TMP#287.19-1-25.00; 128 Winney Hill Rd
Special Use Permit Application for short term rental

Chairman Camarata announced that the public hearing was left open at the last Planning Board meeting, as clarification was needed regarding the Zoning Board of Appeals conditional approval for special extension of more than 2 unrelated until 5/23/22, which was granted on 3/28/22. Mr. Camarata asked if there was anyone in attendance to speak for or against the Special Use Permit Application for a short term rental of the single family residence (parsonage). Marcia Bowne was in attendance and acknowledged working with Dan Hunter, property manager to resolve porch noise issue. Soraya Mostert questioned the number of people approval was for. Chairman Camarata clarified approval was for a single family only, with a maximum number of ten occupants. If problems arise after hours, to call the Constable or State Police and follow-up the next day with Code Enforcement. It is a renewable permit if no complaints and passes the required annual property maintenance/fire inspection. If there are complaints, they may be asked to return to the Planning Board.

Motion made by Breck Tarbell and seconded by Tom Rowe to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**


Motion made by Tom Rowe 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 Tom Rowe and seconded by Reggie McGuinness to approve the Special Use Permit Application for short term rental of the single family residence (parsonage) only.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

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CHAIRMAN

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New Applications:

PB000602 Hoffman Development Corporation TMP#300.14-1-6.00/9.00; 716 St Hwy 28
Lot Line Change Application

Gavin Vuillaume authorized representative for Hoffman Development Corporation was in attendance to represent the lot line change application. Mr. Vuillaume came forward with the updated survey showing the existing lot line vs the new lot line highlighted. They are proposing lot 300.14-1-6.00 existing 2.14 acres to 1.91 acres and 300.14-1-9.00 existing .57 acres to .80 acres. The parcel 300.14-1-9.00 is a non-conforming parcel and the lot line change will actually reduce the non-conformity. Board questioned if they would be developing vacant lot at the same time as carwash, but no plans have been made to date. He acknowledged there was a likelihood of a Jiffy Lube or another small business like a coffee shop.

Motion made by Reggie McGuinness and seconded by Tom Rowe that the Lot Line Change will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Jenny Koehn to approve the Lot Line Change prepared by Environmental Design Partnership, LLP dated May 2, 2022 to be filed at Otsego County within 60 days and a copy of the receipt forwarded to the Town of Oneonta Code Enforcement.

VOTING: Unanimous. **MOTION CARRIES**

PB000598 Harold Legg TMP#300.00-3-3.00; 112 Township Rd
Special Use Permit Application for short term rental

Harold Legg was present to represent his application for a Special Use Permit for short term rental of his 3 bedroom single family residence. The property maintenance/fire inspection was completed and passed on April 21, 2022. While he has relocated, he wishes to retain ownership of this home. He is in the process of looking at firms to take care of property and renting is still up in the air. Chairman Camarata noted he had not checked off the Conditions form and came forward to fill out. It was verified pool would part of the rental and was suggested that he include pool use for renters only in agreement. Dan Baker also noted narrow roadway and that no one should be allowed to park along road.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to set a public hearing for June 6, 2022 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Minutes:

Minutes were reviewed by the board from April 18, 2022 board meeting.

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

ALL IN FAVOR **MOTION PASSED**

Discussions: none

Adjournment:

Motion made by Reggie McGuinness and seconded by Jenny Koehn to adjourn at 7:48 PM, with the next scheduled meeting May 16, 2022 at 7:00 PM.

ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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