

**Town of Oneonta Planning Board
Board Meeting
Monday, August 5, 2024 at 7pm**

Present: Edward Dower; Dan Baker; Breck Tarbell; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: Jenny Koehn


Others Present: Jon McManus; Dan Hunter; Brian Belknap; Soraya Mostert; Cameron Bowne; Marcia Bowne

The meeting was called to order at 7:04 PM.

Public Hearings: none

Public Informational Meeting:

PB000618 Ford & Hill Holdings LLC/Joseph Vallette TMP#287.19-1-25.00; 128 Winney Hill Rd
Site Plan Review Application

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
Sept 16 20 2

CHAIRMAN

Motion made by Rob Lishansky and seconded by Reggie McGuinness to open the public informational meeting.

VOTING: Unanimous. **MOTION CARRIES**

Chairman Camarata opened the public meeting and asked Jon McManus to give a brief overview of the Site Plan Review Application to convert the single story 2983sf vacant church into an eight unit hotel with the existing single family residence to be used for managers housing and the revised site plan that had been forwarded via email last week. As advised, landscaping was added to prohibit parking on the grass, but leaving a little space for emergency access. The ramp was switched to down the side of building, moving the parking spaces closer to the building to allow room for fenced in dumpster on end. Chairman Camarata advised that concern had been raised regarding backing out into Winney Hill Road and requested that the pavement be extended and squared off on the Winney Hill side. Mr. McManus suggested and advised there would be no issue adding signage "No Backing Onto Public Way" as part of the approval. Neighboring property owner Soraya Mostert voiced her concern, questioning if they had to have parking on the Winney Hill side and stated she would prefer a sign, as kind of a blind section. Mr. McManus advised no proposed lighting plan, but residential neighborhood so would be using low level wall packs.

Motion made by Breck Tarbell and seconded by Rob Lishansky to close the public informational meeting.

VOTING: Unanimous. **MOTION CARRIES**

The board verified that the applicants request to revoke the Special Use Permit for short term rental was received in writing, from the owners authorized representative Dan Hunter.

Motion made by Dan Baker and seconded by Ed Dower that the Site Plan Review Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the Site Plan Review Application per Jon McManus, PE revised Site Plan & Details sheet 11/29/23 – REV 5 with the following conditions: 1. Extend parking lot on Winney Hill side, squaring off pavement. 2. Install signage no backing onto a public way. 3. Wall pack lights at discretion of Code Enforcement and Engineer. 4. Shrubs to be kept less than 42" high. 5. Crosswalk to be determined by the Highway Superintendent. 6. Certificate of Occupancy will not be issued until lot is paved and striped.

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New Applications: none

Continuing Business:

PB000634 Nathan Riker & Karen Thompson TMP#299.07-4-56.00; 39 Ceperley Ave
Special Use Permit Application short term rental Revocation

Chairman Camarata advised the board that Nathan Riker has not renewed his operating permit for Special Use Permit for short term rental that expired May 1, 2024. The Operating Permit Revocation was issued on July 10, 2024 by Paul Neske, Code Official. He advised that he would be forwarding the notice to the Planning Board and recommend that they revoke the Special Use Permit for short term rental. The board will need to set a public hearing and a notification will be sent to the property owner via Certified Mail.

Motion made by Rob Lishansky and seconded by Ed Dower to set a public hearing for September 16, 2024 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Minutes:

Minutes were reviewed by the board from July 1, 2024 board meeting.

Motion made by Reggie McGuinness and seconded by Rob Lishansky to approve the minutes.

ALL IN FAVOR MOTION PASSED

Discussions:

Chairman Camarata gave a brief overview of NYSDOT southside sidewalk plan to the board members.

Adjournment:

Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 7:40 PM. There are no new applications pending at this time, therefore the Planning Board meeting scheduled for August 19, 2024 has been canceled. The next scheduled meeting will be September 16, 2024 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
Sept 16 20 24

[Signature]

CHAIRMAN