

**Town of Oneonta Planning Board  
Board Meeting  
Monday, November 2, 2020 at 7pm**

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

**Absent:** Rob Lishansky

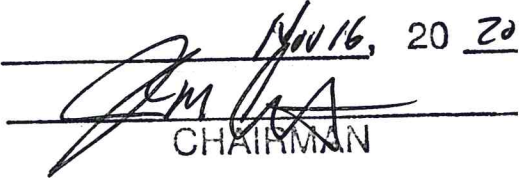
**Others Present:** Ernest Burgher; Linda Burgher; Laura Reyda; Todd Hartman

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

The meeting was called to order at 7:00 PM.

**Public Hearing:** none

**New Applications:**

Nov 16, 20 20  
  
CHAIRMAN

PB000556 Ernest & Linda Burgher TMP#287.19-1-4.01; 458 Chestnut St  
Site Plan Review Application

Ernest Burgher appeared before the board to represent the Site Plan Review application for a 20'x30' open sided pavilion for seasonal outside dining and winter storage in back. There is existing parking on hard packed surface. There will be no waitress service, just a covered picnic area and outdoor waiting area for garage. The restaurant closes at 4 PM, therefore no need for lighting. The existing drive consists of 20' on their parcel and 20' on adjoining parcel, of which they have a 10' right of way all the way around Westgate Plaza. Chairman Camarata asked them to provide a copy of deed showing the right of way for our records.

**Motion** made by Kirt Mykytyn and seconded by Tom Rowe that the Site Plan Review Application will not have a negative impact on the environment.

**ABSENT:** Rob Lishansky

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

**Motion** made by Tom Rowe and seconded by Jenny Koehn to approve the Site Plan Review Application.

**ABSENT:** Rob Lishansky

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

PB000557 Laura Reyda TMP#299.10-1-26.01; 129 Oneida St  
Site Plan Review Application

Laura Reyda appeared before the board to represent the Site Plan Review Application for an acupuncture and massage facility. The building has been vacant for some time. There are no proposed changes to the existing floor plan, consisting of a kitchen, waiting area, and 2 treatment rooms. She is in the process of trying to purchase the building to open her practice. Her hours would be by appointment only, 8:30am to 5:00pm Mon/Fri and 10:00am to 7pm on Wed/Thurs. She was unsure of the existing lighting.

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn that the Site Plan Review Application will not have a negative impact on the environment.

**ABSENT:** Rob Lishansky

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

**Motion** made by Tom Rowe and seconded by Reggie McGuinness to approve the Site Plan Review Application.

**ABSENT:** Rob Lishansky

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

**Town of Oneonta Planning Board  
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PB000554 Todd Hartman TMP#300.00-3-61.01; 348 Southside Dr  
Special Use Permit Application for Short Term Rental

Todd Hartman appeared before the board to represent the application for a short term rental of his 2 bedroom newly renovated garage apartment. The required property maintenance/fire inspection was performed and a Fire Inspection Certificate has been issued. Chairman Camarata advised Mr. Hartman that the Planning Board had started a new form "Conditions of Short Term Rentals" that he would need to read thru, checkoff, sign and date. Mr. Hartman filled in a separate form for each application filed and returned to the chairman. The board had no questions.

**Motion** made by Tom Rowe and seconded by Reggie McGuinness to set a public hearing for November 16, 2020 at or about 7:10 PM.

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

PB0005555 Todd Hartman TMP#300.00-3-61.02; 354 Southside Dr  
Special Use Permit Application for Short Term Rental

Todd Hartman appeared before the board to represent the application for a short term rental of single family residence, after permit was revoked on 3/2/2020, as found bedrooms on 3<sup>rd</sup> floor listed in ad. Per Town Code 103-96E (1) no bedrooms for transient use shall be located above second story. Chairman Camarata pointed out that the public hearing notice had been filled out as a multi family rental and it was to be for one family only. Mr. Hartman came forward and changed wording on the public hearing notice to single family rental. The board advised per the Town Code, that the 3<sup>rd</sup> floor cannot be used for short term rental and in the event the third floor is being used, he will be shut down. The short term rental will be for 5 bedrooms (1 on 1<sup>st</sup> floor and 4 on the 2<sup>nd</sup> floor), 1<sup>st</sup> and 2<sup>nd</sup> floor only of residence. Board questioned how they would ensure top floor would not be used and Mr. Hartman felt it was addressed. The board agreed to take him at his word. The required property maintenance/fire inspection was performed and a Fire Inspection Certificate has been issued.

**Motion** made by Tom Rowe and seconded by Breck Tarbell to set a public hearing for November 16, 2020 at or about 7:15 PM.

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

**Continuing Business:** none

**Discussions:**

**Minutes:**

Minutes were reviewed by the board from October 19, 2020 board meeting.

**Motion** made by Reggie McGuinness and seconded by Tom Rowe to approve the minutes.

**ALL IN FAVOR                      MOTION PASSED**

**Adjournment:**

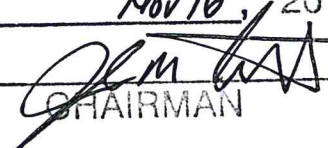
**Motion** made by Reggie McGuinness and seconded by Breck Tarbell to adjourn at 7:39 PM, with the next scheduled meeting November 16, 2020 at 7:00 PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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

Nov 16, 20 20  
  
CHAIRMAN