

**Town of Oneonta Planning Board
Board Meeting
Monday, July 15, 2019 at 7pm**


Present: Tome Rowe; Kirt Mykytyn; Breck Tarbell; Reggie McGuinness; Joseph Camarata (Chairman)
Absent: Jenny Koehn; Rob Lishansky
Others Present: Seth Chates

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

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

Public Hearings: none

New Application:

Aug 5 20 19

CHAIRMAN

PB000507 Walmart/Harrison French & Associates TMP#300.00-3-44.23; 5054 St Hwy 23
Site Plan Review Application

Seth Chates/Designer from Harrison French & Associates appeared before the board to represent the Site Plan Review application for Walmart. The site plan review modification is for the approval to locate a canopy structure in the parking lot for their on line grocery pickup program. Proposed area will be located to left of right side entrance, using 16 (2 rows of 8) existing parking spaces for a total of 12 pickup spots. Steel canopy 12'9" tall with opening of 9'6" and plans include 2 bright orange directional signs. Board discussed location might be better suited off to the side, as is in Hannaford Plaza design with singular row off to right side and if turn off engine signs should be installed. In 80 degree heat customers may want to use their air conditioners while waiting. Chairman Camarata pointed out to the board that OPT buses line up off to the right side every 15 minutes, therefore might be better as designed. No handicap spots are being taken away, this plan is in place at other facilities and no different than backing out of other spaces.

Motion made by Breck Tarbell and seconded by Tom Rowe that the Site Plan Review Application will not have a negative impact on the environment

ABSENT: Jenny Koehn; Rob Lishansky
VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Kirt Mykytyn to approve the Site Plan Review Application prepared by Harrison French & Associates, plans dated March 18, 2019.

ABSENT: Jenny Koehn; Rob Lishansky
VOTING: Unanimous. **MOTION CARRIES**

Discussions:

Chairman Camarata advised the board that he had attended the Town Board meeting 7/10/19, to discuss developing a new law regarding the short term rental, as board is concerned with the health and safety of those renting, as find people who are operating under the radar. The Town Board seemed open to the idea of the Planning Board writing a proposed law to present to the Town Board. From this point forward the Planning Board will not be setting public hearings until violations corrected and open building permits are completed. Board members also discussed and agreed to come up with ideas for a checklist to be given to applicants regarding Town Codes and conditions of short term rentals.

Chairman Camarata also advised the board that the Town Board is in the process of drafting a new notification law. He had hoped he would have a copy for the board to review, but has not received yet.

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Continuing Business:

PB000512 H4 Properties LLC TMP#300.00-3-8.01; 612 St Hwy 28

Special Use Permit Application for Short Term Rental

Hugh Henderson, Jr., applicant for H4 Properties LLC was given 30 days at the June 3, 2019 meeting to correct violations cited and provide septic system expansion documents when the basement that was finished to include 2 bedrooms without a permit. To date septic documentation has not been forwarded.

Motion made by Reggie McGuinness and seconded by Tom Rowe to have Code Enforcement to issue a Stop Work Order for the Short Term Rental currently operating without a Special Use Permit as no septic documentation received to date.

ABSENT: Jenny Koehn; Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

New Application:

PB000513 Jordan Dilello TMP#274.00-2-60.00; 512 Winney Hill Rd

Special Use Permit Application for Short Term Rental

Jordan Dilello failed to appear before the board to represent his Special Use Permit application for a short term rental. Mr. Dilello was mailed a Notice of Possible Violation on 5/6/19 as house was listed on the internet and he turned in a Special Use Permit application on 6/28/19. Code Enforcement performed the initial required Fire Inspection 7/11/19 and applicant was given 30 days to clear the violations cited. There is also an outstanding building permit application for the front deck that is under construction.

Motion made by Breck Tarbell and seconded by Kirt Mykytyn to have Code Enforcement to issue a Stop Work Order for the Short Term Rental currently operating without a Special Use Permit.

ABSENT: Jenny Koehn; Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Minutes:

Minutes were reviewed by the board from July 1, 2019 board meeting.

ABSTAIN: Reggie McGuinness

Motion made by Breck Tarbell and seconded by Kirt Mykytyn to approve the minutes.

ALL IN FAVOR **MOTION PASSED**

Adjournment:

Motion made by Reggie McGuinness and seconded by Tom Rowe to adjourn at 7:58 PM, with the next scheduled meeting August 5, 2019 at 7:00PM.

ABSENT: Jenny Koehn; Rob Lishansky

ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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