

Town of Oneonta Planning Board
Board Meeting
Monday, February 6, 2023 at 7pm

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

Absent: none

Others Present: Machel Baker; Stephen R Roese; Maria Eliza Oprea

The meeting was called to order at 7:06 PM.

Public Hearing:

PB000624 Maria Eliza Oprea TMP#287.09-1-75.02; 2851 Co Hwy 8
Special Use Permit Application for short term rental

Motion made by Tom Rowe and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Maria Eliza Oprea was present and the notifications were verified. Chairman Camarata opened the public hearing for the Special Use Permit Application for short term rental of the 1st floor (2 bedroom apartment) of existing 2 family dwelling and asked if there was anyone in attendance to speak for/or against the application. No one came forward and the board had no additional questions.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Dan Baker that the Special Use Permit Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Reggie McGuinness to approve the Special Use Permit Application for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Applications: none

Renewal:

PB000485 Stephen Roese TMP#299.06-1-51.00; 27 Wisteria Ave
Special Use Permit for short term rental renewal w/new owner

Stephen Roese appeared before the board as requested, as is the new owner of this single-family residence with a Special Use Permit for short term rental. Chairman Camarata explained that he was asked to appear before the board to go over the local rules and regulations, to see if there were any questions regarding the signed "Conditions of Special Use Permit for Short Term Rentals" form submitted. Applicant supplied his contact information, as well as local contacts for the rental. While the applicant and his wife grew up here, he resides in Texas and works for a non-profit. The required property maintenance fire inspection was performed on December 16, 2022 and passed. The board thanked Mr. Roese for his attendance and advised that he would not be required to appear before the board unless there were complaints and/or violations. The Special Use Permit does require an annual operating permit renewal, renewal fee and property maintenance/fire inspection. Applicant requested clarification, if he purchased another home in the Town would he be asked to reappear and if he could have his local contact appear on his behalf. Chairman Camarata advised that he would

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have to reappear, but he could have a local contact represent him as long as had a signed "Representative Form" on file. If the new property does not have a Special Use Permit for short term rental, he would be subject to the whole Planning Board process in its entirety.

Continuing Business:

PB000621 Jiffy Lube International, Inc. – Stephanie Piegzik TMP#300.14-1-9.00; 708 St Hwy 28
Site Plan Review Application

Machel Baker was present, authorized representative of Sevan Solutions Engineers for the proposed 2984sf Jiffy Lube Multi Care Facility revised site plan and the information that the board had requested regarding rooftop HVAC units. Otsego County Planning returned their 239 response recommending returned for local action: No significant county-wide or inter-community impacts. The NYSDOT response was received, forwarded to applicant and they have acknowledged. Chairman Camarata noted that there was no sidewalk indicated on the site plan, therefore the decision would have to include contingent on site location of sidewalk approval by NYSDOT in highway right of way. Board discussed the natural buffering of the site with the hill and trees, was sufficient.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Breck Tarbell to approve the Site Plan Review Application, per Sevan Engineering Site Plan revision date 1/10/23, with delineation of sidewalk location by NYSDOT.

VOTING: Unanimous. **MOTION CARRIES**

Discussions: none

Minutes:

Minutes were reviewed by the board from January 16, 2023 board meeting.

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

Abstain: Dan Baker; Rob Lishansky

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Jenny Koehn to adjourn at 7:35 PM, with the next scheduled meeting February 20, 2023.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

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