

**Town of Oneonta Planning Board  
Board Meeting  
Monday, February 19, 2018 at 7pm**

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

**Absent:** Tom Rowe

**Others Present:** Rob Panasci (Town Attorney); Thomas Platt; Donna Kosier; Joseph Camarata

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

**Public Hearings:**

**Thomas C Platt TMP#258.00-2-26.01; Wilber Lake Rd**

Minor Subdivision Application PB000460

Motion made by Kirt Mykytyn and seconded by Jenny Koehn to open the public hearing.

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

Chairman Camarata opened the public hearing for the Platt minor subdivision. The notifications were verified and Chairman Camarata asked if anyone was present for or against his application. Applicant Thomas Platt was the only one who came forward, to advise the board that Heath Utter (purchaser) has agreed to a deed restriction stating if any of these parcels were sold that all three of the contiguous parcels would have to be sold together. Attorney Panasci advised that the only approach that could be approved this evening is a deed restriction, because a right of way would have to be shown on the map. The surveyor will write up the deed descriptions to be filed with the mylar presented. The Planning Board does not typically recommend the creation of a land locked parcel, but has considered this subdivision due to the unique circumstances with the property bordering the Town of Laurens. Approval would have to be subject to a deed restriction that the sale of the 30 acre lot would have to be sold with lots TMP#258.00-1-12.03 and TMP#258.00-1-12.04. The Planning Board advised the applicant that the subdivision creates a non-buildable lot, because there is no right of way to a public road.

Motion made by Jenny Koehn and seconded by Breck Tarbell to close the public hearing.

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

**Motion** made by Kirt Mykytyn and seconded by Breck Tarbell that the Minor Subdivision will not have a negative impact on the environment.

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

**Motion** made by Kirt Mykytyn and seconded by Jenny Koehn to approve the Minor Subdivision, per Survey Map prepared by Regen. LLC dated 1/23/18, contingent on deed restriction that lot can only be sold together with lots TMP#258.00-1-12.03 and TMP#258.00-1-12.04, that are located in the Town of Laurens. Deed restrictions are to be reviewed and approved by Town Attorney Rob Panasci.

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

**Continuing Business:**

**Joseph Rufrano TMP#300.00-3-72.00; 5252 St Hwy 23**

Site Plan Review Application PB000451

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

March 5, 2018

  
CHAIRMAN

Joe Rufrano advised board that the updated site plan was emailed to Paul Neske on 2/15/18 by Ben Beisler to include the Macadam parking surface, as was requested. The board had tabled the discussion at the February 5, 2018 meeting pending the approval of the lot line change.

**Joseph Rufrano TMP#300.00-3-72.00; 5252 St Hwy 23, 300.00-3-73.01; 531 Southside Dr, & 300.00-3-73.03; 5254 St Hwy 23**

Lot Line Change Application PB000461

Joseph Rufrano appeared before the board to represent the Lot Line Change application and came forward with copies for the board to include a mylar adding a 20' by 110.34' section to lot 300.00-3-72.00 (.304 acres) and merging lot 300.00-3-73.01 with 300.00-3-73.03 (total of 3.211 acres).

**Motion** made by Breck Tarbell and seconded by Reggie McGuinness that the lot line change and site plan will not have a negative impact on the environment.

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

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to approve the lot line change, per Survey Map prepared by Regan, LLC dated 2/19/18. The mylar and deed descriptions are to be filed at the county within 60 days, receipt of filing to be turned in to the Code Enforcement office.

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

**Motion** made by Jenny Koehn and seconded by Reggie McGuinness to approve the Site Plan TMP#300.00-3-72.00, prepared by James Forbes, PE dated 1/28/18.

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

**New Applications:**

**PB000462 Donna Kosier TMP#298.00-2-28.00; 124 Co Hwy 9**

Special Use Permit Application for Short Term Rental

Donna Kosier appeared before the board to represent the Special Use Permit application for a short term rental of the main floor of her 1 family residence with apartment during the summer months. Parking is available for at least 8 cars. She intends on living in her camper at camp ground next door for the summer. The fire/safety inspection has not been completed due to open building permits. The shed permit has been completed, but she still has some items to complete on renovation permit. Chairman Camarata advised Special Use Permit would be conditioned on completing outstanding building permits.

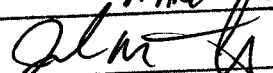
Motion made by Rob Lishansky and seconded by Breck Tarbell to schedule a public hearing March 5, 2018 at or about 7:05PM for short term rental.

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

**Discussions:**

Chairman Camarata advised the board that he had a meeting on Friday, February 16, 2018 regarding the Bettiol Enterprises Oneida St/205 Development and that they would probably have something to present at the next Planning Board meeting. It was discussed that the Planning Board would have to refer to the Town Board for a Zoning Change, but later established that it was already done and the zoning was changed from a B2 to a PDD at the Town Board meeting December 9, 2015.

APPROVED  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

March 15, 2018  
  
CHAIRMAN

**Minutes:**

Minutes were reviewed by the board from February 5, 2018 board meeting.

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

**Abstain:** Rob Lishansky

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:08PM, with the next scheduled meeting March 5, 2018 at 7:00PM.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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

*March 5, 20 18*  
  
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CHAIRMAN