

**Town of Oneonta Planning Board  
Board Meeting  
Monday, December 16, 2019 at 7pm**

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

**Absent:** none

**Others Present:** Jenny Haleakala Goo; Gregory Sparaco; Doris Neice

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

**Public Hearing:**

**PB000525 Jenny Haleakala Goo/Gregory Sparaco TMP#287.09-1-85.02; 3990 St Hwy 23**  
Special Use Permit Application for Short Term Rental

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

JAN 6, 20 20

  
CHAIRMAN

**Motion** made by Jenny Koehn and seconded by Reggie McGuinness to open the public hearing.

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

Chairman Camarata opened the public hearing and asked if anyone was in attendance to speak for or against the Special Use Application for a short term rental and no one came forward. Jenny Haleakala Goo and Gregory Sparaco were in attendance to represent their Special Use Permit application for short term rental. The notifications were discussed and accepted, per Town Attorney. The property maintenance/fire re-inspection was performed on December 11, 2019, violations cited were cleared and a Fire Inspection Certificate has been issued.

**Motion** made by Kirt Mykytyn and seconded by Rob Lishansky to close the public hearing.

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

**Motion** made by Kirt Mykytyn and seconded by Breck Tarbell that the Special Use Permit Application will not have a negative impact on the environment

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

**Motion** made by Tom Rowe and seconded by Rob Lishansky to approve the Special Use Permit Application for short term rental.

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

**New Application:**

**PB000526 Doris M Neice TMP#309.00-1-6.03; 143 RJM Lane**

Special Use Permit Application for Short Term Rental

Doris Neice appeared before the board to represent their Special Use Permit application for short term rental of her 6 bedroom single family residence. The required property maintenance/fire inspection was performed on December 5, 2019 and the applicant was given 30 days to correct violations cited. Paul Neske (Code Enforcement Officer) found an unlawful conversion in the basement to include that of 3 bedrooms with windows that do not meet the requirements of Emergency Escape and Rescue openings, therefore if approved would be for the 3 first floor bedrooms only. Applicant advised the 3 downstairs bedrooms would be locked, but tenants would still have access to the laundry room and family room in the basement. Applicant was asked if tenants would have access to in ground pool, if fenced in and alarmed. Ms. Neice advised tenants would have access and that it was fenced in, but not alarmed. Chairman Camarata advised he would have to discuss with Paul Neske (Code Enforcement Officer). Due to the fact that the property is at the end of a private drive, that in addition to required notifications of property owners within 200 linear feet of property line, notification

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should be made to all those property owners on/along the private drive. Applicant intends on listing property via the internet and will remain local at a campsite. It was agreed to set a public hearing a month out to allow applicant sufficient time to correct violations cited.

**Motion** made by Breck Tarbell and seconded by Tom Rowe to set a public hearing for January 20, 2020 at or about 7:05 PM.

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

**Continuing Business:** none

**Discussions:**

Chairman Camarata advised that he had met with Rick Amo and DOT officials at the old Christopher's site and since the Town has passed the Sustainable Complete Streets Policy that the Dot would have to comply and a sidewalk would have to be installed. While there is grant money available for proposed sidewalks along State Highway 23, it does not cover this new construction. The grant money that is available for proposed sidewalks (timeframe unknown) would cover installation and then will be up to the property owner to clear and maintain. DOT acknowledged that the sign is pre-existing. A new survey will need to be done before they issue a permit.

**Minutes:**

Minutes were reviewed by the board from November 18, 2019 board meeting.

**Motion** made by Tom Rowe and seconded by Rob Lishansky to approve the minutes.

**Abstain:** Reggie McGuinness; Joseph Camarata

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 7:41 PM, with the next scheduled meeting January 6, 2020 at 7:00 PM.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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