

DRAFT 2  
Town of Oneonta  
**Zoning Board of Appeals**  
Meeting Minutes  
September 26, 2022

**Present:** D. Allison, A. Black, D. Prouty, M. Stolzer, Chairman Cannistra

**Absent:** Rob Panasci (Attorney), L. Sause (Clerk)

**Others:** Darren Katz (Saxton Signs)

**A. Roll Call**

- Chairman Cannistra called the meeting to order at 7:18pm and called for the roll.
- Next meeting is scheduled for October 24, 2022.

**B. Minutes – August 22, 2022**

**MOTION:** A motion was made by D. Prouty and seconded by M. Stolzer to approve the minutes as presented.

**DISCUSSION:** None **VOTING:** 4 in favor. **ABSTAIN:** D. Allison **Motion Carries.**

**C. New Applications:** *None*

**D. Public Hearings:**

- **Saxton Sign Corp., Special Sign Permit**

**Tax Parcel No: 300.11-1-1-21.00**

772 St. Hwy 28

**Zoning:** HDD (Highway Development District)

Applicant is requesting a special sign permit to place a freestanding sign along Courtyard Drive.

Allowable # of signs: 1 freestanding sign per lot.

Allowable area of signs: 250 SF max per sign allowed.

Allowable height: 35 feet above finished grade.

Existing Signage: Buffalo Wild Wings (freestanding and façade); Starbuck’s (façade).

The proposed signs need special sign permit approval because:

1. The requested sign exceeds the allowable number of freestanding signs on the parcel.

The public hearing opened at 7:18pm and Chairman Cannistra read aloud the notice from “The Daily Star”.

Darren Katz from Saxton Signs spoke for the application. He stated that there is a unique hardship as the property is set back and there are multiple businesses in front of it. The height of the sign will be in compliance and is generally within regulations. It is also very similar in size to the other freestanding signs in the vicinity. No one else addressed the matter and the public hearing closed at 7:30pm.

The board determined that this was not a substantial request and that the sign will be in harmony with the neighborhood.

**MOTION:** A motion was made by M. Stolzer and seconded by A. Black to approve the Special Sign Permit

**DISCUSSION:** None **VOTING:** Unanimous. **Motion Carries.**

- **(cont.) Denise Wist. Use Variance**

**Tax Parcel No:** 309.00-1-1.121 & 309.00-1-1.122

Pony Farm Road, Oneonta, NY

**Zoning:** ID (Industrial Development District)

The applicant desires a use variance approval for parcels 309.00-1-1.121 and 309.00-1-1.122 in ID zoning district for a year-round venue. The basis of the denial is:

- a) 103-8 Permitted and prohibited uses. In all districts, uses not specifically listed as permitted shall be deemed as prohibited, and all permitted uses shall be subject to all applicable general and special regulations as may be specified in this chapter as a condition for creation or continuation of said use, except as provided under Article XIV herein under.
- b) 103-33 Permitted Uses:

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All uses in this district are subject to site plan review as described in Article XVI of this chapter. All industrial uses, including but not limited to manufacturing and processing, commercial laundry, contractor's yard, warehouses, freight or trucking terminals, junkyard, auto wrecking yard, auto body shop, laboratories, reproduction or publishing, together with uses accessory thereto, are permitted if they conform to the standards of performance set out herein. Accessory uses shall be interpreted to enterprises primarily engaged in providing related services to the basic uses and not to employees of said uses. Customary on-site employee services shall not be permitted.

No one appeared to address this matter and the public hearing was closed.

**MOTION:** A motion was made by D. Allison and seconded by A. Black to terminate the public hearing and deny the use variance.

**DISCUSSION:** None **VOTING:** Unanimous. **Motion Carries**

There being no further business before the Board, the meeting was adjourned at 7:49pm.  
Laura Sause,  
Clerk of the Zoning Board of Appeals