

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

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

**Absent:** none

**Others Present:** Marie Arduini; David VanBuren Sr.; Sheryl Avery-Dulovich; Kristin Kulow; Lisa Meschutt; Emily Ward; Elizabeth McGuire; William Featherstone; Marc Barbera

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

**Public Hearing:**

**PB000517 Lantern Hill Properties TMP#300.00-3-68.00; 391 Southside Dr**  
Special Use Permit Application for Short Term Rental

**Motion** made by Kirt Mykytyn and seconded by Tom Rowe 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 and no one came forward. Marie Arduini (Park Manager of Lantern Hill Mobile Home Park) was present to represent Lantern Hill Properties Special Use Permit Application for short term rental of 3 bedroom/2 bath single family residence. Ms. Arduini came forward with the park owner authorization and her local contact information, as requested. Residence has passed the mandatory fire inspection.

**Motion** made by Kirt Mykytyn and seconded by Reggie McGuinness to close the public hearing.

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

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

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

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky to approve the Special Use Permit Application for short term rental for one family.

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

**New Application:**

**PB000519 Super Heroes In Ripped Jeans Inc TMP#274.00-2-57.21&274.00-2-57.22; 697 Winney Hill Rd**  
Special Use Permit Application

Kristin Kulow appeared before the board to represent Super Heroes In Ripped Jeans Inc application for a Special Use Permit to operate an animal shelter for boarding adoptable cats, dogs and other pets, with veterinary services performed on site. Future activities may include veterinary services to the public (limited), educational programming, construction of new buildings, expansion of parking lot and possible dog park. Currently the 1 acre parcel (274.002-57.22) has a Special Use Permit for the existing Crescent Pet Lodge, but is conditional for as long as Joan Puritz is the owner of the property. Super Heroes In Ripped Jeans Inc are interested in purchasing the 1 acre parcel that has an existing single family residence on second floor and an apartment with pet lodge on the first floor, along with the surrounding 48.92 acre parcel (274.00-2-57.21), conditioned on approval of Special Use Permit to operate shelter in an RA-40 zone on these 2 parcels. Super Heroes In Ripped Jeans Inc is currently operating the Crescent Pet Lodge. As soon as possible they would like to

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renovate the existing structure to have spay/neutering done on site and open up the 2<sup>nd</sup> floor to expand public space and add offices. Currently they are housing approximately 25 cats and 10-15 dogs.

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to set a public hearing for November 4, 2019 at or about 7:05 PM.

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

**PB000520 William Featherstone/Marc Barbera TMP#287.00-1-59.00/287.00-1-57.01; 233/189 Winney Hill Rd**  
Lot Line Change Application

Property owners William Featherstone and Marc Barbera were in attendance to represent their Lot Line Change Application. William Featherstone, property owner of parcels 287.00-1-59.00 and 287.00-1-58.00, are on the same deed as one tract of land, a separate tax parcel number was created for taxation purposes only because of the light district. Marc Barbera owns adjoining property 287.00-1-57.01 and is in the process of selling his home to a buyer (David Frame) contingent on the purchase of adjacent vacant lot 287.00-1-59.00. Applicants have had a survey performed and new deed description prepared (denoting on Schedule A showing Property I and Property II), not clearly stating lot 287.00-1-57.01 appended to parcel 287.00-1-59.00. Survey map does not show lot as an appended parcel and no new deed for 287.00-1-58.00 was provided. While the board doesn't have an issue with the Lot Line Change, it needs to be sure recorded properly to ensure not creating a land locked parcel. After discussion and Chairman Camarata conversation with Town Attorney on the phone, the board tabled the decision for further information.

**Continuing Business:** none

**Discussions:** none

**Minutes:**

Minutes were reviewed by the board from September 16, 2019 board meeting.

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

**Abstain:** Breck Tarbell

**ALL IN FAVOR                      MOTION PASSED**

**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:16 PM, with the next scheduled meeting October 21, 2019 at 7:00 PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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*John H.*  
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