

**Town of Oneonta Planning Board  
Board Meeting  
Monday, December 5, 2022 at 7pm**

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

**Absent:** none

**Others Present:** John Clafin; Anna Iannelli; Machel Baker

The meeting was called to order at 7:01 PM.

**Public Hearings:** none

**New Applications:**

**PB000622 Anna Iannelli TMP#286.12-1-4.00; 145 Baker Hill Rd & 286.12-1-2.00; 155 Baker Hill Rd**  
Lot Line Change Application

Anna Iannelli was present to represent the Lot Line Change Application between the 2 parcels that she owns, listed above. The applicant would like to convey .1020 acres from lot 286.12-1-2.00 (6.72 acres) to lot 286.12-1-4.00 (.24 acres). Applicant stated the existing fence shown on map was installed for her grandchildren and if she ever sells property would not want to remove fence, as set in concrete. The lot line change would eliminate an encroachment of the driveway and allow room to construct a carport/garage, on the smaller lot. The lot line change will not increase or create any new non-conformities on either parcel.

**Motion** made by Breck Tarbell and seconded by Dan Baker that the Lot Line Change Application will not have a negative impact on the environment

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


**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to approve the Lot Line Change Application, per Rasmussen Land Surveyors map dated October 5, 2022 to be filed with deed description at Otsego County within 60 days of approval and a copy of the receipt of filing given to the Town Code Enforcement Office.

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

**PB000620 Shagbark Winery/John Clafin TMP#287.00-1-17.01; 645 St Hwy 205**  
Site Plan Review Application

John Clafin was present to represent the Site Plan Review Application for a winery with a tasting room. The Zoning Board of Appeals issued a use variance on 5/23/22 to construct a winery with a tasting room, growing grapes on site for some production. Mr. Clafin advised the board that he had purchased the vacant land approximately 10 years ago, there have been changes made to the grade and it has an existing paved driveway. The plans submitted show a 45'x80' steel building with a steel roof, tasting area 1215sf and a loft for storage of dry goods. While he would love to pave the parking area, costs may be prohibitive at this time. Growing grapes on site for production takes years, so would like to start by getting involved with the finger lakes region. After making sure water is potable, he would like to start construction in the spring. After discussion with the board, he decided best to broaden approval for days/hours of operation to Sunday thru Saturday, 8AM to 10PM. Chairman Camarata requested data sheets on the proposed solar lighting and more information on gravel parking area, as obviously can't paint lines on gravel. The application has been referred to Otsego County, NYSDOT and NYSDEC for their review and comments, per GML239. The board tabled the application until the Planning Board meeting January 16, 2023 to allow for the 30 day response time in accordance with the General Municipal Law.

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

Jan 16, 20 23  
  
CHAIRMAN

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

Machel Baker, authorized representative of Sevan Multi-Site Solutions was in attendance to give a project presentation for the proposed Jiffy Lube Multi Care Facility. The Site Plan Review Application is for a new proposed structure is a 2984sf building with 4 service bays. Mr. Baker advised that the focus of the business is on oil changes, inspections, quick in and quick out services. There is no outdoor storage. They plan to employ 4 to 6 employees per shift, with operations 8AM to 6PM daily. The largest vehicles would be dually trucks or F350 equivalent. There are no floor drains, new/used oil & fluids are stored in above-ground tanks in basement, pumped/removed by an approved hauler during regular business hours. There will be a site plan modification eliminating the parking spot next to the trash enclosure and the possibility of shifting parking. Chairman Camarata gave Mr. Baker his phone contact information, so the parking and municipal water update can be discussed. They are looking at a May-October build. Chairman Camarata requested a calculation of total green space and more information on the rooftop HVAC decibel readings. Per GML239, the application has been forwarded to Otsego County and NYSDOT for review and comment. Chairman Camarata advised Mr. Baker that we would forward replies and to return to the next Planning Board Meeting on Monday, January 16, 2023 at 7:00PM.

**Continuing Business:** none

**Discussions:**

Chairman Camarata asked Tom Rowe if he had attended the Public Safety meeting regarding regulating location of cannabis retail dispensaries. Mr. Rowe said he was not made aware committee was meeting. The board discussed that the Planning Board does not make the laws, but would look over the draft when it became available for comment.

**Minutes:**

Minutes were reviewed by the board from November 7, 2022 board meeting.

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky to approve the minutes.

**Abstain:** Dan Baker

**ALL IN FAVOR                      MOTION PASSED**

**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:15 PM, with the next scheduled meeting January 16, 2023 at 7:00 PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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

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JAN 16, 20 23  
\_\_\_\_\_  
CHAIRMAN