

**Town of Oneonta Planning Board
Board Meeting
Monday, March 6, 2023 at 7pm**

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

Absent: none

Others Present: Darlene Patten; Dorene Senseney; Todd Hartman; Bob Dunbar; Suellen Dunbar; David Reilly; Laura Reilly

The meeting was called to order at 7:02 PM.

Public Hearings: none

New Applications:

PB000628 Todd Hartman TMP#300.00-3-61.02; 354 Southside Dr
Special Use Permit Application for short term rental

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

March 20, 20 23

CHAIRMAN

Todd Hartman was present to request that his Special Use Permit for the short term rental of the 5 bedroom single family residence rental at 354 Southside Drive be reinstated. The board revoked the Special Use Permit in March 2020 for occupancy on 3rd floor and then was revoked on October 2022 due to team parties pictured. Applicant was instructed that he could reapply in March. The required property maintenance/fire inspection was performed 2/27/23 and passed. Chairman Camarata verified that no changes had been made. Board Member Rob Lishansky specifically asked Mr. Hartman if he read and understood all the items that were listed on "Conditions Form", that he had checked and signed. Mr. Hartman stated he did and that he would be listing property on VRBO and Airbnb. The board confirmed that the 3rd floor was kept locked and that the pictures of 3rd floor and team in backyard would not be used in the listing. He advised that as soon as ad was live, if anyone had any issues, he would make any changes immediately. Chairman Camarata proposed a conditional renewal, due to prior issues and board concurred.

Motion made by Tom Rowe and seconded by Dan Baker to reinstate the Special Use Permit conditionally for six months and agreed to reappear before the board September 18, 2023 for renewal.

VOTING: Unanimous. **MOTION CARRIES**

PB000629 Darlene Patten TMP#300.14-1-15.00; 147 Southside Dr
Special Use Permit Application for short term rental

Darlene Patten was present to represent the Special Use Permit Application for the short term rental of the 5 bedroom single family rental. The required property maintenance/fire inspection was performed and passed on 2/27/23. She currently has another short term rental in the Town and lives locally. Chairman Camarata verified that there were no questions, regarding "Conditions Form". Board member Jenny Koehn confirmed while beds in floor plan would allow for more than 10 occupants, the Town limits occupancy to 10. Ms. Patten confirmed that she understood and she wouldn't even want to more than 10, in keeping with the neighborhood with no team parties.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to set a public hearing for March 20, 2023 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000626 Robert & Suellen Dunbar TMP#298.00-2-21.00; 123 Co Hwy 9
Special Use Permit Application for short term rental

Robert and Suellen Dunbar were present to represent the Special Use Permit Application for the short term rental of their 3 bedroom single family rental. The required property maintenance/fire inspection was performed and passed on 3/6/23. They currently have a short term rental in the Town and live locally in Otego. Chairman Camarata verified that they had no questions regarding "Condition Form" and that other building on property was a barn of which would be locked, as well as the basement of home. They will be listing the rental with Cooperstown Stay.

Motion made by Breck Tarbell and seconded by Jenny Koehn to set a public hearing for March 20, 2023 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

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Renewal:

PB000438 Katie Lossi TMP#286.12-1-20.00; 6 Olen Houck St
Special Use Permit Renewal for Short Term Rental

Rob Lishansky removed himself from the podium, as he appeared before the board as the authorized representative for Katie Lossi. Ms. Lossi was asked to reappear before the board as a complaint had been received during the baseball rental last summer by next door neighbor stating children were using playset in his yard. The neighbors, David and Laura Reilly were in attendance and expressed their concern due to liability. Mr. Lishansky advised that issue occurred this year with tenant whom had checked in from California at midnight. There is a book on site prepared by Ms. Lossi, which includes not to use the playset in neighbor's yard. No trespass signs were discussed, as well as specific notices made up. Chairman Camarata advised the neighbors that if they have another issue and cannot get ahold of Ms. Lossi or Mr. Lishansky, that they should contact the NYS Troopers. The board agreed to renew the Special Use Permit.

Continuing Business: none

Discussions:

The board discussed the Town Board Referral of proposed LL2023-1 Cannabis Dispensary and the consensus was that the board should wait until the state tells the municipalities what they can do.

The board acknowledged notification from the Town of Milford regarding the proposed ground mounted solar array at 399 County Highway 58, as required as within 500 feet of Town Line.

Chairman Camarata advised the board that the Zoning Board of Appeals has set a public hearing on 3/27/23 at 7:15 PM for a project at 458 Chestnut Street for a Use Variance and has a pending Site Plan Review Application. Board may want to make a site visit and offer comment.

Chairman Camarata verified who was planning on attending the NY Planning Federation Conference April 16-18 for their annual training and eligibility for meeting 4/17/23. The Chairman then announced that the scheduled Planning Board meeting 4/17/23 would be canceled due to training.

Minutes:

Minutes were reviewed by the board from February 6, 2023 board meeting.

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

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:00 PM, with the next scheduled meeting March 20, 2023.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

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CHAIRMAN