

Town of Oneonta Planning Board
Board Meeting
Monday, April 3, 2023 at 7pm

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

Absent: Joseph Camarata


Others Present: Wayne & Peggy Hymers: James Gillespie; Travis Koger; Bruce Smith; Michael O'Reilly; Dan O'Reilly; Pat Murphy; Nate Riker; Ernest & Linda Burgher; Jim Rowe; Jim Hurtubise; Theresa Cyzeski; Brian Belknap; Benjamin Holscher; Rich Harlem

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

Public Hearing:

PB000631 Free Range Properties LLC TMP#300.00-3-45.01; 378 Southside Dr
Minor Subdivision Application

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

MAY 1, 20 23

CHAIRMAN

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

VOTING: Unanimous. **MOTION CARRIES**

The notifications were verified and Acting Chairman Rob Lishansky opened the public hearing for minor subdivision application for 378 Southside Drive. Acting Chairman Lishansky asked if anyone was in attendance to speak for/or against the proposed subdivision. Rich Harlem, attorney for the applicant stood to give a brief overview of applicants request to make a 2 lot subdivision of a 90+/- acre lot. The subdivision meets all the district dimensional requirements of the Town Code. Acting Chairmans Lishansky again asked if there was anyone in attendance to speak for/or against application and no one came forward.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Dan Baker that the Minor Subdivision Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Jenny Koehn to approve the Minor Subdivision Application per Rasmussen Land Surveyors map dated February 20, 2023 along with deed description to be filed at Otsego County within 60 days of approval and copy of receipt of filing forwarded to the Town Code Enforcement Office.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000633 Benjamin Holscher TMP#258.00-2-16.00; Peebles Hill Rd
Special Use Permit Application for campground <5 lots

Benjamin Holscher was present to represent his Special Use Permit Application for a campground for 2 glamping campsites (i.e. Tentr) to offset the cost associated with the land. His wife will be managing the property from home. They currently have a Special Use Permit for short term rental of their home, but they have never used it and will not be renewing due to the change in family dynamic. This 8 acre parcel is currently vacant land, across the street from their single family residence. The campsites are part of their bridge plan to build a house in the future on the vacant parcel. He intends to put up one site to see how it goes and then possibly add another. Site will be listed on Airbnb. It is basically a dry field that he mows and he plans to nestle sites in tree line for privacy. Board expressed concern regarding campfires and access with emergency vehicles. There was confusion regarding site plan, special use permit and short term rentals, therefore the

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board tabled the application. The board and the applicant need to look into campground regulations with Paul Neske, Code Enforcement Officer. The board tabled the application until the next meeting, Monday, May 1, 2023.

PB000634 Nathan Riker & Karen Thompson TMP#299.07-4-56.00; 39 Ceperley Ave

Special Use Permit Application for short term rental

Nathan Riker was in attendance to represent the Special Use Permit Application for short term rental of 2 bedroom single family rental. Acting Chairman Lishansky noted applicant did not reside in Oneonta and that he would need to provide local contact information in writing. Mr. Riker advised his father and brother would be emergency contacts. The board confirmed that residence was one story, that the unfinished basement and unfinished attic would be locked. The required property maintenance fire inspection was performed on 3/21/23 and passed. Applicant plans to list on Airbnb and VRBO. There was some confusion as applicant had filled out and sent out notification certified/return receipt for his initial meeting with the Planning Board and neighbor Patricia Murphy was in attendance. Chairman Lishansky advised public hearing would be set and she would be receiving another notification with date and time of the actual hearing. Applicant was given a public hearing notification letter and neighbor listing provided per Otsego County Tax rolls for scheduled hearing below.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to set a public hearing for May 1, 2023 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000635 Dewberry for Walmart TMP#300.00-3-44.23; 5054 St Hwy 23

Site Plan Review Application

Travis Koger of Dewberry was present to represent the Site Plan Review Application for a 6600sf building addition to aid in the Walmart pickup operations. The pickup operations have increased. The addition includes relocating the pickup area and increasing the number of spaces to 45 parking spaces, of which are slightly larger. They will still exceed the code required number of parking spaces. Application will be referred to Otsego County for 239 review. The board tabled the application until a response is received from the County and will be forwarded to applicant upon receipt. At that time a date will be established to reappear before the board.

PB000630 Ernest & Linda Burgher TMP#287.19-1-4.01; 458 Chestnut St

Site Plan Review Application

Ernest & Linda Burgher were present to represent the Site Plan Review Application for 4 "A" frame (2bedrm) rentals 18'x24' for 3 season use, above ground pool w/deck and game room under behind existing diner (Soda Jerks) & service garage (Action Lube) with 2 apartments. The Zoning Board of Appeals approved a Use Variance on 3/27/23. Linda Burgher clarified that there was 40 feet between the buildings, 20 feet on their property and 20 feet on Westgate Plaza parcel, with a deeded right away around the Plaza. Ms. Burgher came forward to go over the sketch site plan provided with the board members. She would like to put up one structure at a time and understands she will have to apply for a Special Use Permit for short term rental, but can't apply until the building permit is closed. Application will be referred to Otsego County for 239 review. Applicant was advised to contact public utilities regarding hooking up to Town Sewer and City Water. Board requested that she provide a site drawing with all the dimensions, to include houses plotted and parking spaces, on one piece of paper. Applicant also to provide a copy of the deed showing the right of way. Board tabled application until a response is received from the County and requested information received from applicant.

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CHAIRMAN

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Continuing Business:

PB000625 HEG Properties, LLC/Ben Guenther TMP#299.00-1-11.21, -11.25, -11.25 #299.10-1-15.01, -16.01, -17.01, 18.09, -19.01; NYS Rt 7 & 205; Oneida St

Major Subdivision Review Application

PB000626 Stewart's Shops Corp/James Gillespie TMP#299.00-1-11.21, -11.25, -11.25 #299.10-1-15.01, -16.01, -17.01, 18.09, -19.01; NYS Rt 7 & 205; Oneida St

Site Plan Review Application

The board agreed to review the subdivision application and site plan for Stewart's concurrently at the Planning Board meeting January 16, 2023. James Gillespie of Stewart's Shops came forward to go over updated subdivision map and site plan. Michael O'Reilly and Dan O'Reilly from Principle Design were also present as the building of the road is a team effort with HEG Properties, LLC and Stewart's Shops Corp. The revised subdivision map included the turn around requested by James Hurtubise, Town Highway Superintendent. The revised plans have been forwarded to Otsego County, NYSDOT and NYSDEC for their review and comment, as well as being referred to the Town Board.

Motion made by Breck Tarbell and seconded by Tom Rowe to set a public hearing for the Subdivision Application on May 1, 2023 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

Discussions: none

Minutes:

Minutes were reviewed by the board from March 20, 2023 board meeting.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the minutes.

Abstain: Jenny Koehn

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Tom Rowe to adjourn at 8:44 PM, with the next scheduled meeting May 1, 2023 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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TOWN OF ONEONTA



CHAIRMAN