Town of Oneonta

**Zoning Board of Appeals**

Agenda

January 22, 2024

1. **Roll Call**

* **Approve Minutes:** December 18, 2023
* **Next Meeting:** February 26, 2024

1. **New Applications: *None***
2. **Public Hearings:**

* **(cont.) Clapper/Clapper Maple Ridge Farm LLC , *Interpretation***

**Tax Parcel No**: **275.00-1-63.01**

184 Lower Reservoir Rd., Oneonta, NY

Zoning: RA-40 (Residential Agricultural)

The applicants desire an interpretation of the code officer’s decision regarding the Clapper’s application for a campground at the above tax parcel. The appeal to the Zoning Board alleges that a use variance should have been required by the code officer because the campground would be a second principal use on the parcel. The letter from the applicant’s attorney further alleges that a complete site plan was not submitted and he allowed the site plan review application to begin the process with the planning board in error, none of which in the code officer’s opinion are germane to the request for interpretation.

The code officer offers, the application submitted by the Clapper’s was for a campground use of their property which is allowable according to Town Code 103-17 (A)(2), requiring site plan review approval from the planning board only. There is a single-family residence (SFR) (owner occupied) on the parcel, along with other accessory structures that are currently being used for personal storage only. The SFR is intended to continue to be used by the accessory structures were proposed to be used for storage of machinery and equipment to operate the campground by the owners. This is no different than two other long-standing campgrounds in the Town of Oneonta.

The owners also submitted an application for short term rental of their SFR, which was withdrawn during the first meeting with the planning board.

## D. Decisions

# **E. Vouchers**

## F. Adjourn