

**Town of Oneonta Planning Board  
Board Meeting  
Monday, February 5, 2024 at 7pm**

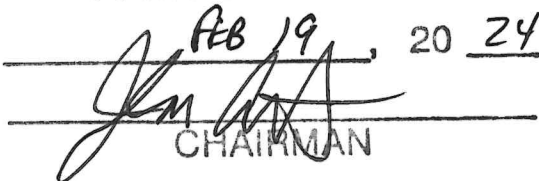
**Present:** Edward Dower; Dan Baker; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)  
**Absent:** Breck Tarbell  
**Others Present:** Linda Wilcox; Jim Hurtubise; Mindy LeFever; Lynn Stewart; Betty Lee; Chris Chase; Heather Babbitt; David Koehn

The meeting was called to order at 6:58 PM.

**Public Hearings:** none

**New Applications:** none

**Continuing Business:**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
  
FEB 19, 20 24  
CHAIRMAN

**PB000647 Brooks House of Barb-B-Q/Livingston Energy Group TMP#289.00-1-29.00; 5560 St Hwy 7**  
Site Plan Review Application

Lynn Stewart of Livingston Energy Group was in attendance to continue the Site Plan Review application to install 4 EV (EVM) charging stations in the Brooks restaurant parking lot. The application was initially presented to the board on 9/18/23 and was referred per 239-m to Otsego County and NYSDOT. Otsego County responded - Returned for local action: No significant county-wide or intercommunity impacts. NYSDOT replied that Highway Work Permits would be required. Both responses were forwarded to the applicant via email. The application had been put on hold as requested by the applicant until 1/9/24, when an updated Site Plan was submitted, showing a change in location on site. Ms. Stewart advised that the board comments in the initial meeting, coupled with running into a pole, that she and the project manager believe the new location to be a better fit. She stated that the grid has agreed to put in a higher-level hub, that they had just finished their elevations and would be filing the required NYSDOT Perm 32 permit tomorrow, as noted in NYSDOT response to their updated site drawing submitted 1/9/24.

**Motion** made by Dan Baker and seconded by Jenny Koehn that the Site Plan Review Application will not have a negative impact on the environment

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

**Motion** made by Reggie McGuinness and seconded by Dan Baker to approve the Site Plan Review Application per Livingston Energy Group updated site drawings received via email 1/9/24.

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

**PB000489 Thomas Falco/Betty Lee TMP#287.09-1-88.00; 132 Crestview Ln**  
Special Use Permit Application for short term rental renewal

Thomas Falco was advised that the Code Enforcement Office had received complaints over the summer and that he would be required to meet with the Planning Board, before his annual operating permit could be renewed. Mr. Falco is out of the country and forwarded a representative form for Betty Lee to be his authorized representative. Betty Lee was in attendance and advised that she hadn't seen the actual complaints. It was clarified that there were 2 complaints received from same complainant. The complaint for 6/11/23 (received on 6/16/23) was that there were a number of cars in driveway (attached pictures of cars in driveway), 10 boys playing baseball next to the house, and stated party broke up at 9:20PM, even though Mr. Falco was advised. The complaint for 8/19/23 (received on 8/31/23) was that there was a gathering, picture attached with numerous cars in driveway. Ms. Lee advised she was aware of a birthday/anniversary party (not a team party) that the complainant had stated that he would be filing a complaint based on principle and didn't like people driving past his house

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past 8PM. It was clarified that there is to be one family occupancy with a maximum of 10 people and that a gathering of any sort is going to be viewed as a team party. Chairman Camarata advised that the short term rentals are for the family that is renting the dwelling and that is all that should be there, especially in tight neighborhoods. Ms. Lee reiterated that there were no more extra people allowed and questioned if rental could continue. Board felt due to fact that one person complaining, that permit would be renewed, but if there are any other complaints received, that it will result in probation or revocation.

PB000587 James Hurtubise TMP#286.00-2-45.01; 393 Co Hwy 9  
Special Use Permit Outdoor Event Venue Renewal

James Hurtubise was in attendance for his annual renewal of his Special Use Permit for an outdoor event venue. Mr. Hurtubise advised the board that he only had 2 events last year, a graduation party and a fund raising event for Family Services Association. The fund raiser was a mud run (5Krun with an obstacle course). There were approximately 150 participants and 150 spectators. The West Oneonta and Otego Fire Department provided event support. They had reached out to their neighbors to make sure they were aware of the event and received positive feedback. He plans to host the annual Family Services Association fund raiser Mud/5k Run on 10/12/24 and expects it will be a little larger. There have been no complaints or violations cited. He has no other scheduled events at this time, but wants to stay in compliance and understands due to the varying uses and potential for growth, that board would like to continue the Special Use Permit with annual renewal before the Planning Board.

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to approve the annual renewal of Special Use Permit for outdoor event venue.

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

**Discussions:**

Chairman Camarata advised board that there would be a CPR/AED training at Town Hall on Wednesday, February 7, 2024 9am to 1PM, if anyone was interested. He also advised board due to the budget, that there was only funding for 2 board members to attend NY Planning Federation Annual Conference for Training in April. It was agreed newest members Dan Baker and Ed Dower would attend training. Reggie McGuinness offered that the on line training offered is very good and she would forward link to board members.

**Minutes:**

Minutes were reviewed by the board from January 15, 2024 board meeting.

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to approve the minutes.

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to adjourn at 7:30 PM, with the next scheduled meeting February 19, 2024.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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

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*Feb 19, 20 24*  
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CHAIRMAN