

**Town of Oneonta Planning Board
Board Meeting
Monday, September 19, 2022 at 7pm**

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

Absent: none

Others Present: Therese Pentaris; Brett Holleran; Bryce McCullough; Richard Mattice

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

The meeting was called to order at 7:00 PM.

Public Hearings: none

October 17, 2022
Robert Lishansky
CHAIRMAN

New Applications:

PB000614 American Tower/Centerline Communications LLC for T-Mobile TMP#299.00-1-4.01; Browne St
Special Use Permit Application for Cell Tower Modification Waiver

Bryce McCullough, Construction Manager for Centerline Communications LLC appeared before the board as an authorized representative for the T-Mobile's Special Use Permit waiver request for a cell tower modification. The modification is for the colocation of T-Mobile equipment on an existing tower, to include installing 9 antenna, 6 RRH's and 3 hybrid cables, 1quad, 4 sector mounts and 12 mounting pipes. The ground work includes installing a 10'x15' concrete pad w/equipment within the existing fenced compound, to include a backup generator. The generator will cycle once or twice a week on Tuesday and/or Thursday. A structural analysis was provided for 139' tower. The new antenna array will be installed below existing carrier (Verizon) antennas at 113'.

Motion made by Reggie McGuinness and seconded by Breck Tarbell that the Special Use Permit Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow T-Mobile to complete the modifications set forth in its August 5, 2022 application.

VOTING: Unanimous. **MOTION CARRIES**

PB000615 Cooperstown All Star Village TMP#287.00-1-33.00; 4158 St Hwy 23
Site Plan Review Application

Richard Mattice, Operations Manager for Cooperstown All Star Village was present to represent the Site Plan Review Application for a pavement expansion 10,000+/- sf of Parking Lot A. The paved area will allow for a safer walking/parking area (currently gravel) and improve drainage by installing a catch basin and drywell.

Motion made by Breck Tarbell 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 Dan Baker and seconded by Tom Rowe to approve the Site Plan Review Application, per McManus Engineering Group LLC "Master Site Plan Paving Addition", dated 9/15/22. Conditioned on engineered drywell and approved by Paul Neske, Town Code Enforcement Officer.

VOTING: Unanimous. **MOTION CARRIES**

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PB000616 Deer Haven Camp Ground TMP#287.00-1-56.01; 180 Deer Haven Ln
Site Plan Review Application

Brett Holleran was present to represent his Site Plan Review Application to convert an existing overflow/storage parking lot into 11 new RV sites (proposed lots 19-29). There will be no changes to the topography and will actually increase the green space. He stated that 7 of the sites will be dedicated seasonal and 4 rented monthly by workers in the area. Mr. Holleran advised he has already been in contact and is currently working with NYSDOH and NYSEG, regarding the expansion.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to approve the Site Plan Review Application, per Kenneth Andela, PE stamped Site Plan dated June 2022, contingent on NYSDOH approval.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

PB000581 Kition, LLC TMP#299.06-1-27.00; 76 Country Club Rd
Special Use Permit for Short Term Rental Renewal

Therese Pentaris, owner was present as requested to reappear before the board, due to complaints received by Code Enforcement Office during the baseball season. Copies of the complaints received were forwarded to the board members for their review. Complaints were received for dates June 23 and June 24, from 2 complainants regarding gatherings and street parking. Ms. Pentaris advised the Code Enforcement Office that she had addressed, cars dispersed and that no further complaints had been made. Ms. Pentaris told the board that the house was rented for 9 weeks during the summer. The complainants were notified that Ms. Pentaris would be appearing before the board and no one appeared. Board concluded that applicant apparently had one bad week during summer and advised her to be sure tenants are made aware of regulations of no team parties and no street parking, perhaps add to listing and emphasize at check-in.

Discussions:

Minutes:

Minutes were reviewed by the board from August 15, 2022 board meeting.

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

Abstain: Reggie McGuinness

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 7:43 PM, with the next scheduled meeting October 17, 2022 at 7:00 PM, as no new applications have been filed to date.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

October 17, 20 22
Robert Lishansky
CHAIRMAN