

**Town of Oneonta Planning Board
Board Meeting
Monday, May 7, 2018 at 7pm**

Present: Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: Tom Rowe

Others Present: Rob Panasci (Town Attorney); Matt Hiltz; David Harder; Denise Brigham; Dan Mattice; Monica Anderson; Walter P Schmitt Jr; Sara Stedman; William Decker; James Hanley; Ohad Shem-Tov

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

Public Hearings: none

New Applications:

PB000466 Tentrr TMP#309.00-1-1.61; 118 Commerce Rd
Site Plan Review Application

James Hanley (Tentrr General Manager) appeared before the board to represent the Site Plan Review application for a new manufacturing business setup in the Pony Farm Industrial Park. They manufacture camp kits that include a 11x19 deck, canvas tent, 2 adirondack chairs, bunk beds, picnic table w/2 benches, toilet bowl, kitchen counter and a fire pit. They recruit landowners with desirable locations (i.e. pond/river), deliver/setup kits and rent to city people who would like to get out into the country. Sites are not traditional camp sites, as you can't see anyone else, therefore there may be only one desirable site on a 15 acre lot. They currently have over 100 sites located in New York, Pennsylvania and Massachusetts, but plan to expand to California by the end of the year. The split is 80% for the property owner and 20% Tentrr, making it not only profitable for their company, but the property owner as well. Only change in site currently is some outside storage of pressure treated lumber.

Motion made by Kirt Mykytyn and seconded by Jenny Koehn that the site plan will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

PB000467 Monica Anderson TMP#287.19-4-50.00; 31 School House Ln
Special Use Permit Application for Short Term Rental

Monica Anderson appeared before the board to represent the Special Use Permit Application for a short term rental. Applicant lives in the house next door and would like to rent out this 3 bedroom home herself for transient rental and may list on Airbnb. The code office performed the inspection of residence on 4/17/18 and fire inspection certificate has been issued. There is sufficient parking and a small fiberglass pool on site.

Motion made by Reggie McGuinness and seconded by Rob Lishansky to set a public hearing for May 21, 2018 at or about 7:05 PM for the Special Use Permit Application.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

May 21, 2018

CHAIRMAN

PB000468 Sara Stedman TMP#309.00-1-51.02; 295 St Hwy 28

Special Use Permit Application for Short Term Rental

Sara Stedman appeared before the board to represent the Special Use Permit Application for a short term rental. Applicant would like to rent out her 3 bedroom home and will be residing locally in the City of Oneonta. The code office performed the inspection of residence on 5/2/18 and passed. There is sufficient parking with 2 car garage and long driveway.

Motion made by Breck Tarbell and seconded by Reggie McGuinness to set a public hearing for May 21, 2018 at or about 7:10 PM for the Special Use Permit Application.

VOTING: Unanimous. **MOTION CARRIES**

PB000469 Reinhardt Corp TMP#287.09-1-7.00; 3919 St Hwy 23

Site Plan Review Application

Daniel Mattice (President) appeared before the board to represent the Site Plan Review Application to add 2/30,000 gal tanks for liquid propane behind the back building of their existing facility. Matt Hiltz (installer) was also present to answer any questions regarding the installation. Currently the majority of propane comes from State Highway 205 and is delivered to a facility in Davenport, where Reinhardt's trucks travel to load and make their deliveries from there. A fire safety analysis was made and supplied to the board members, which adheres to NFPA58. The setbacks are met, they have an internal safety valves and bollards will be installed, as required. The safety analysis includes notifying local fire department, calculated response time and access to water. Walt Schmitt/West Oneonta Fire Chief was present and added that he had no concerns with the Site Plan presented. Their intent at this time is to take care of their existing customers, not a hub. The hub is on State Highway 205. There will be a an elevated motion light on the building for trucks and a dome light at point of transfer, that will only be on when necessary.

Motion made by Rob Lishansky and seconded by Breck Tarbell that the site plan will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

PB000470 William Decker Jr TMP#300.14-1-29.00; 114 Southside Dr

Special Use Permit Application for Short Term Rental

William Decker Jr appeared before the board to represent the Special Use Permit Application for a short term rental. Applicant would like to rent out his 4 bedroom home, that has an attached business. The Zoning Board of Appeals removed the condition of his use variance for the residential portion being owner occupied with a public hearing on April 23, 2018. While he will be living in his other home locally, he does intend on relocating south and at that time he will list rental with a realtor. He initially was thinking of summer rental, but also found that there is a need for traveling doctors/nurses housing. Parking is sufficient with a 2 car garage and horseshoe drive, that is separate from the business parking lot/entrance. The business is separated by a 6" block wall, as per the fire code. There is one censored 36" steel door between residence/business, which will be dead-bolted when they leave residence. The business is alarmed by ADT motion, glass damage and several cameras, with calls being made direct to the NYS Police. The code office performed the inspection of residence on 5/7/18 and was given 30 days to correct the violations.

Motion made by Reggie McGuinness and seconded by Kirt Mykytyn to set a public hearing for May 21, 2018 at or about 7:15 PM for the Special Use Permit Application.

VOTING: Unanimous. **MOTION CARRIES**

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TOWN OF ONEONTA

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[Signature]

PB000471 Ohad Shem-Tov TMP#300.08-3-4.00; 5367 St Hwy 7
Site Plan Review Application

Ohad Shem-Tov appeared before the board to represent the Site Plan Review Application. Applicant wishes to convert the basement of his 2 family residential rental (non-owner occupied) located in a B2 zoning district into an professional office space for himself with a kitchen and bath. Mr. Shem-Tov stated that when he purchased home it was a 3 family residence and when contacted the code office was informed by Paul Neske (Code Enforcement Officer) that the basement apartment was not registered and illegal due to the lack of 2" ceiling height to reach 7', that could be corrected by removing the existing drop ceiling. Applicant advised plenty of parking, to include the lawn along shared driveway owned by him. Rob Panasci (Town Attorney) read over the deed presented, advised the applicant/board that adjoining property owner owned the driveway. The board advised applicant he cannot use lawn for parking or park over septic. Applicant was instructed would need gravel at minimum for designated parking. Board tabled the discussion of application until the next Planning Board meeting 5/21/18, at which time Mr. Shem-Tov is to have a drawing to scale showing 5 parking spaces needed (1.5 per dwelling unit plus 2 for business), per code.

Continuing Business: none

Discussions: none

Minutes:

Minutes were reviewed by the board from April 16, 2018 board meeting.

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

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:11PM, with the next scheduled meeting May 21, 2018 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

MAY 21, 20 18

CHAIRMAN