

**Town of Oneonta Planning Board
Board Meeting
Monday, June 7, 2021 at 7pm**

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

Absent: none

Others Present: Tom Howard; Lance King; Greg Talbot; Denise Wist; Mark Talbot; Todd Schaal; Liz Fusco; Todd Hartman; John Pondolino; Tasi Karabinis; Mike Ranieri; Rick Eastman; Craig Gelbsman; Patricia Cohen


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

Public Hearings: none

New Applications:

PB000569 Exscape/Todd Hartman TMP#287.19-1-26.00; 18 North St
Site Plan Review Application

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

JUNE 7, 20 21

CHAIRMAN

Todd Hartman was in attendance to represent the Site Plan Review Application to convert part of the wholesale distribution space into a small accessory retail space (10x28). When application was submitted for Site Plan Review, Paul Neske/Code Official had noted he needed a handicap ramp. Mr. Hartman put the application on hold and applied for a building permit. The ramp has been completed and the only item outstanding is the threshold. The contractor is aware and working it into his schedule. Mr. Hartman has been in the wholesale smoke shop accessories business since 1998 at this location. He would like to open a small retail shop to include CBD and glassware. He doesn't envision any high volume of business due to its remote location. They are there 7am to 4pm currently and expect the retail shop to be open possibly 8am to 6pm, Monday thru Friday. There are no plans at this time for any weekend hours. There is a handicap spot by landing, a motion light on the side of the building and one on the front of the building.

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 Jenny Koehn and seconded by Reggie McGuinness to approve the Site Plan Review Application with the condition of completion of threshold and receiving a Certificate of Completion on open building permit for ramp.

VOTING: Unanimous. **MOTION CARRIES**

PB000576 Market Street Alliance LLC TMP#299.07-1-37.00; 426 Chestnut St
Site Plan Review Application

Tom Howard, authorized representative for Market Street Alliance LLC was in attendance to represent the Site Plan Review Application to convert the existing vacant Key Bank into an accounting firm office. They will be making interior renovations only to the existing structure, basically reconfiguring offices. They will be keeping the drive thru for the elderly to use the drop box. The hours of operation are 8am to 5pm and will possibly extend hours during tax season. Traffic will be reduced dramatically, with only 6 employees. Signage will be a separate permit issue. They would like to be open in October.

Motion made by Kirt Mykytyn and seconded by Tom Rowe that the Site Plan Review Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

**Town of Oneonta Planning Board
Board Meeting
Monday, June 7, 2021 at 7pm**

Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the Site Plan Review Application.
VOTING: Unanimous. **MOTION CARRIES**

PB000577 Costello Eye Physicians & Surgeons/Todd Schall TMP#299.07-1-62.00; 409 Chestnut St
Site Plan Review Application

Todd Schall, Operating Manager for M.E.I.D. Companies, applicant was in attendance to represent the Site Plan Review Application for Costello Eye Physicians & Surgeons. John & Pat Costello are in the process of purchasing parcel to open a satellite office. They are both ophthalmologists and currently have 2 other offices (Oneida and New Hartford). M.E.I.D. companies will be renovating 2900sf +/- of the existing 4300sf vacant structure for their office. The remaining front area of the building will be used for storage or left vacant until a suitable tenant is secured. Building was previously Tompkins Hardware and then an ARC workshop/office space. In case they exceed/need additional parking they have secured a parking agreement from the adjoining church, Elm Park Methodist Church included with the application, granting parking privileges in return for snow plowing of lot. Their hours of operation will be 8am to 4pm, Monday thru Friday.

Motion made by Breck Tarbell and seconded by Kirt Mykytyn that the Site Plan Review Application will not have a negative impact on the environment.
VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Reggie McGuinness to approve the Site Plan Review Application.
VOTING: Unanimous. **MOTION CARRIES**

PB000578 Craig Gelbsman TMP#299.07-4-6.00; 396 Chestnut St
Special Use Permit for Short Term Rental

Craig Gelbsman was in attendance to represent the Special Use Permit Application for the short term rental of his existing 3 long term rental apartments. The required property maintenance/fire inspection of the 3 apartment dwelling unit was performed on March 16, 2021 and passed with Fire Inspection Certificate issued. Chairman Camarata verified the Conditions form was completed, submitted with the application and that the applicant had no questions.

Motion made by Reggie McGuinness and seconded by Tom Rowe to set a public hearing for June 21, 2021 at or about 7:05 PM.
VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

PB000573 Alistar Oneonta LLC - KFC TMP#300.00-3-91.00; 5083 St Hwy 23
Site Plan Review Application

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

June 7, 2021

CHAIRMAN

Chairman Camarata noted neighboring residential property owner, Patricia Cohen was in attendance and asked if she wanted to speak and if she was comfortable with the agreement, she had signed with KFC stating they would be installing a 6ft fence and ensure the site work would be designed in a manner that prevents any run-off or drainage from their property to hers. Ms. Cohen stated she was present to hear what was being said. Rick Eastman (site prep contractor), whom had met with Ms. Cohen prior, was in attendance to explain the site work sloping her property and ensure drains well. Liz Fusco (KFC owners representative) assured Ms. Cohen that a 6' fence would be installed that you would not be able to see thru, as requested and that the site work was the first priority with drains done prior to construction. The NYSDOT replied April 20, 2021 and was forwarded to applicant. The engineer replied on April 23, 2021 with an updated site plan to include sidewalks and was forwarded to NYSDOT. Applicant response stated that the contractor will be obtaining a Highway Work

**Town of Oneonta Planning Board
Board Meeting
Monday, June 7, 2021 at 7pm**

Permit with NYSDOT. Otsego County replied on April 26, 2021 recommending approval with modifications. They stated approval is contingent on referring to the local NYSDEC. The application was referred to the NYSDEC on April 20, 2021 and their response was received on May 25, 2021 and forwarded to applicant. The engineer responded to NYSDEC concerns on June 2, 2021 and the SEAF was revised. The property was previously disturbed and the board agreed to forward the engineers response and revised SEAF to NYSDEC. The engineer is already working directly with NYSDOH and the Code Enforcement Office was cc'd on their comments, dated May 3, 2021. Chairman Camarata advised Tasi Karabinis (adjacent property owner) that the use of the well on his adjacent property would have to be done in the form of a Transportation Corporation or an easement until the public water system was available and hookup completed.

Motion made by Tom Rowe and seconded by Breck Tarbell that the Site Plan Review Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to approve the Site Plan Review Application conditioned on filing of Transportation Corporation or Easement for well on adjacent property until public water is hooked up, to be forwarded for Town Attorney to review.

VOTING: Unanimous. **MOTION CARRIES**

PB000562 Certified Auto Outlet, Inc. TMP#300.00-3-71.00; 5244 St Hwy 23
Minor Subdivision Application

Chairman Camara advised that the attorney had stated that the Warranty Deed forwarded needed to specifically spell out who is responsible for the water/sewer maintenance and repair until public utilities are hooked up. Denise Wist agreed to forward for Town attorney to review ASAP. Chairman Camarata advised board he had spoken to 2 different people at NYSDOT and to take letter for what it is. It was agreed that the sign was to be removed from the state highway right of way.

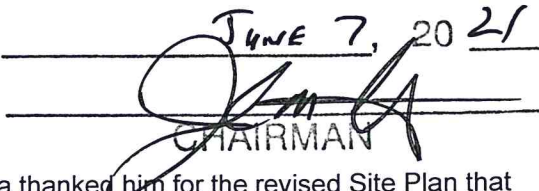
Motion made by Tom Rowe and seconded by Breck Tarbell that the Minor Subdivision Application will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Rob Lishansky to approve the Minor Subdivision Application, per survey map prepared by Lawson Surveying & Mapping, dated December 2, 2020 to be filed at Otsego County within 60 days with deed descriptions and utility easement approved by the Town Attorney.

VOTING: Unanimous. **MOTION CARRIES**

PB000574 Enterprise Rent A Car TMP#300.00-3-71.00; 5246 St Hwy 23
Site Plan Review Application

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
JUNE 7, 20 21

CHAIRMAN

Lance E. King of RAV Architect P.C. was in attendance and Chairman Camarata thanked him for the revised Site Plan that he submitted (dated 5/7/2021). The revised Site Plan included removing the 2 autos in the state highway right of way, added bollards with yellow chains along Certified Auto side and removed the one car on side to provide addition green space. Otsego County recommendation was returned approval with modification to include a referral to the NYSDEC Stamford Office. The Planning Board did not forward application to NYSDEC as the land had been previously disturbed and that the footprint of the structure was not changing. Signage will be a separate permit. There was a question raised regarding the physical address on application and it was clarified with the property owner that the physical address of structure is 5246 State Highway 23.

**Town of Oneonta Planning Board
Board Meeting
Monday, June 7, 2021 at 7pm**

Motion made by Reggie McGuinness 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 Jenny Koehn and seconded by Kirt Mykytyn to approve the Site Plan Review Application with reissued Site Plan drawing AS-100 dated 05-07-2021.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

The City of Oneonta has sent out a Notice of Intent to serve as lead agency under SEQRA for the Hawk Hill Solar project at Hartwick College and the Planning Board is in agreement with the majority of the work being performed in the city. The minutes shall be passed along to the Town Supervisor for the Town Boards response to the City of Oneonta.

Minutes:

Minutes were reviewed by the board from May 17, 2021 board meeting.

ABSTAIN: Breck Tarbell; Reggie McGuinness

Motion made by Rob Lishansky and seconded by Kirt Mykytyn to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Tom Rowe and seconded by Reggie McGuinness at 7:58 PM, with the next scheduled meeting June 21, 2021 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

June 7, 20 21

CHAIRMAN