

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, May 18, 2026 at 6pm**

Present: Kelly Wilde; Tammy Christman; David MacClintock; Allen Black; Michael Stolzer(Chairman)

Absent: none

Others Present: Corinne Cavanaugh (Town Attorney); David Leahy; Jonathan Bacchi; Thomas & Nora Clark; J Bryan Hickman; Curtis Buck; Jessica & Luise Jessup; Charles & Patricia Lowe; Charles Christman; James & Ann Walsh; James Potter, Marcia Bowne

The meeting was called to order at 6:02 PM.

Minutes:

The minutes from November 24, 2025 were reviewed by the board for approval.

Abstain: Michael Stolzer

Motion made by Tammy Christman and seconded by David McClintock to approve the minutes.

ALL IN FAVOR MOTION PASSED

The minutes from April 27, 2026 were reviewed by the board for approval.

Abstain: Tammy Christman

Motion made by Kelly Wilde and seconded by Allen Black to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA

CHAIRMAN

Public Hearings:

ZBA000294 JKS North Street LLC/Jonathan & Kathy Bacchi TMP#287.19-1-27.00; 14 North St
Area Variance Application

Jonathan Bacchi was present and the notifications were verified. Michael Stolzer, Chair opened the public hearing for the Area Variance Application to reduce the setback requirements on the East and North side of property abutting residential properties to construct a 25'x140' - 31 unit self-storage drive up unit. Mr. Bacchi advised he had purchased the property in October and has made improvements to include a new roof on existing structure. He stated that he currently has a wait list for 53 people. Several neighbors were in attendance questioning size/height of new structure and voicing concerns open 24/7 unattended, security, lighting and snow removal. Mr. Bacchi advised units are punch key entry, have heat sensors, smoke detectors and has someone local managing the property. The adjacent property owner Thomas and Nora Clark's home is currently approximately 60 feet from the current structure and are concerned with new units facing their home +/-25 feet, lighting, garbage, and increase in traffic for additional units. Applicant was agreeable to removing chain link fence and installing a 8ft privacy fence with shrubbery. Protection for the residential neighborhood was brought into question. Marcia Bowne asked if there was any way to have them enter on one side, rather than create 2 narrow ally's. Chairman Stolzer closed the Public Hearing to go over the SEQRA review with the board.

Motion made by Dave McClintock and seconded by Kelly Wilde to issue a negative declaration for SEQRA.

ALL IN FAVOR MOTION PASSED

Board did not feel that the granting of an area variance would change the character of the neighborhood or a detriment to nearby properties. The proposed commercial building in the B2 zoning district will have the same use as the existing structure on lot. There is no other option for the location of proposed building on the lot. They are under the 50% lot coverage and will not be decreasing green space, as the area already has a blacktop surface. Any adverse impact on physical or environmental condition of neighborhood, can be minimized with fencing and downward lighting. The fencing cannot be in the highway right- a-way and that distance will need to be verified with the Town Highway Department. The Oneonta Fire Department should be contacted in regards to emergency service vehicle access. Applicant did not create the need for storage facilities within the community. At this time the applicant agreed to waive the 60 day rule for the board to approve, reject or modify application.

Motion made by Tammy Christman and seconded by Kelly Wilde to table the decision until the next meeting June 22, 2026.

VOTING: Unanimous. **MOTION CARRIES**

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, May 18, 2026 at 6pm**

ZBA000295 J Bryan Hickman TMP#289.14-1-37.00; 5702 St Hwy 7
Use Variance Application

J Bryan Hickman was present and there was an error with the notifications. Chair Stolzer opened the public hearing for the Use Variance Application for the Emmons Methodist Church renovation into a multi-dwelling rental unit. Mr. Stolzer asked Mr. Hickman to give a brief overview for those in attendance to speak for or against proposed application. Luise Jessup, adjacent property owner was concerned as notice stated multi-family. Mr. Hickman advised his intent was to leave the sanctuary as is and it is dependent on the layout of the back hall, would be turning the building into a 2 or 3 family unit. He felt the conversion would protect the residential occupancies of the neighborhood. It is a small parcel for a commercial lot. He is aware he will need a well and an engineered septic. Jessica Jessup questioned if a barrier would be placed, since transients anticipated would not be aware of property lines. Due to the error on the notifications, the public hearing will remain open and applicant is to advise at a minimum of 2 weeks prior, if the next scheduled meeting date of June 22, 2026 or July 27, 2026 will work.

New Application:

ZBA000296 David Leahy TMP#287.00-1-6.01; 169 Forest Ln
Use Variance Application

David Leahy was present to represent the Use Variance Application to add a single family residence for his own personal/one story retirement house on the 83.81acre parcel (old golf course) with existing Club House w/apartment. He is in process of developing land for a nursery/Christmas tree farm. The commercial kitchen items have been removed from club house restaurant and he would like to leave existing structure, as an accessory structure for family members to have a place to stay and for future possible nursery workers.

Chair Stolzer stated that the board reviewed the EAF, properly classified as a Type II action under SEQRA and no further environmental review is required.

VOTING: Unanimous. MOTION CARRIES

Motion made by Tammy Christman and seconded by Kelly Wilde to set a public hearing for June 22, 2026 at or about 7:05 PM.

VOTING: Unanimous. MOTION CARRIES

Continuing Business: none

Discussions: none

Adjournment:


Motion made by Kelly Wilde and seconded by Tammy Christman to adjourn at 7:33 PM, with the next scheduled meeting June 22, 2026 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA


CHAIRMAN