

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, August 24, 2026**

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

Absent: Kelly Wilde

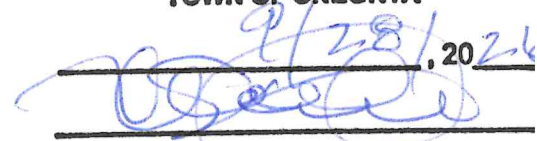
Others Present: Corinne Cavanaugh (Town Attorney); Marc Kusewicz; Rick & Michelle Eastman; Richard L. Ploutz; Isaac Willard

The meeting was called to order at 7:03 PM.

Public Hearing:

ZBA000298 Richard L Ploutz TMP#289.00-1-88.01/95.02; 313 Co Hwy 58
Area Variance Application

**APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA**


9/28/2026

CHAIRMAN

Richard Ploutz was in attendance and the notifications were verified. Michael Stolzer, Chair opened the public hearing for area variance for relief from the code requirement of 150 feet road frontage to 34.13 feet. The applicant provided an updated survey map and description, adding the easement section (as requested) to the proposed 2 acre lot (parcel A) shown on the survey map that was submitted with the application. Adding the easement section to the parcel increased the acreage to 2.204 acres and prevents the creation of a landlocked parcel. The application had been sent to Otsego County Planning per GML239 for their review and comment, response due back by 8/27/2026. The board cannot act on the application until the response has been received, therefore the board will be keeping the public hearing open. No one appeared to speak for or against the application and applicant had no questions or comments at this time.

Motion made by Dave MacClintock and seconded by Tammy Christman to continue the public hearing on September 28, 2026 at or about 7:00PM.

ALL IN FAVOR MOTION PASSED

New Applications:

ZBA000297 Matthew Signs LLC/Goldleaf Cannabis TMP#287.19-1-2.02; 107 Winney Hill Rd, Ste 7
Special Sign Permit Application

Marc/Matt Kusewicz was present to represent the Special Sign Permit Application to add an addition façade sign illuminated aluminum plastic magnetic neon 23" x 24" blade sign that projects out from building to identify their suite in the Westgate Plaza. The sign will be turned off at closing, hours to be determined (possibly 8 or 9PM). Application was classified a Type II action under SEQRA, therefore no further environmental review was required.

Motion made by Al Black and seconded by Dave MacClintock to set a public hearing for September 28, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

ZBA000299 Richard & Michelle Eastman TMP#288.00-2-9.15; 130 Meadowbrook Ln
Area Variance Application

Richard & Michelle Eastman were present to represent their Area Variance Application to donate a .507 acre section of their property to the Oneonta School City School District. The splitting of this lot will create 2 non-conforming lots, therefore the board will be looking at the minimum lot area variances needed, prior to submitting for the proposed subdivision. Corinne Cavanaugh, Town Counsel advised that the action does not meet the criteria of a Type I or Type II action, therefore is an unlisted action under SEQRA. Mr. Eastman came forward to present the application. He advised that they wanted to donate the piece of his property as was/is used by the school district and public as a path to the High School and river. This section also contains a Town culvert pipe and storm retention basin that serves 11 Town properties.

Motion made by Tammy Christman and seconded by Al Black to set a public hearing for September 28, 2026 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

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Continuing Business: none

Discussions: none

Minutes:

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

Abstain: Tammy Christman

Motion made by Dave MacClintock and seconded by Al Black to approve the minutes.

ALL IN FAVOR MOTION PASSED

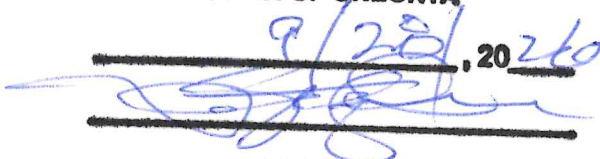
Adjournment:

Motion made by Tammy Christman and seconded by Dave MacClintock to adjourn at 7:25 PM, with the next scheduled meeting September 28, 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