

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, March 24, 2025 at 7pm**

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

Absent: Rob Panasci (Town Attorney)

Others Present: Rina Grasso; Tasi Karabinis

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

New Application:

ZBA000287 Rina Grasso TMP#299.10-1-37.01; 103 Oneida St

Use Variance Application

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA
April 28, 2025
David Prouty
CHAIRMAN

Rina Grasso was present to represent the Use Variance Application to convert an existing garage structure into a 3rd dwelling unit on the parcel. The property is located in a B-2 zoning district. Per the Town Code 103-63, there can only be one principle use and building per lot. Ms. Grasso purchased the property with a pre-existing non-conforming single-family residence and has converted it into a 2 family (long term) rental. During the renovation, she had an auxiliary electric panel installed in the garage and ran the pipes to hookup to the municipal water and sewer. She has invested a lot of money in this property and sees the opportunity for a 3rd unit with no stairs. David MacClintock asked if she was looking at making the unit ADA compliant to make handicap accessible. Ms. Grasso said it would be easy access, all one floor with no stairs. There are 6 parking spaces and she intends on putting a fence in the back of building for safety. Chairman Prouty gave her the list of questions the board would be asking at the public hearing, to include financial evidence and that it cannot be a self-created hardship. Ms. Grasso asked if her attorney should be present and Chairman Prouty confirmed that it would be a good idea for her attorney to attend the public hearing and that the attorney may be able to help her with her responses.

Motion made by Dave MacClintock and seconded by Allen Black to set a public hearing on April 28, 2025 at/about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Public Hearing:

ZBA000286 Karabinis Development/Tasi Karabinis TMP#300.11-1-8.00; 5009 St Hwy 23

Area Variance Application

Tasi Karabinis was present and the notifications were verified. Chairman Prouty opened the public hearing for an area variance to allow parking in the front yard setback and read the public hearing notice aloud. Chairman Prouty asked Mr. Karabinis to give a brief explanation, why he was seeking an area variance. Mr. Karabinis stated that he was seeking an area variance in order to have sufficient parking for a proposed new building (bank or restaurant) with a drive thru. There are several properties on the Southside corridor that have parking in the front. No one else appeared to speak for/or against the area variance application. Chairman Prouty read off the criteria for an area variance and Mr. Karabinis replied. The area variance is in character with neighboring properties. Several properties have the same variance and no detriments have been created. This is only way this property is developable and is not a substantial request. It will not have an adverse effect or impact on physical or environmental conditions in the district. The HDD district is for commercial/retail use. The variance would allow it to be developed for commercial/retail use, consistent with other properties in the neighborhood. Chairman Prouty closed the public hearing and board was in agreement to approve the area variance, as it would be consistent with area businesses and previous variances granted. The variance would not negatively impact the neighborhood and area is zoned for businesses.

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Motion made by David MacClintock and seconded by David Prouty to approve the area variance for parking in the front yard.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussion: none

Minutes:

Minutes were reviewed by the board from February 24, 2025 board meeting.

Abstain: Allen Black

Motion made by Kelly Wilde and seconded by Tammy Christman to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Kelly Wilde and seconded by Tammy Christman to adjourn at 7:43 PM, with the next scheduled meeting April 28, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk

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TOWN OF ONEONTA
April 28 . 20 25
David Prouty

CHAIRMAN