

**Town of Oneonta Zoning Board of Appeals  
Board Meeting  
Monday, April 28, 2025 at 7pm**

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

**Absent:** none

**Others Present:** Rina Grasso; Eric Jervis; Rev John Grenier; Christopher Rollo; Stephen Rollo; Rob Panasci (Town Attorney)

The meeting was called to order at 7:04 PM.

**Minutes:**

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

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

**ALL IN FAVOR**

**MOTION PASSED**

**Public Hearing:**

**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**  
*May 19, 2025*  
*David Prouty*  
**CHAIRMAN**

Chairman Prouty opened the public hearing for the Use Variance Application to convert an existing garage structure into a 3<sup>rd</sup> dwelling unit on the parcel and read the public hearing notice aloud. Rina Grasso was present and the notifications were verified. Ms. Grasso and her Attorney, Eric Jervis came forward to give a brief explanation of why she was seeking a use variance and went over the 4 criteria for obtaining a use variance. Mr. Jervis advised that the financial documentation provided supports that she cannot realize a reasonable return of her investment and that her situation is unique with a large lot with 2 garages. The lot borders a commercial building with 3 tenant spaces and residential on the other. It is across the street from the Celtic Motel, Ace Glass and Oneida Village Mobile Home Park. He advised the structures are already in place, therefore it will not change the character of the neighborhood and that whoever purchased the property would have had to put a lot of money into the vacant home. Christopher Rollo came forward, he lives next door and voiced concerns of fireman access, overcrowding, noise, and fear it will turn into student housing. He feels it would change the character of the neighborhood on that side of the street. The property owner has invested a lot of money, that she will be writing off over many years. Stephen Rollo came forward to address the board and advised he purchased 91 Onieda Street in 2003, his son lives there currently, but he still owns it. All the neighboring residences are single-family residences. The Zoning laws are in place to protect people and believes that granting a variance may set a precedence. Prior to Ms. Grasso's purchase, the single-family residence was occupied/habitable, by a gentleman that passed away at age 102. While Ms. Grasso has done a nice job with the renovation, the conversion from a single-family residence to a 2-family dwelling has increased the number of people, cars, and noise. While her investment turned out to be greater than expected, that is the risk any property owner takes with a renovation. The property owner has an asset there. Mr. Rollo thanked the board for their time. Rob Panasci (Town Attorney) stated that if a variance were granted, that it would not set a precedence. New applicants would still have to meet the 4 criteria for a Use Variance. Attorney, Eric Jervis stated he saw no issue with emergency vehicle access as it is a straight driveway, reality is students don't live in the Town, and the property has been improved. Ms. Grasso added that while she was renovating, she had 5 or 6 people in wheelchairs that were interested and that this apartment would have direct access.

**Motion** made by Tammy Christman and seconded by Kelly Wilde to close the Public Hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

Dave MacClintock verified the variance requested is for a 2<sup>nd</sup> principle building of a grandfathered use in a B2 zoning district and acknowledged the concerns of change in neighborhood, with the variance going with the property. The applicant will be putting more money into the property and how long with it take her to recoup the cost of her conversion on a 2-bedroom unit. The Town Attorney advised the board he could do some research on rate of return, project costs over run, and hardship. The board agreed to table the decision and the Town Attorney advised if there were any legal points they could be shared via email and that his email was available on the Town website, but that the public hearing was closed.

**Motion** made by Dave MacClintock and seconded by Al Black to table the decision until the next meeting on May 19, 2025 at 6:00PM, or as soon as possible thereafter.

**VOTING:** Unanimous. **MOTION CARRIES**

**Town of Oneonta Zoning Board of Appeals  
Board Meeting  
Monday, April 28, 2025 at 7pm**

**New Application:**

**ZBA000288 Oneonta Assembly of God/John Grenier TMP#299.00-2-1.02; 1667 Co Hwy 48**

Use Variance Application

Rev John Grenier was present to represent the Use Variance Application to place another single- family residence on the parcel for additional church staff. Per the Town Code 103-63, there can only be one principle use and building per lot. The parcel has an existing indefinite Special Use Permit for the church. Rev Grenier came forward to express the need for additional church staff, for the growing congregation. In order to attract/add another minister, they need to secure housing. Finding housing in Oneonta is difficult, due to the lack of availability, costs, and time involved in securing another property, to have it removed from the tax rolls and renovated. They already own 15 acres and have the opportunity to purchase a 3-bedroom modular (display model), set on a full foundation and possibly connect to existing utilities. If the congregation diminished, it would still be church property and they would not be renting or selling it. The house would be used as missionary housing. Town Attorney raised the question that is might be easier to subdivide, if met the criteria. Rev Grenier advised that they couldn't access the property up until 450ft from the intersection of St Hwy 205 and Co Hwy 48. A subdivision would involve more time and he is not sure his board would approve. He stressed that the timeline is an issue, as they would like to have the home in place by October. Rev Grenier advised he will be out of Town in May, but will be sending a representative for the public hearing required. In case the board has any issues that the representative cannot speak to, Rev Grenier agreed to waive the 60-day window for a decision.

**Motion** made by Dave MacClintock and seconded by Kelly Wilde to set a public hearing on May 19, 2025 at/or about 6:05 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

**Continuing Business:** none

**Discussions:**

Due to Memorial Day being on the 4<sup>th</sup> Monday of the month, the Zoning Board of Appeals meeting will be held on May 19, 2025 at 6:00 PM.

**Motion** made by Dave MacClintock and seconded by Tammy Christman that the next scheduled meeting will be on May 19, 2025 at 6:00 PM.

**ALL IN FAVOR                      MOTION PASSED**

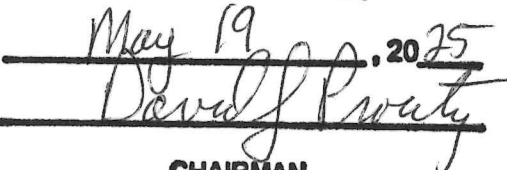
**Adjournment:**

**Motion** made by Kelly Wilde and seconded by Tammy Christman to adjourn at 8:55 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**