

**Town of Oneonta Planning Board
Board Meeting
Monday, June 2, 2025 at 7pm**

Present: Edward Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Carla Balnis; Reggie McGuinness (Chairman)

Absent: Rob Lishansky

Others Present: Rina Grasso; Rev. John Grenier; Rick Seery; Charles & Bessie Shapley; Harold J Springie

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

Public Hearings: none

New Applications:

PB000703 Oneonta Assembly of God/Rev John Grenier TMP#299.00-2-1.02; 1667 Co Hwy 48

Special Use Permit Modification Application

Rev John Grenier was in attendance to represent the Special Use Permit Modification Application to build a second parsonage for a youth pastor. The applicant was directed to Zoning Board of Appeals as the parcel is in a RA40 zoning district, TC103-63 states that there shall be only one principal use and building per lot. The Zoning Board of Appeals opined that the variance application be dismissed on the grounds that the Church has a permanent Special Use Permit that allows structures built for the church use. The Special Use Permit needs a modification due to review of proposed site plan change. The second parsonage meets all the district setbacks and utilities are all on site. Rev. Grenier advised the seminary graduates get out in May and have 3 to 4 months to settle their affairs. Having a home in place, would be an incentive to secure a new associate/youth pastor for their growing congregation. He has been in contact with Clayton Homes and they said it would take them 3 to 4 months to have foundation installed and modular set. Once all approvals are in place, he can seek the church board approval and hopefully have in by October.

Motion made by Jenny Koehn and seconded by Dan Baker to set a public hearing for June 16, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000704 Keystone Fireworks Tents/Rick Seery TMP#289.00-1-40.00; 5514 St Hwy 7

Site Plan Review Application

Rick Seery of Keystone Fireworks Tents was in attendance to present the Site Plan Review application to place a temporary tent for retail sales of NY permitted sparkler devices, ground-based fountains, hand held sparkler and novelties in the parking lot of Brooks Bottling Warehouse (old strip mall) from 6/25/25 through 7/5/25. They will also have a 8x16 storage container, a portable chemical toilet on site and a dumpster. They setup a day or two ahead of sales and site will be cleared within a day or two when sales are over. Mr. Seery advised the company has been in business for 20 years and have had tents in Sidney and Norwich. The state inspects their products and setup. They contract with a local tent company and will be hiring 3 locals for sales.

Motion made by Jenny Koehn 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 Jenny Koehn and seconded by Ed Dower to approve the Site Plan Review Application from Keystone Fireworks Tents for temporary tent sales.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
June 16, 20*25*
RJ
CHAIRMAN

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PB000706 Rina Grasso TMP#299.10-1-37.01; 103 Oneida St

Site Plan Review Application

Rina Grasso was in attendance to represent her Site Plan Review Application for the conversion of an existing garage into a 2- bedroom apartment. The Zoning Board of Appeals approved a Use Variance on 5/19/25 to allow the conversion with the condition that apartment was to be leased long term, no transient rentals. Ms. Grasso advised the board, that she had requests for an apartment ground level and has plenty of parking space. There are 6 parking spaces on the side for the 2- family dwelling unit and 2 new spots will be paved next to the garage. The other shed on the property is currently being used for storage of lawn equipment. The garage has a separate electric service and pipes have been run underground for the connection to the municipal water/sewer. All the units have lights in the front and back of the building. She manages the property herself and is not interested in short term rental.

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 Carla Balnis to approve the Site Plan Review Application for garage conversion to 2- bedroom apartment for long term rentals only, per Zoning Board of Appeals Use Variance condition.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Minutes:

Minutes were reviewed by the board from May 19, 2025 board meeting.

Abstain: Dan Baker, Carla Balnis

Motion made by Jenny Koehn and seconded by Ed Dower to approve the minutes.

ALL IN FAVOR MOTION PASSED

Discussions:

Chair McGuinness advised the board that she and Rob Lishansky had met with Town Board members, Brett Holleran and Joe Camarata, about the Town Board revising of the Conditions Form for Short Term Rentals. She advised that they discussed two forms, which would relieve some of the cumbersomeness of the draft. Items were still being worked out and she hoped the communication would continue, before form(s) finalized.

Adjournment:

Motion made by Dan Baker and seconded by Ed Dower to adjourn at 7:50 PM, with the next scheduled meeting June 16, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

**APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA**

June 16, 20 *25*
[Signature]

CHAIRMAN