Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, September 28, 2026

Present: Kelly Wilde; Tammy Christman; David MacClintock; Allen Black; Michael Stolzer(Chairman)
Absent: none
Others Present: Corinne Cavanaugh (Town Attorney); Rick Eastman; Marc Kusewich; Elizabeth Rowland; Ann Marie Mills; Marcia Bowne; Mike Ranieri; Austin Ranieri; Richard L Ploutz; Isaac Willard

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

Public Hearing Continuation:

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

Michael Stolzer, Chair announced the continuation of the public hearing for area variance for relief from the code requirement of 150 feet road frontage to 34.13 feet. He advised the public hearing was left open as the board had not received the 239 response from Otsego County at the time of the meeting 8/24/2026. The applicant supplied an updated survey map and description, removing easement as requested. Otsego County response to the GML239 referral was received on 8/27/2026 returned for local action: No significant county-wide or inter-community impacts. David MacClintock questioned when the Code no longer allowed shared driveways and verified with the applicant that he had purchased his home 28 years ago. No one else appeared to speak for or against the application.

Motion made by Dave MacClintock and seconded by Kelly Wilde to close the public hearing.
ALL IN FAVOR **MOTION PASSED**

Chair Stolzer proposed if a condition should be imposed regarding 911 addressing and acknowledged that would be addressed in the permitting process. Corinne Cavanaugh, Counsel stated was Type II action under SEQRA, therefore no further SEQRA determination needed. Counsel Cavanaugh went over the criteria of an area variance. The Board members were in agreement that it would not change the character of the neighborhood or a detriment, no other feasible alternative, not a substantial request, no adverse impact physical or environmental, and is self-created.

Motion made by Dave MacClintock and seconded by Mike Stolzer to approved the area variance for road frontage of 34.13 feet, per survey map prepared by Lawson Surveying & Mapping, dated 7/30/2026.
ALL IN FAVOR **MOTION PASSED**

Public Hearings:

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

Marc Kusewich was present and it was identified that a few of the notifications were not properly completed. Applicant was advised to resend notifications that were done improperly for the next meeting. Chair Stolzer opened the public hearing for the Special Sign Permit Application to install an illuminated blade sign 23"x24" projecting from the building, that will be turned off at closing, and asked if anyone was in attendance to speak for/or against the application. Marcia Bowne requested clarification of what a blade sign was, hours of operations, and their location in the strip mall. No one else appeared to speak for/or against the application and the board had no further questions.

Motion made by Dave MacClintock and seconded by Al Black to keep the public hearing open, due to the error in notifications and hearing would continue at the next meeting on October 26, 2026 at or about 7:00 PM.
VOTING: Unanimous. **MOTION CARRIES**

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

Richard Eastman was present and the notifications were verified. Chair Stolzer opened the public hearing for their Area Variance Application creating 2 non-conforming lots in order to donate a .507acre section of their property to the Oneonta City School District, remaining lands a .735acre lot. Counsel Cavanaugh asked the applicant about the catch basin. Mr. Eastman advised that the School District did not want to be responsible for maintaining the catch basin for 11 houses and expressed that the area should be maintained by the Town as serving the community. He had met with Cody Schmitt, Highway Superintendent earlier in the day to discuss, as the possible issue was just revealed on Friday. Counsel Cavanaugh advised that if a maintenance agreement were to be approved, that the Board could not take any action on this application at this time, as they can't segment the project. The SEQRA has to be completed for the entire project. Therefore, the Board cannot do the SEQRA at this time and that the board could pause the application or deem incomplete at this time.

Motion made by Dave MacClintock and seconded by Kelly Wilde to keep the public hearing open and resume at the next scheduled meeting on October 26, 2026 at or about 7:05 PM.
ALL IN FAVOR **MOTION PASSED**

New Applications: none

Continuing Business: none

Discussions: none

Minutes:

The minutes from August 24, 2026 were reviewed by the board for approval.
Abstain: Kelly Wilde
Motion made by Al Black and seconded by Dave MacClintock to approve the minutes.
ALL IN FAVOR **MOTION PASSED**

Adjournment:
Motion made by Kelly Wilde and seconded by Dave MacClintock to adjourn at 7:47 PM, with the next scheduled meeting October 26, 2026 at 7:00 PM.
ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk