

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, October 27, 2025 at 7pm**

Present: Kelly Wilde; Tammy Christman; Allen Black;; David Prouty (Chairman)
Absent: David MacClintock
Others Present: David Frame; Tasi Karabinis; Mary Jo Cronin

The meeting was called to order at 7:05 PM.

Minutes:

Minutes were reviewed by the board from September 22, 2025 board meeting.

Absent: David MacClintock

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

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA
Nw24, 2025
David Prouty
CHAIRMAN

Public Hearing:

ZBA000291 David & Lisa Frame TMP#287.00-1-57.01; 189 Winney Hill Rd

Area Variance Application for solar array in front yard

Chairman David Prouty read aloud the public hearing notice and opened the public hearing for the Area Variance Application for David Frame's Area Variance Application to place a 900sf ground mounted solar array in his front yard. David Frame was present and the notifications were verified. Mary Jo Cronin from Revolutionary Solar was also present, to answer any additional questions that the board might have. No one else appeared regarding the area variance application. Mr. Frame stated the location was 500 feet up his driveway and that it would not alter the characteristics of the neighborhood, and would not be visible from the street or neighbors. This area was identified as the only feasible option, per letter received from Revolutionary Solar and forwarded to the board members. His personal opinion was that it was not a substantial request. The installation of helical anchors vs concrete footers, would have less of an impact on the environment and the area. The board was in agreement that the solar array will not be visible from the road or from the neighbors. The environmental impact would be much less in this location, than the alternative.

Motion made by Kelly Wilde and seconded by Allen Black to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tammy Christman and seconded by Allen Black to approve the area variance to place a ground mounted solar array in the front yard.

VOTING: Unanimous. **MOTION CARRIES**

New Application:

ZBA000292 5009 Southside Realty LLC/Tasi Karabinis TMP#300.11-1-8.00; 5009 St Hwy 23

Area Variance Application for front yard depth

Tasi Karabinis was present to represent the Area Variance Application to construct a new building 2300sf (bank or restaurant with drive thru), 60 feet from the front property line. Parcel is a pre-existing non-conforming lot size and has an open demolition permit for the vacant "House of Brides" building. Applicant applied for an area variance for parking in the front yard and variance was approved by the board on March 24, 2025. Mr. Karabinis advised the board that due to the size of the lot, that he would like to be able to move the building forward to improve traffic flow for delivery trucks, garbage trucks, and fire department access. The Town Code front setback is 75 feet and the pre-existing structure "House of Brides" setback was approximately 35 feet. He is currently speaking with 2 different

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possible tenants and to be on safe side is seeking the front setback variance now, so they would be able to move ahead with construction in the Spring without delay.

Motion made by David Prouty and seconded by Tammy Christman to set a public hearing at or about 7:05 PM on November 24, 2025.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

Adjournment:

Motion made by Tammy Christman and seconded by Kelly Wilde to adjourn at 7:35 PM, with the next scheduled meeting November 24, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA

_____, 20____

CHAIRMAN