

**Town of Oneonta Zoning Board of Appeals  
Board Meeting  
Monday, May 19, 2025 at 6pm**

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

**Absent:** Tammy Christman

**Others Present:** Pamela Avery; David Weill; Rob Moore; Doreen Maxson; Joe McMullen; Rina Grasso; Eric Jervis; Clark Andrews; Sharon Wheeler

The meeting was called to order at 6:00 PM and Chairman Prouty announced that the next scheduled meeting would be on June 23, 2025 at 7:00 PM.

**Minutes:**

Minutes were reviewed by the board from April 28, 2025 board meeting.

**Motion** made by Kelly Wilde and seconded by Dave MacClintock to approve the minutes.

**ALL IN FAVOR                MOTION PASSED**

**Continuing Business:**

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

Use Variance Application

Rina Grasso reappeared as requested, for the Board decision on her Use Variance Application to convert an existing garage structure into a 3<sup>rd</sup> dwelling unit on the parcel. The public hearing was held on April 28, 2025 and the board tabled the decision for the Town Attorney to do some research involving rate of return, project costs over run and hardship. Chairman Prouty stated that there was no precedence in the law for a reasonable rate of return. The Board discussed that without a set reasonable rate of return and the expected return; it makes these circumstances unique. The landlord is dedicated to long term housing for working families and providing quality housing. If she is denied the variance, she could turn around and get a higher rate of return with short term rentals. The board understand the need for housing in Oneonta, that is not transient and do not feel it would dramatically change the neighborhood.

**Motion** made by Dave MacClintock and seconded by Al Black to approve the Use Variance to convert the garage into 2-bedroom apartment with the condition to be leased on a long-term basis, no transient rentals.

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

**Public Hearing:**

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

Use Variance Application

Chairman Prouty opened the public hearing for the Use Variance Application to place another single- family residence on the parcel for additional church staff and read the public hearing notice aloud. The notifications were verified and Chairman Prouty asked if the authorized representative were in attendance and to please come forward to give a brief description. Representatives Robert Moore, Joseph McMullen, Clark Andrews, came forward to address the board. The representatives advised they would like to have approval as soon as possible, not only due to construction, but to attract a youth pastor. The board discussed that the criteria for a use variance, doesn't apply to a church and debated if an interpretation was necessary. After a call to the Town Attorney, the board agreed that it would dismiss the Use Variance Application, as agreed it was all the same use for the church. The parcel

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has a Special Use Permit for church use. The applicant will have to go before the Planning Board for a Special Use Permit modification.

**Motion** made by Dave MacClintock and seconded by Kelly Wilde to discontinue the Use Variance Application because a Special Use Permit has already been granted for the church use.

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

**New Applications:** none

**Discussions:** none

**Adjournment:**

**Motion** made by Kelly Wilde and seconded by Al Black to adjourn at 6:40 PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Zoning Board of Appeals Clerk