Town of Oneonta Planning Board Board Meeting Monday, February 5, 2018 at 7pm

Present: Tom Rowe; Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Joseph

Camarata (Chairman) **Absent**: Rob Lishansky

Others Present: Rob Panasci (Town Attorney); Robert Behnke; Andrew Turner;

Thomas Platt; Joseph Rufrano; Ben Beisler

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

BY THE PLANNING BOARD TOWN OF ONEONTA

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Public Hearings:

C Bears LLC TMP#300.00-3-67.221; 5174 St Hwy 23

Minor Subdivision Application PB000458

Chairman Camarata opened the public hearing for C. Bears LLC minor subdivision application. The notifications were verified and Chairman Camarata asked if anyone was present for or against this application. Southside Drive residents, Mr. and Mrs. Turner came forward to voice their concerns and questioned the intension of subdivision. Robert Behnke (owner representative) was present and advised downsizing their vacant land holdings with the intent of putting the three residential lots up for sale. Chairman Camarata advised lots are in residential zone (RA40). The lots meet the requirements for 1 to 2 family dwellings, but nothing in code to prevent rentals.

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to close the public hearing.

VOTING: Unanimous. MOTION CARRIES

Motion made by Kirt Mykytyn and seconded by Breck Tarbell that the Minor Subdivision will not have a negative impact on the environment.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Reggie McGuinness to approve the Minor Subdivision, per Survey Map prepared by Kaatskill Mountain Surveyors, LLP with revision date 11-2-17. The mylar and deed descriptions are to be filed at the county within 60 days, receipt of filing to be turned in to the Code Enforcement office.

VOTING: Unanimous. MOTION CARRIES

New Applications:

Thomas C Platt TMP#258.00-2-26.01; Wilber Lake Rd

Minor Subdivision Application PB000460

Thomas Platt appeared before the board to represent the Minor Subdivision Application. On December 18, 2017 the Zoning Board of Appeals held a public hearing and approved an area variance for subdivision with no frontage along a public way, conditioned on Utter/Whiteman (adjoining property owners in the Town of Laurens) purchase of property. Mr. Platt stated that the adjoining property owner wishes to purchase the land for recreational use only. The board discussed that parcel would not be a buildable lot in the Town, as parcel would be land locked and no access in case of emergency. The board was willing to consider the subdivision given the unique circumstances associated with the parcel bordering the Town of Laurens. Attorney Panasci advised parcel could be annexed to the Town of

Laurens, deed restrictions tying the property to the contiguous Town of Laurens parcel or a permanent right of way off West Street Extension in the Town of Laurens. Applicant advised he (& proposed purchaser) would be willing to do whatever the board advised in order for the sale to be completed. It was agreed right of way seemed to be the easiest resolution.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to set a public hearing on February 19, 2018 at 7:05 PM.

VOTING: Unanimous. MOTION CARRIES

Continuing Business:

Joseph Rufrano TMP#300.00-3-72.00; 5252 St Hwy 23

Site Plan Review Application PB000451

The board had tabled the discussion at the October 16, 2017 meeting pending engineered site plan and additional information in regards to water and septic . Joseph Rufrano appeared before the board to represent the engineered site plan dated January 28, 2018 from James Forbes, PE. The site plan presented, if agreeable to board, will require a lot line change. Mr. Rufrano dropped off a Lot Line Change application today to the code enforcement office in anticipation that he would be able to present at the next planning board meeting and get approval for Site Plan and Lot Line Change all at once. The site plan shows adequate parking with 1 handicap space as required, but neglected to indicate paved(as per the Town code). Paving was discussed prior and was an issue when began the application process, but should not be an issue now. Driveways now meet the Code minimum of 12' with one way traffic and drive thru lane. The shared use well water user agreement was forwarded, as well as NYS Department of Health Notice of Intent to Construct, Enlarge or Covert a Facility and the DOH approval. Mr. Rufrano and Ben Beisler came forward to explain the Lot Line change proposed adding a section 20' by 110.34' to parcel 300.00-3-72.00 in order to make room for the absorption field and greenspace. Since the parcels along State Highway 23 have been rezoned HDD, Mr. Rufrano is also requesting lots 300.00-3-73.01 and 300.00-3-73.03 be configured back into 1 parcel. The board was agreeable, therefore Mr. Rufrano will have the mylar and deed descriptions prepared for approval at the next planning board meeting 2/19/18.

Discussions:

Kirt Mykytyn questioned the wooden box located on the top of Holiday Inn Express and it was determined it was the elevator shaft. Board discussed upcoming training opportunities.

Minutes:

Minutes were reviewed by the board from December 18, 2017 board meeting.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to approve the minutes.

ALL IN FAVOR

MOTION PASSED

Adjournment:

Motion made by Reggie McGuinness and seconded by Jenny Koehn to adjourn at 8:08PM, with the next scheduled meeting February 19, 2018 at 7:00PM.

ALL IN FAVOR

MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland Planning Board Clerk

APPROVED BY THE PLANNING BOARD TOWN OF ONEONTA

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