

**Town of Oneonta Planning Board
Board Meeting
Monday, September 21, 2020 at 7pm**

Present: Tom Rowe; Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Joseph Camarata (Chairman)

Absent: Rob Lishansky

Others Present: Maria Eliza Oprea; Penny Trimble; Bruce Downie; Dean Aposloleris; Blake Lutz; JB Leahy

The meeting was called to order at 7:02 PM.

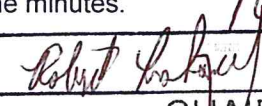
Minutes:

Minutes were reviewed by the board from August 17, 2020 board meeting.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

10/5, 2020


CHAIRMAN

Public Hearing:

PB000541 Richard Egan/Robert Meyer TMP#287.09-1-73.00; 3914 St Hwy 23

Special Use Permit Application for Short Term Rental

Motion made by Reggie McGuinness and seconded by Tom Rowe to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Chairman Camarata opened the public hearing and asked if anyone was present for/against the Special Use Permit Application for a short term rental. Penny Trimble was present and the notifications were verified. No one came forward to speak for/against application. A potential issue could be parking, but as long as 1st floor remains storage, parking is sufficient.

Motion made by Kirt Mykytyn and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Kirt Mykytyn that the Special Use Permit Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Reggie McGuinness to approve the Special Use Permit Application for a short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000547 Lutz Feed/Blake Lutz TMP#299.00-1-26.07; Lower River St

Site Plan Review Application

Blake Lutz appeared before the board to represent the Site Plan Review application to add an additional 36' silo, same as existing silo. Silo is steel with concrete base and no lighting. They are expecting a huge soybean crop this year. There is a light on an existing tower 180' high displaying the American flag.

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**

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Motion made by Reggie McGuinness and seconded by Jenny Koehn to approve the Site Plan Review Application.

VOTING: Unanimous. **MOTION CARRIES**

PB000548 Habitat for Humanity/Bruce Downie TMP#274.00-2-36.03; St Hwy 205
Site Plan Review Modification

Board chairman Joe Camarata advised the Planning Board that he was no longer on the Board for Habitat for Humanity, but would be abstaining from the vote. Bruce Downie appeared before the board to represent the Site Plan Review Application for a modification to the Habitat for Humanity subdivision that was rezoned to a PDD-R. They are requesting to add an 8'x12' storage shed with a stone base on each parcel, so that the individual homeowners and/or Habitat for Humanity would not have to apply for Site Plan Review to add a storage shed on a parcel. A site drawing was provided with the approximate location indicated. Actual location of shed will be depending on well, septic and required setbacks.

Motion made by Tom Rowe and seconded by Reggie McGuinness that the Site Plan Review Application will not have a negative impact on the environment

ABSTAIN: Joseph Camarata

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kirt Mykytyn and seconded by Breck Tarbell to approve the Site Plan Review Application, as shown for one shed per parcel closest to the plot plan provided and that any additional structures will require Site Plan Review.

ABSTAIN: Joseph Camarata

VOTING: Unanimous. **MOTION CARRIES**

PB000549 Maria Oprea TMP#287.09-1-74.01; 1 Center St
Special Use Permit Application for Short Term Rental

Maria Oprea appeared before the board to represent the application for a short term rental of an upstairs room with a bathroom, no kitchen and separate entrance. The required property maintenance/fire inspection was performed, with one violation cited and applicant has been given 30 days to comply. While applicant was able to show the board pictures of the unit on her phone, they requested that the applicant supply a more detailed sketch of the floor plan to include the size of unit and doors/windows. Unit is furnished with a queen size bed, small futon, 2 chairs, coffee maker and mini fridge only, no cooking. The intent is to list the space on Airbnb for 2 people.

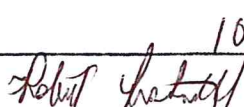
Motion made by Reggie McGuinness and seconded by Breck Tarbell to set a public hearing for October 5, 2020 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000550 Kimley-Horn of NY, PC TMP#300.11-1-17.00; 4970 St Hwy 23
Site Plan Review Application

Dean Aposolieris of Kimley-Horn was in attendance to represent the Site Plan Review Application for Electrify America to add 4 EV charging stations in 5 existing stalls in the southeast corner of parking lot. The land will be leased by Electrify America from the property owner. Tesla spaces are located at the front of the parcel, but require an adapter in order to use on other vehicles. These units are also fast charging units (3-150KW and 1-350KW) that will fully charge a vehicle in 30-35 minutes.

BY THE PLANNING BOARD
TOWN OF ONEONTA

10/5, 2020

CHAIRMAN

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Motion made by Tom Rowe and seconded by Reggie McGuinness 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 Reggie McGuinness to approve the Site Plan Review Application, as shown on site plan prepared by Kimley-Horn of New York, P.C, dated 7/17/2020.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions:

Board agreed that a letter should be drafted to remind Todd and Kathleen Hartman that they needed to reapply if they intend to list property for short term rental.

Board discussed short term rental complaint letter that was received from Nick Sinstack and are awaiting inspection results from Paul Neske, Code Officer. If short term rental complaint validated, owner will be asked to reappear before the board at time of renewal.

Adjournment:

Motion made by Tom Rowe and seconded by Reggie McGuinness to adjourn at 8:06 PM, with the next scheduled meeting October 5, 2020 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

10/5, 2020
Robert L. Leland

CHAIRMAN