

**Town of Oneonta Planning Board  
Board Meeting  
Monday, April 19, 2021 at 7pm**

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

**Absent:** none

**Others Present:** Tasi Karabinis; George Arcellana; Cuyle Carvin; Liz Fusco; Albert Zangrilli; Michael Ranieri; Kevin Miller

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

**Public Hearings:** none

**New Applications:**

PB000570 Cuyle Carvin TMP#299.10-1-28.01; Oneida St  
Special Use Permit for Short Term Rental

**APPROVED  
BY THE PLANNING BOARD  
TOWN OF ONEONTA**

MAY 3, 20 21  
  
CHAIRMAN

Cuyle Carvin was in attendance to represent the Special Use Permit Application for a short term rental. Mr. Carvin would like to offer this 2-bedroom single family residence as a short term and/or a long-term rental via AirBNB, VRBO, college housing or other off line streams. The required property maintenance/fire inspection was performed on 4/9/2021, a violation for door placard was cited and has been cleared with a Fire Inspection Certificate being issued. The previous owner had a Special Use Permit for a short-term rental, but did not renew when she put the house on the market. Chairman Camarata verified the Conditions form was completed, submitted with the application and that the applicant had no questions. While applicant lives out of town, he will be working locally and when he is traveling the other emergency contacts listed (brother and mother) both reside locally.

**Motion** made by Rob Lishansky and seconded by Tom Rowe to set a public hearing for May 17, 2021 at or about 7:05 PM.

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

PB000571 Megamotion Physical Therapy TMP#300.08-3-20.00; St Hwy 7  
Site Plan Review Application

George Arcellana, applicant and Kevin Miller were in attendance to represent the Site Plan Review Application. The property was purchased to open a physical therapy clinic in the vacant Philips Auto used car sales building. They will be relocating their clinic from 460 Main Street due to the growth of the business. They usually see 1 to 2 patients an hour and are open 7:30am to 5:00pm. They will be hanging curtains for treatment rooms, installing laminate flooring, remodel 2 bathrooms (1 ADA compliant), removing garage door and adding a window in its place. Original construction was a cement block building with 2 windows in the front and an addition was added later in the back. The lot is paved and they are in process of determining if the existing freestanding pole sign with light is structurally sound. The light poles at each end of the parcel will be removed, as not necessary. They will be adding lights to the sides of the building for the parking and doorways. Applicant understands the remodeling will require a building permit and parking is to be striped.

**Motion** made by Kirt Mykytyn and seconded by Reggie McGuinness that the Site Plan Review Application will not have a negative impact on the environment.

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

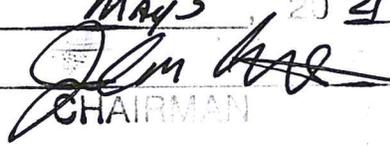
**Motion** made by BreckTarbell and seconded by Jenny Koehn to approve the Site Plan Review Application.

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

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PB000572 Lowe's Home Centers, LLC TMP#300.00-3-85.00; 5283 St Hwy 23  
Site Plan Review Application

Lawrence LePere, PE of Solli Engineering, LLC was in attendance to represent the Site Plan Review Application. Lowe's is proposing an addition off the East side of the existing structure and pushing the pavement out to continue access to the back of the building, with no further development in the area in the back of building. The addition is for a 3192 SF tool rental center with 1500 SF outdoor storage cage. The outdoor storage area will be located behind the rental center enclosed within 12' chain link fence and covered by canopy. They also are proposing an area of the parking lot to be dedicated to park rental equipment out front. The engineer stated they performed an analysis of their stores and they felt the parking was sufficient. The façade and concrete out front will match what is already there. The signage will require separate permitting. Chairman Camarata recalled from an interactive phone meeting that there was a question regarding losing a side exit with the addition and questioned if it had been addressed. The plans do not show an exit off to the side of building. The engineer stated one could be added if required and Chairman Camarata advised that he would discuss with Paul Neske, Code Enforcement Officer. They will be using existing utilities and will have to relocate fire lines. They understand that the fire lines have to be up and operational or have to a fire watch. Chairman Camarata advised that the application had been forwarded to the County and NYSDOT. The NYSDOT has replied with no comment at this time. Chairman Camarata advised Mr. LePere due to travel distance from Connecticut, that it may not be necessary for him to return for a decision and will keep him posted. Board tabled decision until recommendation received from the County.

PB000573 Alistar Oneonta LLC - KFC TMP#300.00-3-91.00; 5083 St Hwy 23  
Site Plan Review Application

Liz Fusco (owners representative) and Albert Zangrilli of Zangrilli Engineering, PC were in attendance to represent the Site Plan Review Application for a 1870 SF KFC Restaurant with a drive thru. There will be one entrance, with drive thru and deliveries around the building. The deliveries will be early morning. Site work to include a little grading at end to help runoff smoothly down the bank and catch basins for storm water management. The surface will be asphalt pavement and concrete from the drive thru order to pickup window due to durability with heavier traffic. Lights shown on drawings will have guards placed to protect neighboring properties. Utilities are coming in, but until water available they have written permission to use well on adjacent property from owner. They will tap dry water line and put in a valve and curb stop, so they will just have to turn on valve line to public utility and cap line to well. Tasi Karabinis property owner and owner of adjacent parcel was also in attendance and advised that Bellamy had already placed taps. The buffering has been addressed and fencing. Mr. Karabinis came forward with a letter from adjacent parcel owner to the West, Patricia Cohen regarding KFC development and stated she was good with proposal. The dumpster enclosure will be in the back and be fenced in. Chairman Camarata advised that the application had been forwarded to NYSDOT, NYSDEC, NYSDOH and Otsego County. Due to proximity to Susquehanna River Chairman Camarata advised board he felt they should declare Lead Agency. Chairman Camarata advised as soon as board hears back with any comments, that they would be forwarded. Liz Fusco stated she would be the point of contact. She advised board that they will be closing their restaurant on Main Street and relocating in hopes to open August 1.

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky to declare lead agency role for this project.

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

**Continuing Business:** none

**Discussions:** Subdivision and Site Plan Application for Certified Auto received should be referred to County and NYSDOT.

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**Minutes:**

Minutes were reviewed by the board from April 5, 2021 board meeting.

**Abstain:** Rob Lishansky

**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 Breck Tarbell to adjourn at 7:59 PM, with the next scheduled meeting May 3, 2021 at 7:00 PM.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

*May 3, 20 21*  
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*JM*  
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CHAIRMAN