

**Town of Oneonta Planning Board
Board Meeting
Monday, May 2, 2016 at 7pm**

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

Absent: None

Others Present: Rob Panasci(Town Attorney); Robert Behnke; Don McHenry; Ed Bordinger; Blake Lutz; Bruce Downie; Carla Balnis

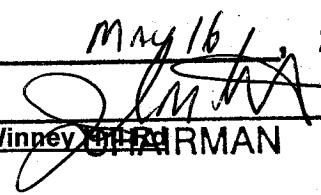
The meeting was called to order at 7:02PM.

Public Hearings: None

Continuing Business:

Edward Bordinger TMP#287.15-1-1.00 & Charlotte Grant TMP#287.15-1-7.00; 263 Winney Hill Rd
Lot Line Change Application PB000417

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

May 16, 2016


JOE CAMARATA
CHAIRMAN

Edward Bordinger appeared on behalf of this application for a lot line change for his driveway of 25 years, to eliminate dead easement with Charlotte Grant. Mr. Bordinger went over the survey map prepared by Rasmussen Land Surveyors dated March 4, 2016, with the board members by his side. The Board upon suggestion from attorney, agreed to table the vote until the Public Hearing on the following subdivision application, so he can file the map with the Lot Line Change and Subdivision if approved, all at once at the County.

Edward Bordinger TMP#287.15-1-1.00; 263 Winney Hill Rd
Minor Subdivision Application PB000418

Edward Bordinger appeared on behalf of this application to subdivide 1.25 acres of his 9.8 acre lot for son to build a new home. Mr. Bordinger had appeared for Sketch Plan Review on 3/7/16 and board referred application to the Zoning Board of Appeals for an area variance. The Zoning Board of Appeals scheduled a public hearing for area variance 4/25/16 for the frontage nonconformance and was approved for an area variance. Board was good with the new survey map presented.

Motion made by Rob Lishansky and seconded by Kirt Mykytyn to set a public hearing for May 16, 2016 at or about 7:05pm for minor subdivision of TMP#287.15-1-1.00.

VOTING: Unanimous. **MOTION CARRIES**

Bruce Downie/Habitat for Humanity TMP#274.00-2-36.03; St Hwy 205
Suddivision Application PB000367

Joe Camarata recused himself, as he is on the Habitat Board and turned meeting over to Rob Lishansky. Bruce Downie appeared on behalf of this application for a 9 lot subdivision. Town Board approved the zone change from RA40 to PDD on 5/13/15, making all lots in conformance with Town Code. He would like to move forward with road, that was reviewed by James Hurtubise, Highway Superintendent; Lamont Engineers; Highway/Water/Sewer Committee and the Town Board, but NYSEG will not put in underground service until subdivision approved. Mr. Downey shared a new survey map with him, dated January 4, 2016, version #7 along with proposal, stating easements and septic would be on as-builts, Attorney stated that the easements and general location of septic are listed in code to be shown on map prior to filing map, unless conditionally waived. Attorney advocated that the easements need to be shown and then if not needed okay as Habitat would not offer the Town an easement at time of taking over the road. If ditch were put on the other side they would only need one easement on Lot 9. It was also questioned who was to maintain piece of land between and Town

Road once adopted and St Hwy 205, provisions being made for barrier and buffer to St Hwy 205, street lighting, sidewalks, mailboxes, septic systems not shown. Mr. Downey said there would be no sidewalks, no parking on the street, no school buses on street, and hadn't contacted Post Office about mailboxes. Board members agreed there was no need for lighting. Concern was brought up regarding 8 septic systems so close together, but it was clarified that the septic system would be engineered to DOH standards, certified by engineer. Mr. Downey agreed to contact engineer for clarification. Attorney stated the waste/sewer/stormwater issues need to be made conditions. Discussion again about moving ditch and the need for proper approvals from all agencies ie: Otsego County, DEC, DOH and DOT. Lamont Engineers and Jim Hurtubise have approved the stormwater. The topography could be waived, the map needs to show zoning (PDD-R) and the proposed ditch issue needs to be resolved, condition or waive location of power lines(Mr. Downey stated that they had to be underground). Verified SEQR was done and that the application had been referred to the County and DOT and any other government agencies necessary, but need to verify responses. The decision was made to table until map changes were completed and to be heard again on 5/16/16 and address any other issues/concerns with a possible public hearing scheduled for subdivision on 6/6/16. Mr. Downey is to advise board prior to next scheduled meeting 5/16/16.

Sauvage LLC/Don McHenry – TMP#287.19-1-2.02; 107 Winney Hill Rd, Suite 1/2

Site Plan Application PB000411

Mr. Don McHenry appeared on behalf of this application for restaurant and cider distillery at the Westgate Plaza. Zoning board approved area variance for refuse disposal on 3/28/16. Mr. McHenry clarified not 2 separate businesses, that it was a distillery with a tasting room, but required to list separately by the State Liquor Authority and TTB for tax purposes. The tasting room is anticipated to be open 5pm to 8pm or 6pm to 7pm, with intent not to be in the food business. Waste to be hauled away daily, although expected to be limited in quantity as concentrated apple juice is brought in by tanker. Dumpster will be in cedar enclosure not chain link, so looks appealing. Outdoor seating has been eliminated from plan as not enough room with road frontage. Bottling process requires minimal employees with minimal noise level (does not penetrate walls) and cider is put on pallets (55 cases) and moved in smaller vehicles, no semi's. This is a high end product, bottles only with a champagne cork. Agreed there may be possible expansion, as is a test market location.

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to declare a negative SEQR for the site plan review.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn for site plan approval.

VOTING: Unanimous. **MOTION CARRIES**

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

Site Plan Review Application PB000415

Mr. Blake Lutz appeared on behalf of this application for a set of loadout bins. These bins are necessary to keep up with expansion of business, providing 1800 ton of storage space, and ease ability to bring ingredients in/off railroad and onto trucks.

Motion made by Kirt Mykytyn and seconded by Rob Lishansky to declare a negative SEQR for the site plan review.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Tom Rowe for site plan approval.

VOTING: Unanimous. **MOTION CARRIES**

Robert Behnke/C.Bears LLC – Trux Outfitters – TMP#300.00-3-67.22; 5174 St Hwy 23

Site Plan Application PB000416

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TOWN OF ONEONTA

May 16 20 16

CHAIRMAN

Robert Behnke appeared on behalf of this application for 1200sf addition to Trux Outfitters in order to install parts on larger vehicles. Building to be attached to existing building with an enclosed breezeway.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to declare a negative SEQR for the site plan review.
VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Kirt Mykytyn for site plan approval.
VOTING: Unanimous. **MOTION CARRIES**

CpB Promotions – Carla Balnis TMP#299.00-1-11.04; Browne St
Site Plan Review Application PB000419

Carla Balnis appeared on behalf of this application for a music festival on July 16, 2016 from 9am to 7pm, at the Soccer Hall of Fame parcel. Admission will be charged with the proceeds to benefit the Oneonta Youth Soccer Association. There will be 4 bands and up to 20 vendors, to include one food vender (Brian Gillette). This will be the first year for this event, but hope to make annual event. Band to perform under existing tent and vendors will have their own 8x8, 10x10 tents. The soccer association will be handling the parking. Board requested stage/speakers not be pointed toward Peaceful Flats. They are looking into serving alcohol, but not sure at this point as dealing with State Liquor board and George Allen. Chief Pidgeon has been contacted and was not concerned as less than 400 people in attendance (200 people is estimated). Board requested that she contact State Police and Sheriff Department.

Discussion: There was discussion was it a Special Use Permit, not Site Plan that she was seeking. Attorney questioned why there at all. It was confirmed it was Site Plan when decision was pulled for the prior Hospice events and treat all the same.

Motion made by Kirt Mykytyn and seconded by Rob Lishansky to declare a negative SEQR for the site plan review.
VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn for site plan approval.
VOTING: Unanimous. **MOTION CARRIES**

Minutes:

Minutes from March 21, 2016 board meeting were not available for approval. Rob Panasci stated he would provide minutes at next Planning Board meeting for approval.

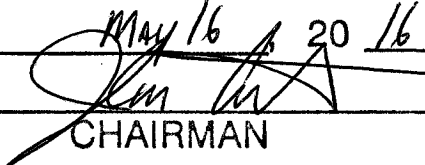
Adjournment:

Motion made by Rob Lishansky and seconded by Kirt Mykytyn to adjourn at 8:55PM, with the next scheduled meeting May 16, 2016 at 7:00PM.
VOTING: Unanimous **MOTION CARRIES**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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CHAIRMAN