

**Town of Oneonta Planning Board
Board Meeting
Monday, October 3, 2016 at 7pm**

Present: Tom Rowe; Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky (Tardy 7:10pm); Joseph Camarata (Chairman)

Absent: None

Others Present: Rob Panasci (Town Attorney); Joseph Pondolfino

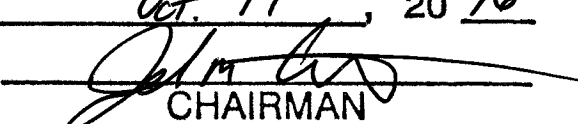
The meeting was called to order at 7:01PM.

Public Hearings: None

New Applications:

RJM Apartments Inc./Rich Mariotti-Joseph Pondolfino TMP#309.00-1-4.00; 161 Pony Farm Rd
Minor Subdivision Application PB000424

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

Oct. 17, 20 16

CHAIRMAN

Attorney Joseph Pondolfino appeared to represent the application for minor subdivision. The property is located in an Industrial district. The Zoning Board of Appeals approved the area variance 9/26/16 needed in order to subdivide a property without frontage along a public way. Typed Zoning Board of Appeals approval decision is conditioned upon the applicant recording an easement for access to and from the subject property to Pony Farm Road and a shared well agreement to be filed in the Otsego County Clerk's Office. Town Attorney Rob Panasci advised the board past the point of discussion of non-conforming lot, as the area variance has been granted. Planning Board needs to ensure lots are suitable for future building purposes with the proper provisions made for improvements. Attorney Panasci verified that 2 parcels can have a shared well, but would have to look into a shared septic as it would be costly to form a transportation corporation that may be required. Attorney Pondolfino was unable to verify location of septic, size, number of bedrooms, and if there was a bathroom in any of the business use buildings. Attorney Panasci questioned not sure if had to have a bathroom for lot used for business purposes. While existing business Mariotti Painting, any future business would have to go for Site Plan Review. The Department of Health needs to be contacted regarding regulations. Attorney Pondolfino verified he did not find a road maintenance agreement in the deed and board questioned if it was fair to put that hardship onto Mr. Mariotti when there was no way to get the three others on the road into the agreement. Attorney Panasci to look into whether the board can and how board can deal with the road maintenance issue. Chairman Camarata will complete the 239 Referral to Otsego County. Since more information is needed, the decision to schedule a public hearing was tabled.

Continuing Business:

A&D Otsego Real Estate Holding TMP#299.11-1-6.00; 83 Lower River St
Site Plan Review Application PB000427

Chairman Camarata advised the board that he had received an inspection report from James Hurtubise (Superintendent of Highways) stating agreed with inside curbing and proper drainage as discussed at the Planning Board meeting 9/19/16.

Discussion:

Special Use Permit hearing notification to property owners within 200 linear feet was discussed and the need to reaffirm into Planning Board policy.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to set the policy for Special Use Permit hearing notification to property owners within 200 linear feet.

ALL IN FAVOR MOTION PASSED

Minutes:

Minutes were reviewed by the board from September 19, 2016 board meeting.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to approve the minutes with one correction on page 2..

ALL IN FAVOR

MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 7:39 PM, with the next scheduled meeting October 17, 2016 at 7:00PM.


ALL IN FAVOR

MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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