

**Town of Oneonta Planning Board
Board Meeting
Monday, October 17, 2016 at 7pm**

Present: Tom Rowe; Kirt Mykytyn; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky (tardy 7:04); Joseph Camarata (Chairman)

Absent: None

Others Present: Rob Panasci (Town Attorney); Graig Eichler; Angie Eichler; Ava Eichler; Joseph Papa; Joseph Pondolfino; Rich Jacobson

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

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

New Application:

Sprint Spectrum Realty Company, LLC – Joseph Papa TMP# 288.00-2-36.03; 224 Cemetery Hill Rd
Special Use Permit Application PB000430

Joseph Papa appeared on behalf of Sprint to represent the application for Special Use Permit application approval for cell tower modification adding an additional 3 antennas and 3 remote radio units. Antennas to be placed on existing mounts and electronics going into existing shed. Upgrade is to provide better and faster data with same coverage area. The applicant provided drawings, as well as a structural report to verify that the modification will not impact the structural integrity of the tower. Applicant requested ~~since no substantial changes~~ that a waiver be granted and released to the building department for a permit to perform the upgrade as soon as possible.

Motion made by Kirt Mykytyn and seconded by Jenny Koehn to declare a negative SEQR for the Special Use Permit Application.

Abstain: Rob Lishansky (due to tardiness)

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Kirt Mykytyn and seconded by Reggie McGuinness to grant an administrative waiver of the Special Use Permit requirements set forth in the Town Code to allow Sprint to complete the modifications set forth in its September 22, 2016 application.

Abstain: Rob Lishansky (due to tardiness)

VOTING: Unanimous. **MOTION CARRIES**

Public Hearings:

Graig and Angie Eichler TMP#299.06-1-35.00; 72 Country Club Rd

Special Use Permit Application for Short Term Rental PB000428

Chairman Camarata opened the public hearing and verified the receipt of hearing notification to the surrounding property owners. The code office re-inspected residence on 9/26/16 and all violations have been corrected. Town resident Rich Jacobson was present to represent the letter he had dropped off to the Code Enforcement office earlier voicing concerns (copy supplied to all board members in packet). Mr. Jacobson and other residents unidentified spoke against the request for a Special Use Permit for a short term rental due to concerns of decrease in property values and noise. Applicant advised home sleeps 7 maximum (1 family), there are to be no large gatherings and no pets. Applicant will remain local and cell phone provided. There was discussion amongst board and residents that there were a number of Short Term Rentals in Town to include one on Country Club Rd and minimal complaints received to date. Attorney advised per the code, it is an allowable use and meets the 3 standards listed. Issues with the Town Law would need to be addressed with Town Board. Residents were advised to contact the Code Enforcement Office with any issues, as permit is subject to revocation.

Motion made by Joe Camarata and seconded by Rob Lishansky to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Rob Lishansky to declare a negative SEQR for the Special Use Permit Application for a Short Term Rental.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Reggie McGuinness and seconded by Tom Rowe to approve the Special Use Permit for Short Term Rental.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

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

Minor Subdivision Application PB000424

Letter from Attorney Joseph Pondolfino was provided to the board amending application, stating there was a new well put in a few years ago for the 2 family dwelling and that the existing shallow well could be used for parcel 2. Attorney Pondolfino was present and supplied a copy of a subdivision map from 1980, along with current colored photos of the property. It was discussed that an engineer would need to verify if there was enough room on parcel 2 for a well and a septic, or if it would be possible to connect to municipal water and sewer. Attorney Panasci advised the board while cannot force lots 3, 4, and 5, it is in the best interest to have a road maintenance agreement between lots 1 & 2. Application was referred to the County and while acknowledged receipt on 10/11/16, it has 30 days in which to reply. Decision to set a public hearing was tabled until the next meeting on November 7, 2016 for further information.

Minutes:

Minutes were reviewed by the board from October 3, 2016 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 Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:01PM, with the next scheduled meeting November 7, 2016 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

Nov 7, 2016

CHAIRMAN