

**Town of Oneonta Planning Board
Board Meeting
Monday, November 7, 2016 at 7PM**

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

Absent: None

Others Present: Rob Panasci (Town Attorney); Joseph Pondolfino; Lisa Meschutt; Michael MacClintock

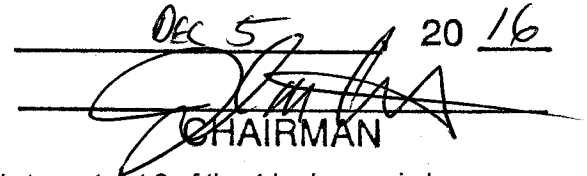
The meeting was called to order at 7:02PM.

Public Hearings: None

New Application(s):

Lisa Meschutt TMP#301.11-1-13.00; 139 Collins Dr
Special Use Permit Application PB000431

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

DEC 5 20 16

CHAIRMAN

Lisa Meschutt appeared to represent the application listed above. Her intent is to rent out 2 of the 4 bedrooms in her home (with the use of bathrooms, living room and kitchen) as short term rentals. She will be present at all times. She has found there is a need for temporary housing with the traveling nurses, state police and college professionals in the area. While not thinking of baseball families at this time, does not want to rule that out. A fire inspection has been performed and all violations have been corrected.

Motion made by Kirt Mykytyn and seconded by Rob Lishansky to set a public hearing for November 21, 2016 at or about 7:05PM for the Special Use Permit Application.

VOTING: Unanimous. **MOTION CARRIES**

Community Bank, NA TMP# 299.07-1-7.00 & 299.07-1-8.00; 434 Chestnut ST
Lot Line Change Application PB000432

Michael MacClintock appeared on behalf of this application to combine 2 lots. They would like to combine the 2 lots in order to expand their parking lot. By combining the lots, the setbacks will not create a waste of space and green space will actually be increased. Both lots are currently owned by Community Bank, NA, with lot 299.07-1-8.00 vacant since 1996 when the home was demolished.

Motion made by Reggie McGuinness and seconded by Rob Lishansky to declare a negative SEQR for the above Lot Line Change.

VOTING: Unanimous **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Reggie McGuinness for lot line change.

VOTING: Unanimous **MOTION CARRIES**

Community Bank, NA TMP#299.07-1-7.00; 434 Chestnut St
Site Plan Review Application PB000429

Michael MacClintock appeared on behalf of this application to add 9 parking spaces once Lot Line Change above approved. Mike presented the board a new Site Plan survey map dated 11/5/16, showing 1770sf of new pavement and moving 2 lightpoles. Lighting is to remain the same. No handicap spaces are planned, unless required by code.

Motion made by Reggie McGuinness and seconded by Jenny Koehn for site plan approval.

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

Chairman Camarata asked the board if they had any questions or comments going over the memorandum from Paul Neske, Code Enforcement Officer, dated October 24, 2016 and letter from James Forbes, PE dated October 21, 2016. While attorney stated he requested information from Mr. Neske and no soil analysis performed by engineer, the board has not handled actions like this in the past. Example he gave was the Habitat for Humanity's project that was given conditional approval that the lots must meet the requirements of the Department of Health in order to receive a Certificate of Occupancy. Attorney for applicant advised he had submitted 2 potential deed proposals to Town Attorney. Town Attorney advised the board in his opinion the deeds were good and we could rely on them addressing issues discussed. Deeds conform with ZBA decision giving Lot 2 rights to use well on Lot 1, as well as a reciprocal, mutual obligation to fix and maintain road. While still no control over lots 3, 4 and 5, at least there is something binding on Lots 1 & 2. Building is currently being used for storage and if occupancy changes will have to come before the board for Site Plan Review.

Motion made by Jenny Koehn and seconded by Reggie McGuinness to set a public hearing for December 5, 2016 at or about 7:05PM for Minor Subdivision.

VOTING: Unanimous. **MOTION CARRIES**

Discussion:

Chairman Camarata advised the board he was meeting with the supervisor, code enforcement and architect on Thursday at 1:00PM regarding a proposed hotel project on TMP#300.11-1-26.01 and asked if anyone would like to join him. Attorney Panasci cautioned needed to be less than a quorum present.

Minutes:

Minutes were reviewed by the board from October 17, 2016 board meeting. Rob Lishansky requested removal of wording "since no substantial changes" on page 1, therefore crossed out. Attorney Panasci discussed minutes format for public hearings should be placed in order of sequence, rather than how they have been done in the past and was agreed from this point forward to do so, but no changes at this point to current minutes.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to approve the minutes.

ALL IN FAVOR MOTION PASSED

Adjournment:


Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 7:46PM, with the next scheduled meeting November 21, 2016 at 7:00PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

Dec 5 20 16

CHAIRMAN