

**Town of Oneonta Planning Board  
Board Meeting  
Monday, December 5, 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); Brian Elmendorf; Bill Ahmad; Mark Mosconi; Joe Pondolfino; Randall Mowers; Greg Thom; Steve DiGiglio; Karlene DiGiglio; Meredith Johnson; Mark Parker; Brett Holleran; Nick Sinstack; Stacey Sinstack; Ann Wallace; Violet Wells; M.A. Pendrak; Roger Wilms; Connie Wilms; Lisa Meschutt

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

**Public Hearings:**

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

Chairman Camarata opened the meeting and Joseph Pondolfino representative for application gave an up to date review of requested minor subdivision in a commercial zone of a less than 2 acre parcel. Proposed Lot 1(1.06 acres) currently a residence and Lot 2 (.725 acre) currently storage with no water or sewer. He has provided pictures, survey, engineer letter stating sufficient room for water and sewer (although no soil tests were performed), deeds with easement for Lot 2 use of water well house on Lot 1 and a road maintenance agreement between Lots 1 and 2 (note no road maintenance agreement for 3 parcels in rear).

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to open the public hearing.

Chairman Camarata asked if there was anyone to speak for or against the application and neighbors Nick and Stacy Sinstack came forward. Mr. Sinstack expressed concern regarding septic should Lot 2 be developed and location of his well. Attorney Panasci advised that issue had been addressed and should property be commercially developed they would have to come before the Planning Board for Site Plan Review and approval from Department of Health. He also stated road in shambles with an encroachment issue regarding fencing and shrubs on the right away. Mr. Sinstack requested that decision be tabled until he was able to get a copy of his own deed to verify no road maintenance on deed and verification obtained from Fire Department regarding access. Attorney Joseph Pondolfino gave Chairman Camarata the receipts from the notification mailed to neighbors. Chairman Camarata advised the board that the County had returned the 239m for local action and asked if anyone had any further questions. Attorney Pondolfino expressed his frustration with the opposition and board clarified it is unfortunate that it is what it is with the prior subdivision along a private road and legally they will have to approve, but have an obligation to ensure safety. Chairman Camarata asked the board and they were in agreement to keep the public hearing open until Fire Department access verified.

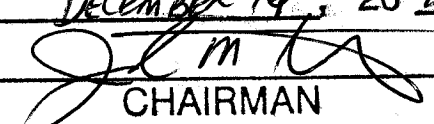
**Lisa Meschutt TMP#301.11-1-13.00; 139 Collins Dr**  
Special Use Permit Application PB000431

Chairman Camarata advised next on the agenda was the public hearing for Lisa Meschutt Special Use Permit for a short term rental which was originally set for November 21, 2016, but the meeting was canceled due to weather and rescheduled for December 5, 2016 at or about 7:15.

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to open the public hearing.

**APPROVED**

**BY THE PLANNING BOARD  
TOWN OF ONEONTA**

*December 19, 2016*  
  
**CHAIRMAN**

Lisa Meschutt appeared to represent the application listed above for a Special Use Permit and turned in the receipts for notifications to neighbors. Fire Safety inspection was completed and violations cleared. No one appeared to speak for or against the application

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to close the public hearing.

**Motion** made by Kirt Mykytyn and seconded by Breck Tarbell to declare a negative SEQR for the Special Use Permit for Short Term Rental.

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


**Motion** made by Kirt Mykytyn and seconded by Reggie McGuinness to approve the Special Use Permit Application for Short Term Rental.

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

**New Application(s):**

**Greg Thom TMP#286.08-1-28.00; 113 Highland Terrace**  
Special Use Permit Application PB000433

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Greg Thom appeared to represent the application listed above. The intent is to rent the studio apartment above garage in the summer to baseball families. Possibly 4 people (queen bed and bunk bed), no additional parking necessary and pool (fenced in and locked) will not be used. Garage is attached to the house and owner will be present. A fire inspection was completed on 11/14/16 and re-inspection is scheduled for 12/7/16.

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to set a public hearing for January 16, 2016 at or about 7:05PM for the Special Use Permit Application.

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

**M&S Enterprises LLC/Scoville-Meno Honda TMP# 299.10-1-48.01; 65 Oneida ST**  
Site Plan Review Application PB000434

Mark Parker and Meredith Johnson of Keystone Associates, LLC appeared on behalf of this application for site plan review for addition and renovations to Scoville-Meno Honda. Honda is in process of upgrading dealerships. The first addition is for a drive thru service area and the second is extending the showroom in the front. No extension of parking at entrance and undecided at this time whether extension of parking lot will all be paved, stone or nice manicured grass. Curb stops were also noted as needed where parking against the building. Lighting is to remain the same.

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to declare a negative SEQR for the above Site Plan Review Application.

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

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

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

**Brian Elmendorf TMP#300.00-3-88.05; 5237 St Hwy 23**  
Site Plan Review Application PB000437

Brian Elmendorf appeared before the board to represent the application above for a used tire business in the old 84 Lumber building that has been vacant for some time. No structural changes to the building are planned at this time. They will mount and balance tires only, no automotive or body work. They have a portable scissor lift, one tire changer and one balancer. They plan on being open 8am to 6pm, Monday thru Friday, 7am to 12pm Saturday, closed on Sunday. It was

discussed at a later date possibly using other buildings for RV storage. Tires are a tracked commodity and come 300 per load. Building has 2 existing heat lamps and one bathroom, other bathroom area was stripped and they will use for a slop sink. Applicant was advised to see Code Enforcement to determine what will be needed for heating customer waiting area.

**Motion** made by Tom Rowe and seconded by Kirt Mykytyn to declare a negative SEQR for the above Site Plan Review Application.

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

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to approve the above Site Plan.

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

**Bilal Ahmad TMP#300.11-1-26.01, 300.11-1-19.01, 300.11-1-17.00; Courtyard Dr**  
Lot Line Change Application PB000435

Chairman Camarata advised this was an informational meeting of sketch plan review and would not be taking questions or comments at this time. Residents present were asked to send in written comments and assured will be given an opportunity to be heard as there will be a public hearing regarding buffers.

Edward Keplinger appeared to represent the lot line change application. Currently 2 parcels are land locked and this will open them up. Chairman Camarata suggested work both applications together.

**Bilal Ahmad TMP#300.11-1-26.01; Courtyard Dr**  
Site Plan Review Application PB000436

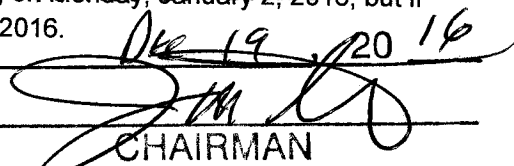
Edward Keplinger appeared to represent the site plan review application for a new 4 story 55,000sf Holiday Inn Express hotel with 90+/- rooms, indoor pool, fitness center and outdoor fire pit. He had met with the Fire Department earlier in the day for comments and there will be some changes. There will be partial driveways added to access rear of building, with hydrants at east and west ends of the building. Water supply will be a private system with an underground storage tank for fire protection, until conversion to public water once available. They will be connected to existing sanitary connection at Courtyard Marriott. Storm Water Pollution Prevention Plan and drainage reports to be done, as well as a traffic study. Buffer zone (closest corner 60 to 70ft) is still open to dialog and best served to be brought up at public hearing. Positioning of hotel was discussed, but advised situated quiet space in rear with parking in front and perhaps residents would be looking over hotel rather than into the rooms. Board agreed they should make a site visit. Mr. Keplinger asked the board if they could open the meeting up to comments and agreed. Residents in general were not happy with the clearing of land and were advised no laws in the Town for excavating and were cleared legally. The new buffer law requires that the buffer be established prior to commencement of the project. Residents expressed concerns over water and would like to see the project put on hold until the public water system is put in. Attorney Panasci advised we have to rely on engineers and will be looked into, to include that of Department of Health. Several residents spoke requesting protection regarding issues of visibility/buffer zone, noise, water and lighting. One resident asked if fire pits could be moved to front and that the ac units noise be directed to the front of building. Residents said there were noise issues with the Marriott. Board will look at these issues when doing SEQR and set site visit for Tuesday, December 13, 2016 @ noon. Notice to be placed in The Daily Star and Chairman Camarata will reach out to homeowners to see from their view as well.

**Continuing Business:** None

**Discussion:**

Proposed 2017 Meeting Calendar and holiday conflicts. There will be no meeting on Monday, January 2, 2016, but if there are applications the board will meet on January 16, 2016 and February 20, 2016.

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

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CHAIRMAN

**Minutes:**

Minutes were reviewed by the board from November 7, 2016 board meeting. Note meeting November 21, 2016 was canceled due to weather.

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

**ALL IN FAVOR                MOTION PASSED**

**Adjournment:**

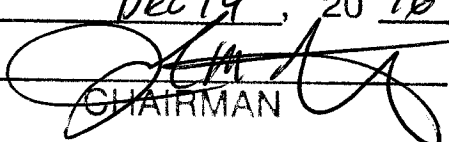
**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 9:21 PM, with the next scheduled meeting December 19, 2016 at 7:00PM.

**ALL IN FAVOR                MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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BY THE PLANNING BOARD  
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