

**Town of Oneonta Planning Board
Board Meeting
Monday, December 19, 2016 at 7PM**

Present: Tom Rowe; Kirt Mykytyn; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)
Absent: Breck Tarbell
Others Present: Rob Panasci (Town Attorney); Joe Pondolfino; Steve DiGiglio; Karlene DiGiglio; Nick Sinstack; Stacey Sinstack; Roger Wilms;

The meeting was called to order at 7:00 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 advised that the first item on the agenda was to continue the public hearing for RJM Apartments from December 5, 2016 meeting. The board went over a letter received from Walter Schmitt Jr., Fire Chief of the West Oneonta Fire Department, advising that RJM Lane was accessible, but that it would be easier if vegetation/trees were trimmed a few feet back from roadway. Joseph Pondolfino advised the board that the owner has agreed to clear the vegetation and trim trees. Nick and Stacy Sinstack came forward with a letter signed by all the residents on RJM Lane with pictures attached. Board agreed it was an unfortunate situation but clarified action before the board was for a subdivision and according to the code meets the requirements of a subdivision. Town Attorney advised Zoning Board of appeals met criteria for an area variance for road frontage and that Mr. Sinstack would need to seek legal counsel to appeal the decision. It was suggested to reach out to the others to enter into a roadway agreement.

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

Motion made by Tom Rowe and seconded by Kirt Mykytyn to declare a negative SEQR for the Minor Subdivision Application.

Absent: Breck Tarbell

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Tom Rowe to approve the Minor Subdivision Application subject to the condition of applicant removing all vegetation and trees located within the right of way under direction of the West Oneonta Fire Department and approved by the Fire Chief. Work to be completed by June 1, 2017.

Absent: Breck Tarbell

VOTING: Unanimous. **MOTION CARRIES**


New Application(s): none

Continuing Business:

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

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

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

JAN 16, 20 17

CHAIRMAN

Chairman Camarata advised that he had contacted Mr. Keplinger (architect) and he was not ready, but that he would be present at the next Planning Board meeting January 16, 2017. The drawings in the packet were submitted on December

9, 2016 and a full size version was at the Planning Board site visit held on Tuesday, December 13, 2016 at noon. Board thanked those present for allowing them to go on their property, as it was very helpful to see from their view. While there was discussion about moving the Hotel forward, the rooftop vs looking into rooms, and a parking lot in rear possibly more disruptive with traffic all hours. If fire pit was a concern, perhaps they don't allow it. A board member advised there is a noise ordinance of 10PM for the hotel to uphold. Buffers were discussed with staggered evergreens, with a condition made to maintain the buffer. There was discussion of extending a 5 foot EFIS to buffer the noise of the HVAC units on rooftop or units being placed on sides of buildings, rather than on the roof. A resident questioned why excavation raised the elevation 6 to 7ft and wondered if only to give the Hotel a stately appearance. Chairman advised he had reached out to Department of Health, but he has had no response to date regarding the saturation of the water supply on Southside. Due to the parameters given to the architect by the Department of Health, they may have to move the location of hotel, as it is a postage stamp where they will be allowed to drill a well. There will be a lot of studies and testing before this project proceeds. Board has to submit a proposal to LaMonte Engineering (Town Engineer) to review plans/testing documentation and advise applicant of their cost of the review. Residents want protection and questioned status of public water. Residents urged to go to the Town Board meetings regarding status of a public water system, as well as voicing their concerns of uses allowed bordering a residential neighborhood.

Minutes:

Minutes were reviewed by the board from December 5, 2016 board meeting.

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

Absent: Breck Tarbell

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:25PM, with the next scheduled meeting January 16, 2017 at 7:00PM.

Absent: Breck Tarbell

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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