

**ONEONTA, NEW YORK – OCTOBER 16, 2013 - 7:00 P.M.  
REGULAR MEETING OF THE PLANNING COMMISSION PG. 1**

**PRESENT:** Chair Dennis Finn  
Commissioner Gary Herzig (Vice Chair)  
Commissioner Becky Thomas  
Commissioner Anna Tomaino (arrived 7:10 pm)  
Commissioner Barry Holden (arrived 7:05 pm)  
Commissioner Edmond Overbey  
Council Member Maureen Hennessy

**ABSENT:** Commissioner Michelle Eastman

Chair Finn called the regular meeting to order and asked the Clerk to call the roll.

**PETITIONERS**

Chair Finn asked if there were any petitioners for matters other than items listed on the agenda.

**CORRESPONDENCE**

City Clerk Kendall stated there was no correspondence to report.

Chair Finn then asked for a motion to approve the minutes from July 17.

**MOTION**, made by Commissioner Overbey and seconded by Commissioner Thomas that the commission approves the minutes of the regular meeting held July 17, 2013.

**Voting Ayes:** Chair Finn  
Commissioner Herzig  
Commissioner Thomas  
Commissioner Overbey

**Noes:** None

**Absent:** Commissioner Tomaino  
Commissioner Eastman  
Commissioner Holden

**MOTION CARRIED**

Commissioner Holden arrived at 7:05 pm.

**AGENDA ITEMS**

Chair Finn stated the commission would consider the first agenda item,

Joan K Puritz: Short Environment Quality Review (SEQR) and Site Plan Review for 525-529 Main Street (288.19-3-37) Oneonta Veterinary Hospital;

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The applicant wishes to build a 1,664 square foot addition on the front of this building. The 1st floor of the addition will be used for exam rooms and a handicap accessible bathroom. The basement of the addition will be used for mechanicals, computer accessories, and an employee break room.

Chair Finn asked who was present on behalf of the applicant. Dr. Joan Puritz and Mr. Andrew Puritz identified themselves. Dr. Puritz described her plans to expand the Oneonta Veterinary Hospital building. The Commission reviewed the plans.

Chair Finn began the Short Environmental Quality Review and asked Code Enforcement Officer to Chiappisi for comments. Mr. Chiappisi noted that expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls is a Type 2 action under SEQR and does not require the Board to make a declaration. He recommended that the Board consider this project a Type 2 action.

Chair Finn asked for a motion to declare this project a Type 2 action per the Code Enforcement Officer's recommendation

**MOTION**, made by Commissioner Herzig and seconded by Commissioner Overbey that the commission declare the proposed expansion of 525-529 Main Street (Oneonta Veterinary Hospital) a Type 2 Action under the SEQR law.

**Voting Ayes:** Chair Finn  
Commissioner Herzig  
Commissioner Thomas  
Commissioner Holden  
Commissioner Overbey

**Noes:** None

**Absent:** Commissioner Tomaino  
Commissioner Eastman

**MOTION CARRIED**

Commissioner Tomaino arrived at 7:10 pm.

Chair Finn then moved to consideration of the site plan presented for 525-529 Main Street. At Chair Finn's request, Code Enforcement Officer indicated that the application was in good order and there were no issues that required the Commission's attention.

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Chair Finn then asked whether any members of the public had comments. Irene Gallaer, 16 Cedar Street, spoke in support of the application. Chair Finn then asked whether commissioners had questions or comments. Chair Finn asked the applicant's contractor whether parking would remain the same. He indicated that it would, although a temporary relocation of handicapped parking would occur during construction. He also indicated that he hoped to begin construction on October 21.

Hearing no further comments, Chair Finn asked for a motion to approve the site plan.

**MOTION**, made by Commissioner Herzig and seconded by Commissioner Overbey, that the commission approve the site plan as presented for 525-529 Main Street.

**Voting Ayes:** Chair Finn  
Commissioner Herzig  
Commissioner Thomas  
Commissioner Holden  
Commissioner Overbey

**Noes:** None

**Abstentions:** Commissioner Tomaino

**Absent:** Commissioner Eastman

**MOTION CARRIED**

Chair Finn then moved to consideration of the second agenda item:

Carlin Campbell: Sketch Plan Conference for 34 Main Street (300.10-1-27) and 36 Main Street (300.10-1-26); Bank of Cooperstown; the applicant represents the potential buyer of these 2 properties. It is their intention to demolish the existing buildings, combine the 2 lots, and construct a new branch of the Bank of Cooperstown.

Chair Finn asked Mr. Campbell, Bank of Cooperstown's architect, and Scott White, Bank of Cooperstown President, to describe their plans. They explained that the Bank wishes to demolish the existing buildings, consolidate the two properties and build a new structure with parking in front and a drive-up window. In response to Commissioners' questions, they noted that the property line is the foot of the flood control berm behind both properties.

Commissioners asked for further information on traffic studies (NYSDOT & applicant will undertake), placement of curb cuts (NYSDOT will review). Commissioner Herzig urged the applicant to remember that the new structure should enhance the appearance of the area which is a gateway to the city. He suggested that the applicant could move the building forward and move parking towards the side.

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Code Enforcement Officer Chiappisi asked that if the Planning Commission votes on the site plan at a future meeting they require that the combined lots be on one deed.

Chair Finn indicated that the Site Plan would need to be referred to the County Planning office, the NYS Department of Transportation and the NYS Department of Environmental Conservation.

Chair Finn asked whether any attendees had questions or comments. Diane Hamblin, 38 Main Street, asked for clarification on a number of details. She asked whether a variance would be required for front yard parking and the Code Enforcement Officer indicated it would. Ms. Hamblin noted the following concerns with the project: flooding in her yard related to the berm and the drainage ditch, which could worsen as more of the adjacent property is paved; existence of a sluice gate behind 36 Main St.; shrinking neighborhood population and loss of two historic structures; loss of trees; potential light pollution; reduced driver visibility due to signage near driveway; need for a barrier to prevent pedestrians from cutting across adjacent properties.

Mr. Campbell indicated that the applicant's goal is to allow zero-bleed of light onto adjoining properties. Code Enforcement Officer Chiappisi indicated that a lighting plan could be required of the applicant.

Irene Gallaer, 16 Cedar Street, asked whether the existing structures are occupied and if so, whether they are owner-occupied. She also expressed concerns regarding Neahwa Park facilities and the proximity of the proposed bank to the park.

There being no further business to come before the commission, Chair Finn adjourned the regular meeting at approximately 7:40 p.m.

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DOUGLAS KENDALL, City Clerk

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