

ONEONTA, NEW YORK - SEPTEMBER 19, 2012 - 7:00 P.M.

REGULAR MEETING OF THE PLANNING COMMISSION PG. 1

PRESENT: Chair Dennis Finn
Commissioner Gary Herzig (Vice Chair)
Commissioner Barry Holden
Commissioner Edmond Overbey
Commissioner Michelle Eastman

ABSENT: Commissioner Anna Tomaino
Council Member Maureen Hennessy

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

PETITIONERS / CORRESPONDENCE

The Chair indicated there were no petitioners and no correspondence.

APPROVAL OF MINUTES

MOTION, made by Commissioner Herzig and seconded by Commissioner Eastman, that the commission approves the minutes of the regular meeting held August 15, 2012, as written.

Voting Ayes: Chair Finn
Commissioner Herzig
Commissioner Holden
Commissioner Overbey
Commissioner Eastman

Noes: None

Absent: Commissioner Tomaino

MOTION CARRIED

PUBLIC HEARING

The following Notice of Public Hearing was sent to The Daily Star for publication on September 12, 2012 and the agenda was faxed to the media on the following item of New Business. Proofs of said notifications are attached hereto.

- 1. 42 Grove Street, Oneonta, New York (Tax Map No. 300.5-4-39) – Short Environmental Assessment Form (SEQR), Sketch Plan Conference and Site Plan Review Application – This dwelling was converted from a 1-family to a 2-family before Michael Stolzer purchased the property. The conversion of the property was done without a building permit and no code review was done. 2-family dwellings are permitted in this zoning district, however, the parking does not comply with the zoning code requirements.*
- 2. 43-47 Main Street, Oneonta, New York (Tax Map No. 300.9-1-84.1) – Short Environmental Assessment Form (SEQR), Sketch Plan Conference and Site Plan Review application – On 4/18/2012, the Planning Commission approved a Site Plan Review application to build a 7’9” X 23’9” addition on Stewart’s. The owner/applicant wants to change the size of the addition to 15’ X 40’ and add a 10’ X 14’6” stamped concrete patio.*
- 3. 1 Dietz Street, Oneonta, New York (Tax Map No. 300.-31-1-9) – Sketch Plan Conference – David Anderson wishes to covert the LAN building to a 5 unit apartment house. 1st Floor – two units, 2nd Floor – two units, 3rd Floor – 1 Unit. § 300-74 E of the City of Oneonta Zoning Code states that at the request of the applicant, a sketch plan conference may be held between the Planning Commission and the applicant to review the basic site design concept and generally determine the information to be required on the site plan.*
- 4. 155-165 Main Street, Oneonta, New York (Tax Map No. 300.31-1-7) – Sketch Plan Conference – David Anderson wishes to renovate the former Bresee building. The plan includes 5 commercial spaces on the 1st floor, 7 residential dwelling units on the 2nd floor, 5*

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residential dwelling units on the 3rd floor, and 1 residential dwelling on the 4th floor. §300-74 E of the City of Oneonta Zoning Code states that at the request of the applicant, a sketch plan conference may be held between the Planning Commission and the applicant to review the basic site design concept and generally determine the information to be required on the site plan.

NEW BUSINESS

1. **Michael Stolzer, 42 Grove Street (300.05-4-39) – Required Action: 1) Short Environmental Assessment Form (SEQR), 2) Sketch Plan Conference, and 3) Site Plan Review:** The dwelling was converted from a one-family to a two-family before this owner purchased the property. The conversion was done without a building permit and no code review was done. Two-family dwellings are permitted in this zoning district, however, the parking does not comply with the Zoning Code requirements.
2. **Jennifer L. Howard (Stewart’s Shops Corp), 43-47 Main Street (300.09-1-84.01) – Required Action: 1) Short Environmental Assessment Form (SEQR), 2) Sketch Plan Conference, and 3) Site Plan Review:** On 4/18/2012 the Planning Commission approved a Site Plan Review application to build a 7’9” x 23’9” addition to this convenience store. The owner/applicant wants to change the size of the addition to 15’ x 40’ and add a 10’ x 14’6” stamped concrete patio.
PLEASE NOTE: Site Plan drawings submitted are available for review in the City Clerk’s Office
3. **David Anderson (Bresee’s Redevelopment Project), 1 Dietz Street (300.31-1-09) – Required Action: 1) Short Environmental Assessment Form (SEQR), and 2) Site Plan Review:** The applicant wishes to convert the LAN building to a 5-unit apartment house. 1st Floor – two units, 2nd Floor – two units, and the 3rd Floor – 1 unit. (A Sketch Plan Conference with the Planning Commission was completed on 7/18/12).
4. **David Anderson (Bresee’s Redevelopment Project), 155-165 Main Street (300.31-1-07) – Required Action: 1) Short Environmental Assessment Form (SEQR), and 2) Site Plan Review:** The applicant wishes to renovate the former Bresee’s building. The plan includes 5 commercial spaces on the 1st floor, 7 residential dwelling units on the 2nd floor, 5 residential dwelling units on the 3rd floor, and 1 residential dwelling unit on the 4th floor. (A Sketch Plan Conference with the Planning Commission was completed on 7/18/12).

Chair Finn addressed the items of New Business as follows:

1. **Michael Stolzer, 42 Grove Street (300.05-4-39) – Required Action: 1) Short Environmental Assessment Form (SEQR), 2) Sketch Plan Conference, and 3) Site Plan Review:**

The following Memorandum, dated September 5, 2012, was received from Ordinance Inspector Ferris:

“**SUBJECT:** **PROPERTY ADDRESS:** 42 Grove Street
 PROPERTY OWNER(S): Michael Stolzer
 TAX MAP #: 300.05-4-39
 APPLICANT(S): Michael Stolzer
 ZONING DISTRICT: R-4: Transitional Residential District

PROPOSAL: *This dwelling was converted from a 1-family to a 2-family before this owner purchased the property. The conversion of the property was done without a building permit and no code review was done. 2-family dwellings are permitted in this zoning district, however, the parking does not comply with the zoning code requirements.*

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1. SHORT ENVIRONMENTAL ASSESSMENT FORM (SEQR)

300-75 F: Compliance with SEQR. The Planning Commission shall not take final action on any site plan proposal until all SEQR requirements have been addressed in accordance with 6 NYCRR Part 617.

2. SKETCH PLAN CONFERENCE

300-74 E: At the request of the applicant, a sketch plan conference may be held ... to review the basic site design concept and generally determine the information to be required on the site plan.

3. SITE PLAN REVIEW APPLICATION

300-101 Parking Requirements by Use Footnote 2 Parking waivers may be obtained as specified in Section 300-61 of this code.

TABLE	PERMITTED / REQUIRED	EXISTING / PROPOSED
300-101 Parking Requirements by Use	Dwelling, 2-Family: 1.5 / dwelling unit 3 parking spaces are required	1 parking space exists

PLEASE NOTE: This property is registered as a residential rental property. At this time there is not a valid Certificate of Substantial Compliance for this property. A current requirement schedule is attached.”

Thirty-nine (39) letters were sent out by the Clerk’s Office to property owners residing within 200 feet radius of the property in question and no responses were received.

After an extended discussion, it was determined by the commission in concert with the Code Office that no action was required on Mr. Stolzer’s request based on Section 300-9 (J) (1) of the Zoning Code. The cited section states, “No additional parking need be provided for a new use of an existing building, or parcel unless the new use parking requirement exceeds by two the previous use parking requirement, and in that event only the required spaces exceeding two more than the previous use need be provided.” In light of this, Mr. Stolzer could proceed with his request after conferring with the Code Enforcement Office.

2. **Jennifer L. Howard (Stewart’s Shops Corp), 43-47 Main Street (300.09-1-84.01) – Required Action: 1) Short Environmental Assessment Form (SEQR), 2) Sketch Plan Conference, and 3) Site Plan Review:**

The following Memorandum, dated September 5, 2012, was received from Ordinance Inspector Ferris:

“SUBJECT: PROPERTY ADDRESS: 43-47 Main Street
PROPERTY OWNER(S): Stewart’s Shops Corp
TAX MAP #: 300.09-1.84.01
BUSINESS ADDRESS: 43-47 Main Street
BUSINESS OWNER(S): Stewart’s Shops Corp
APPLICANT(S): Jennifer L Howard
ZONING DISTRICT: MU-2: Gateway Mixed-Use District

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PROPOSAL: *On 04/18/2012, the Planning Commission approved a Site Plan Review application to build a 7' 9" x 23' 9" addition on this convenience store. The owner/applicant wants to change the size of the addition to 15' x 40' and add a 10' x 14' 6" stamped concrete patio.*

1. SHORT ENVIRONMENTAL ASSESSMENT FORM (SEQR)

300-75 F: Compliance with SEQR. The Planning Commission shall not take final action on any site plan proposal until all SEQR requirements have been addressed in accordance with 6 NYCRR Part 617.

2. SKETCH PLAN CONFERENCE

300-74 E: At the request of the applicant, a sketch plan conference may be held ... to review the basic site design concept and generally determine the information to be required on the site plan.

3. SITE PLAN REVIEW APPLICATION

§ 300-11 D (1): Projects requiring Site Plan Review: All new additions to existing buildings.

§ 300-11 D (2) (d) (iii): Projects requiring Site Plan Review: Impervious surface coverage of more than 60% of the lot."

Twenty-two (22) letters were sent out by the Clerk's Office to property owners residing within 200 feet radius of the property in question and no responses were received.

Mr. Chuck Marshall, Real Estate representative for Stewart's, stated he did all of the planning and zoning board submissions for Stewart's. He said he represented Stewart's at the Planning Commission's April meeting and those plans were for a 7'9" x 23'9" building addition basically for a freezer. He said in successful Stewart's stores they add components to make the flow inside the store better for the customer and in this instance instead of doing one that would look kind of weird attached to the end of the building and extended they wanted to extend 15' north and then the width of the building. He said as seen from the elevations nothing was really going to change from the appearance. He said the brick will match and the pro-panel on the north side and the west side would essentially be the same. He said they would move the delivery door down into the addition with an overhang over it. He said the grass that was presently on the north side would become a paved stamped concrete patio. He said it will look like red brick. He said the existing 2 picnic tables would be moved onto the paved patio. He said they will update the landscaping. He said nothing really would change except the planting beds in front of the store. He said the boulders on the north side and all the boulders on the drive-around stay. He said they will go from 12 to 14 cooler doors with a walk-in cooler.

Chair Finn stated originally Stewart's was enclosing something that was going to be outside with a fence around it.

Mr. Marshall stated yes and now they were just doing all of that inside instead. He said the entire freezer would be inside.

Commissioner Eastman asked if there would be any warehouse space on the end in addition to the freezer.

Mr. Marshall stated it would be in the back for backroom storage.

Commissioner Eastman asked about how much storage space would be added.

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Chair Finn stated basically it looked like the addition was being squared off and adding a concrete patio for the two picnic tables.

Chair Finn stated that the commission needed to do a Short Environmental Assessment Form and a Sketch Plan Conference. He asked if there were any questions about the Sketch Plan and the drawings.

Commissioner Overbey stated no project schedule was submitted and he wondered why.

Mr. Marshall responded he was under the impression that after having this reviewed by the commission he could do everything through the Code Enforcement Office.

Commissioner Overbey questioned if the commission gave Stewart's a waiver on all of these documents that were not submitted that Stewart's was going to submit those to the Code Enforcement Office after the fact.

Mr. Marshall stated he was a little confused because normally the Short EAF was submitted.

Chair Finn stated that the commission was talking about the Site Plan Review.

Commissioner Herzig stated he would propose that the drawings the commission had were sufficient to make a decision.

Chair Finn stated that the commission already did the Short EAF when the plans were submitted originally at the April meeting. He said the commission could take that for what they have submitted with these drawings and the SEQR because he did not think anything had changed concerning that either and propose it for approval.

Commissioner Herzig stated if the SEQR had already been taken care of he would move to approve this.

Commissioner Eastman stated at the April meeting the commission discussed the location of the compressors and she questioned if those would be on top now.

Mr. Marshall responded yes the compressors were on top and it would not be any noisier than it was now.

Commissioner Overbey questioned if the commission did not have make a negative declaration.

Chair Finn responded the commission already granted SEQR approval at the April meeting and will go along with that for this Site Plan Review. He said the unit was still outside but instead of there being a fence it would be enclosed. He said the addition was added onto to just square it off.

MOTION, made by Commissioner Herzig and seconded by Commissioner Overbey, that at the September 19, 2012 meeting the Planning Commission approves the sketch plan and the site plan as presented by Jennifer L. Howard for Stewart's Shops Corp and finds this to be in compliance with the SEQR approved by the commission on April 18, 2012, to change the size of the addition to 15' x 40' and add a 10' x 14' stamped concrete patio at 43-47 Main Street (300.09-1.84.01) with the understanding that if there were any future noise complaints about the compressors Stewart's will take immediate action to address that with Code Enforcement.

Voting Ayes: Chair Finn
Commissioner Herzig
Commissioner Holden
Commissioner Overbey
Commissioner Eastman

Noes: None

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(Voting) continued

Absent: Commissioner Tomaino

MOTION CARRIED

Chair Finn asked about when the completion date would be.

Mr. Marshall replied he understands Stewart's will submit a building permit as soon as possible and then the project should be completed sometime in November.

3. David Anderson (Bresee's Redevelopment Project), 1 Dietz Street (300.31-1-09) – Required Action: 1) Short Environmental Assessment Form (SEQR), and 2) Site Plan Review:

The following Memorandum, dated September 10, 2012, was received from Code Enforcement Officer Chiappisi:

“SUBJECT: *PROPERTY ADDRESS:* 1 Dietz Street
PROPERTY OWNER(S): Otsego County Development Corporation
TAX MAP #: 300-31-1-09
APPLICANT(S): David Anderson
ZONING DISTRICT: MU-1 Downtown Mixed Use District

PROPOSAL: *The applicant wishes to convert the LAN building to a 5 Unit apartment house. 1st Floor – two units, 2nd Floor—two units, 3rd Floor—1 unit.*

A Sketch Plan Conference with the Planning Commission was completed on 07/18/2012.

1. SHORT ENVIRONMENTAL ASSESSMENT FORM (SEQR)

300-75 F: Compliance with SEQR. The Planning Commission shall not take final action on any site plan proposal until all SEQR requirements have been addressed in accordance with 6 NYCRR Part 617.

2. SITE PLAN REVIEW APPLICATION”

Thirty-eight (38) letters were sent out by the Clerk's Office to property owners residing within 200 feet radius of the property in question and no responses were received.

Mr. Peter Friedman, Maple Street resident questioned what the issue or issues were that triggered the site plan review for the project.

Chair Finn responded it was usually stated in the description in the memo from Code Enforcement Office as to what an applicant was requesting and Code Enforcement indicates the guidelines as to what had to be met.

Mr. Friedman stated his not knowing specifically what the trigger issues were he thought the commission should be careful of not overdoing the site plan review particularly if the triggering mechanism was one of the threshold issues where if they exceed a threshold by a required number of parking spaces or occupants that the scope of the site plan review was only that triggering issue and not the whole project.

Commissioner Overbey stated originally it was the size of the addition for Stewart's.

Commissioner Herzig stated the requirements would be either façade change of more than 25 percent of the front of the façade and that was already approved by the commission for Stewart's

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project. He said others were the parking, intensity of use and new uses requiring more than 25 parking spaces, occupancy, and surface and drainage issues. He said parking was the primary issue with this project. He said Mr. Friedman's point was that the Code does state that site plan reviews that come to the Planning Commission for one of those threshold issues were limited to looking at those issues and did not need to explore every facet of the project.

Mr. Anderson stated it was the parking and the drainage of the parking lot.

Mr. David Anderson, Project Manager of Johnson Schmidt Associates, explained the project through a PowerPoint presentation on the plans, the elevations and Site Plan of 1 Dietz Street and he said the building was being redeveloped for residential use and the front was being restored and there would be no change to that. He said 4 parking spaces in the lot were lost in order to allow for the turning radius of the emergency vehicles such as fire trucks. He said the floor plans show the basement for storage, 2 units on the 1st floor, an entrance on the side rear of the building off the parking lot, a front entrance, 2 units on the 2nd floor and one large unit on the 3rd floor. He said the feeling from the developer and Otsego County Development Corporation (OCDC) was to keep the look of that neighborhood the way it was and in keeping with the neighborhood having a berm seemed to be more for a strip mall look and that was why there was no berm.

The commission discussed the plans and elevations with Mr. Anderson as shown in the presentation.

Ms. Martha Mackey, 57 Church Street, Morris stated her husband and she owned 215-217 Main Street, the Capresso building. She said she was wondering where the drainage and runoff would be from this parking lot. She said they get runoff from the buildings but those were not being changed however the parking lot was and she already gets runoff that collects in a huge puddle behind her building. She said she would not like anything from that side of Dietz Street to add to the 'lake.'

Chair Finn stated he has seen that 'lake.'

Mr. Anderson stated right before the project started moving forward there was a lot of rainfall and a lot of that water was going into the Bresee's building basement and over behind Ms. Mackey's building. He said remediation was done and there were 2 drywells put and they have worked and will continue to be in use but will have to be raised when the grade gets raised. He said the stormwater will be managed. He said the slope of the grade will be away from the buildings to the drywells and from the street down to those drywells. He said depending on the permeability another drywell may be installed but it appears the 2 drywells were doing the job. He said they were working with Jim Forbes on that.

Ms. Mackey questioned if those drywells would still operate in the winter when it was freezing.

Mr. Anderson replied yes, they would still operate then.

Council Member Bob Brzozowski questioned if these drywells were a solution for the lakebed problem.

Chair Finn stated he did not think that was going to help that at all. He said what Mr. Anderson was talking about with the drywells was that it they would take care of both Bresee's parking lots and the Dietz Street parking lot and not for any water on the other side of Dietz Street.

Mr. Anderson stated these drywells were located on the Bresee's property.

The commission held a brief discussion on that matter.

Council Member Brzozowski stated in the presentation that developer of this project Chip Klugo gave to the Zoning and Housing Board of Appeals at their August meeting talked about access for the fire trucks from Wall Street and that would obviate from having to have access from Dietz Street

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but in the picture it looked like there would still be a need for delivery vehicles to come in from Dietz Street and there looked to be all trees there between the 2 buildings.

Mr. Anderson stated the area mentioned, the alley between the buildings was not owned by this project owner, OCDC, and there was no control up to that point. He said how that was handled was an operations issue.

Council Member Brzozowski stated there were several building owners including OCDC.

Chair Finn stated if there were no further comments on the Site Plan Review he would ask the Clerk to lead the commission in the review of the Short Environmental Assessment Form (EAF) regarding 1 Dietz Street.

City Clerk Koury led the commission in the review of the Short EAF.

The commission held a brief discussion on the matter.

MOTION, made by Commissioner Herzig and seconded by Commissioner Holden, that the commission approves the site plan as presented and submitted by David Anderson for the Bresee's redevelopment project at 1 Dietz Street (300.31-1-09) and issued a Negative Declaration as per all applicable and appropriate SEQR regulations.

Voting Ayes: Chair Finn
Commissioner Herzig
Commissioner Holden
Commissioner Overbey
Noes: None
Abstain: Commissioner Eastman
Absent: Commissioner Tomaino

MOTION CARRIED

4. **David Anderson (Bresee's Redevelopment Project), 155-165 Main Street (300.31-1-07) – Required Action: 1) Short Environmental Assessment Form (SEQR), and 2) Site Plan Review:**

“SUBJECT: *PROPERTY ADDRESS: 155-165 Main Street*
PROPERTY OWNER(S): Otsego County Development Corporation
TAX MAP #: 300.31-1-07
APPLICANT(S): David Anderson
ZONING DISTRICT: MU-1 Downtown Mixed Use District

PROPOSAL: *The applicant wishes to renovate the former Bresee building. The plan includes 5 commercial spaces on the 1st floor, 7 residential dwelling units on the 2nd floor, 5 residential dwelling units on the 3rd floor, and 1 residential dwelling unit on the 4th floor.*

A Sketch Plan Conference with the Planning Commission was completed on 07/18/2012.

1. SHORT ENVIRONMENTAL ASSESSMENT FORM (SEQR)

300-75 F: *Compliance with SEQR. The Planning Commission shall not take final action on any site plan proposal until all SEQR requirements have been addressed in accordance with 6 NYCRR Part 617.*

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2. SITE PLAN REVIEW APPLICATION

Forty (40) letters were sent out by the Clerk's Office to property owners residing within 200 feet radius of the property in question and no responses were received.

The commission held a brief discussion on the question raised as to whether the Short EAF was adequate or if a Long EAF was required.

Mr. Anderson stated if the Short EAF could easily be done now and if the commission found that the project required a Long EAF he would then complete it for review.

Chair Finn stated that the commission felt the Short EAF was adequate and he asked Ordinance Inspector Ferris to take note that the motion will include if the Short EAF was not sufficient a Long EAF will need to be completed and approved before full approval was granted.

Chair Finn questioned if the issue regarding the problem with the secondary exits on the 4th floor had been resolved.

Zoning and Housing Board of Appeals Chair Ed May stated that the board had ruled at its August meeting that it would follow suit with the developer's Chapter 13 filing if the Code Enforcement Office would accept it.

Ordinance Inspector Ferris stated that paperwork had come in and the developer met with Code Enforcement Officer Chiappisi prior to the meeting to discuss it. She said she did not know the details of that discussion.

Mr. Anderson stated in discussion with the Code Enforcement Officer there was a term in the code section where it says buildings and floors of less than 3500 square feet may have one exit/one means of egress. He said there was a question as to the definition of "and" in that description. He said he believed that it meant a floor of less than 3500 square and therefore it met the requirement to use the sections of buildings with one means of egress and that it was complying with that entire table that was referenced in that section and all the other sections. He said the letter he received from the Zoning and Housing Board of Appeals said approval contingent on acceptance by the Code Enforcement Officer of the Chapter 13. He said he was hedging on Chapter 13 because it was kind of convoluted and may be using other chapters. He said it was up to Code Enforcement Officer Chiappisi or they may have to ask the other board for a variation on their contingent approval because it was specific to Chapter 13.

Chair Finn stated that because this was for both buildings the commission's motion will have to indicate approval was contingent on that decision regarding the Zoning and Housing Board of Appeals' approval as discussed.

Mr. Anderson continued his PowerPoint presentation on the rear of the Bresee's building, the façade and the front of the Dietz Street building and he said they were trying to make these buildings as they were before as two separate buildings. He said the colors and bringing the stone back to the way it was historically was part of that. He said nothing was changed to the rear of Bresee's since it was presented to the commission the last time. He said the only change in the parking lot was the removal of the 4 spots; 2 on the east side and 2 on the west side to allow space for fire truck maneuvering.

Chair Finn stated he would ask the Clerk to lead the commission in the review of the Short EAF and reminded the applicant that approval of this was contingent upon that the Long EAF was not required.

The Clerk led the commission in the review of the Short EAF.

The commission held a brief discussion on the matter.

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MOTION, made by Commissioner Herzig and seconded by Commissioner Holden, that in the review of the application from David Anderson for the Bresee's redevelopment project at 155-165 Main Street (300.31-1-07), the commission approves the site plan as presented and issued a Negative Declaration as per all applicable and appropriate SEQR regulations contingent upon that being sufficient and no need for a Long Form SEQR, and contingent upon the conclusion of Chapter 13 issues that were presented to the Zoning and Housing Board of Appeals and was also part of that board's conditions for approval.

Voting Ayes: Chair Finn
Commissioner Herzig
Commissioner Holden
Commissioner Overbey
Noes: None
Abstain: Commissioner Eastman
Absent: Commissioner Tomaino

MOTION CARRIED

There being no further business to come before the commission, Chair Finn adjourned the regular meeting at approximately 8:00 p.m.

JAMES R. KOURY, City Clerk

JRK/pab