

**ONEONTA, NEW YORK – AUGUST 20, 2014- 7:00 P.M.
REGULAR MEETING OF THE PLANNING COMMISSION PG. 1**

PRESENT: Chair Dennis Finn
Commissioner Gary Herzig
Commissioner Becky Thomas
Commissioner Anna Tomaino
Commissioner Barry Holden
Commissioner Michelle Eastman
ABSENT: Commissioner Edmond Overbey
Council Member Maureen Hennessy

ALSO IN ATTENDANCE: Robert Chiappisi, Code Enforcement Officer; Ed May, Chair, Zoning & Housing Board of Appeals; Lee Ferris, Ordinance Inspector; Greg Mattice, Civil Engineer, City of Oneonta; Joseph Mack, Executive Facilities Director, Aramark/Hartwick College; James Phraner.

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

MINUTES

Chair Finn then asked for a motion to approve the minutes of the May 21, 2014 meeting.

MOTION, made by Commissioner Herzig and seconded by Commissioner Tomaino that the commission approves the minutes of the regular meeting held May 21, 2014.

Voting Ayes: Commissioner Finn
Commissioner Herzig
Commissioner Thomas
Commissioner Tomaino
Commissioner Holden
Commissioner Eastman

Noes: None

Absent: Commissioner Overbey

MOTION CARRIED

CORRESPONDENCE

There was no correspondence.

AGENDA ITEMS

Chair Finn opened consideration of the first agenda item, the Site Plan Review for 71 & 73 West Street (Tax Map ID#299.08-2-63). He asked who was present to represent the property. Joseph Mack, Executive Facilities Director for Aramark, Hartwick College, identified himself. At the Chair's request, Mr. Mack explained why the College wishes to demolish the buildings. For a number of years, the houses were used as student residences but after the 2009-10 academic year the College determined that the cost of maintenance exceeded the rent potential. Since that time the structures have been used for storage. There are asbestos issues for the structures; the College has selected a contractor and air monitor.

George J. Elsbeck, Vice President for Finance, Hartwick College, identified himself and stated that the College's Master Plan called for removal of the structures as an improvement to the 'front door' of the College.

Commissioner Herzig asked whether the College would be willing to continue to pay property taxes on the parcel if the demolition is approved. Mr. Elsbeck stated that he would need the approval of the College Trustees to do so. He indicated that there are two other buildings on the parcel, 67 & 69 West Street, also currently used for storage, that will eventually be removed as well. He noted that the College Board meets next in October and that he will not file an application to remove 71 & 73 West Street from the tax rolls until after that meeting.

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Chair Finn asked whether a demolition plan is in place. Mr. Mack stated that it has been filed with the NYS Department of Labor with a proposed start date of September 3.

Chair Finn asked whether Commissioners had questions for the applicants. Commissioner Herzig asked how long the properties had been vacant. Mr. Mack answered that they had been vacant since 2010.

In response to a question, Code Enforcement Officer Chiappisi stated that the only requirement from the City would be shutting off utilities. Engineer Mattice noted that the water has already been shut off.

Commissioner Tomaino stated that her main concern would be the question of lost property tax revenue. Chair Finn asked for communication between the City and the College on the issue. Mr. Elsbeck stated that the College would continue to pay the property taxes as long as there are houses on the parcel. He believes that 67 & 69 West Street are on the same Tax Map parcel and stated that the College will work out an agreement prior to applying to demolish those structures.

Following the discussion, Chair Finn asked for a motion on the Site Plan Review.

MOTION, made by Commissioner Herzig and seconded by Commissioner Holden that the Commission approves the demolition of the two buildings known as 71 & 73 West Street, as well as the garage at 73 West Street, contingent upon receiving a written agreement from Hartwick College that the college will continue to pay taxes on the property at the current rate.

Voting Ayes: Commissioner Finn
Commissioner Herzig
Commissioner Thomas
Commissioner Tomaino
Commissioner Holden

Noes: None

Abstentions: Commissioner Eastman

Absent: Commissioner Overbey

MOTION CARRIED

Chair Finn then moved to the 2nd agenda item, a Sketch Plan Conference requested by James Phraner, 27 Eastbrook Road, Walton regarding plans to build a single-family home on the vacant lot at 47 West Street. Mr. Phraner described his plans. He hopes to build a home to rent to a family, having had difficulty finding such a rental for his own family. He expects to rent the house for \$750-\$850 per month. Discussion followed about the lot, which abuts both West Street and Clinton Street with a significant change in elevation on the lot. CEO Chiappisi noted that one of the two frontages must be designated as the front yard. Mr. Phraner indicated that he would have an architect draw up final plans prior to a Site Plan Review. Commissioner Herzig indicated that he was pleased the applicant wishes to add a single-family residence to the housing stock. He advised Mr. Phraner to work with an architect, discuss with the Code Enforcement whether any requirements can be waived. Otherwise, there is no reason the Commission will not approve his plans provided they meet Code.

Chair Finn then moved to discuss the final item on the agenda, deadlines for Sketch Plan Conferences. CEO Chiappisi commented that Sketch Plan Conferences are a helpful part of the planning process. He asked what deadlines should apply to applications for Sketch Plan Conferences. Ordinance Inspector Ferris stated that Site Plan Reviews and SEQRs, which require legal and property owner notice, determine when the monthly agenda is sent.

The consensus of the Commission was that the deadline to add Sketch Plan Conferences could be to the agenda could be one week prior to the monthly meeting.

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In additional discussion, CEO Chiappisi has been told that the dead tree at the fraternity at 56 Maple Street will be removed prior to the September meeting of the Commission.

There being no further business to come before the commission, Chair Finn adjourned the regular meeting at approximately 7:43 p.m.

DOUGLAS KENDALL, City Clerk

/dk