

**ONEONTA, NEW YORK – NOVEMBER 19, 2014- 7:00 P.M.
REGULAR MEETING OF THE PLANNING COMMISSION PG. 1**

PRESENT: Chair Dennis Finn
Commissioner Gary Herzig
Commissioner Anna Tomaino
Commissioner Barry Holden
Commissioner Edmond Overbey
Commissioner Robert Stanton
Council Member Maureen Hennessy

ABSENT: Commissioner Becky Thomas

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 October 19, 2014 meeting.

MOTION, made by Commissioner Holden and seconded by Commissioner Overbey that the commission approves the minutes of the regular meeting held October 19, 2014.

Voting Ayes: Commissioner Finn
Commissioner Herzig
Commissioner Tomaino
Commissioner Holden
Commissioner Overbey
Commissioner Stanton

Noes: None

Absent: Commissioner Thomas

MOTION CARRIED

CORRESPONDENCE

There was no correspondence.

AGENDA ITEMS

Chair Finn opened consideration of the first item on the agenda:

1. Patrick Stanczyk (Housing Visions)

Short Environmental Assessment Form Review; Site Plan Review

The applicant intends to demolish all of the buildings on these lots. They will construct 1 townhouse and 2 buildings with 4 dwelling units in each.

23 Columbia Street	288.17-4-35	R-4: Transitional Residential District
25-27 Columbia Street	288.17-4-34	R-4: Transitional Residential District
34 West Street	288.17-4-55	MU-2: Gateway Mixed-Use District
38 West Street	288.17-4-32	MU-2: Gateway Mixed-Use District

Commissioner Herzig stated that he would recuse himself from the discussion of Items 1 and 2 on the agenda and moved to the public benches.

The Notice of Public Hearing appeared in The Daily Star on November 14, 2014 and 76 letters were sent to adjoining property owners within a 300' radius of the property in question.

Chair Finn asked who was present to represent the applicant. Dave Cox, Civil Engineer with Passero Associates, and Joe Gibbons, Architect with SWBR Architects, identified themselves.

Mr. Cox summarized changes made to the project since the Sketch Plan Conference at the October meeting. 2 parking spaces have been added, for a total of 16. Changes have been made to provide privacy and protection from car lights for adjacent properties. This will include vinyl fencing adjacent to the West Street properties and landscaping on the Columbia Street side.

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Mr. Cox emphasized that the applicant is seeking only preliminary approval tonight.

Architect Joe Gibbons showed sketches of the structures, which have been designed with a “residential-style feel” including gables and porches. The buildings are rather small with a total of 10 units in 3 buildings.

Chair Finn asked to confirm how many parking spaces would be required. CEO Chiappisi indicated that 19 would be required, so a parking waiver would be needed for the project as presented.

CEO Chiappisi asked about the status of 38 West Street. Patrick Stanczyk of Housing Visions stated that Housing Visions has made an offer on the property to Wells Fargo Bank.

CEO Chiappisi reported that revised plans had arrived in his office on Monday and that they are still under review.

Chair Finn asked for public comments. Doug Kong, 32 Cherry Street, stated that West Court Apartments are adjacent to the project site. He feels this will result in too many units in one area.

Council Member Mike Lynch, 51 Ford Avenue, asked whether rentals to students will be allowed. Patrick Stanczyk stated that Housing Visions’ funding prohibits renting to full-time students.

Liz Shannon, 82 West Street, asked whether 36 West Street had been considered for the project, as it will be surrounded by the new buildings. Patrick Stanczyk stated that the owner was not interested in selling.

Paul Griswold, 36 West Street, stated that no one has approached him about the project, let alone selling his property. He was surprised by the surveys and concerned with the change in density. He appreciates architectural efforts to blend the new buildings with the neighborhood. He is interested in the setback requirements.

Chair Finn responded that CEO Chiappisi can tell him about setbacks and other requirements.

David Hutchison, 2 Irving Place, asked whether solar power had been considered. Patrick Stanczyk replied that the funders require “green” construction and that Housing Visions goes beyond requirements. Mr. Hutchison asked again whether solar had been considered. Mr. Stanczyk stated that the applicants haven’t looked into it. Mr. Hutchison stated that he would appreciate use of large trees in the landscaping plan, such as oaks, lindens, Kentucky coffee tree. Mr. Cox stated that a landscaping plan had been prepared.

Mr. Kevin Johnson, 5 Monroe Avenue, asked for details regarding the prohibition on student rentals. Patrick Stanczyk stated that New York state regulations stipulate that the apartments cannot be rented to full-time students for 50 years. Suzanne Johnson, 5 Monroe Avenue asked about other rental requirements. Mr. Stanczyk stated that renters must earn 60% of the area median income or below.

Chair Finn asked Commissioners if they had questions. Mr. Overbey asked if Mr. Stanczyk would give Mr. Griswold his business card. Mr. Stanczyk stated that he would.

Commissioner Stanton asked what sort of windows would be used. Mr. Stanczk indicated that they would be Marvin Energy Star 3.0 compliant windows with child protectors.

Chair Finn stated that he felt the Commission could make a preliminary determination and asked for motion to that effect. After further discussion, Commissioner Overbey made the following motion.

MOTION, made by Commissioner Overbey and seconded by Commissioner Holden, that Commission make a preliminary determination that the project appears to meet all Code

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requirements, pending completion of the State Environmental Quality Review and a further Site Plan Review .

Voting Ayes: Commissioner Finn
Commissioner Tomaino
Commissioner Holden
Commissioner Overbey
Commissioner Stanton

Noes: None

Abstentions: Commissioner Herzig

Absent: Commissioner Thomas

MOTION CARRIED

MOTION, made by Commissioner Tomaino and seconded by Commissioner Holden, that the Commission declare itself Lead Agency for the State Environmental Quality Review of the project proposed at 23 Columbia Street, 25-27 Columbia Street, 34 West Street and 38 West Street.

Voting Ayes: Commissioner Finn
Commissioner Tomaino
Commissioner Holden
Commissioner Overbey
Commissioner Stanton

Noes: None

Abstentions: Commissioner Herzig

Absent: Commissioner Thomas

MOTION CARRIED

Chair Finn then moved to discuss the second item on the agenda:

2. Patrick Stanczyk (Housing Visions)

Site Plan Review; Long Environmental Assessment Form Review

These lots are currently vacant. The applicant intends to build 1 building with 41 dwelling units in it and 8 row style single family townhouses.

R-3: High Density Residential District

1 Silver Avenue	288.17-1-21
3 Silver Avenue	288.17-1-22
5 Silver Avenue	288.17-1-23
9 Silver Avenue	288.17-1-25
11 Silver Ave.	288.17-1-26
13-15 Silver Avenue	288.17-1-27
Clinton Street	288.17-1-28.02

The Notice of Public Hearing appeared in The Daily Star on November 14, 2014 and 28 letters were sent to adjoining property owners within a 300' radius of the property in question

Chair Finn asked for a summary of the proposal. David Cox of Passero Associates stated that the project would take in about 5.5 acres with access via Monroe Avenue off Clinton Street. The applicants propose widening Monroe Avenue west of Clinton Street at their expense. The project calls for 2 4-unit town houses on Monroe and a 3-story senior housing building at the end of Monroe Avenue. As the project encompasses more than one acre, it must meet NYSDEC Stormwater guidelines. As designed, the project will not increase drainage and runoff.

The applicant is seeking a parking waiver, because seniors often do not have cars. Because the apartment building is designated for senior citizens, the project should generate a much lower number of trips than a "market-level" project of the same size.

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Commissioner Overbey asked whether a 40 foot bus will be able to enter and exit without turning. Mr. Cox stated that had not been checked. However, a fire truck would have to turn around.

Mr. Cox stated that the project will not disturb the 100-year flood plain. They plan to confirm with a wildlife biologist whether the site contains wetlands.

Commissioner Stanton asked whether the fence on the property at Spruce Street Extension will remain. Mr. Cox stated that it was not needed. Commissioner Stanton pointed out that the plans provided stated there was no dam on the property although one exists. Mr. Cox stated this was an error that will be corrected.

Commissioner Tomaino asked for details on the proposed parking waiver. Mr. Cox stated that 40 spots would be provided at the senior building and 16 for the town houses. CEO Chiappisi stated that a front yard parking waiver might be needed due to the slope behind the town house site.

Commissioner Stanton asked whether there will be a bus stop. Mr. Cox indicated there is currently no bus route to the location but that Housing Visions would like to negotiate with OPT to provide one.

Commissioner Finn asked whether the town houses were for seniors. Mr. Cox stated that they were not senior housing. Commissioner Overbey asked whether they would be owner-occupied. Mr. Cox stated that they would be rentals.

Commissioner Overbey asked where the property manager's office would be. Mr. Cox indicated that this would be in the senior apartment building.

Acting Mayor Southard asked what the minimum age would be for the senior apartments. Patrick Stanczyk indicated 62.

Architect Joe Gibbons reviewed the designs for the buildings proposed for this site.

Commissioner Tomaino asked whether the applicant had consulted with the Fire Department regarding elevators and truck access. Mr. Cox indicated that they had done so.

Commissioner Holden asked how long the building would be. Mr. Gibbons stated that this would be 175' long.

Chair Finn asked whether anyone present had comments.

Gary Herzig, 77 Ford Avenue, Opportunities for Otsego, stated that there is a strong need for the project. OFO works with approximately 300-400 families that qualify. Currently the wait for Section 8 housing is 2 years and the wait for senior housing is 1-3 years. He stated that Housing Visions has a good track record in other communities.

Kathy Hayes, 95 Clinton Street, stated that the project will be right behind her home. She worries about losing privacy, increased noise and traffic as a result. She is also worried about additional runoff, as the property proposed for development is "like Niagara Falls" it rains.

Dave Hutchison, 2 Irving Place, suggested use of solar panels and stated that Housing Visions could set a precedent in this way. He also urged inclusion of a pedestrian path to Spruce to encourage walking. Mr. Cox stated that funders look at costs and do not prioritize use of alternative energy.

Sheldon Edison, Spruce Street, asked about the rainfall figure used in stormwater calculations. Mr. Cox described the calculation and stated the project must discharge at or less than the current level.

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Kevin Johnson, 5 Monroe Avenue made several comments: 1) single-family homes seem more compatible with this area; 2) how will the road be widened? 3) the area behind the proposed town houses is mud all year; 4) What is Housing Visions record.

Patrick Stanczyk replied that Housing Visions works in 11 New York cities and he will be happy to share their records.

Suzanne Johnson, 5 Monroe Avenue, stated that she has lived on the street for 25 years and is concerned about the very steep bank, the current spillway condition and the existing runoff. Also, Clinton Street is a steep street not conducive to use by buses. She also encouraged incorporating pine trees into plan rather than cutting them down.

Richard Reed, 105 Clinton Street, asked how much of the land would be deforested? Mr. Cox stated that the finished project will have about 76% greenspace; about 40% would be disturbed in some way during construction. Mr. Reed stated that the City has lost control of parking on Clinton Street and parking occurs illegally on both sides of the street. Access for buses and emergency vehicles could be a problem.

Chair Finn stated that the Commission is being assisted by Engineering and the Fire Department. CEO Chiappisi stated that missing parking signs can be replaced.

Dave Hutchison, 2 Irving Place, suggested use of permeable paving. Mr. Cox stated that this works better in southern climates.

Liz Shannon, 82 West Street, stated that runoff is a serious concern in this location. Also, she stated that not all parcels involved were listed on the agenda. Specifically she noted the absence of 99 Clinton Street and 6-8 Silver Avenue.

Michael Stolzer, landlord with several properties in the City, stated that he thought Housing Visions' purpose was to rehab vacant properties. He wondered whether the City should require some revitalization of vacant housing and some owner occupancy.

Gary Herzig, 77 Ford Avenue, stated that OFO and Housing Visions looked for 2 years for properties to rehab and these were the only properties available.

Chair Finn asked Commission members if they had additional comments. Hearing none, he asked for a motion declaring the Commission the Lead Agency for the project.

MOTION, made by Commissioner Overbey and seconded by Commissioner Holden, that the Commission declare itself Lead Agency for the State Environmental Quality Review of the project proposed at 1 Silver Avenue, 3 Silver Avenue, 5 Silver Avenue, 9 Silver Avenue, 11 Silver Avenue, 13-15 Silver Avenue, West * Street and Clinton Street.

Voting Ayes: Commissioner Finn
Commissioner Tomaino
Commissioner Holden
Commissioner Overbey
Commissioner Stanton

Noes: None

Abstentions: Commissioner Herzig

Absent: Commissioner Thomas

MOTION CARRIED

Chair Finn then asked for a motion on a preliminary determination on the project.

MOTION, made by Commissioner Overbey and seconded by Commissioner Stanton, that the Commission make a preliminary determination that the project appears to meet all Code

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requirements, pending completion of the State Environmental Quality Review and a further Site Plan Review.

Voting Ayes: Commissioner Finn
Commissioner Tomaino
Commissioner Holden
Commissioner Overbey
Commissioner Stanton

Noes: None

Abstentions: Commissioner Herzig

Absent: Commissioner Thomas

MOTION CARRIED

OTHER BUSINESS

There being no further business to come before the commission, Chair Finn adjourned the regular meeting at approximately 8:46 p.m.

DOUGLAS KENDALL, City Clerk
/dk