

**ONEONTA, NEW YORK – DECEMBER 17, 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 Edmond Overbey  
Commissioner Robert Stanton  
Council Member Maureen Hennessy

**ABSENT:** Commissioner Barry Holden

**Also in attendance:** Code Enforcement Officer Robert Chiappisi

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 November 19, 2014 meeting.

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

**Voting Ayes:** Commissioner Finn  
Commissioner Herzig  
Commissioner Tomaino  
Commissioner Thomas  
Commissioner Overbey  
Commissioner Stanton

**Noes:** None

**Absent:** Commissioner Holden

**MOTION CARRIED**

**CORRESPONDENCE**

There was no correspondence.

**AGENDA ITEMS**

Chair Finn announced that the following agenda items had been tabled:

2. Patrick Stanczyk (Housing Visions)

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

3. 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

6 Ravine Park South	288.13-2-7
Ravine Park Court	288.17-1-10
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

**ONEONTA, NEW YORK – DECEMBER 19, 2014 - 7:00 P.M.**  
**REGULAR MEETING OF THE PLANNING COMMISSION PG. 2**

Chair Finn then moved to consider the remaining item on the agenda:

1. Richard Eastman  
Site Plan Review; State Environmental Quality Review  
Susquehanna Street  
300.07-5-09.01  
C/I: Commercial / Industrial District  
The applicant wants to construct a 13,312 square foot wood post frame building for the storage of construction equipment.

The Notice of Public Hearing appeared in The Daily Star on December 12, 2014 and 35 letters were sent to adjoining property owners within a 300' radius of the property in question.

Chair Finn asked who represented the property. Richard Eastman identified himself and described the project. He intends to build an unheated pole structure without utilities for storage of equipment on a vacant lot of approximately 7 acres. The central section will be fully enclosed, with partially-enclosed sections on each side.

In response to a question from Commissioner Herzig, Mr. Eastman confirmed that there are no plans for lighting in the building.

Code Enforcement Officer Robert Chiappisi stated that he has spoken with Fire Chief Pidgeon and Civil Engineer Mattice and they have no concerns. He indicated that the project is fully within the Commercial/Industrial Zone and that he has no issues with the application.

Chair Finn asked whether anyone present had comments. David Hutchison, 2 Irving Place, Environmental Board Chair, asked Mr. Eastman whether he had considered placing solar panels on the roof. Mr. Eastman said that he had not, as he does not intend to have power in the proposed building.

Mr. Paul van der Sommen, Oneonta Tennis Center, Rose Avenue, stated that he feels this is a good project for this area and voiced his support.

Chair Finn asked the Commissioners if they had further questions or comments. Hearing none, he asked for a motion to declare the Planning Commission Lead Agency.

**MOTION**, made by Commissioner Herzig and seconded by Commissioner Overbey, that the Planning Commission declare itself Lead Agency for the State Environmental Quality Review of the project proposed by Richard Eastman on Susquehanna Street (300.07-5-09.01).

**Voting Ayes:** Commissioner Finn  
Commissioner Herzig  
Commissioner Tomaino  
Commissioner Thomas  
Commissioner Overbey  
Commissioner Stanton

**Noes:** None

**Absent:** Commissioner Holden

**MOTION CARRIED**

The Commission reviewed the Short Environmental Assessment Form, answered the questions in Part 2. Chair Finn asked for a motion to make a Negative Declaration on the SEQR for the project.

**MOTION**, made by Commissioner Herzig and seconded by Commissioner Overbey, that the Planning Commission make a Negative Declaration on the State Environmental Quality Review of the project proposed by Richard Eastman on Susquehanna Street (300.07-5-09.01).

**ONEONTA, NEW YORK – DECEMBER 19, 2014 - 7:00 P.M.**  
**REGULAR MEETING OF THE PLANNING COMMISSION PG. 3**

**Voting Ayes:** Commissioner Finn  
Commissioner Herzig  
Commissioner Tomaino  
Commissioner Thomas  
Commissioner Overbey  
Commissioner Stanton

**Noes:** None

**Absent:** Commissioner Holden

**MOTION CARRIED**

Chair Finn began a discussion of the Housing Visions proposals that were tabled from the agenda. He asked Code Enforcement Officer Chiappisi for an update. He stated that building plans, scale and massing drawings are still lacking for the Columbia-West project. Housing Visions could request a waiver. Also, there has not been a public hearing as yet. Commissioner Overbey stated that the Commission has promised the public a hearing.

CEO Chiappisi reported that Housing Visions will find out about their funding by February. If they are successful, the public hearing could be held in March, with final approval potentially by April.

The Code Enforcement Officer also reported that if the Columbia-West project is considered an apartment complex (for which it qualifies), then the proposed parking meets requirements and a waiver would be unnecessary. However, the Fire Department has taken issue with accessibility to the building by fire trucks and even ambulances from Columbia Street. Vehicles might be able to get into the parking area but not out. Modifications are in the works.

On the Silver Creek project, CEO Chiappisi reported that Housing Visions had not adequately marked all properties within 200' on their plans. Chair Finn and Commissioner Herzig stated that they would like to see finished plans before any public hearing.

CEO Chiappisi reported that Delaware Engineering had some concerns with the Stormwater plan and is awaiting a response from Housing Visions.

Commissioner Herzig asked whether the Housing Visions project at 63-65 Spruce Street required any Planning Commission approvals. CEO Chiappisi stated that it did not. Commissioner Herzig asked whether that project is also dependent on Housing Visions receiving funding. CEO Chiappisi said it is dependent on the same funding decision.

Commissioner Stanton asked whether the Fire Department had reviewed access to the Silver Creek site. CEO Chiappisi stated that Code requires a 26'-wide road. Housing Visions says this isn't necessary. But the CEO stated that the Code is clear that this is a requirement. He also noted that front yard parking for the townhouses on Monroe Avenue would require a parking waiver. Housing Visions is trying to put them behind the façade line.

Chair Finn recognized David Hutchison, 2 Irving Place, who spoke about the importance of promoting solar energy and suggested that the Planning Commission could play a role in this as building plans generally come through the Commission.

Chair Finn recognized Jay Fleischer, SUNY Oneonta Emeritus Geology professor, 2101 Kelly Corners Road, Milford, NY, who stated that he had concerns based on geology about the Silver Creek site and would like to speak to them when that project is discussed.

**OTHER BUSINESS**

There being no further business to come before the commission, Chair Finn adjourned the regular meeting at approximately 7:47 p.m.

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DOUGLAS KENDALL, City Clerk  
/dk