

ONEONTA, NEW YORK – APRIL 16, 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 Edmond Overbey
Council Member Maureen Hennessy
ABSENT: Commissioner Michelle Eastman

ALSO IN ATTENDANCE: Jeff House, Acting Community Development Director; Norm Davies, Architect; Robert Chiappisi, Code Enforcement Officer.

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 March 19, 2014 meeting.

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

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

Noes: None

Absent: Commissioner Eastman

MOTION CARRIED

CORRESPONDENCE

There was no correspondence.

AGENDA ITEMS

Chair Finn opened consideration of the first agenda item.

1. Jeff House, City of Oneonta Acting Community Development Director
Short Environmental Assessment Form (SEAF)
 - A. Designation of the Planning Commission as the “lead agency” for the environmental review for the City Main Street Oneonta Economic Development Study, funded in part by Empire State Development Corp.
 - B. Review and determination of SEAF for this project by Jeff House.

Director House explained that this study is being funded by an Empire State Development Corporation grant and that ESDC requires an environmental quality review. In this case, the project will result in a plan only and no physical changes. Director House asked that the Planning Commission declare itself the Lead Agency for the project and then conduct the Short Environmental Assessment.

Chair Finn asked whether Commissioners had any comments. After some discussion of the unusual nature of the assessment due to the fact that the project will result in no physical changes, Chair Finn asked for a motion on Lead Agency status.

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MOTION, made by Commissioner Overbey and seconded by Commissioner Tomaino that the Commission declares itself the Lead Agency for the State Environmental Quality Review for the Focus for the Future – Main Street Oneonta Economic Development Study.

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

Noes: None

Absent: Commissioner Eastman

MOTION CARRIED

Chair Finn then read Part 2 of the Short Environmental Assessment Form and the Commission answered the questions contained therein. The answers indicated that the Study will not result in any significant adverse environmental impacts.

The Chair then asked for a motion making a Negative Declaration on the project.

MOTION, made by Commissioner Tomaino and seconded by Commissioner Holden, that the Planning Commission determines, based on the information in and analysis of the Short Environmental Assessment form for the City of Oneonta's Focus on the Future – Main Street Oneonta Economic Development Study, that the project will not result in any significant adverse environmental impacts.

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

Noes: None

Absent: Commissioner Eastman

MOTION CARRIED

Chair Finn then opened consideration of the second item on the agenda.

2. Eugene A. Bettiol Sr; 368 Main Street (300.06-3-12.01);

Advance Auto Parts

Sketch Plan Conference

The applicant wishes to build a 4,882 square foot addition on the rear of this building.

Chair Finn recognized Norm Davies, Architect, representing Eugene A. Bettiol, Sr. Mr. Davies described the plan to add warehouse space behind the existing Advance Auto Parts store. He indicated that currently the site is 75.6% impervious material. The proposed addition would reduce the impervious surface to 73.9%.

Code Enforcement Officer Robert Chiappisi stated that current Zoning Code requires that the maximum impervious surface is 60%. However, the goal is to reduce the impervious surface; the proposal meets this goal. There would be a small but actual gain in pervious surface. Commissioners discussed the plan with regard to additional pervious surface and parking changes on the lot that would result from the proposal.

Code Enforcement Officer Chiappisi indicated that the Short Environmental Assessment Form will be required for this project and that it must be referred to NYSDOT and the County

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Planning Department. He stated that the Commission could declare itself Lead Agency at this meeting.

Chair Finn asked for a motion on the Lead Agency declaration.

MOTION, made by Commissioner Herzig and seconded by Commissioner Overbey that the Commission declares itself the Lead Agency for the warehouse expansion project proposed by Eugene Bettiol at 368 Main Street (300.06-3-12.01).

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

Noes: None

Absent: Commissioner Eastman

MOTION CARRIED

Mr. Davies asked if he should expect that the project would be on the May agenda. Code Enforcement Officer Chiappisi indicated that a Site Plan Review and SEQR review could take place in May if all deadlines for submission are met. Chair Finn indicated that he would like to see a first floor plan.

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

DOUGLAS KENDALL, City Clerk

/dk