

PRESENT: Vice-Chair Edmond Overbey
Commissioner Daniel Maskin
Commissioner Robert Stanton
Commissioner Becky Thomas
Council Member David Rissberger

ABSENT: Chair Anna Tomaino
Commissioner Barry Holden
Commissioner Danny Lapin

Also Present: Stephen Yerly, Code Enforcement; Ken Kearney (applicant); Michael Stolzer; Dave Hutchison; Mark Drnek; Liz Shannon; Robert Chiappisi (Delaware Engineering); Mayor Gary Herzig; City Manager George Korthauer

Chair Tomaino called the regular meeting to order at 7:00 pm and asked the City Manager to call the roll.

MINUTES

MOTION, made by Commissioner Maskin and seconded by Commissioner Stanton, that the Planning Commission approves the minutes of the regular meeting held June 19, 2019.

Voting Aye: Vice-Chair Edmond Overbey
Commissioner Daniel Maskin
Commissioner Robert Stanton
Commissioner Becky Thomas

Voting No: None

Absent: Chair Anna Tomaino
Commissioner Barry Holden
Commissioner Danny Lapin

Motion Carried 4-0-3

CORRESPONDENCE

There was no correspondence received that did not pertain to a specific property.

NEW BUSINESS

Applicant: Sean Kearney, Parkview Development & Construction, LLC
Property Address: Dietz St Parking Lot, Oneonta, NY 13820 (Tax Map # 300.6-1-7)
Zoning District: MU-1
Review Type(s): Sketch Plan Conference

Parkview Development is proposing to construct a four (4) story building consisting of sixty-four (64) one and two bedroom apartment units on the 1st, 2nd, 3rd and 4th floors.

Ken Kearney was in attendance to present the application for Parkview Development & Construction.

Delaware Engineering Representative Robert Chiappisi explained that they will be requesting a waiver of building plans and detailed plans. There were no objections voiced by those Planning Commissioners present, but no vote was taken.

Correspondence from Debra Marcus was presented to the Commission and attached to the record.

Michael Stolzer, 142 Southside Drive, spoke on the topic of artists' space and parking spaces.

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The Mayor spoke on the topic of the City's authority to sell property and the process involved. He further addressed the potential for parking regulation changes to maximize the use of the remaining spaces and additional regulations to deter residents of the new apartments from using the spaces.

Dave Hutchison, 2 Irving Pl, would like the Planning Commission to require the developer to obtain a certified geothermal firm to create a net zero development. Mr. Hutchison's comments were addressed by the applicant who stated that it is generally not a successful endeavor for projects of this size though they are researching this route through NYSERDA as perhaps their previous concerns are no longer an issue.

Mark Drnek, 37 Cherry St, loves the building, it's location and the architecture and how it creates a neighborhood and foot traffic for downtown but still has concerns about parking. He inquired if a two-story parking garage or deck could be created.

Liz Shannon, 82 West St, asked for and received clarification on the size and use of the apartments.

Discussion was held on the history of the partnership between the City and Kearney Developers as well as who would manage the property.

Council Member Rissberger stated that he agrees with the Mayor's comments and urges those concerned with parking to review the parking study. There is more than enough parking with adjusting the parking restrictions. Building something on the property would place it back on the tax rolls. The project has potential and he does not want to restrict growth / building in the City. He would recommend looking into geothermal but not restricting it if not net zero / geothermal.

There being no further business to come before the commission, the regular meeting was adjourned at 8:04pm.

Nancy S. Elia Powell, City Clerk