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CODE ENFORCEMENT OFFICE

City Hall, 258 Main Street
 Oneonta, NY 13820-2589

DATE: August 5th, 2019

TO: Planning Commission
 Anna Tomaino, Chair
 Edmond Overbey, Vice Chair
 Daniel Maskin, Commissioner
 Danny Lapin, Commissioner
 Barry Holden, Commissioner
 Becky Thomas, Commissioner
 Robert Stanton, Commissioner
 David Rissberger, Common Council Liaison

CC: Nancy Powell, City Clerk
 Joseph Ficano, 8th Ward Council Member

FROM: Stephen Yerly, Code Enforcement Officer

APPLICANT: Sean Kearney

PROPERTY INFORMATION:
ADDRESS: 22-40 Dietz Street, Oneonta NY 13820
TAX MAP #: 300.6-1-7
ZONING DISTRICT: MU-1
OWNER: City of Oneonta

BUSINESS INFORMATION:
ADDRESS: 57 Route 6, Suite 207, Baldwin Place, NY 10541
NAME: Parkview Development & Construction LLC
OWNER: Sean Kearney, Vice President

PROPOSAL: The applicant proposes to construct a 73,500sf, 4 story, mixed use building located on a 2.2 acre lot, currently used as a municipal parking lot. The building will be 64 apartment units and the Hartwick Grain Innovation Center, an educational facility developed in conjunction with Hartwick College.

SEQR:

§ 300-75 F: Compliance with SEQR. The Planning Commission shall not take final action on any site plan proposal until all SEQR requirements have been addressed in accordance with 6 NYCRR Part 617.

This is a Type I action under 617.4 Type I actions.

The number of units being constructed exceeds 25% of the threshold requirement of item 5 and is located substantially contiguous to the Main Street Historic District per item 9.

SITE PLAN REVIEW: § 300-10 MU-1 Downtown Mixed-Use District.

D. Projects requiring site plan review. Please see the Table of Permitted Uses by District (§ 300-92) and the MU-1 District Bulk and Use Table, § 300-97.

(1) All new buildings and additions except buildings smaller than 200 square feet in floor area.

(2) Intensity thresholds requiring site plan review. When site plan review is required due to an intensity threshold, the scope of the review shall be limited to consideration of the threshold.

(b) Adequacy of parking/intensity of use: new uses requiring more than 25 parking spaces more than the previous use.

(c) Intensity of use: new uses with a maximum permitted occupancy exceeding more than 100 more than the previous use.

Action required by the Board:

- **SEQR, Approval/disapproval of the site plan**

/sy