

**Town of Oneonta Planning Board  
Board Meeting  
Monday, October 2, 2023 at 7pm**

**Present:** Tom Rowe; Dan Baker; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

**Absent:** Breck Tarbell

**Others Present:** David Koehn; Karen Rowe; Betty Lee; Linda Wilcox; Bruce Dowie; Janice Downie; Denise Wist; Eileen Hill; Peter Hill; Barb Monroe; Melissa Jervis; Kim Downie; Thomas Downie; Heather Babbitt; Hunter Grace; Ed Blass; Susan Blass; John Smallin; Joe Ballard; Rich Harlem; David Frame; G. Farmer

The meeting was called to order at 7:00 PM.

Chairman Camarata announced that the Clapper Site Plan Review Application is stayed pending the ZBA appeal and that those present were welcome to stay, but that there would be no discussion regarding that application.

**Public Hearings:**

**PB000651 Betty Lee TMP#309.00-1-10.01; 101 Hamilton Farm Rd**

Special Use Permit Application for short term rental

**Motion** made by Rob Lishansky and seconded by Dan Baker to open the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

Betty Lee was present and the notifications were verified. Chairman Camarata opened the public hearing for the Special Use Permit Application for short term rental and asked if anyone was present to speak for/or against the application. No one came forward, but there was an email received from a neighboring property owner Mark Woehrle, who wasn't able to attend the meeting. Mr. Woehrle expressed concerns to include limited parking on a dead-end street and no public water or sewer. Ms. Lee advised that she had been in contact with property owners sister, who resides in the house and contact information was shared.

**Motion** made by Rob Lishansky and seconded by Jenny Koehn to close the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Tom Rowe and seconded by Reggie McGuinness that the Special Use Permit Application will not have a negative impact on the environment

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Jenny Koehn and seconded by Dan Baker to approve the Special Use Permit Application for short term rental.

**VOTING:** Unanimous. **MOTION CARRIES**

**PB000648 DL Wist Enterprises LLC TMP#287.00-1-20.01; 4063 St Hwy 23**

Minor Subdivision Application

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to open the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

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*Jm Camarata*  
CHAIRMAN  
Oct 16, 20 23

Denise Wist was present and the notifications were verified. Chairman Camarata opened the public hearing for the minor subdivision application to subdivide a 2+/- acre parcel along St Hwy 205 off from 52.73acre lot, for her daughter to build a single family residence and asked if anyone was present to speak for/or against the application. John Smallin came forward to express concern regarding a stream that starts at Shag Bark Lane, under St Hwy 205, across his property and this parcel to the Otego Creek. He wants to be sure that any work done on this parcel, does not disrupt that stream and end up causing

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it to back-up onto his property. Ms. Wist advised Mr. Smallin that they would stay in touch. The application had been forwarded to Otsego County for review and was returned for Local Action: No significant county-wide or inter-community impacts. NYSDOT replied that any work in the State right-of-way, including construction of a driveway would require a Highway Work Permit from NYSDOT; a copy of the letter was given to the applicant/property owner.

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to close the public hearing.

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Jenny Koehn and seconded by Dan Baker that the Minor Subdivision Application will not have a negative impact on the environment

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Dan Baker and seconded by Tom Rowe to approve the Minor Subdivision Application map prepared by Rasmussen Land Surveyors, dated August 15, 2023, with provision the stream not be blocked or impaired. The survey map and deed description to be filed with the County within 30 days of approval and a copy of the receipt of filing to the Town Code Enforcement Office.

**VOTING:** Unanimous. **MOTION CARRIES**

**New Applications:**

**PB000644 St James Manor TMP#301.00-1-47.02/301.00-1-73.00; 9 St James Manor**

Lot Line Change Application

Barbara Monroe, authorized representative for St James Manor was present to represent the Lot Line Change Application to merge TMP#301.00-1-73.00 into TMP#301.00-1-47.02. Lot TMP#301.00-1-73.00 is a 2.75 acres lot with an easement, that has no road frontage. The board had no issue with removing the lot line.

**Motion** made by Rob Lishansky and seconded by Dan Baker that the Lot Line Change Application will not have a negative impact on the environment

**VOTING:** Unanimous. **MOTION CARRIES**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to approve the Lot Line Change Application per survey map prepared by Lawson Surveying & Mapping, dated August 14, 2023. The survey map with deed description to be filed at the County within 30 days of approval and a copy of receipt of filing to the Town Code Enforcement Office.

**VOTING:** Unanimous. **MOTION CARRIES**

**PB000654 Teko Properties LLC/Melissa Jervis TMP#299.06-1-41.00; 3 Handsome Ave**

Special Use Permit Application for short term rental


Chairman Camarata recused himself and turned the meeting over to Rob Lishansky, Acting Chairman. Melissa Jervis was present to represent her application for a Special Use Permit Application for short term rental of their 3 bedroom single family rental. The property maintenance/fire inspection was performed on September 25, 2023 and passed. Ms. Jervis will be listing and managing the property, same as other 2 properties she currently has in the Town.

**Motion** made by Reggie McGuinness and seconded by Dan Baker to set a public hearing for October 16, 2023 at or about 7:05 PM.

**Abstain:** Joe Camarata

**VOTING:** Unanimous. **MOTION CARRIES**

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

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**PB000655 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23**  
Site Plan Review Application

Rob Lishansky turned the meeting back over to Chairman Camarata. Hunter Grace, VP Operations CASV was in attendance to represent the Site Plan Review application to convert the current grass parking to black top, add more food options on site, other than concession stands and upgrade current septic/sewage for current footprint and future growth. Chairman Camarata advised that application submitted was incomplete and handed him a copy of Paul Neske, Code Enforcement Officer review. He welcomed Mr. Grace to go over the proposed changes. Mr. Grace stated that they anticipate more teams next year, therefore are trying to mitigate any issues. First, they would like to add additional parking by converting current grass parking to a paved lot with lines. The parking would be at a significant grade with a fence along St Hwy 205. Chairman Camarata advised changes would have to be plotted on current site plan, along with calculations of green space, lighting, fence design and drainage. Secondly, they would like to add food truck pads to offer more food options. Thirdly, they are proposing replacing the 2" line to the City sewer hookup with a 4" line with bigger pumps, as they had some issues with a couple pumps this past season. Chairman Camarata advised at this point, that he felt the septic upgrade would be a building permit handled thru the Code Office, not a Site Plan change. He advised Mr. Grace to contact the Code Enforcement Office once he felt he had gathered all the requested information and he would be added to the next available Planning Board agenda.

**Continuing Business:** none

**Discussions:** none

**Minutes:**

Minutes were reviewed by the board from September 18, 2023 board meeting.

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky to approve the minutes.

**ALL IN FAVOR                      MOTION PASSED**

**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 7:45 PM, with the next scheduled meeting October 16, 2023.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA

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Oct 16, 20 23  
\_\_\_\_\_  
CHAIRMAN