

**Town of Oneonta Planning Board  
Board Meeting  
Monday, March 18, 2024 at 7pm**

**Present:** Edward Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

**Absent:** none

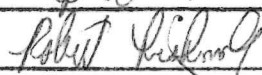
**Others Present:** Nathan Mann; Ben Cotter; John Frisch; Merrie Pierce; Robert Pierce; Larry Harrison; John Harrison; David Cyzeski; Erika Heller; Hunter Grace; Reagan Silvernail; Erik Silvernail; Rick Abbott; Theresa Cyzeski; Carol Batista

The meeting was called to order at 7:08 PM.

**Public Hearing:**

**PB000662 Carol Batista Sanchez TMP#274.00-2-36.01; 765 St Hwy 205**  
Special Use Permit Application for short term rental

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

April 1, 2024  
  
CHAIRMAN

**Motion** made by Breck Tarbell and seconded by Dan Baker to open the public hearing.

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

Carol Batista Sanchez was present and the notifications were verified. Chairman Camarata opened the public hearing and asked if anyone was present to speak for/or against the Special Use Permit application for a short term rental of the 2 bedroom single family rental property. No one came forward to speak. Board member Jenny Koehn expressed that a neighbor had advised her that the barn on the property could be potentially unsafe and ask if it could be secured. Ms. Sanchez advised that it was not part of the Airbnb. The only access would be the door and that she would put a padlock on it. Chairman Camarata stated he felt board should conditionally approve with an inspection of the barn to be made by Paul Neske, Code Official and to have him follow-up directly via phone with Ms. Sanchez for resolution.

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

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

**Motion** made by Breck Tarbell and seconded by Rob Lishansky that the Special Use Permit Application will not have a negative impact on the environment.

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

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to approve the Special Use Permit Application for short term rental conditioned on Paul Neske, Code Official inspection of barn to deem safe and/or secured.

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

**New Applications:**

**PB000663 Nathan Mann TMP#300.00-3-19.00/18.00; 230/212 Southside Dr**  
Lot Line Change Application

Nathan Mann appeared to represent the Lot Line Change Application to add .532+/- acreage to his lot TMP#300.00-3-19.00. While the parcel will still be a pre-existing nonconforming lot, it will now meet the 150' road frontage requirement of the code. The residence at 230 Southside Drive is Mr. Mann's rental property, of which has a shared driveway with his personal residence at 232 Southside Drive. There is an existing driveway on the piece owned by Ben Cotter, whom was also present. This lot line change would give Mr. Mann's rental at 230 Southside Drive its own driveway, rather than a shared driveway with his personal residence at 232 or using private property to access.

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**Motion** made by Jenny Koehn and seconded by Breck Tarbell 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 March 13, 2024. The survey map with deed description to be filed at the County within 60 days of approval and a copy of receipt of filing to the Town Code Enforcement Office.

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

**PB000664 Erika Heller TMP#289.00-1-65.04; 5764 St Hwy 7**

Site Plan Review Application

Erika Heller appeared to represent her Site Plan review application for a mini storage facility. The plan is for the initial phase to build one mini storage facility 20'x150' (30-10'x10' units), with future plans to subdivide property and add more units. There will be a separate driveway, gravel with a circular drive around the units. Power will be run underground from the pole for lighting. Chairman Camarata advised that signage would require separate permitting and would be handled thru the Code Enforcement Office. Board raised questions regarding hours of operation, gating, and installation of cameras. The application has been forwarded to Otsego County and NYSDOT for their review. The NYSDOT has replied and a copy of their response was given to Ms. Heller. Otsego County has until April 5 to reply, therefore applicant was in agreement to be placed on the 4/15/24 Planning Board agenda.

**PB00066 Cooperstown All Star Village/Rick Abbott & Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23**

Site Plan Review Application Amendment to Schedule "A"

Rick Abbott and Hunter Grace appeared to represent the Site Plan Review Application to request an extension of fireworks timing on "Schedule A" to end no later than 10pm to 11pm, to allow more time to complete the championship game. Mr. Abbott addressed the board stating he came before the board 2 years ago and at that time gave out his cell number and email address to show transparency. He kept his promise that the fireworks would not be set off after 10pm. Not once in the 28 times did he violate the approval. In 2022 they were forced to stop the championship game in order to set off the fireworks 3 times and 4 times in 2023. He expressed it was difficult for the kids that are warmed up, tons of people come for the fireworks and is very disruptive. They are not pushing the schedule; they would like to be given extra time to finish the championship game. The parents want to go home and he wants the employees to go home, as the next day new groups arrive. There will be 870 teams this year, on a rolling 14-6 day sessions in 12 weeks. Chairman Camarata advised in his opinion it would be very difficult to grant this approval, as it would be in violation of Town Code noise ordinance and would be changing the code for everyone. He advised that the change would require a public hearing. Board member Rob Lishansky questioned if the Planning Board had the authority to override Town Code. Chairman Camarata advised that he would reach out to the Town Attorney for verification, but in the meantime the board could set a Public Hearing if Mr. Abbott would like to pursue. Mr. Abbott said they would like to pursue, so the board set a public hearing. However, it was agreed if the Planning Board doesn't have the authority, then there would be no public hearing.

**Motion** made by Rob Lishansky and seconded by Breck Tarbell to set a public hearing for April 1, 2024 at or about 7:05 PM unless the Town Attorney advises that the Planning Board does not have the authority to make this decision.

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

**Continuing Business:** none

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
*April 1, 2024*  
*Robert Lishansky*  
CHAIRMAN

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**Discussions:**

John Frisch addressed the board regarding the renewal of a short term rental that he made 2 complaints about last season. He stated that he has spoken to the homeowner in the past and does not want any further confrontations with him. He is concerned about the lack of enforcement and wanted to know what would be different this season. Chairman Camarata advised homeowners local representative did come before the board and that they were put on notice. Mr. & Mrs. Pierce were also in attendance questioning about the complaint that they had made to a Town Board member. Mrs. Pierce was advised that she should send any complaints to the Code Enforcement Office. They are concerned about the lack of a STOP sign at Crestview and Forest Lane, as well as traffic concerns due to rental and the renters using motorized scooters in the neighborhood after dark with no lights. Chairman Camarata advised that he would speak to the Town Highway Superintendent James Hurtubise.

**Minutes:**

Minutes were reviewed by the board from March 4, 2024 board meeting.

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to approve the minutes.

**Abstain:** Rob Lishansky

**ALL IN FAVOR          MOTION PASSED**

**Adjournment:**

**Motion** made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:10 PM, with the next scheduled meeting April 1, 2024 at 7:00PM.

**ALL IN FAVOR          MOTION PASSED**

Respectfully Submitted,  
Wendy Cleaveland  
Planning Board Clerk

**APPROVED**  
**BY THE PLANNING BOARD**  
**TOWN OF ONEONTA**  
*April 1*, 20*24*  

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*Rob Lishansky*  

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**CHAIRMAN**