

**Town of Oneonta Planning Board
Board Meeting
Monday, September 16, 2024 at 7pm**

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

Absent: Edward Dower

Others Present: Ron & Janice Bettiol, Cody Komenda, Shannon Torhan, Anna Rossi, Rick Abbott, Hunter Grace, Theresa & David Cyzeski, Kenneth Gay, Betty Lee, Justen Golinski, Billy Golinski

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

Public Hearing:

PB000634 Nathan Riker & Karen Thompson TMP#299.07-4-56.00; 39 Ceperley Ave

Special Use Permit Application short term rental Revocation

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

VOTING: Unanimous. **MOTION CARRIES**

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

Oct 7, 2024

CHAIRMAN

Chairman Camarata opened the public hearing to revoke the Special Use Permit for short term rental of the property listed above and asked if anyone was in attendance to speak for or against and no one came forward. Notification of the public hearing was mailed certified mail per Town Code 103-97 on August 29, 2024 and USPS tracking states picked up at Post Office Saratoga Springs, NY on 9/7/24.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Rob Lishansky to revoke the Special Use Permit for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000680 Anna Rossi TMP#287.19-1-65.00; 5 Bolton Dr

Special Use Permit Application for short term rental

Anna Rossi appeared to represent the Special Use Permit Application for the short term rental of her 3 bedroom single family residence. The required fire maintenance inspection has been completed and passed. Ms. Rossi has relocated and decided rather than to have the house vacant that she would like to rent it out. She advised that Melissa Jarvis would be managing the rental in her absence.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to set a public hearing for October 7, 2024 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000683 Cody Komenda/Shannon Torhan TMP#309.00-1-67.01; 105 Mather Farm Rd

Minor Subdivision Application

Cody Komenda and Shannon Torhan appeared to represent the Minor Subdivision Application to subdivide a 2.866 acre parcel off 5.7 acre lot. The minor subdivision will meet all the district dimensional requirements, with no

**Town of Oneonta Planning Board
Board Meeting
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nonconformities created. Chairman Camarata advised applicant to bring the mylar copy of survey to the next meeting, so it can be stamped approved and he can file with deed description at Otsego County within 60 days of approval.

Motion made by Dan Baker and seconded by Rob Lishansky to set a public hearing for October 7, 2024 at or about 7:15 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000684 Betty Lee TMP#309.00-1-10.01/309.00-1-60.00/309.00-1-9.00; 101 Hamilton Farm Rd

Lot Line Change Application

Betty Lee appeared to represent the lot line change application to add a .13 acre strip of road frontage to include her driveway to existing single family residence on Hamilton Farm Road TMP#309.00-1-10.01 from adjoining lots TMP#309.00-1-60.00 & 309.00-1-9.00, owned by Ronald and Janice Bettiol, whom were also present. Mr. Bettiol came forward and stated that it just made sense to put line in middle of road, so both have access.

Motion made by Reggie McGuinness and seconded by Jenny Koehn that the Lot Line Change Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Reggie McGuinness to approve the Lot Line Change Application, per survey map prepared by R Braun, Land Surveyor dated April 9, 2024. Map and deed descriptions to be filed at Otsego County within 60 days of approval and receipt of filing forwarded to Town of Oneonta Code Enforcement.

VOTING: Unanimous. **MOTION CARRIES**

PB000682 Justen Golinski TMP#299.10-1-36.01; 105 Oneida St, Ste B

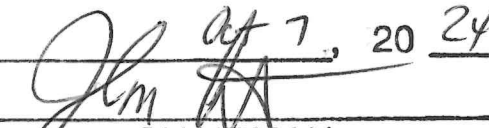
Site Plan Review Application

Justen Golinski appeared to represent his Site Plan Review Application to open a "Heirloom Hemp" retail store in the suite that was occupied by DeVincentis Construction. This will be his 2nd location, as he currently has a shop in the Tops/Commons Plaza in Cooperstown. Store will be open approximately 10am to 7pm/7 days a week. A floor plan was not included with the application, therefore Chairman Camarata instructed applicant to return to the next meeting with an actual floor plan of the business suite to include windows/doors/restroom. Chairman Camarata advised he would need to discuss license requirements with the Town Attorney and the applicant verified that he had a NYS license to sell all the products he carries. Applicant was instructed to handle the signage with the Code Enforcement office, but should wait for Site Plan approval.

PB000681 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23

Site Plan Review Application

Kenneth Gay of Keystone Associates appeared to represent the Site Plan Review Application to add a 3 story bunkhouse and a 2 story press box to their facility. Rick Abbott and Hunter Grace were also present. Bunkhouse will be fully sprinklered, 1st floor with individual restrooms (which is required if they have a girls team) and has handicap provisions. The plans also include an elevator (not required by code), but due to cost may end up a dumb waiter for gear only. Chairman Camarata advised the board that there was a preliminary meeting at Town Hall to include himself, Paul Neske, Randy Mowers, 3 members of the West Oneonta Fire Department and the City of Oneonta Fire Chief on the phone, that moved to the actual site. Mr. Abbott stated that the proposed bunkhouse

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**Town of Oneonta Planning Board
Board Meeting
Monday, September 16, 2024 at 7pm**

will take the site to max capacity of 82 teams, 7 times slots for 4 days. Mr. Abbott stated he was proud to say the ownership group has donated over \$80,000.00 to local charities and had 10 local teams this year. Mr. Grace advised that the Hartwick Hawks D3 baseball team will be using Field 1 as their home field. The Edmeston/Morris High School girls softball home field is the Fenway/Boston field. The only day parking is ever an issue is opening day, as only 33% of the teams are there every other day. They have sufficient parking and would like to pave the space where rocks were placed last year (to prevent vehicles going directly up the hill out onto St Hwy 23) and the gravel area along tree line. Board discussed traffic speed and dust on other side of 23/205 and the need for training people on the operation of the Hawk. Mr. Abbott advised that they added security on other side of 23/205 and will be raising the hourly rate of attendant in hopes to attract more qualified individuals. The application requires GML239 review and the board will need to declare lead agency role to forward the Site Plan Application to the Town Board, Zoning Board of Appeals, Otsego County Planning, NYSDOT, NYSDEC, and NYSDOH. Chairman Camarata advised that the other agencies have 30 days to review and comment. The comments will be forwarded upon receipt. The application will be placed on the next available planning board agenda once all comments received.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to declare lead agency role for this project.

VOTING: Unanimous. **MOTION CARRIES**

PB000679 St James Manor/Barbara Monroe Harmon TMP#301.00-1-47.02; 9 St James PL

Sketch Plan Review Application

Barbara Monroe Harmon was present to represent the St James Manor Site Plan Review Application to expand the existing campus with the addition of four -40'x60' single level, 2 bedroom single family residences with an attached 2 car garage. Chairman Camarata advised that applicant had requested the Sketch Plan Review, before expended the money for a SWPPP.

Motion made by Jenny Koehn and seconded by Reggie McGuinness to declare lead agency role for this project.

VOYING: Unanimous. **MOTION CARRIES**

Continuing Business:


PB000677 Rainbow Enterprises/Homewood Suites TMP#300.11-1-19.01; Courtyard Dr

Site Plan Review Application

The applicant has forwarded an updated Site Plan, SWPPP and Traffic Impact Study. Responses were received and forwarded to applicant, from Otsego County and NYDOT. The applicant has forwarded a revised Site Plan, SWPPP and Traffic Impact Study, along with a lot line change application. The Planning Board will proceed with the Site Plan review and the Lot Line Change application at the Monday, October 7, 2024 meeting and notifications will be to mailed to all residential property owners within 200 feet of the lot.

Discussions:

Chairman Camarata went over the Zoning Map Amendment Application forwarded from the Town Board for comment. The application was submitted by Wilber & Clark Enterprises, Inc. for a zone change for TMP#289.00-1-24.00, 289.00-1-26.00, 289.00-1-27.00, 289.00-1-44.01, 289.00-1-45.00, 289.00-1-46.00 and 289.00-1-49.02 from R10 & RA40 to PDD R/C. No plans to date, with the biggest hurdle being adding public water and sewer.

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**Town of Oneonta Planning Board
Board Meeting
Monday, September 16, 2024 at 7pm**

Minutes:

Minutes were reviewed by the board from August 5, 2024 board meeting.

Motion made by Breck Tarbell and seconded by Reggie McGuinness to approve the minutes.

Abstain: Jenny Koehn

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:28 PM, with the next scheduled meeting October 7, 2024.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

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John H. [Signature] Oct 7, 20 24

CHAIRMAN