

**Town of Oneonta Planning Board  
Board Meeting  
Monday, December 6, 2021 at 7pm**

**Present:** Tom Rowe; Kirt Mykytyn; Breck Tarbell; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

**Absent:** Jenny Koehn

**Others Present:** Jon McManus; Sandi Rowe; Jim Rowe; Dmitri Alferieff; Rick Amo; Flannery Hurtubise; James Hurtubise; Michael Ranieri; Dan Hunter

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

**Public Hearings:** none

**New Application:**

PB000535 Michael Ranieri TMP#275.00-1-36.01; 24 Birchwood Dr  
Special Use Permit for Short Term Rental

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

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CHAIRMAN

Michael Ranieri was in attendance to represent the Special Use Permit Application for the short term rental of a 3 dwelling unit (2-6 bedroom apartments and a 1 bedroom apartment) and a separate 2 bedroom cottage. The required annual property maintenance/fire inspection was last performed on July 22, 2021 and a fire inspection certificate was issued. The applicant resides locally. Chairman Camarata asked the applicant if he had any questions regarding the Conditions form and he replied no. Applicant questioned the process, as he'd already been thru the public hearing process. Applicant was advised the public hearings last year were for a special extension of the Town Code to allow more than 2 unrelated individuals with the Zoning Board of Appeals and then again for the subdivision of 2 residential lots along the East Street side of the property with the Planning Board. Chairman Camarata explained that the Special Use Permit goes with the property and is renewable as long as no violations/complaints, with the renewal fee and passed annual property maintenance fire inspection.

**Motion** made by Tom Rowe and seconded by Rob Lishansky to set a public hearing for January 3, 2021 at or about 7:00 PM.

**Abstain:** Reggie McGuinness

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

PB000583 Dmitri Alferieff TMP#298.00-2-15.02; 357 Co Hwy 9  
Special Use Permit for indoor soccer practice facility

Dmitri Alferieff was in attendance to represent the Special Use Permit Application for an existing metal outbuilding to be used for seasonal use as an indoor youth soccer practice facility. A property maintenance /fire inspection was performed on Monday, December 6, 2021 and the violations cited are to be corrected and reinspection performed prior to the public hearing. A local youth soccer club has been renting the facility for indoor practices, involving approximately 8 kids per practice (1 team at a time), during the winter months, 3 or 4 times a week typically starting at 5:00pm and the last practice at 8:30pm, Sunday thru Friday. Chairman Camarata stated there has been some concern raised over traffic and questioned the parking available. The applicant advised that there is plenty of room to park, noting could easily park 20 cars between the 2 barns in itself. Applicant came forward to point out the area on the site plan he submitted. There are 2 entrances to the building and both have flood lights on them. The club carries insurance, as well as property owner.

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky to set a public hearing for December 20, 2021 at or about 7:05 PM.

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

PB000584 Dmitri Alferieff TMP#298.00-2-15.02; 357 Co Hwy 9  
Special Use Permit for short term rental

Dmitri Alferieff was in attendance to represent the Special Use Permit Application for 5 bedroom single family residence that was a bed and breakfast prior to his ownership. Chairman Camarata went over the Town code regarding one family and no team parties. Reggie McGuinness questioned if there was still a pool in the home and applicant stated yes, but not operational in winter. Board agreed that it would be helpful if applicant could add the egress windows/doors to site drawings submitted. The required property maintenance/fire

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inspection was performed on Monday, December 6, 2021 and the violations cited are to be corrected and reinspection performed prior to public hearing. Applicant currently lives out of state and supplied a local contact name and number, should he not be able to be reached.

**Motion** made by Breck Tarbell and seconded by Tom Rowe to set a public hearing for December 20, 2021 at or about 7:10 PM.

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

PB000585 Cooperstown All Star Village TMP#287.00-1-55.00; 4147 St Hwy 23  
Site Plan Review Application

Jon McManus, PE and Rick Amo (Facility Manager CASV) were present to represent the Site Plan Review Application for the construction of a 7462sf (2-story/80 bed) staff house for seasonal employees to reside on site. The building will be similar to existing bunkhouses, but with a little more privacy and there will be no access to the bathrooms from the outside. They don't anticipate an increase in traffic. The working young adults from outside the area will not have cars and hopefully by residing on site will increase their accountability. They employ approximately 300 people. Housing would be offered based on availability. Jon McManus advised the board that they are working with NYSDOT to change the pedestrian crossing and he is currently working on the foundation plan for the 2 mono poles for the "Hawk" traffic device. There will also be additional signage by NYSDOT and seasonal speed limit reduction to 35MPH. They have acquired a 3<sup>rd</sup> trolley and are in process of increasing parking on camp side of St Hwy 205 by 40 spots. Chairman Camarata advised that a Site Plan Amendment was needed to increase parking. Mr. Amo stated was not being paved, it was going to be gravel and another light being installed. The board was all in favor of auxiliary parking, but Town would need a note on a site plan with dimensions. Jon McManus requested that Paul Neske send notice to him as well as Rick Amo, so he could forward an updated Site Plan. Mr. Amo also discussed putting tonka blocks on grass portion, but he needs to discuss with NYSDOT and the Town Supervisor regarding placement. The small business administration told them about Puerto Rico having a lot of very good hospitality colleges and currently have students that work at Disney and Breakers. Since Puerto Rico is part of the United States they don't need visa's. The deans at the colleges they have been in contact with seem very receptive. James Hurtubise (Superintendent of Highway) was present but could not confirm the municipal sewer capacity, as had not been contacted prior to meeting. Mr. Hurtubise advised they would have to connect to existing water district at Gardner Street. The fence shown on site drawing will be chain link with a gate for access to parking lot. The residential adjoining property owners were present and asked how they would get a fence on their side. They have had issues with people smoking behind the garage, going into the woods and on their property. Mr. Amo was agreeable to fencing and will work with the Rowe's. There are no Town Codes regarding fencing, aside from cannot be installed in the highway right of way.

**Motion** made by Kirt Mykytyn and seconded by Reggie McGuinness that the Site Plan Review Application will not have a negative impact on the environment

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

**Motion** made by Reggie McGuinness and seconded by Kirt Mykytyn to approve the Site Plan Review Application, Site Plan provided by McManus Engineering Group, LLC dated 11/5/2021 with the following conditions for TCO/CO that A) The "Hawk" installed/operational and all NYSDOT signage in place. B) Municipal sewer hookup. C) Gate on fence installed on south side, to allow access to parking lot from structure. D) Fence added on north side, buffering neighboring residential property.

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

PB000586 Joseph Vallette TMP#287.19-1-25.00; 128 Winney Hill Rd  
Special Use Permit Application for short term rental

Dan Hunter (authorized representative for Joseph Vallette) was present to represent the Special Use Permit Application for the short term rental of this 4 bedroom home rental property. Applicant lives locally and Dan Hunter is his property manager. The property maintenance fire inspection was performed on December 2, 2021 and violations were cited. Mr. Hunter advised that the violations had been corrected and Chairman Camarata advised him to call the Code Office for a reinspection. Chairman Camarata advised that during the inspection it was noted that it was occupied by 4 college students and that the Town Code states that there can be no more 2 unrelated individuals. Mr. Hunter did not have the leases with him, therefore could not verify if they were related. Chairman Camarata advised that a Notice of Violation- Order to Remedy was forthcoming. Mr. Hunter stated that he is not sure how to rectify this situation, as tenants have leases. Mr. Hunter also stated that they were working with an engineer to convert the vacant church into 1 bedroom apartments, therefore that wouldn't be an issue with that building. Chairman Camarata advised Mr. Hunter that he should call and setup an appointment with Paul Neske (Code Official) to go over steps to clear up violation and what steps would be necessary

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to convert the church into an apartment building. The board agreed to table the application, knowing there was a violation until it is resolved.

PB000587 James Hurtubise TMP#286.00-2-45.01; 393 Co Hwy 9  
Special Use Permit Application for outdoor event venue

James and Flannery Hurtubise were present to represent the Special Use Permit Application for an outdoor event venue for weddings, gatherings, fundraisers, horse shows, etc. The couple recently held their wedding here, hosting 250 guests and went so well they are considering the possibility of doing future weddings. The Pine Grove View provides a park like setting with an open field and ponds, that provides ample space for tents, and parking. There is lighting, a 100amp electric service and water on site. There are no structures, they would just be providing the setting. While they will be there to oversee event, it will be up to the individuals to secure their own tent permit(s), caterer, music and porta-johns, etc. The only issue the board discussed was noise and the hours of operation. The Hurtubise's assured the board that they want to make sure their neighbors are happy and comply with the Town Code.

**Motion** made by Breck Tarbell and seconded by Rob Lishansky to set a public hearing for December 20, 2021 at or about 7:15 PM.

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

**Continuing Business:** none

**Discussions:** none

**Minutes:**

Minutes were reviewed by the board from November 1, 2021 board meeting.

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

**Abstain:** Kirt Mykytyn

**ALL IN FAVOR                      MOTION PASSED**

**Adjournment:**

**Motion** made by Reggie McGuinness and seconded by Breck Tarbell to adjourn at 8:51 PM, with the next scheduled meeting December 20, 2021 at 7:00 PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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