

**Town of Oneonta Planning Board  
Board Meeting  
Monday, March 4, 2024 at 7pm**

**Present:** Edward Dower; Dan Baker; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Joseph Camarata (Chairman)  
**Absent:** Rob Lishansky  
**Others Present:** Janice Downie; Kim Downie; Bruce Downie; Thomas Downie; Ken Andela, PE; Dana Clapper; Fred Clapper; Tia Clapper; Teresa Prior; Jenna Stalter; Emily Hoffmann; Hunter Clapper; Karen Rowe; Tom Rowe; Whitney Bachanm; C Freeman; Garrett Reynolds; Heather Babbitt; Rich Babbitt; Theresa Cyzeski; John Nealis; David Koehn

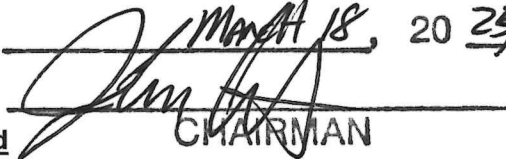
The meeting was called to order at 7:06 PM.

**Public Hearing:** none

**New Applications:** none

**Continuing Business:**

**PB000653 Dana & Fred Clapper TMP#275.00-1-63.01; 184 Lower Reservoir Rd**  
Site Plan Review Application

**APPROVED**  
BY THE PLANNING BOARD  
TOWN OF ONEONTA  
*March 18, 20 24*  
  
CHAIRMAN

Chairman Camarata announced to everyone that at this time the Clapper's would be presenting a modified Site Plan to the board and later he would open the floor for comments. Jenny Koehn recused herself and removed herself from the podium. The Clapper's had presented a Site Plan Review Application for a 10-site campground on September 18, 2023, but the application was stayed pending a Zoning Board of Appeals Interpretation that to construct cabins did not require a use variance and that the application was sufficient for the Planning Board's review. The Zoning Board of Appeals denied the appeal on February 26, 2024. The ZBA determined that agritourism is a permitted use, the campground is allowable if used solely for agritourism and that the application is sufficient for Planning Board's review. The ZBA determined per the low-density requirement of the code, that the number of cabins cannot exceed 7. Chairman Camarata asked the applicants if they would agree to waive the 45-day requirement to act on the application to allow the 30-day response time to referrals. The application will be referred to NYSDOH, City of Oneonta and Oneonta Fire Department. The applicant and the board agreed to waive the 45 days to act.

**Motion** made by Breck Tarbell and seconded by Dan Baker to waive the 45 days, to send SEQRA lead agency coordination letter to NYSDOH, and referral to the City of Oneonta, and Oneonta Fire Department. A public informational meeting will be set on Monday, April 15, 2024 at or about 7:05PM.

**Abstain:** Jenny Koehn

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

Fred and Dana Clapper were in attendance to represent their modified Site Plan of seven 12x24 cabins on skids, bathhouse and pool. Mr. Clapper advised that the cabins were for Agri-Tourism only directed by the ZBA allowable as one principal use, to educate and make the farm sustainable. The septic plan has not changed even though the number of cabins has been reduced, they are proposing a new well, as thought it might be best to keep the house, barn and paddock on a separate well. The lighting has been added to the site plan. Board member Dan Baker requested a site visit with the new board member Ed Dower and it was agreed he would call Dana Clapper to setup a time. Chairman Camarata opened the floor for comment and several residents expressed concerns as property is in the watershed area and they are concerned about the septic. They are expressed concerns with commercialization. Street signs and speed limit signs have been added to a rural unpaved/stone road. Chairman Camarata stated that roads are built for vehicles, not pedestrians. Chairman Camarata advised residents that the board can make conditions to the approval, but have to respect the professionals and give them all the curtesy to perform their job. He encouraged residents to get involved if they feel changes should be made, whether it is on a board or a committee. Board member, Reggie McGuinness added that she was proud to serve on this board and that the board does its best to treat everyone fairly.

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**Discussions:**

Chairman Camarata advised that a Site Plan Application had been received from Erika Heller 5764 St Hwy 7 for the next planning board meeting and the board agreed application should be forwarded per GML239 to Otsego County and NYSDOT for review and comment.

It was clarified that a public informational meeting would be held for the Clapper application on April 15, 2024. The announcement will be placed on Town Zoning & Planning page, as well as advertised in the Daily Star.

**Minutes:**

Minutes were reviewed by the board from February 19, 2024 board meeting.

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

**ALL IN FAVOR            MOTION PASSED**

**Adjournment:**

**Motion** made by Dan Baker and seconded by Breck Tarbell to adjourn at 7:56 PM, with the next scheduled meeting March 18, 2024 at 7:00PM.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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

March 18, 20 24  
  
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CHAIRMAN