

**Town of Oneonta Planning Board
Board Meeting
Monday, September 15, 2025 at 7pm**

Present: Dan Baker; Breck Tarbell; Jenny Koehn; Carla Balnis; Rob Lishansky; Reggie McGuinness (Chairperson)

Absent: Edward Dower

Others Present: Jason Ballard; Hunter Grace; Dan Hooper; Jeff Cintula

The meeting was called to order at 7:02 PM.

Public Hearings: none

New Applications:

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
October 6, 2025
Ron
CHAIRMAN

PB000716 Integra Energy-Jeff Cintula/Courtyard Marriott TMP#300.11-1-19.06; 116 Courtyard Dr

Site Plan Review Application for EV charging ports

Jeff Cintula was in attendance to represent the Site Plan review application to install 2 EV charging pedestals with 4 charging ports in the parking lot of the Courtyard Marriott. The parking lot has 95 existing parking spaces, as required by Town Code for 95 rooms. The charging ports will take up 4 parking spaces. Mr. Cintula stated that if the spots were a concern he would be willing to put a sign, stating that the parking lot priority is for car charging and overflow parking. The owner had expressed he didn't feel it would be an issue, as the lot is only full a couple times a year. They operate at 30 to 40% occupancy, 95% of the time. Rob Lishansky questioned if there was room to add additional parking spaces, but the owner was not present to address that question. Mr. Cintula stated that he could certainly ask the owner and perhaps when they were doing other site work, it could be addressed. It was verified the units are trickle chargers, not fast chargers.

Motion made by Breck Tarbell and seconded by Dan Baker that the Site Plan Review Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Jenny Koehn to approve the Site Plan Review Application with the condition that signage not allowed to be EV charging dedicated only.

VOTING: Unanimous. **MOTION CARRIES**

PB000717 Integra Energy-Jeff Cintula/Holiday Inn Express TMP#300.11-1-26.01; 141 Courtyard Dr

Site Plan Review Application for EV charging ports

Jeff Cintula was in attendance to represent the Site Plan review application to install 3 EV charging pedestals with 6 charging ports in the parking lot of the Holiday Inn Express. The parking lot has 98 parking spaces, 91 are required by Town Code for 91 rooms. Therefore, there is sufficient parking spaces in the existing parking lot for the proposed 6 designated EV charging spaces. Mr. Cintula advised the board that the push for installs is due to NYSEDA funding that runs out at the end of the year.

Motion made by Jenny Koehn and seconded by Rob Lishansky that the Site Plan Review Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Dan Baker and seconded by Breck Tarbell to approve the Site Plan Review Application.

VOTING: Unanimous. **MOTION CARRIES**

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Res

PB000711 Abner Doubledays LLC/Hunter Grace TMP#287.00-1-54.00/55.00/33.00; 4143/4147/4158 St Hwy 23
Site Plan Review Application for a parking lot

Hunter Grace, Dan Hooper and Jason Ballard (Barton & Loguidice) were in attendance to represent the Site Plan Review application for a 193+/- space parking lot expansion. The proposed parking lot is an allowable use in the PDD-R/B zoning district, located across the street from the Cooperstown All Star Village campus and situated on 3 parcels. They are proposing taking down the 2 existing houses and turning it into a parking lot. There will be only one entrance at the crosswalk and one exit onto Chestnut Street. They have a public hearing scheduled with Zoning Board of Appeals on 9/22/25 for parking space size reduction to 9'x18' spaces. Jason Ballard of Barton and Loguidice, advised a Traffic Study was conducted during the last 3 weeks and they are in the middle of wrapping up the report. With the preliminary findings they are looking at the timing of traffic lights with NYSDOT, to improve the flow of traffic. Mr. Grace assured that they were working with NYSDOT, Barton & Loguidice, and Clinton Rearick/Town Code Enforcement Officer to make it safe and convenient for everyone. The ongoing confusion of manned Hawk was discussed and Mr. Grace has been in contact with NYSDOT regarding training. Their other option was not to man it at all. Chair McGuinness asked with the increased traffic, if they had a plan to address the dust. Dan Hooper advised they would be open to paving and striping the existing lot all the way to the exit onto Chestnut Street, if it was part of the approval. Applicants were advised the new lot per Town Code (103-54F) would have to be paved to at least the standards of the local street and striped. Chair McGuinness verified that they intended to file a lot line change to combine the lots. The board questioned if an overpass or tunnel was being considered and it was believed that NYSDOT had said no in the past, but with the increasing number of teams perhaps it should be revisited and/or turn lanes added. Mr. Ballard stated that it could be put on the table after Traffic Study completed and forwarded to NYSDOT for their review. Chair McGuinness stated that board could set a Public Information Meeting for transparency for the next meeting. The traffic study should be completed, response from SHPO to engineer, and the lot line change application received for the board to continue its review.

Motion made by Rob Lishansky and seconded by Carla Balnis to set a public informational meeting for October 6, 2025 at or about 7:15 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000713 Abner Doubledays LLC/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23
Site Plan Review Application for a 2 phased bunkhouse builds

Hunter Grace, Dan Hooper and Jason Ballard (Barton & Loguidice) were in attendance to represent the Site Plan Review Application for a two-phase bunkhouse build with the first phase for the removal of the existing player pool and building a 3-story bunkhouse to accommodate 12 teams in its place. Phase 2 is for another 18-team bunkhouse with a laundry facility/storage area in the basement level, situated in front of Yankee, Fenway and Wrigley bunkhouses with an adjacent bathhouse facility. At this time, they are seeking approval for Phase 1 only. The Phase 2 currently has no time frame for construction and was included for transparency of their intent to expand campus presenting a balanced approach. Jenny Koehn and Rob Lishansky pointed out that when they presented the "Camden Yards" bunkhouse Site Plan that they would be at maximum capacity. Dan Hooper advised that those calculations were based on grass fields and as they continue to put more turf down, they can return to the fields quicker and therefore can accommodate more teams. Chair McGuinness shared that the W.O. Fire Chief Walt Schmitt had requested a fire hydrant be placed at the north end of the building and a fire department connection to the building. Mr. Ballard verified they would be added and that there would be sufficient water. They installed another well and 2 tanks when built the last bunkhouse. They are operating off 5 or 6 wells, but are currently working with the Town Board to set up a water district with a 6" water line, to purchase water from the City of Oneonta. The pumped sewage system is in process of being upgraded with new pumps installed and replacing the 2" forced mains with 3" & 4" forced mains, that will be in service before next season. The access road to the bunkhouses does not meet the current code and they will be proposing demolishing part of a garage and security shed in order to again access. Chair

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McGuinness questioned how they determine adequate parking for the occupancy. Mr. Grace advised there was a study and the study showed 9.5 cars per team. Chair McGuinness requested that the data to support that be shared. Dan Hooper advised the only day parking was really an issue was opening day and they are working for solutions. This year they were able to work with OPT and another company to do Hotel pickups. OPT with state funding, expanded their route and ran every ½ hr. They shuttled their employees from Westgate Plaza. Chair McGuinness advised the board would need to declare lead agency for this project and in order to allow time for the 30 day responses to be received, it was agreed the board would be able to set a public informational meeting for October 20, 2025. Chair McGuinness thanked them for their patience and understanding.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Jenny Koehn to set a public informational meeting for October 20, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

Minutes:

Minutes were reviewed by the board from August 18, 2025 board meeting.

Abstain: Carla Balnis

Motion made by Jenny Koehn and seconded by Rob Lishansky to approve the minutes.

ALL IN FAVOR **MOTION PASSED**

Adjournment:

Motion made by Jenny Koehn and seconded by Rob Lishansky to adjourn at 8:32 PM, with the next scheduled meeting October 6, 2025.

ALL IN FAVOR **MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
October 6, 2025
Per
CHAIRMAN