

**Town of Oneonta Planning Board
Board Meeting
Monday, October 21, 2024 at 7pm**

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

Absent: Reggie McGuinness

Others Present: Rick Abbott; Hunter Grace; Kenneth Gay; Melissa Jervis; Eric Jervis; Ryan Selzner

The meeting was called to order at 7:05 PM by Acting Chairman Rob Lishansky, due to Chairman Camarata running late.

Public Hearing:

PB000686 Teko Properties LLC/Melissa Jervis TMP#275.00-1-11.00; 451 West St
Special Use Permit Application for short term rental

Motion made by Breck Tarbell and seconded by Jenny Koehn to open the public hearing.

Recused: Joseph Camarata

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

11/18, 2024


CHAIRMAN

Melissa and Eric Jervis were present and the notifications were verified. Acting Chairman Rob Lishansky opened the public hearing for the Special Use Permit for short term rental of the 4 bedroom single family residence rental listed above and asked if anyone was in attendance to speak for or against. Ryan Selzner, neighboring property owners daughter advised that she was present for informational gathering purposes, questioning intent, number of rentals in Town, if approval goes with property and the process of revocation. Acting Chairman Lishansky advised intent was for a baseball rental with possibility of long term rental. Board clarified that currently no permits are required for long term rental of a single family residence in the town, but that rental of less than 90 days was considered short term rental and require a Special Use Permit. Currently there are 79 short term rentals in the Town of Oneonta and the Special Use Permit goes with the property with a required annual inspection/operating permit renewal. New owners are scheduled to come before the board to update new contact information and go over the Town rules and regulations. If any violations or complaints are filed during the year, the homeowner will be asked to reappear before the board prior to annual renewal. Eric Jervis advised they have several short term rentals, in a more dense area and had no complaints this year. Common complaints are for parties and he advised they have voice monitors outside and camera's facing road. There were no further questions from the board.

Motion made by Ed Dower and seconded by Dan Baker to close the public hearing.

Recused: Joseph Camarata

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Jenny Koehn that the Special Use Permit will not have a negative impact on the environment.

Recused: Joseph Camarata

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Ed Dower to approve the Special Use Permit for short term rental.

Recused: Joseph Camarata

VOTING: Unanimous. **MOTION CARRIES**

New Applications: none

Continuing Business:

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

Rick Abbott, Hunter Grace and Kenneth Gay(Keystone Associates) appeared for the continuation of the Site Plan Review Application to add a 3 story bunkhouse and a 2 story press box to their facility. Acting Chairman Lishansky turned the meeting

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over to Chairman Camarata. Rick Abbott advised they were back to continue the process, so building permits can be issued. Mr. Gay confirmed that the foundation plan had been submitted to Code Enforcement, in order for a permit to be issued upon the Site Plan Approval. The NYSDOT returned the response to SEQRA Lead Agency Coordination letter, stating does not object to the designation of the Town of Oneonta Planning Board as lead agency for the project and that nothing may be placed within State right-of-way. Otsego County 239 referral response recommended approval with modification, pending the applicant's satisfactory coordination with NYSDOT to address substantial traffic increases. No other agencies have commented and as directed in notification the board automatically assumes the lead agency role for this project when no written objection is received within 30 days of mailing, September 17, 2024. Chairman Camarata acknowledged that the Otsego County response didn't correlate, that the Planning Board would stick by the response from NYSDOT (the party having jurisdiction). Ed Dower questioned traffic and control of light. Rick Abbott advised that they have someone there pressing button, double checking, and that they will be training 2 or 3 adults whom will be there consistently throughout the season next year. Mr. Abbott advised a traffic study had been done a while back with anticipation of growth. He clarified that the new well they will be installing is for fire suppression. They will then have less usage and that the new building will not create an issue. They have confirmed with NYDOH that they won't have an issue. He advised that Barton & Loguidice are working on plans to expand the septic, but not changing this year. They hope to change the piping from 2" to 3" in the fall 2025. They are working thru approvals with City, Town Board, Town Highway Water Sewer Department, and know they will have to obtain permits from NYSDOT as close to right-of-way.

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 Jenny Koehn and seconded by Ed Dower to approve the Site Plan Review Application, per site plan prepared by Keystone Associates for Planning Board Submission 09/03/2024.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

Rick Abbott advised board he would be returning to make a modification in Cooperstown All Star Village approvals to add 2 tournaments. They held an All Ripken Tournament (softball individual player tournament) on Labor Day weekend. They would also like to add a tournament on Memorial Day weekend and add fireworks to both. Therefore, seeking a modification from 12 weeks with 14 displays to 16 displays with noise reduction fireworks ending no later than 2200 (same as current approval). There will be no bunkhouse use for these tournaments. Down the road they are looking to add City water, which would be a positive thing for Town as others will be able to tap into it as well. Mr. Abbott stated there is zero plans at this time for the Co Hwy 8 property, but they are exploring options.

Minutes:

Minutes were reviewed by the board from October 7, 2024 board meeting.

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

ALL IN FAVOR MOTION PASSED

Adjournment:

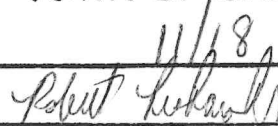
Motion made by Rob Lishansky and seconded by Breck Tarbell to adjourn at 7:39 PM, with the next scheduled meeting November 4, 2024.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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

10/21/24, 2024


CHAIRMAN