

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, August 25, 2025 at 7pm**

Present: Kelly Wilde; Tammy Christman; David Prouty (Chairman)

Absent: Allen Black; David MacClintock

Others Present: Hunter Grace; Jason Ballard; Dan Hooper; Austin Ranieri

The meeting was called to order at 7:04 PM and Chairman Prouty announced that the next scheduled meeting would be on September 22, 2025 at 7:00 PM.

Public Hearings: none

New Applications:

ZBA000289 Abner Doubleday LLC/Hunter Grace TMP#287.00-1-54.00/55.00/33.00; 4148/4147/4158 St Hwy 23

Area Variance Application

Hunter Grace and Dan Hooper were in attendance to represent the Area Variance application for a parking space size reduction from 10'x20' (required per Town Code 103- 49) to 9'x18'. They are concurrently applying for a Site Plan Review with the Town Planning Board to install a 193+/- parking lot on parcels 287.00-1-54.00, 287.00-1-55.00 and 287.00-33.00, across the street from the Cooperstown All Star Village, where the 2 houses set. Mr. Grace introduced Jason Ballard from Barton & Loguidice, to go over the site plan for the parking lot. Mr. Ballard advised that there would only be one entrance to the lot, using the existing entrance at the crosswalk. The new lot would be accessed via a left hand turn into the lot. He advised that the request for the reduction in parking space size is standard throughout New York, to include the City of Oneonta. The smaller spaces can easily handle passenger vehicles, truck or car, and keep the impervious area to a minimum. If they stayed with 10'x20' spaces, the lot would be 30% larger. Chairman Prouty verified that the existing lot spaces were 9'x18'.

Motion made by Dave Prouty and seconded by Kelly Wilde to set a public hearing on September 22, 2025 at or about 7:05 PM.

VOTING: Unanimous. MOTION CARRIES

ZBA000290 Austin Ranieri TMP#288.00-2-9.13; 125 Meadowbrook Ln

Area Variance Application

Austin Ranieri was in attendance to represent his Area Variance application for one side and the rear setback, to build a single- family residence with an attached garage for his own personal use. He advised that he was seeking the variance in order to keep the setback similar to the local area and his own personal preference to tuck the home towards the back of parcel for a larger front lawn. The well is located in the rear of the parcel and an underground pedestal electric service has been installed. He is seeking the variances, in order to situate a 40'x50' home on the parcel with a driveway, leaving ample room for drainage. The requested 20' side yard area variance is for the creek side of the parcel and requesting a 5' rear yard variance. He would like to start by building a garage with an apartment above and build as he can afford.

Motion made by Tammy Christman and seconded by Dave Prouty to set a public hearing on September 22, 2025 at or about 7:15 PM.

VOTING: Unanimous. MOTION CARRIES

Continuing Business: none

Discussions: none

Minutes:

Minutes were reviewed by the board from May 19, 2025 board meeting, but without a quorum the board could not approve.

Adjournment:

Motion made by Kelly Wilde and seconded by Tammy Christman to adjourn at 7:28 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA
Sept 22 2025 . 20
David Prouty
CHAIRMAN