

**Town of Oneonta Planning Board
Board Meeting
Monday, December 18, 2017 at 7pm**

Present: Tom Rowe; Kirt Mykytyn; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: Breck Tarbell

Others Present: Hyde Clark (Representative for Town Attorney); Robert Behnke; Rick Amo

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

Public Hearings: none

New Applications:

C. Bears LLC TMP#300.00-3-67.221; 5174 St Hwy 23

Minor Subdivision Application PB000458

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

Rick Amo

CHAIRMAN
FEB 5, 20 18

Robert Behnke appeared before the board to represent the Minor Subdivision Application for C. Bears LLC. Applicant would like to subdivide the back side of the St Hwy 23 parcel along Old Southside Drive into three 1+ acre lots in order to sell as residential building lots. The survey map provided was revised on 11/2/17 to show proposed subdivision. While these lots are in RA40 zone along Southside Drive, there is a strip of approximately 25ft deep that is in the HDD(note at the time of the original survey was a B-2). Board questioned the multi-use on the same lot and Hyde Clark clarified allowable uses per zone or would need a variance.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to set a public hearing for February 5, 2018 at or about 7:05 PM for the Minor Subdivision Application.

VOTING: Unanimous. **MOTION CARRIES**

Cooperstown All Star Village TMP#287.00-1-33.00; 4158 St Hwy 23

Site Plan Review Application PB000459

Rick Amo appeared before the board to represent the Site Plan Review Application for a second story on the existing infirmary building to hold 2 additional teams, not to exceed 36 people. Mr. Amo brought forward a letter from DOH regarding water system evaluation and the need for the addition of three V350 pressure tanks with the proposed changes. He advised parking should not be an issue, as they have completed the access road behind fields 30/31 using the shale from across the road, which created an additional 60ft of space for parking. Now that they have received approvals for the additional fields, more shale to be moved and should easily create room for 50 to 60 more spaces by spring. Currently they house 48 teams and with this addition would increase to 50 teams. Addition to consist of 2 rooms (bunkhouses), housing 16 people each. There are 2 sets of plans, one with a sprinkler system and one with sprinkler system variance. There will be an outside entrance to second floor.

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

Abstain: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Tom Rowe and seconded by Kirt Mykytyn to approve the Site Plan Review Application.

Abstain: Rob Lishansky

VOTING: Unanimous. **MOTION CARRIES**

