

**Town of Oneonta Planning Board
Board Meeting
Monday, November 20, 2023 at 7pm**

Present: Tom Rowe; Dan Baker; Breck Tarbell; Jenny Koehn; Reggie McGuinness; Rob Lishansky; Joseph Camarata (Chairman)

Absent: none

Others Present: Denise Wist; Kenneth Gay; Mindy LeFever; Hunter Grace; Theresa Cyzeski; Heather Babbitt

The meeting was called to order at 7:03 PM.

Minutes:

Minutes were reviewed by the board from November 6, 2023 board meeting.

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

ALL IN FAVOR


MOTION PASSED

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

Public Hearing:

PB000657 Trevor & Mindy Lefever TMP#273.00-3-26.00; 3731 St Hwy 23

Special Use Permit Application for short term rental

DEC 18, 20 23

CHAIRMAN

Motion made by Breck Tarbell and seconded by Dan Baker to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Trevor & Mindy Lefever were present and the notifications were verified. Chairman Camarata opened the public hearing and asked if anyone was present to speak for/or against application. A gentleman in the audience asked if applicants if renting out the basement and it was clarified that it was for the whole house. No one else came forward to speak. The board has no additional questions.

Motion made by Reggie McGuinness and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Rob Lishansky to approve the Special Use Permit Application for short term rental.

VOTING: Unanimous. **MOTION CARRIES**

New Applications: none

Continuing Business:

PB000637 Wist Development/Denise Wist TMP#287.00-1-20.01; 4063 St Hwy 23

Site Plan Review Application

Chairman Camarata advised the board that the Town Board had approved a Zone change on the parcel, from RA40 to PDD R/C on 11/8/2023. Denise Wist was in attendance to continue the Site Plan Review Application process for a phased development project to start with 2 to 3, one bedroom/one bath cottage type sheds approximately 16' x 24" for short/long term rental. She initially came before the board on 5/1/23 and the board requested she return with a plotted site plan for the complete phased construction. The event center and residential cabins are allowable uses in a PDD R/C zoning district. The event center proposed is to hold up to 300 people. The board will have to forward the Site Plan Application, requesting to be the Lead Agency to the Town Board, Zoning Board of Appeals, Otsego County Planning, NYSDOT, NYSDEC and NYSDOH. Chairman Camarata advised that the other agencies have 30 days to reply, therefore she should plan on attendance at the Planning Board meeting January 15, 2024. The responses will be forwarded, as they are received.

Motion made by Reggie McGuinness and seconded by Tom Rowe to declare lead agency role for this project.

VOTING: Unanimous. **MOTION CARRIES**

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Chairman Camarata opened up the discussion for question and comments from the board. Dan Baker questioned if the pond was there now and Ms. Wist replied no, but she would like to have one. The plan is to start with 2 or 3 one-bedroom cabins, approximately 16'x 24', that will complement the venue. The drive will be gravel/crushed stone with one parking spot per cabin. While she would like the venue drive and parking to be paved, she is not sure what the code requires and expense. Chairman Camarata offered that gravel might be beneficial for drainage. She wants to have the minimum parking allowed and maximize the green space. Ms. Wist also advised that they have gutted the existing residence down to the studs and it appears that it may be salvageable. If salvageable, wondering if it would be possible to keep residence and possibly turn it into a bridal suite and/or a business office. Chairman Camarata stated structure pre-existing and should be added to Site Plan, if plan on keeping. Board members questioned if the cabins would be permanent structures on a frost wall or slab and she advised they are still looking at options, as well as different cabin structures. Chairman Camarata advised that after we receive all the responses, there will more meetings and perhaps even a round table discussion. More information will be need to be provided regarding structures once decided, septic plans, Stormwater Prevention Plan and lighting plan.

PB000655 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23
Site Plan Review Application Tavern Renovation

Kenneth Gay, Architect from Keystone Associates was present to represent an additional site plan modification for the Tavern building renovations, increasing the footprint of the building. Renovations include interior renovation to increase the flow, enlarge bathrooms and provide additional outdoor seating in the front and rear of the Tavern. The renovation will allow them to make necessary repairs and upgrade building with maintenance free items to include covered composite decks and vinyl trim work. The increase to the building footprint is minimal. Chairman Camarata verified with Hunter Grace, VP Operation CASV (whom was also present), that the septic/sewage plans to update were still being considered. Mr. Grace stated that it has been identified that they need 3 to 4" tubing and larger pumps installed. They are awaiting numbers for the upgrade and approval. Applicants will be back once the plotted Site Plan with parking proposed, food truck pads, and green space calculation have been completed. Mr. Grace also expressed that they may be seeking an amendment of Schedule A regarding the fireworks due to hardship on players to stop in the middle of the Championship game. Chairman Camarata advised that that would involve a public informational meeting and the board expressed that it would be met with strong opposition.

Motion made by Jenny Koehn and seconded by Dan Baker to approve the Site Plan Review Application for tavern renovation.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

Board members were given the Town Board drafts of proposed Campsite, Recreation Vehicle and Tent Law and the proposed changes to Short Term Rental applications. Chairman Camarata asked the board members to read these over and that they would discuss at the next Planning Board meeting.

Adjournment:

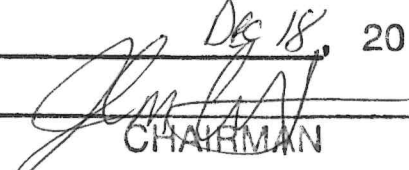
Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:16 PM, with the next scheduled meeting December 4, 2023. At this time there are no new applications, therefore the scheduled meeting December 4, 2023 may be canceled.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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

Dec 18, 20 23


CHAIRMAN