

**Town of Oneonta Planning Board  
Board Meeting  
Monday, April 15, 2024 at 7pm**

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

**Absent:** none

**Others Present:** Hugh Henderson; Theresa & David Cyzeski; Kenneth Andela; Dana, Tia, & Fred Clapper; Emily Hoffmann; Erika Heller; Linda Wilcox; Rick Abbott; Hunter Grace; Paula Dick; Katie Dick; David Vercellin; Kim Downie; Tom Downie; Walter L Bay; Gregory Farmer; Eileen Hill; Peter Hill; Barbara Doyle; Dan Mazzarella; Susan & Ed Blass; Karen Rowe; David Koehn; Janice Downie; Arlene Nealis; Bruce Downie; Jon Anderson; John Nealis; Debbie Raymond; Heather Babbitt; Rich Babbitt; Joseph Ballard; Al Knapp

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

The meeting was called to order at 7:04 PM.

**Continuing Business:**

**PB000664 Erika Heller TMP#289.00-1-65.04; 5764 St Hwy 7**  
Site Plan Review Application

May 6, 2024  
  
CHAIRMAN

Erika Heller reappeared to continue the Site Plan review for a mini storage facility, with the initial phase to build one mini storage facility 20'x150' (30-10'x10' units). The application was referred per GML#239 to Otsego County and NYSDOT. Applicant was given a copy of the NYSDOT response on March 18, 2024. Applicant was advised that the application would be placed on the next Planning Board agenda once the response was received from Otsego County. Otsego County returned the application for local action; No significant county-wide or inter-community impacts. Chairman Camarata verified with applicant there were no updates and the board had no further questions.

**Motion** made by Jenny Koehn 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 Dan Baker and seconded by Rob Lishansky to approve the Site Plan Review Application subject to NYSDOT requirements.

**VOTING:** Unanimous. **MOTION CARRIES**

**New Applications:**

**PB000663 Hugh Henderson Jr TMP#300.00-3-52.01; 571 Southside Dr**  
Minor Subdivision Application

Hugh Henderson, Jr. was present to represent the minor subdivision application of the Henderson Farm. Mr. Henderson came forward with a full size survey map and explained subdivision to divide the farm into 3 lots and redistribute lands amongst 4 parcels. Lot 1 TMP#300.00-3-77.00; 5282 St Hwy 23 currently is .38acre (house only), add the barns and all the road frontage along St Hwy 23, to make into a 6.96acre lot. Lot 2 TMP#300.00-3-52.01; 571 Southside Dr currently 116.38 acres running both sides of Southside Drive into a 1.03acre lot with farmhouse and pole barn. Lot 3 would be a new parcel consisting of the land on the South side of Southside Dr 108.46+/- acres. Other lot is TMP#300.00-3-76.00; 559 Southside Dr is .33acre of which would like to move the boundary line to make it into a .63acre lot, so his cousin's garage would be on her parcel. Application was forwarded per GML#239 to Otsego County and NYSDOT for review and comment. The NYSDOT replied that no additional

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driveways would be permitted from State Highway 23 and that any work within the State right-of way would require a Highway Work Permit. Otsego County returned the application for local action; No significant county-wide or inter-community impacts. Applicant was given a copy of the letter from NYSDOT and the response from Otsego County.

**Motion** made by Reggie McGuinness and seconded by Breck Tarbell to set a public hearing for May 6, 2024 at or about 7:05 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

**PB000668 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23**

Site Plan Review Application

Rick Abbott, Dave Vercellin (Food & Beverage Mgr), and Hunter Grace were present to represent the Site Plan review application for a fenced in beer garden area to serve beer, wine, no hard liquor and food from a local food truck vendor (Wise Guy Sammy's). Hunter Grace came forward to give an overview of the project, advising they would like to provide another eatery with beverages down near fields, so patrons would not have to go back up the hill between games. As plan shows, area would be near field 7 completely fenced around perimeter, with security posted to see that the items purchased were consumed within the area. Hours of operation will be 7 days a week, noon to 8PM. The self-contained food truck will be subject to inspection by the Town Code Enforcement and NYS Department of Health.

**Motion** made by Breck Tarbell and seconded by Reggie McGuinness 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 Dan Baker to approve the Site Plan Review Application with hours of operation noon to 8PM, assuming NYSDOH and NYS Liquor Authority requirements are met.

**VOTING:** Unanimous. **MOTION CARRIES**


**PB000669 Barbara Doyle TMP#287.09-1-25.00; 103 Adams Way**

Special Use Permit Application for short term rental

Barbara Doyle was present to represent her Special Use Permit application for the short term rental of her 5 bedroom single family residence during the summer months. The required property maintenance/fire inspection was performed on 4/10/24 and passed. Applicant will be staying locally in Otego, listing her property on Airbnb and managing the property herself. Chairman Camarata verified that the applicant had no questions regarding the checkoff sheet and it was reiterated that there was a maximum of 10 occupants allowed. The board members cautioned applicant that one of the biggest concerns/complaints from neighbors is team parties and gatherings, note no team parties on signed checkoff.

**Motion** made by Reggie McGuinness and seconded by Jenny Koehn to set a public hearing for May 6, 2024 at or about 7:15 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

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TOWN OF ONEONTA  
*May 6, 20 24*  
  
CHAIRMAN

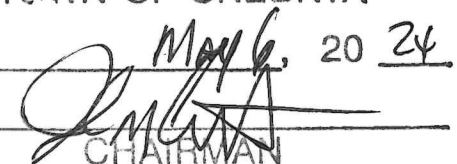
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**Public Informational Meeting:**

**PB000653 Dana & Fred Clapper TMP#275.00-1-63.01; 184 Lower Reservoir Rd**  
Site Plan Review Application

Chairman Camarata announced that he was opening the public informational meeting to comments regarding the Clapper's modified Site Plan for seven 12x24 cabins on skids, bathhouse and pool. Jenny Koehn recused herself and removed herself from the podium. The Zoning Board of Appeals determined that the campground is part of "agricultural pursuits" if used solely for agritourism, providing a farm experience to entertain and educate visitors. Chairman Camarata said everyone would get a chance to speak, but time would be limited to 3 minutes apiece. Eighteen residents from the Town of Oneonta stood to speak for and against the proposed Clapper farm stay, along with Kenneth Andela PE for the Clappers. The Lower Reservoir residents voiced concerns of a commercial campground in a residential neighborhood, suggestions were made regarding reducing the number of cabins further and changing their location. Residents advised board that a petition was signed by over 800 town residents, for a one year moratorium on campgrounds and the removal of campgrounds as an allowable use in residential zoning districts. Several residents left copies of their statements for the records. Jon Anderson, a town resident whom took his family to the site this last weekend, stated that he felt it was a wonderful thing, providing something different to do with his family. He sympathized with the neighbors, as he knows how it feels with a hotel being put in his backyard. The previous owner, Linda Wilcox was in attendance and advised that she purchased the property for the sole purpose of placing it with Otsego Land Trust and putting a conservation easement on it, in order to protect it from future residential development. Chairman Camarata stated he understands the location of the cabins was due to the conservation easement and it would be a longer process to change the land trust. Mr. Clapper verified it would be a massive undertaking and expense to move the location, to include that of clearing trees and utilities extended. The location provides sight from their house to oversee the rental area and for the renters to overlook the animal pastures. Dana Clapper stood to state the site location of cabins is approximately 900 feet from the nearest neighboring home. Their target audience will include families seeking an opportunity to experience farming firsthand. Experiences include learning to be a good shepherd; washing/drying/carding and preparing wool for market; spinning fiber; peg loom rug making and crafting using fiber. Other activities could include learning to do barn chores; gardening; planting and harvesting produce; basic safe handling of miniature equine; natural horsemanship; hiking and connecting with the outdoor space. The goal is to encourage families to experience farming; learn a new skill and help to secure interest in potential future farmers. Mr. Andela voiced his opinion that the plan was an agricultural pursuit and no conditions should be placed on approval. Chairman Camarata requested that the Clappers write up an outline of their operation and events plan. The Planning Board has the right to put conditions on approvals and if planning to have the Pumpkin Patch and/or any other events, the board needs to look at items such as number of events, number of people expected and hours of operation, to address the concerns of the neighborhood. Chairman Camarata asked Mr. Andela if he'd received and addressed the items on the NYSDOH letter dated April 12, 2024. Mr. Andela stated he had and were almost to the finish line. The chairman requested Mr. Andela forward his comments to NYSDOH to Paul Neske, Code Enforcement Officer and Wendy (their email addresses can be found at townofOneonta.org on the Code Enforcement page). Paul Neske, Code Official met with Oneonta Fire Department Chief and spoke with the City of Oneonta Engineering Department. A copy of Mr. Neske's memo with comments, was given to each of the Board member and to the Clappers at the meeting. The Fire Department requested a loop or turn around be added. The Clappers will return with an Synopsis of operation.

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**Discussions:**

Chairman Camarata asked the board if they'd read the new draft "conditions form for short term rentals" and if they had any comments. Questions were raised regarding wording "good standing", no team parties/no gatherings, redundancy, questioning occupancy, occupancy fee, enforcement, and items that may require updating town code. After a brief discussion, Chairman Camarata directed the board members to send their comments to the Town Attorney.

**Minutes:**

Minutes were reviewed by the board from April 1, 2024 board meeting.

**Motion** made by Reggie McGuinness and seconded by Edward Dower to approve the minutes.

**Abstain:** Joseph Camarata; Jenny Koehn

**ALL IN FAVOR                      MOTION PASSED**


**Adjournment:**

**Motion** made by Reggie McGuinness and seconded by Rob Lishansky to adjourn at 8:56 PM, with the next scheduled meeting May 6, 2024 at 7:00PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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BY THE PLANNING BOARD  
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CHAIRMAN