

**Town of Oneonta Planning Board  
Board Meeting  
Monday, February 16, 2026 at 7pm**

**Present:** Dan Baker; Breck Tarbell, Jenny Koehn; Tom Rowe; Rob Lishansky (Acting Chairperson)

**Absent:** Edward Dower; Reggie McGuinness

**Others Present:** Jacqueline Scanlon; Todd Scanlon; David Beisler; Hunter Grace; Chris Bertram; Dan Hooper

The meeting was called to order at 7:02 PM.

**Public Hearings:** none

**New Applications:**

**PB000735 Jacqueline and Todd Scanlon TMP#287.00-1-32.00; 38 Club Ave**  
Special Use Permit Application for short term rental

Jacqueline and Todd Scanlon were in attendance to represent the Special Use Permit Application for short term rental of 1 bedroom single family rental. Jacqueline is on the deed with her siblings, but she and her husband are in the process of purchasing the home from her siblings. The siblings signed a representative form, authorizing them to represent the Special Use Permit application. The applicants live locally and have a Special Use Permit on their personal residence. The required property maintenance/fire inspection has been performed and passed.

**Motion** made by Tom Rowe and seconded by Dan Baker to set a public hearing for March 2, 2026 at or about 7:05 PM.

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

**PB000738 Gary Enck/David Beisler TMP#301.00-1-23.00 & 301.00-1-22.01; 137 Co Hwy 58 & 207 Co Hwy 47**  
Lot Line Change Application

David Beisler was in attendance, as the authorized representative for Gary Enck to change the lot lines between his 2 parcels, to square up the parcel of his personal single family residence. The residence parcel TMP#301.00-1-23.00 is 4.528 acres in the shape of a triangle and after the lot line change will be 7.97 acres. The other lot TMP#301.00-1-22.01 is 28.511 acres and will be 25.069 acres. The proposed lot line change will not create any district non-conformities.

**Motion** made by Breck Tarbell and seconded by Jenny Koehn that the Lot Line Change Application will not have a negative impact on the environment

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

**Motion** made by Jenny Koehn and seconded by Tom Rowe to approve the Lot Line Change Application, per map prepared by Lawson Surveying & Mapping, dated Sept 18, 2025 with condition the survey map and deeds filed at Otsego County within 60 days of approval.

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

**PB000736 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23**  
Site Plan Review Application renovation upper deck restaurant area

Hunter Grace, Dan Hooper, and Chris Bertram (Barton & Loguidice) were present to represent the Site Plan review application to renovate the existing upper deck restaurant. Mr. Grace came forward to go over the upgrade plans. The existing outdoor bar, kitchen trailer and gazebo will be removed. They are proposing replacing the kitchen trailer with a prefab manufactured permanent structure with a foundation, that will be hooked up to the municipal water and sewer. The proposal includes a roof structure to give their guests better coverage from the weather and it will be code compliant with a sprinkler system. The upgrades allow more ADA accessibility and meet NYSDOH standards. There would be no more tents and no more umbrellas seating, along bank heading toward State Highway 23. They would not be adding any

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additional seating, just condensing the new bar and seating under proposed roof structure. They gave an update regarding the parking lot plans, now at 161 spaces. They advised that they will be submitting the updated parking plans to the Town, once they have been finalized with NYSDOT. Bellamy is actively working on the sewage upgrade. The applicants were advised that the application had been forwarded to the County per GML239 for review and they have 30 days to respond. As soon as the response has been received, it will be forwarded to Mr. Grace and they will be placed on the next available Planning Board agenda.

**Continuing Business:** none

**Discussions:** none

**Minutes:**

Minutes were reviewed by the board from January 19, 2026 board meeting.

**Motion** made by Dan Baker and seconded by Jenny Koehn to approve the minutes.

**ALL IN FAVOR            MOTION PASSED**

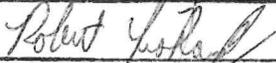
**Adjournment:**

**Motion** made by Tom Rowe and seconded by Dan Baker to adjourn at 7:33 PM, with the next scheduled meeting March 2, 2026.

**ALL IN FAVOR            MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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