

**Town of Oneonta Planning Board  
Board Meeting  
Monday, April 1, 2024 at 7pm**

**Present:** Edward Dower; Dan Baker; Breck Tarbell; Reggie McGuinness; Rob Lishansky (Acting Chairman)  
**Absent:** Jenny Koehn; Joseph Camarata (Chairman)  
**Others Present:** Caryn Mlodzianowski; Bill Rountree; Greg Klein; Merrie Pierce; Robert Pierce; David Koehn; Bruce Downie  
The meeting was called to order at 7:00 PM.

**Public Hearing:**  
**PB000665 Cooperstown All Star Village/Rick Abbott & Hunter Grace TMP#287.00-1-33.00: 4158 St Hwy 23**  
Site Plan Review Application Amendment to Schedule "A" to extend fireworks hours

Acting Chairman Rob Lishansky addressed the public to advise that Rick Abbott had requested that the application to extend the hours for fireworks, be put on pause for the 2024 season. The scheduled public hearing set for 4/1/24 was canceled.

**New Application:**  
**PB000667 AZ Oneonta LLC/Autozone TMP#300.00-3-93.00: 5071 St Hwy 23**  
Site Plan Review Application

Caryn Mlodzianowski of Bohler Engineering and Bill Rountree of AZ Oneonta LLC, appeared to represent the Site Plan review application to demo the existing vacant Aarons 11496sf building and rebuild a 6955sf AutoZone retail store. The building will be situated in the same area, maintain greenspace and the same access point. They have not done a photometric plan, but plan will be for down lighting and that they plan to reface the existing signage. There is an existing privacy fence on the single family residence side of the property. Mr. Rountree advised that geotechnic testing if being performed next week. The application has been forwarded to Otsego County and NYSDOT. The NYSDOT response was received and forwarded to Garrett Steiner, EIT of Bohler Engineering and Landscape Architecture NY, PLLC. Their response stated in addition to a Highway Work Permit for any work in the highway right of way, that they are requiring the construction of a sidewalk along the site's frontage and a pedestrian connection between the building and this sidewalk. The sidewalk is consistent with the Town of Oneonta's Complete Streets policy. Once the response is received by Otsego County it will be forwarded to the applicant. In order to allow for the response time from the County and for the engineer to revise drawings, the application will be tentatively placed on the May 6, 2024 Planning Board meeting agenda.

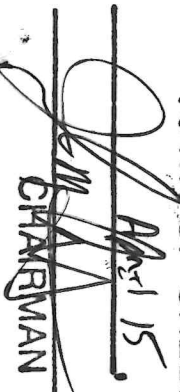
**Discussions:**  
David Koehn was in attendance to encourage board members to visit his property to see what a campground would look like from his perspective. Bruce Downie expressed his concerns with the board regarding the devaluation of his properties and that septic runs downhill.

**Minutes:**  
Minutes were reviewed by the board from March 18, 2024 board meeting.  
**Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the minutes.**  
**ALL IN FAVOR    MOTION PASSED**

**Adjournment:**  
**Motion made by Reggie McGuinness and seconded by Dan Baker to adjourn at 7:25 PM, with the next scheduled meeting April 15, 2024 at 7:00PM.**  
**ALL IN FAVOR    MOTION PASSED**

Respectfully Submitted,  
  
Wendy Cleaveland  
Planning Board Clerk

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

  
APR 15, 2024  
CHAIRMAN