

**Town of Oneonta Planning Board
Board Meeting
Monday, July 6, 2026 at 7pm**

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

Absent: Edward Dower

Others Present: Hunter Grace, Dan Hooper, Chris Bertram; Erika Heller; Brett Buzzy; Dennis Kropp; Curtis Buck; Corinne Cavanaugh (Town Attorney); Pete Hansen

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

Minutes:

Minutes were reviewed by the board from June 15, 2026 board meeting.

Motion made by Rob Lishansky and seconded by Tom Rowe to approve the minutes.

ALL IN FAVOR MOTION PASSED

Public Hearings:

PB000759 Brett Buzzy TMP#299.06-1-47.00; 54 Country Club Rd

Special Use Permit Application for short term rental

Motion made by Rob Lishansky and seconded by Breck Tarbell to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Brett Buzzy was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Special Use Permit Application for short term rental of his 4 bedroom single family residence and asked if anyone was in attendance to speak for or against the application. Neighbor Pete Hansen stated that he had concerns with the number of short term rentals in his neighborhood, has to lock his garage and questioned if needed to install cameras for his large fenced in pool. Chair McGuinness advised that the Town Board had established a Short Term Rental Committee, which was meeting Tuesday, July 7 at 5:30 PM and he was encouraged to attend to share his concerns. Mr. Hansen was questioning why he was notified and why he needed to come to another meeting. Board advised he was notified as within 200 linear feet of this application and that the Board was dealing with the application for this short term rental and that in the Town Code it is an allowable use. One of the items the committee is looking at, is the density within neighborhoods. If there are any issues with the rental, the first point of contact should be to the homeowner and if the issue is not resolved he should make a written complaint to the Code office and applicant will have to reappear before the Board before renewal. It is a renewable permit and can be revoked. Mr. Hansen advised the Country Club cannot be fenced off and people wander thru the property to get to and from the baseball camp. Chair McGuinness stated that at the last meeting the application was identified as a Type II action under SEQRA, so no further environmental review was required.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Rob Lishansky to approve the Special Use Permit for Short Term Rental of the 4 bedroom single family residence only with the condition of supplying the Code Enforcement Office with the Certificate of Authority registration number from Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

PB000506 Kenneth Filor TMP#287.00-1-9.00; 707 St Hwy 205

Special Use Permit for short term rental Revocation

Chairperson McGuinness announced that a public hearing was scheduled for the revocation of the Special Use Permit for short term rental at 707 St Hwy 205. Mr. Filor dropped off the signed letter on 6/30/2026, stating he no longer wished to renew his operating permit. Therefore, no board action is required and the Special Use Permit has been closed.

Continuing Business:

PB000758 Erika Heller/Dog-Gone Storage TMP#289.00-1-65.42; St Hwy 7

Site Plan Review Modification Application (Phase 2)

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
July 20, 2026
[Signature]
CHAIRMAN

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Erika Heller was present to represent the Site Plan Review Modification Application for Phase 2 of the Dog-Gone Storage facility, to add another mini storage unit. Ms. Heller advised that she was working on obtaining a 911 address for the storage unit facility. Reggie McGuinness, Chair stated the application had been referred to the County, NYSDOT, and Oneonta Fire Department. The NYSDOT had replied "no comment", OFD stated "no issues" and the County has returned for local action: No significant county-wide or inter-community impacts. Ms. Heller advised they were waiting for the approval, before digging trenches and notifying NYSEG to set pole. Chair McGuinness stated that the application constitutes an Unlisted Action under SEQRA. Corinne Cavanaugh, Town Attorney went over Part 2 of the Short Environmental Form and completed the form, for the board to make a SEQRA declaration.

Motion made by Breck Tarbell and seconded by Jenny Koehn to issue a negative declaration for SEQRA.

ALL IN FAVOR MOTION PASSED

Motion made by Jenny Koehn and seconded by Tom Rowe to approve the Site Plan Review Modification Application to add another mini storage building, per Site Plan dated 05-18-26, contingent on obtaining 911 addressing.

VOTING: Unanimous. **MOTION CARRIES**

PB000761 Icthus Properties LLC/Dennis Kropp TMP#288.09-1-26.00; 264 West St

Special Use Permit Application for short term rental

Dennis Kropp was present to represent the Special Use Permit Application for short term rental of his multi family dwelling (4 units) and was asked to reappear to advise of his progress with his other property on East Street. Clinton Rearick, Code Official performed an inspection to document progress made. Chair McGuinness acknowledged the progress and thanked him for his efforts. Mr. Kropp advised he had sent a 30 day notice to the person regarding the bulldozer removal and he intends to have it out by next meeting. Chair McGuinness stated that the building was in compliance, had adequate parking, and had passed the required inspection.

Motion made by Breck Tarbell and seconded by Rob Lishansky to set a public hearing for July 20, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000762 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23

Sketch Site Plan Review Application

Dan Hooper, Hunter Grace, and Chris Bertram were present to represent the Sketch Site Plan Review Application for recreational and commercial campus expansion including athletic facilities, parking, restaurant, retail and player dining uses. Improvements include internal circulation, utilities, stormwater management systems, pedestrian connections and associated site work. Development will occur in multiple phases. Applicants had given the Board a brief overview at the April 20, 2026 meeting, when appeared for the Site Plan Review Application to expand the parking lot onto TMP#287.00-1-53.00. Dan Hooper went over the Site Plan. The plan includes a pedestrian overpass, of which he stated that the proposal was being submitted to NYSDOT tomorrow. Two new fields with one being the new Championship field being built with permanent seating (1200 seating capacity) mimicking a stadium and the other same specs as existing fields. The Championship field will be a recessed field will be dug down 12' in ground, berm in the back, 40' netting, and landscaping. Hunter Grace added that the lighting will be like the temporary lighting added for the Ripken Nationals this year, directed downward at the field in the back, away from road. There will be a loading dock, tractor trailer accessible and Chris Bertram verified the roads were compliant with the Fire Code. The proposed player dining area improvements include a permanent kitchen, servicing area. They will be rebuilding the team dining with a pole barn structure to meet DOH standards. The new proposed bunkhouse will hold 18 more teams. This will bring them to 14 fields and 112 teams per week. Chris Bertram added he was working on utility, stormwater drainage to include secondary phase for a restaurant and retail space. Their greenspace calculation shown was 52.4% and they currently have 1093 parking spaces. Jenny Koehn questioned the stabilization of the new parking lot with crazy rain we have had and Dan Hooper advised they would be addressing. While they had a SWPPP, plans on paper don't always workout and need to be tweaked. They will need the Site Plan for the parking lot expansion approval before this expansion. Mr. Hooper noted that the parking lot and upgraded entrance, have made noticeable improvement reducing amount of congestion and traffic build up. Rob Lishansky raised the question regarding saturation rate. Mr. Hooper stated they wouldn't have been able to expand without the acquisition of the land for the parking lot. They are trying to balance elevating the experience and improving the facility. With the addition of the new bunkhouse this year, they

**Town of Oneonta Planning Board
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had the ability to pave the entire parking lot. Corinne Cavanaugh pointed out that the Board cannot start the SEQRA review until all the documentation requested by the Code Office was received and reviewed, along with 3rd party Highland Planning assessment and Town Engineer. Chair McGuinness stated for transparency and consistency a Public Informational Meeting will need to be held at some point.

Motion made by Rob Lishansky and seconded by Tom Rowe to continue the Sketch Site Plan Review and table the application pending submission of the additional information identified.

VOTING: Unanimous. **MOTION CARRIES**

PB000763 Brydan Corporation/Bryan Hickman TMP#286.08-1-13.00; 3874 St Hwy 23

Special Use Permit Application for short term rental

Curtis Buck, authorized representative was in attendance to represent the Special Use Permit Application for the short term rental of 3 bedroom manufactured rental home. They purchased the manufactured home and have completed an interior renovation to include new appliances and landscaping. He advised this would be their second short term rental in the Town and familiar with conditions of short term rentals. They would be listing the property on Airbnb, mainly Bryan Hickman would be managing the property and that he lived 20 minutes from the property. Chair McGuinness pointed out they would need a local contact within 15 minutes of the property. Mr. Buck advised that they would supply the contact information. For the record Chair McGuinness stated it was Type II action under SEQRA, so no further board action is required.

Motion made by Tom Rowe and seconded by Rob Lishansky to set a public hearing for July 20, 2026 at or about 7:10 PM.

VOTING: Unanimous. **MOTION CARRIES**

Discussions: none

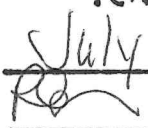
Adjournment:

Motion made by Rob Lishansky and seconded by Tom Rowe to adjourn at 8:45 PM, with the next scheduled meeting July 20, 2026.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

_____, 2026

CHAIRMAN