



**TOWN OF ONEONTA
CODE ENFORCEMENT OFFICE**
3966 State Highway 23, P.O. Box A
West Oneonta, New York 13861
(607) 432-8606 Tel (607) 432-3135 Fax
www.townofoneonta.org

TOWN OF ONEONTA DEPARTMENT OF BUILDING & CODE ENFORCEMENT

Advisory Memorandum

To: Town of Oneonta Planning Board

From: Clinton Rearick, Code Enforcement Official

Date: 6/11/26

Subject: (Sketch Plan) CASV Expansion Site plan review application

I. Purpose

This memorandum provides advisory input from the Code Enforcement Office for current matters under zoning board of appeals review. The intent is to support decision-making that ensures all proposed developments or land use changes align with applicable building codes, zoning ordinances, and safety regulations.

II. Project Under Review

Project Name/Number: PB000762

Applicant: Abner Doubleday LLC

Location: 4158 State Hwy 23, Oneonta 13820; Tax Map Id# 287.00-1-33.00

Proposal Summary: Cooperstown All Star Village is looking to expand their campus to include athletic facilities, restaurant, retail and player dining, addition of 2 Fields. Improvements include internal circulation, utilities, stormwater management systems, pedestrian connections and associated site work.

III. Code Compliance Review

The following key code elements were reviewed of the above proposal:

Zoning Ordinance Compliance/Environmental:

- Zoning District: PDD-RB
 - New bunk house/site work to be near or in Fema flood zone (AE)
-

IV: Required documentation:

- Green space calculation
 - Parking calculation
 - Building coverage calculation
 - Occupancy calculation (whole campus)
 - Full set of the site plan to include full scope of work, SWPPP, Utilities, Lighting.
-

PB000762
6/1/26 CR#1104 \$200.00

**TOWN OF ONEONTA
CODE ENFORCEMENT OFFICE
3966 St Hwy 23, PO Box A
WEST ONEONTA, N.Y. 13861
Phone: (607) 432-8606 Fax: (607) 432-3135
Web site: www.townofoneonta.org**

Requirements for Site Plan submittal- all items must be returned to Code Office

1. Application containing statement of development intent with the:
 - ☒ Names of owners and developers
 - ☒ Environmental Assessment form (EAF) Long Form
 - ☒ Disclosure statement

2. Site plan showing:
 - ☒ a. Property boundaries
 - ☒ b. Building location & setbacks (measurements must be shown)
 - ☒ c. Parking areas and spaces (refer to 103-49) & lighting (measurements must be shown) lighting still to be submitted
 - ☒ d. Loading areas (refer to 103-51 if required)
 - ☒ e. Drives, ingress and egress points (refer to 103-52) (measurements must be shown).
 - ☐ f. Landscaping (greenspace)
 - ☐ g. Utility/water/sewer systems if applicable
 - ☐ h. Drainage system-storm sewer
 - ☐ i. Sign location and illumination
 - ☐ j. Existing land use for a distance of 200' from lot
 - ☐ k. Buffering (if abutting a residential district)

3. Floodable or wetland area ☒ Y ☐ N
 - ☒ a. Floodplain/wetland boundaries
 - ☒ b. Flood elevations
 - ☐ c. Building floor elevation

4. ☐ Building permit application
☐ Application Fee

Reviewed date:

Code Enforcement Officer:

APPLICATION FOR SITE PLAN REVIEW
Town of Oneonta, 3966 St Hwy 23, PO Box A, West Oneonta, NY 13861
www.townofoneonta.org

Preliminary ☒ **Date:** June 1 , 2026

Final ☐ **Date:** _____

Name of proposed development: _____

Applicant:

Name: Abner Doubleday LLC

Address: 4158 State Highway 23
Oneonta, NY 13820

Telephone: 707-439-1717 **Cell:** _____

E-Mail Address dhooper@casv.com

Plans Prepared by:

Name: Barton and Loguidice

Address: 10 Airline Suite 200
Albany NY 12205

Telephone: 518-728-0975

E-mail Address cbertram@bartonandloguidice.com

Owner (if different):

Name: _____ (If more than one owner, provide information for each).

Address: _____

Telephone: _____

E-Mail Address _____

Ownership intentions, i.e., purchase options: Property owner; no change in
ownership proposed.

Location of site: 4158 State Highway 23, Town of Oneonta,
Otsego County, New York

Tax map description:
Section 287.00 **Block** 1 **Lot** 33

Current zoning classification: Planned Development District (PDD-R/B),

State and federal permits needed (list type and appropriate department): _____
NYSDEC SPDES General Permit (Stormwater), NYSDOT Highway Work Permit

Proposed use(s) of site: Recreational and commercial campus expansion
including athletic facilities, parking,
restaurant, retail, and player dining uses.

Total site area (square feet or acres): 65.9

Anticipated construction time: Approximately 18-24 months

Will development be staged? Yes

Current land use of site (agriculture, commercial, undeveloped, etc.): Existing recreational and commercial campus (Cooperstown All Star Village), including athletic fields, buildings, parking areas, and associated facilities.

Current condition of site (buildings, brush, etc.): Existing recreational campus with athletic fields, buildings, parking, and surrounding meadow and forested areas.

Character of surrounding lands (suburban, agriculture, wetlands, etc.): Predominantly rural with forested land, open space, and scattered residential uses, with limited commercial development along State Highway 23.

Estimate cost of proposed improvement \$ \$20,000,000 - 30,000,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable): Approximately 17% seasonal increase in the number of visitors, players, staff, and spectators associated with expanded recreational and commercial uses.

Describe proposed use, including principal and accessory uses; ground floor area; height; and number of stories for each building:

-for residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three-or more bedrooms) and number of parking spaces to be provided.

-for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

-other proposed structures.

(Use separate sheet if needed.)

The project consists of a comprehensive expansion of the Cooperstown All Star Village campus including new and improved athletic facilities, expanded parking areas, and new support and commercial buildings including restaurant, retail, and player dining facilities. Improvements include internal circulation, utilities, stormwater management systems, pedestrian connections, and associated site work. Development will occur in multiple phases.



Signature of Landowner or Developer

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Cooperstown All Star Village Field Expansion and Campus Improvements Project		
Project Location (describe, and attach a general location map): The project is located at the Cooperstown All Star Village (CASV) campus at 4158 State Highway 23 in the Town of Oneonta, Otsego County, New York.		
Brief Description of Proposed Action (include purpose or need): The proposed action consists of a comprehensive expansion and improvement project at the Cooperstown All Star Village (CASV) campus in the Town of Oneonta, Otsego County, New York. The project includes construction of new and improved athletic facilities, including an enhanced primary baseball field and additional playing fields, as well as expanded parking areas and reconfiguration of existing access and circulation. The project also includes development of new support and commercial facilities, including a restaurant, retail building, and player dining complex with associated structures. Site improvements will include grading and earthwork, internal roadways and pedestrian connections, utility extensions (water, sanitary sewer, and electric), and stormwater management systems designed to meet regulatory requirements. The project may be constructed in phases and will require removal of select existing site features to accommodate proposed improvements. The purpose of the project is to expand campus capacity, improve traffic circulation and parking, enhance amenities for users, and support long-term operation of the facility.		
Name of Applicant/Sponsor: Abner Double Day LLC		Telephone: 702-439-1717 E-Mail: dhoopoer@casv.com
Address: 4158 State Highway 23		
City/PO: Oneonta	State: NY	Zip Code: 13820
Project Contact (if not same as sponsor; give name and title/role): Hunter Grace		Telephone: 607-432-7483 E-Mail: hgrace@casv.com
Address: 4158 State Highway 23		
City/PO: Oneonta	State: NY	Zip Code: 13820
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Site Plan Approval, SEQR review	TBD
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Otsego County Planning (239 Review)	TBD
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYS DOT (access/entrance permits); NYS DEC (stormwater/SPDES permit)	TBD
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. ☐ Yes ☒ No i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No		
iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Major Basins: Upper Susquehanna

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☐ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Planned Development District (PDD-R/B)	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	☐ Yes ☒ No
C.4. Existing community services.	
a. In what school district is the project site located? Oneonta City School District	
b. What police or other public protection forces serve the project site? Otsego County Sheriff's Office and New York State Police	
c. Which fire protection and emergency medical services serve the project site? Oneonta Town Fire District and associated emergency medical service (EMS) providers	
d. What parks serve the project site? Local parks and recreational facilities within the Town of Oneonta and surrounding area.	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Recreational and commercial (mixed-use campus expansion including athletic facilities, parking, and supporting commercial, dining, and service uses).	
b. a. Total acreage of the site of the proposed action?	65.9 acres
b. Total acreage to be physically disturbed?	10+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	217.5 +/- acres
c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 18 Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated	3
• Anticipated commencement date of phase 1 (including demolition)	09 month 2026 year
• Anticipated completion date of final phase	05 month 2028 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures <u>19</u> ii. Dimensions (in feet) of largest proposed structure: <u>35</u> height; <u>40</u> width; and <u>125</u> length iii. Approximate extent of building space to be heated or cooled: <u>20,000-25,000</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 50,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: City of Oneonta public water supply / West End water district #2
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Water service will be provided from the City of Oneonta public water supply through a newly formed water district and associated water main extension.
- Source(s) of supply for the district: City of Oneonta

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 50,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater from restrooms, dining facilities, restaurant operations, and associated commercial uses.

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Oneonta Wastewater Treatment Plant
- Name of district: City of Oneonta sewer system
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 4 acres (impervious surface) _____ Square feet or _____ 65.9 acres (parcel size) ii. Describe types of new point sources. <u>Catch basins, storm drain piping, roof leaders, swales, underdrains, and stormwater outlet structures serving proposed buildings, parking areas, fields, and internal drives.</u> iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ <u>Runoff will be directed to on-site stormwater management systems (including basins and underground systems) designed to treat and control discharge prior to release to on-site drainage features and permitted outfalls.</u> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>On-site and adjacent federally regulated wetlands and associated drainage features.</u> • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	☒ Yes ☐ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ <u>Construction equipment and vehicles during construction; passenger vehicles and service/delivery vehicles during operation.</u> ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ none _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ none _____	☒ Yes ☐ No ☒ Yes ☐ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☒ Yes ☐ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ Temporary dust, particulate matter, and diesel exhaust associated with site clearing, grading, and construction equipment. _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☒ Evening ☒ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ Minimal; limited to deliveries, maintenance, and service vehicles iii. Parking spaces: Existing <u>1160</u> Proposed <u>1707</u> Net increase/decrease <u>547</u> ☒ Yes ☐ No iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ not currently available ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ Electricity will be provided via the local utility grid (NYSEG), with extensions to serve new buildings and facilities. iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00 am - 7:00 PM</u> • Saturday: <u>7:00 am - 7:00 PM</u> • Sunday: <u>7:00 am - 7:00 PM</u> • Holidays: <u>as needed</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>generally daytime to evening hour</u> • Saturday: <u>generally daytime to evening hour</u> • Sunday: <u>generally daytime to evening hour</u> • Holidays: <u>generally daytime to evening hour</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00 am - 7:00 PM</u> • Saturday: <u>7:00 am - 7:00 PM</u> • Sunday: <u>7:00 am - 7:00 PM</u> • Holidays: <u>as needed</u>	ii. During Operations: • Monday - Friday: <u>generally daytime to evening hour</u> • Saturday: <u>generally daytime to evening hour</u> • Sunday: <u>generally daytime to evening hour</u> • Holidays: <u>generally daytime to evening hour</u>
i. During Construction: • Monday - Friday: <u>7:00 am - 7:00 PM</u> • Saturday: <u>7:00 am - 7:00 PM</u> • Sunday: <u>7:00 am - 7:00 PM</u> • Holidays: <u>as needed</u>	ii. During Operations: • Monday - Friday: <u>generally daytime to evening hour</u> • Saturday: <u>generally daytime to evening hour</u> • Sunday: <u>generally daytime to evening hour</u> • Holidays: <u>generally daytime to evening hour</u>		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Temporary construction noise associated with site work and equipment, and operational noise associated with vehicle traffic and recreational activities during daytime and evening hours.</u>	☒ Yes ☐ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	☐ Yes ☒ No
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Outdoor lighting will include parking lot lighting, building-mounted fixtures, pedestrian pathway lighting, and athletic field lighting. Fixtures will be designed and directed downward to minimize off-site light spill and glare and will comply with applicable lighting standards.</u>	☒ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	☐ Yes ☒ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	☐ Yes ☒ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	☐ Yes ☒ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	☐ Yes ☒ No
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	☐ Yes ☒ No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

The project site consists of an existing recreational and commercial campus associated with the Cooperstown All Star Village. The proposed development area is primarily located within maintained fields and meadow/brush areas. Surrounding land uses include forested lands, rural residential properties, and

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	33.8	42.8	9
• Forested	37	35	-2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	36.7	19.7	-7
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	Minimal	Minimal	0
• Wetlands (freshwater or tidal)	Minimal	Minimal	0
• Non-vegetated (bare rock, earth or fill)	Minimal	Minimal	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☒ Yes ☐ No	
<i>i.</i> If Yes: explain: The site is currently used as a recreational sports complex (Cooperstown All Star Village) providing organized athletic activities	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?	☐ Yes ☒ No
If Yes,	
<i>i.</i> Identify Facilities:	
e. Does the project site contain an existing dam?	☐ Yes ☒ No
If Yes:	
<i>i.</i> Dimensions of the dam and impoundment:	
• Dam height:	_____ feet
• Dam length:	_____ feet
• Surface area:	_____ acres
• Volume impounded:	_____ gallons OR acre-feet
<i>ii.</i> Dam's existing hazard classification: _____	
<i>iii.</i> Provide date and summarize results of last inspection: _____ _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?	☐ Yes ☒ No
If Yes:	
<i>i.</i> Has the facility been formally closed?	☐ Yes ☐ No
• If yes, cite sources/documentation: _____	
<i>ii.</i> Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	
<i>iii.</i> Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?	☐ Yes ☒ No
If Yes:	
<i>i.</i> Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?	☐ Yes ☒ No
If Yes:	
<i>i.</i> Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	
☐ Yes – Spills Incidents database	Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database	Provide DEC ID number(s): _____
☐ Neither database	
<i>ii.</i> If site has been subject of RCRA corrective activities, describe control measures: _____ _____	
<i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?	☐ Yes ☒ No
If yes, provide DEC ID number(s): _____	
<i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site?	6 -17 feet												
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? Minimal / limited areas %	☒ Yes ☐ No												
c. Predominant soil type(s) present on project site:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Chenango Gravelly silt Loam (a)</td> <td style="text-align: right; border-bottom: 1px solid black;">60 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Udorthents (A)</td> <td style="text-align: right; border-bottom: 1px solid black;">22 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Bath Channery (C)</td> <td style="text-align: right; border-bottom: 1px solid black;">9 %</td> </tr> </table>	Chenango Gravelly silt Loam (a)	60 %	Udorthents (A)	22 %	Bath Channery (C)	9 %						
Chenango Gravelly silt Loam (a)	60 %												
Udorthents (A)	22 %												
Bath Channery (C)	9 %												
d. What is the average depth to the water table on the project site? Average:	not avail. feet												
e. Drainage status of project site soils:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>☒ Well Drained:</td> <td style="text-align: right;">90 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">5 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">5 % of site</td> </tr> </table>	☒ Well Drained:	90 % of site	☐ Moderately Well Drained:	5 % of site	☐ Poorly Drained	5 % of site						
☒ Well Drained:	90 % of site												
☐ Moderately Well Drained:	5 % of site												
☐ Poorly Drained	5 % of site												
f. Approximate proportion of proposed action site with slopes:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>☒ 0-10%:</td> <td style="text-align: right;">50 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">25 % of site</td> </tr> <tr> <td>☒ 15% or greater:</td> <td style="text-align: right;">25 % of site</td> </tr> </table>	☒ 0-10%:	50 % of site	☒ 10-15%:	25 % of site	☒ 15% or greater:	25 % of site						
☒ 0-10%:	50 % of site												
☒ 10-15%:	25 % of site												
☒ 15% or greater:	25 % of site												
g. Are there any unique geologic features on the project site? If Yes, describe:	☐ Yes ☒ No												
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No If Yes to either i or ii, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name 931-1513</td> <td style="width: 40%;">Classification C</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name</td> <td>Classification</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, Federal Waters, Federal Waters,...</td> <td>Approximate Size</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"></td> </tr> </table> v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____		• Streams:	Name 931-1513	Classification C	• Lakes or Ponds:	Name	Classification	• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size	• Wetland No. (if regulated by DEC)		
• Streams:	Name 931-1513	Classification C											
• Lakes or Ponds:	Name	Classification											
• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size											
• Wetland No. (if regulated by DEC)													
i. Is the project site in a designated Floodway?	☒ Yes ☐ No												
j. Is the project site in the 100-year Floodplain?	☒ Yes ☐ No												
k. Is the project site in the 500-year Floodplain?	☒ Yes ☐ No												
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes:	☒ Yes ☐ No												
i. Name of aquifer: Principal Aquifer													

m. Identify the predominant wildlife species that occupy or use the project site: _____ Small mammals, birds, and white-tailed _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
☒ Yes ☐ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
☐ Yes ☒ No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
☐ Yes ☒ No	
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
☐ Yes ☒ No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666?	
☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

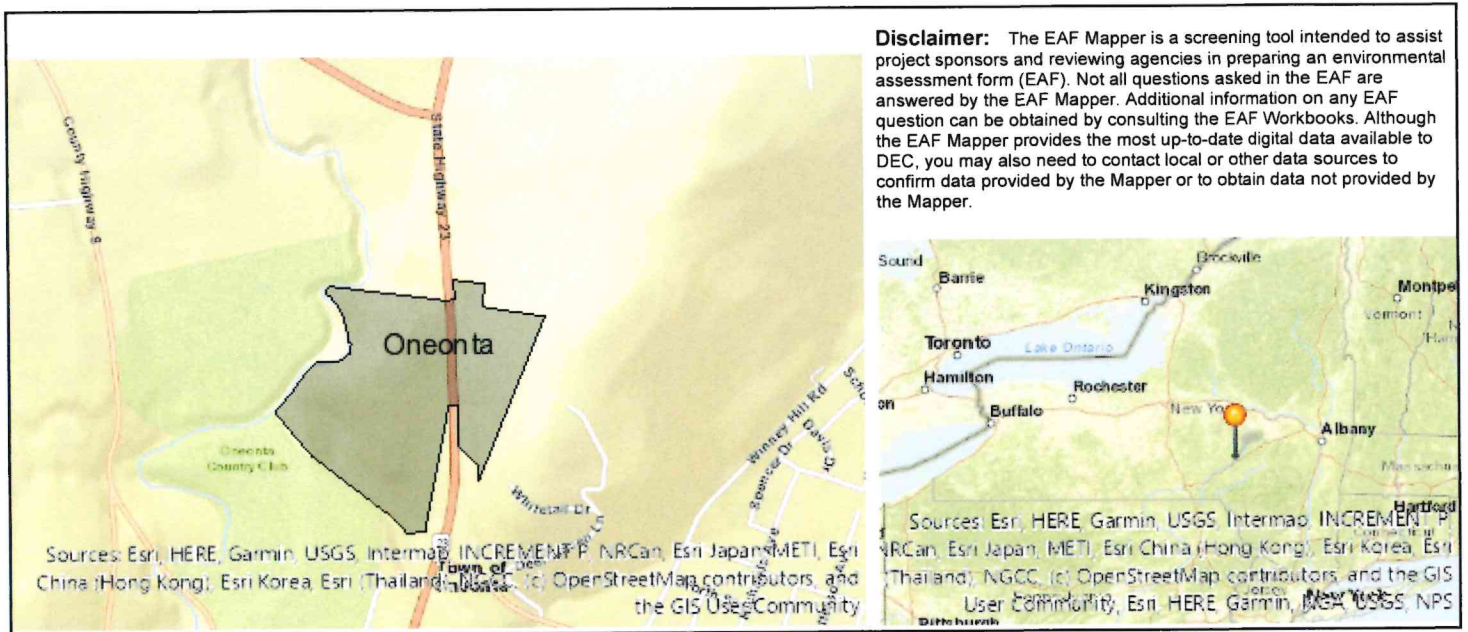
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Dan Hooper Date 4/30/2026

Signature _____ Title _____



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins: Upper Susquehanna
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	931-1513
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

DISCLOSURE STATEMENT

Pursuant to the requirements of General Municipal Law Article 5-K, Section 809, an applicant seeking local approval for a planning or zoning action is obligated to disclose the name, residence and the nature and extent of the interest that any officer or employee of the municipality may have with the applicant.

An officer or employee of the municipality is deemed to have an interest in the applicant, when he/she, his/her spouse, their brothers, sisters, parents, children, grandchildren or the spouse of any of them

- a) is the applicant, or
- b) is an officer, director, partner or employee of the applicant, or
- c) legally or beneficially owns or controls stock of a corporate, applicant or is a member of a partnership applicant or association applicant, or
- d) is a party to an agreement with such an applicant, express or implied, whereby he/she may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

I, Dan Hooper, the applicant for local approval of a planning or zoning action in the Town/Village of Oneonta, hereby disclose one of the following (check one):

☒ 1. No officer or employee of the local agency from which approval is sought has an interest in the applicant.

☐ 2. There exists an interest in the applicant by at least one officer or employee of the local agency from which approval is sought. These interests are as follows:

NAME	RESIDENCE	NATURE OF INTEREST
a.		
b.		
c.		