

**Town of Oneonta Planning Board
Board Meeting
Monday, April 18, 2022 at 7pm**

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

Absent: none

Others Present: William Briscoe; Luis Macias; Pam Macias; Brenda Andreassen; Charlie Maffei; Gary Maffei; Tim Gracy; Theresa Cyzeski; David Cyzeski; Tom Armao; Ann Schultz; Kathryn Yager; Kenneth Dautrick; Rick Abbott; Rick Amo; Bridgette Shepardson; Keressa Jones; Otsego Media' Teresa Desantis; John Harrison; Skyler Thompson; Marcia Bowne; Moira Rouggy; Jordan Shepardson; Jessica Weston; Greta Taylor; Leslie Collins; Emily Collins; Cameron Bowne; Benjamin Holscher; Larry Harrison; John Frisch; Dan Hunter; Bennett Privitera; Ryan Hill; Soraya Mostert; Brian Belknap; Rex Layton; Walt Schliermann; Ryan Pereira

The meeting was called to order at 7:05 PM.

Public Hearing:

PB000586 Joseph Vallette TMP#287.19-1-25.00; 128 Winney Hill Rd
Special Use Permit Application for short term rental

Motion made by Breck Tarbell and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

May 2, 20 22

CHAIRMAN

Dan Hunter, authorized representative was present and the notifications were verified. Chairman Camarata opened the public hearing and asked if there was anyone in attendance to speak for or against the Special Use Permit Application for a short term rental of the single family residence (parsonage). Marcia Bowne came forward and expressed her thanks for cleaning up around the property, but over the last 1.5 years the noise has been an issue. Soraya Mostert stated that she was opposed to student rentals, it is a large (4 bedroom) home that she didn't want to turn into a party house for dreams park and expressed the need for long term rentals in the Town. Chairman Camarata explained that the Planning Board had tabled this application on 12/6/21, until the violation was resolved regarding no more than 2 unrelated individuals. On 3/28/22, the Zoning Board of Appeals granted a special extension until May 23, 2022 (end of the student's lease) to allowed more than 2 unrelated individuals. Chairman Camarata announced that he needed clarification from the Zoning Board of Appeals and would be keeping the public hearing open until the next scheduled meeting 5/2/22. He advised that short term rentals were an allowable use throughout the Town of Oneonta. It is a renewable permit if no complaints and passes the required annual property maintenance/fire inspection. If there are complaints, they may be asked to return to the Planning Board. The Town has very little complaints, but you are the police in your neighborhood. It is up to you to call the owner/representative, Constable, State Police and follow up with the Code Enforcement Office the following day. The board will continue the public hearing on 5/2/22.

New Applications:

PB000599 Benjamin & Jessica Holscher TMP#258.00-2-11.00; 149 Peebles Hill Rd
Special Use Permit Application for short term rental

Benjamin Holscher was present to represent his application for a Special Use Permit for short term rental of his 4 bedroom single family residence. The property maintenance/fire inspection was completed on April 5, 2022 and passed. Applicant clarified application for his single family residence at 149 Peebles Hill Road, even though mailing address is 155 (911 address assigned to his garage). His intention is to rent his home for two weeks during the summer, while he is on vacation. He advised that he has a colleague that would oversee, that does short term rentals himself. Chairman Camarata instructed him to bring a letter with the contact information for the local contact person overseeing his property to the next meeting with the board. Mr. Holscher stated that he preferred to be the contact, but understood the need for a local contact as well. Chairman Camarata verified applicant had no questions regarding the checkoff sheet for Short Term Rentals.

Motion made by Rob Lishansky and seconded by Reggie McGuinness to set a public hearing for May 16, 2022 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000601 Cooperstown All Star Village TMP#287.00-1-33.00; 4158 St Hwy 23
Site Plan Review Application to amend Schedule A

Chairman Camarata announced that the Cooperstown All Star Village had filed an application for a modification of their Site Plan, in particular Schedule A fireworks and time of play. He instructed that this would be the only conversation on the agenda this evening. The Route 8 parcel is scheduled to be in front of the Zoning Board of Appeals next Monday regarding housing workers. He turned the floor over to Rick Abbott, CEO and Rick Amo, Director of Operations to present the Site Plan Review Application to amend the Schedule A operations schedule. Cooperstown All Star Village is proposing a 6 day rotation schedule for the current 12 week schedule, therefore no off/rest day and the fireworks/championship games will no longer be just on Thursday nights. Rick Abbott explained that the change is in reaction to what Dreams Park did with their schedule and that they are copying for competition reasons.

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The current approval is for game play to be done by 11PM and lights out by midnight Sunday thru Wednesday, unless inclement weather then same as Championship night approved 3/16/15 that states time extension of 2AM only if inclement weather prevents an earlier finish. Chairman Camarata asked for clarification of the teams leaving and arriving on the same day and if they knew how many leave right after the Championship game. Mr. Amo stated that they have been keeping track of 4-5 years and a little over 50% leave. Check out time is set to be out by 8AM and check in time starts at 9:30AM. He clarified that they are seeking: 1) To extend operating hours of 5days/week to 7 days/week to allow 14 tournaments in 12 weeks and 2) Two more fireworks displays, with the same rules applying. The fireworks approval 9/20/10 states fifteen-minute fireworks show must end no later than 10PM. He advised they were in the final stages of permitting with NYSDOT for the "HAWK" traffic device for the pedestrian walkway and once installed it would be an enforceable crosswalk. Agreement was reached that it was a children's camp and that they can put a school zone in for the operating weeks, reducing the speed limit. Gary Maffei stood to represent a growing group called the Oneonta Neighbors expressing concern for young families and senior citizens with 2 AM play time. He also stated that the fireworks disturb young families, senior citizens and animals. Mr. Maffei handed the board a copy of an email he had sent to the Town Board suggesting reducing the legal decibel limit of fireworks to 70 decibels. Rick Abbott asked if he knew the range of the low decibel fireworks, as they dissipate over a certain range. Rick Amo said they would contact their 3rd party, American Fireworks to further look into it. Many neighbors were present to voice their concerns with noise: loud speakers, batts, fireworks, the lights and what the consequences have been when they have violated the rules and question if ever followed up on. Teresa Desantis questioned SEQR, but Chairman Camarata advised it was a modification to a prior approval when SEQR was done and he believed it was not necessary for an amendment. Rick Abbott advised he was going to be there all summer to just email rabbott@casv.com or call him. He promised the fireworks would be by 10PM as approved. Theresa Cyzeski stated that the trust has eroded and how do they trust what is being told to them. Jessica Weston commented that she realized the importance of the experience for the children at the camp, but when would my kids be the priority. Chairman Camarata pointed out that he believed there had been minimal complaints and would look into it for the next meeting. He stated that the Town Board makes the code and the Planning board follows the code. The Town Board is the only board that can change the code. No public hearing is required for Site Plan Review, but he felt it was important enough to open up for public comment. The planning board will follow the Town Code and make a decision. Rob Lishansky read aloud the section regarding violations and fees associated. A comment was made that the fine might mean something to the average person, but not to those with deep pockets. Tom Rowe stated hours of operation are not changing, if you feel they are in violation of the approval you have to contact them and follow up with Code Enforcement office. We know the camp has been a benefit to the Town of Oneonta, we have a new CEO at the helm and should give him the benefit of the doubt. The application was forwarded to Otsego County Planning per GML 239 review and hopefully will have their comments back by the next scheduled meeting 5/2/2022.

Continuing Business: none

Minutes:

Minutes were reviewed by the board from April 4, 2022 board meeting.

Motion made by Reggie McGuinness and seconded by Breck Tarbell to approve the minutes.

ALL IN FAVOR MOTION PASSED

Discussions:

Board discussed letter of apology received from Hannah Calhoun and while board appreciated apology, the denial for short term rental of cottage (garage) stands. Conditional approval was given by Zoning Board of Appeals for them to stay in cottage so they had a place to live while renting out their single family residence as a short term rental.

Adjournment:

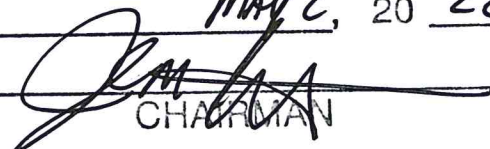
Motion made by Reggie McGuinness and seconded by Tom Rowe to adjourn at 8:56 PM, with the next scheduled meeting May 2, 2022 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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

May 2, 20 22


CHAIRMAN