



**Town of Oneonta
TOWN BOARD
Regular Meeting
August 13, 2025
07:00PM**

The regular meeting of the Oneonta Town Board was held on August 13 2025, with the following members present:

Interim Supervisor:	Brett Holleran	(BH)
Town Board Member:	Joseph M. Camarata	(JMC)
Town Board Member:	Patricia Riddell Kent	(PRK)
Town Board Member:	Kim Fierke	(KF)

Others present: Ryan F. Pereira, Town Clerk; Hyde Clark, Attorney to the Town; Sharon Corrado; Gordon Huckins; Aidan Woishnis; Jeri Wachter; Amy Galowitz; Dale Webster; Maria McMullen; Darius Palmer; Devin Lilly; Will Rivera; Theresa Cyzeski; Andrea Lister; Patricia Jacob; David Leahy; Prashanth; David Koehn; Tirusha Dave.

“Privilege of the floor”

Sharon Corrado, addressed the board concerning a nuisance property located next door to her own, and asked the board to take action. Brett Holleran, Interim Supervisor, agreed to look into the matter; as with the recent passing of nuisance legislation, the town is better able and positioned to assess these claims.

Many residents and individuals voiced opposition to a proposed “data center” in the town, as well as, development that would change the Farmhouse property; statements will be posted at the end of these minutes.

A petition to encourage alternate uses for the former Farmhouse Restaurant was filed with the Town Clerk and is available for viewing at the Clerk’s office.

RESOLUTION 2025-0109 (07:50) Motion by PRK, seconded by JMC;

Whereas the Town Board votes to authorize Henderson quote;

Whereas 2014 International truck will undergo a body conveyor conversion to front discharge only;

Whereas the cost will be \$5850.00;

Now therefore be it resolved;

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.

VOTE AYES (4)

MOTION CARRIED

RESOLUTION 2025-0110 (08:05) Motion by JMC, seconded by BDH;

Whereas the Town Board votes to set public hearing for Zoning Amendment Application, Martin Patton and Chris Maby, Emmons Farms Farmhouse parcel, convert to B-2.;

Now therefore be it resolved;

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>

Patricia Riddell Kent	Board Member	<u> </u>	<u> X </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.

VOTE AYES (3) NAYS (1)

MOTION CARRIED

RESOLUTION 2025-0111 (08:13)

Motion by JMC, seconded by KF;

Whereas the Town Board votes for intent to assume lead agency in accordance with 6 NYCRR Part 617.6(b), SEQRA;;
 Whereas the Cooperstown All-Star Village Water Systems Improvements Project, designated West End Water District #002;
 Now therefore be it resolved;

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.

VOTE AYES (4) AIF

MOTION CARRIED

RESOLUTION 2025-0112 (08:15)

Motion by KF, seconded by JMC;

Whereas the Town Board votes to adopt the retirement benefit plan improvement of Section 41-j,
 Whereas the cost associated with this plan, for eligible members with the Town of Oneonta;
 Whereas section 41-j allows members to receive additional service credit for their unused, unpaid sick leave at the time of retirement;
 Whereas based on the salaries reported by the Town and applicable billing rates for the New York State fiscal year;
 Whereas the estimated additional annual cost will be \$1,518.

Now therefore be it resolved;

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.

VOTE AYES (4) AIF

MOTION CARRIED

RESOLUTION 2025-0113 (08:16)

Motion by JMC, seconded by KF;

Whereas the Town Board votes to approve payment of the bills;
 Now therefore be it resolved;

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.

VOTE AYES (4) AIF

MOTION CARRIED

Discussion: Brett Holleran, Interim Supervisor, suggested the board consider the need for a property revaluation of current town properties. As stated, the last reassessment occurred in 2014.

RESOLUTION 2025-0114 (08:23)

Motion by JMC, seconded by BH;

Whereas the Town Board votes to enter into executive session to discuss personnel matters;
 Now therefore be it resolved;

Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.
VOTE AYES (4) AIF

MOTION CARRIED

RESOLUTION 2025-0115 (09:21)

Motion by JMC, seconded by KF;

Whereas the Town Board votes to exit executive session;
Now therefore be it resolved;
Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.
VOTE AYES (4) AIF

MOTION CARRIED

RESOLUTION 2025-0116 (09:22)

Motion by BH, seconded by KF;

Whereas the Town Board votes to adjourn;
Whereas the Town Board having no further business;
Now therefore be it resolved;
Whereupon the resolution was put to a vote and recorded as follows:

		AYE	NAY
Kim Fierke	Board Member	<u> X </u>	<u> </u>
Joseph M. Camarata	Board Member	<u> X </u>	<u> </u>
Patricia Riddell Kent	Board Member	<u> X </u>	<u> </u>
Brett D. Holleran	Interim Supervisor	<u> X </u>	<u> </u>

The foregoing resolution was thereupon declared duly adopted.
VOTE AYES (4) AIF

MOTION CARRIED

Respectfully submitted,

Ryan F. Pereira
Oneonta Town Clerk

8/13/2025

Town Board Members,

I'd like to share some thoughts and concerns about the data center proposal in an Ag/Res zone

While this project may have positive aspects for Oneonta, my concern is strictly the location proposed.

I am by no means anti-business, as I've had a business in the town for over 40 years and still do.

Having said that, county route 9 is an Agricultural/Residential zone that does not allow for industrial style business use.

There are plenty of locations suited for just such a business without encroaching into residential areas.

The Town Comprehensive plan was adopted by Town bd adopted and they committed to following it until a new plan was drawn up.

in that plan:

-the business/industrial zone was extended all the way own south side to the town line (it only went part way down prior to that) LOTS OF EMPTY BUILDINGS OUT THERE

-Oneida St is an industrial zone

-Industrial Park is set up for industry - it's shovel ready for businesses

If the Town Bd. Approves the location of the data center in a Res/Ag zone, it sets a precedent for any business to go in residential zones. If another business comes along and is denied that business variance it sets the Town up for costly lawsuits.

Board members are elected to grow the Town responsibly WHILE protecting the taxpayers' and their properties in a variety of ways.

In short-if this project is approved in a residential zone - it's a free for all in any neighborhood.

And in that case, why bother to have planning and zoning boards.

Respectfully submitted,

Maria G McMullen

Good evening.

As I walked into this room tonight, my eyes went straight to the certificate on the front door, the one from New York State declaring The Town of Oneonta a Pro-Housing Community. That's supposed to mean something. It's supposed to mean you stand for housing that's affordable, safe, and built with the people who live here in mind.

But this proposal, this push to rezone and greenlight a Stewart's gas station where the Emmons Farmhouse stands, tells a different story.

You're asking us to believe that putting a gas station at one of the most dangerous intersections in the area somehow makes our community stronger. You're asking us to accept the loss of green space and the destruction of a piece of our history in exchange for more traffic, more environmental risk, and more sprawl.

These are retirees who've given decades to this town. Educators who've taught our kids. Healthcare workers who've cared for our families. And yet, you're willing to cast all of that aside for the benefit of outside developers.

Let's be clear about what's at stake. This proposal increases traffic at an already dangerous intersection. It paves over green space and threatens our water. It strips away part of our history for a gas station and convenience store. And it feeds the kind of sprawl that chips away at what makes Oneonta, Oneonta.

We are told this is about "progress" but progress for who? Not for the people who live here. Not for the families struggling to find affordable housing. Not for the community that values its natural resources and green space. This is progress for outside developers and corporate profit.

If this is what passes for a Pro-Housing Community, then maybe the State should take that certificate back. Because it doesn't belong on the front door of a board that puts corporate convenience over neighborhood well-being.

We are not saying "no" to change. We're saying no to change that comes at the cost of our history, our safety, and our quality of life. There are better options, adaptive reuse of existing buildings, locally-owned businesses that reflect our values, and development that puts neighbors first. That's what real pro-housing leadership looks like.

We are submitting a petition. The voices of our neighbors are on record. And let me be clear, gone are the days of politics as usual. The people will hold you accountable for these decisions.

We will not let outside money decide the future of Oneonta. We will not let our history be erased for profit. And we will take back our neighborhoods.

You have a choice tonight. You can rubber-stamp a project that serves outside interests. Or you can reject this proposal and work with the community to find solutions that truly make Oneonta a Pro-Housing Community.

The choice tonight isn't just about zoning. It's about whether you stand with the people who live here or with those who only see Oneonta as a place to cash in.

Thank you.

Will Rivera
August 13, 2025

*****August 17, 2025; James Close

I am writing to object to the proposed re-zoning of the property formerly known as the Farmhouse Restaurant in Emmons at 5649 state Highway 7, which will be the subject of a public hearing by the Planning Board on Sept. 10'.

Zoning is the end product of careful study and deliberation, usually in the context of a comprehensive plan which considers and evaluates a smorgasbord of information that is eventually distilled into a zoning plan that reflects that careful study and deliberation; that plan, in turn, carefully balances existing land uses against future growth, giving due weight and consideration to the **needs, wants and rights of the community** - and, where appropriate, safeguarding the rights of residents to the peaceful enjoyment of their property by enacting guardrails against inappropriate land uses that threaten that very thing. For these reasons, zoning changes should never be considered lightly, and must **always** meet a bar of the highest order for approval, as they constitute an argument against the careful study and deliberation embodied and reflected in your existing zoning map.

The proposed amendment to the existing zoning of this property to allow the construction of a "gas station" is anathema to those principles, and should be rejected outright by the planning board. It is a totally inappropriate use of the property given its setting adjacent to the bucolic, elegant Emmons Farms property as well as the adjacent residential properties, and the construction for such a use will devalue those properties in more than a dollars-and-cents aspect. In short, the character of this hamlet will be changed - and not for the better. I will remind you that your job is not to grease the wheels of commerce, but to protect and enhance the quality of life for residents. A gas station at this intersection to I-88 - no matter how much the developer may drool and salivate over the location, oblivious to its setting and history - is a solid and emphatic "no".

By way of background, I grew up in Oneonta and maintain a residence less than two miles from the Farmhouse Restaurant property. I am also a former co-chair of the Comprehensive Plan Update Committee for the Town of Stillwater, Saratoga County, and hold a master's degree in regional planning from the University at Albany.

Please give these comments your full and thoughtful consideration in your deliberations on this application.

Abstract #	8	7/11/25-8/13/25		
		Friday - Wednesday		
General Checking				
Fund		PrePaid	To Be Paid	Total PrePaid/To Be Paid
General	1	\$ 5,750.00	\$ 113,719.80	\$ 119,469.20
Highway	3	\$ 108,056.13	\$ 24,036.37	\$ 132,092.50
St Lights #1	7	\$ -	\$ 2,546.12	\$ 2,546.12
St Lights #2	14	\$ -	\$ 270.80	\$ 270.80
St Lights #3	15	\$ -	\$ 918.14	\$ 918.14
St Lights #4	16	\$ -	\$ 54.65	\$ 54.65
St Lights #5	17	\$ -	\$ 261.74	\$ 261.74
Butler Creek-Blanchard Capital	28	\$ -	\$ -	\$ -
Butler Creek-Winney Hill Capital	29	\$ -	\$ -	\$ -
Fire Protection	25	\$ -	\$ 477,000.00	\$ 477,000.00
Subtotal		\$ 113,806.13	\$ 618,807.62	\$ 732,613.15
District Checking				
WESD	8	\$ -	\$ 2,045.30	\$ 2,045.30
WSSD	9	\$ -	\$ 617.99	\$ 617.99
SSD	10	\$ -	\$ 1,139.95	\$ 1,139.95
WWD	11	\$ -	\$ 3,141.87	\$ 3,141.87
PWD	12	\$ -	\$ 18,078.63	\$ 18,078.63
SSWD	21	\$ -	\$ 2,062.11	\$ 2,062.11
District Subtotal		\$ -	\$ 27,085.85	\$ 27,085.85
Trust and Agency Checking				
T & A	99	\$ 559.24	\$ 200.27	\$ 759.51
		\$ 559.24	\$ 200.27	\$ 759.51
CDBG				
Community Development	26	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
Totals		\$ 114,365.37	\$ 646,093.74	\$ 760,458.51
Clerk: Approved Expenses / Voucher #2025-414 to 2025-494				
		General	\$ 119,469.20	
		Highway	\$ 132,092.50	
		St Lighting	\$ 4,051.45	
		Blanchard Ave-Butler Crk	\$ -	
		Fire Protection	\$ 477,000.00	
		WESD	\$ 2,045.30	
		WSSD	\$ 617.99	
		SSD	\$ 1,139.95	
		WWD	\$ 3,141.87	
		PWD	\$ 18,078.63	
		SSWD	\$ 2,062.11	
		T&A	\$ 759.51	
		CDBG	\$ -	
			\$ 760,459.11	