

**Town of Oneonta Planning Board
Board Meeting
Monday, August 3, 2026 at 7pm**

Present: Edward Dower; Dan Baker; Breck Tarbell; Tom Rowe; Reggie McGuinness (Chairperson)

Absent: Jenny Koehn; Rob Lishansky

Others Present: Corinne Cavanaugh (Town Attorney); Joan Kollgaard; Richard Kollgaard; Susan J Stetson; Liz Cramer; Hunter Grace; Jennifer Murphy; Paul Wehren; Dan Hooper

The meeting was called to order at 7:00 PM.

Minutes:

Minutes were reviewed by the board from July 20, 2026 board meeting.

Motion made by Dan Baker and seconded by Ed Dower to approve the minutes.

ALL IN FAVOR MOTION PASSED

Public Hearings:

PB000604 Christopher Carvin TMP#299.07-4-48.00; 23 Ceperley Ave

Special Use Permit for short term rental Revocation

Motion made by Breck Tarbell and seconded by tom Rowe to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Reggie McGuinness chair opened the public hearing for the revocation of the Special Use Permit for short term rental that expired June 22, 2026 and advised that the owner was notified of the public hearing via USPS Certified/Return Receipt and published in The Daily Star. There has been no contact from the owner/applicant to date. Chair McGuinness asked if there was anyone in attendance to speak for/or against the revocation and no one came forward.

Motion made by Tom Rowe and seconded by Dan Baker to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Ed Dower to revoke the Special Use Permit for short term rental, due to non-renewal.

VOTING: Unanimous. **MOTION CARRIES**

PB000766 Elizabeth Cramer & Nicholas Weir TMP#299.21-1-1.13; 4377 St Hwy 7

Special Use Permit Application for short term rental

Motion made by Dan Baker and seconded by Ed Dower to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Elizabeth Cramer was in attendance and the notifications were verified. Chair McGuinness opened the public hearing to the Special Use Permit application for the short term rental and asked if anyone was in attendance to speak for/or against the application. No one came forward to speak and the board had no additional questions. Chair McGuinness advised the applicant that if this is her current mailing address, that she should file a change of address form with Otsego County Real Property and that she would need to file an application for Certificate of Authority to Collect Occupancy Tax with the Otsego County Treasurer Office. Applicant came forward with a local contact information as requested.

Motion made by Tom Rowe and seconded by Breck Tarbell to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
August 17, 2026
Robert Lishansky
CHAIRMAN

**Town of Oneonta Planning Board
Board Meeting
Monday, August 3, 2026 at 7pm**

Motion made by Dan Baker and seconded by Tom Rowe to approve the Special Use Permit for short term rental with condition to supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

New Applications: none

Continuing Business:

Chair McGuinness stated at this time that the Board would not be taking public comments or questions at this time. She acknowledged that 2 letters of concerns had been received and shared with the board members. Letters are welcome and that meeting on 8/17/26, would be open for public comments.

PB000751 Cooperstown All Star Village/Hunter Grace TMP#'s 287.00-1-53.00&287.00-1-33.00; St Hwy 23

Site Plan Review Application to expand parking lot

Chair McGuinness advised NYSDOT had no objection to the Town of Oneonta Planning Board serving as Lead Agency on this action and their comments were forwarded to the board and applicants. Otsego County recommendation for parking lot expansion was returned for local action: No significant county-wide or inter-community impacts with comments on 7/30/2026. To date there has been no response from NYSDEC.

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

Sketch Site Plan Review Application

Dan Hooper gave a brief overview of the campus and parking lot expansion. He questioned if and what information was needed to proceed. Counsel Cavanaugh advised that she was working with their attorney and outlining the documents to proceed with Site Plans, Zoning Map Amendment, and Lot Line changes. The board would set an informational meeting for the next scheduled Planning Board meeting on August 17, 2026 and perhaps the board will have responses to lead agency intent and Otsego County 239 referral. Attendees questioned if they could view the full size plans and were advised to make an appointment with the Code Enforcement Office to come in to view.

Motion made by Tom Rowe and seconded by Breck Tarbell to set a public informational meeting on August 17, 2026 at or about 7:15 PM.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

Adjournment:

Motion made by Dan Baker and seconded by Tom Rowe to adjourn at 7:30 PM, with the next scheduled meeting August 17, 2026 at 7:00 PM.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
August 17, 2026
[Signature]
CHAIRMAN