

**Town of Oneonta Planning Board
Board Meeting
Monday, July 20, 2026 at 7pm**

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

Absent: none

Others Present: Annemarie Winchester; Kelly Reed; Liz Cramer; Hunter Grace, Dan Hooper, Dennis Kropp; J Bryan Hickman; Theresa & David Cyzeski; Mr. & Mrs. Michael Sechrist; Corinne Cavanaugh (Town Attorney)

The meeting was called to order at 7:01 PM.

Minutes:

Minutes were reviewed by the board from July 6, 2026 board meeting.

Motion made by Dan Baker and seconded by Rob Lishansky to approve the minutes.

Abstain: Edward Dower

ALL IN FAVOR

MOTION PASSED

Public Hearings:

PB000761 Icthus Properties LLC/Dennis Kropp TMP#288.09-1-26.00; 264 West St
Special Use Permit Application for short term rental

Motion made by Dan Baker and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Dennis Kropp 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 the multi family rental with 4 dwelling units. Chair McGuinness advised that the application had previously been classified a Type II action under SEQRA. She asked if anyone was present to speak for or against the application and no one came forward. Chair McGuinness questioned the status of the 2 bulldozers on his East Street properties and the applicant advised both should be gone by next Monday. Rob Lishansky voiced concern based on past performance and advised that if a Special Use Permit does get approved, that the permit may be revoked and/or conditions placed on the permit.

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

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Rob Lishansky to approve the Special Use Permit for Short Term Rental of the 4 unit multi dwelling rental with the condition of supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

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

Motion made by Tom Rowe and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Bryan Hickman 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 3 bedroom manufactured rental and asked if anyone was in attendance to speak for or against the application. Adjoining property owners, Michael Sechrist and his wife were in attendance, questioning zoning, boundaries, number of people, fire pits, and fencing. Chair McGuinness advised that it is an allowable use and that there had been no formal complaints filed in the last year for any short term rentals. If a problem arose, the first point of contact should be to the homeowner and local law enforcement, if necessary. If the issue is not resolved, they should file a formal complaint with the code Enforcement Office. The board clarified that while they could not require a fence, that as long as the fence was 6' tall or less that it did not require a permit in the Town of Oneonta and as a suggestion to place it where it can be maintained without trespassing. Noise ordinance and fire pits are items included on the Conditions form of the application. Mr. Hickman advised the board that he will have a noise decibel monitor in the home and install camera's in the front, back and side of house. They have 8' of gravel around the fire pit and planted a border tree. Upon request, Mr. Hickman supplied the phone number of a local contact in case someone was needed closer than his residence in Franklin.

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
August 3, 2026
JR
CHAIRMAN

**Town of Oneonta Planning Board
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Motion made by Breck Tarbell and seconded by Ed Dower to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Jenny Koehn and seconded by Tom Rowe to approve the Special Use Permit for Short Term Rental of the 4 unit multi dwelling rental with the condition of supplying the Code Enforcement Office with the Certificate of Authority registration number from the Otsego County Treasurer Office.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000766 Elizabeth Cramer & Nicholas Weir TMP#299.21-1-1.13; 4377 St Hwy 7
Special Use Permit Application for short term rental

Elizabeth Cramer was in attendance to represent the Special Use Permit application for the short term rental of their 4 bedroom single family residence. Ms. Cramer advised that they would be managing the property themselves, living on the Pine Lake campus during the summer and primarily renting to baseball families. Board members questioned if Pine Lake was within 15 minutes of the rental and Jenny Koehn stated that cell service in that area is unreliable. It was agreed that applicant would provide an alternate local contact at the next meeting. Chair McGuinness verified the applicant was the property owner, advised the required property maintenance/fire inspection passed on June 29, 2026, approved for 10 occupant maximum, and stated for the record that the application was a Type II action under SEQRA, therefore no further environmental review was required. Rob Lishansky asked for clarification of the Site Plan, identifying rental/buildings/cars. Chair McGuinness verified with the applicant, that the tenants would not have access to the 2 out buildings (barns).

Motion made by Dan Baker and seconded by Jenny Koehn to set a public hearing for August 3, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000767 Annemarie & John Winchester TMP#287.00-1-46.01; 137 Shagbark Ln
Special Use Permit Application for short term rental

Annemarie Winchester was in attendance to represent the Special Use Permit application for the short term rental of their 3 bedroom single family rental. The applicants live next door, will be managing the property themselves, and listing on Airbnb. The residence is a single story ranch with a crawl space basement, and the tenants will not have access to the attic. The required property maintenance/fire inspection has been performed and passed for 8 occupants. While the Conditions form was filled out, it was noted that it was not signed. The applicant came forward to sign the original. Chair McGuinness stated for the record that it was a Type II action under SEQRA, therefore no further environmental review was required.

Motion made by Dan Baker and seconded by Jenny Koehn to set a public hearing for August 17, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business:

PB000604 Christopher Carvin TMP#299.07-4-48.00; 23 Ceperley Ave
Special Use Permit for short term rental – set Public Hearing for Revocation

Chairperson McGuinness advised the board that Christopher Carvin has not renewed the operating permit for Special Use Permit for short term rental that expired June 22, 2026. The Operating Permit Revocation notice was issued on July 2, 2026 by Clinton Rearick, Code Official. He advised that he would be forwarding the notice to the Planning Board and recommend that they revoke the Special Use Permit for short term rental. The board will need to set a public hearing, notification will be sent to the property owner via Certified Mail and a public hearing notice will appear in The Daily Star.

Motion made by Rob Lishansky and seconded by Tom Rowe to set a public hearing for August 3, 2026 at or about 7:02 PM.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

August 3, 2026
J. R. R.

CHAIRMAN

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PB000762 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23
Sketch Site Plan Review Application

Dan Hooper and Hunter Grace were in attendance to go over the supplemental information requested that was forwarded for the Sketch Site Plan Review Application for the recreational and commercial campus expansion including athletic facilities, parking, restaurant, retail and player dining uses. The phased improvements include internal circulation, utilities, stormwater management systems, pedestrian connections and associated site work. Mr. Hooper advised the board that he believed that all the supplemental information requested had been submitted; the full site plan packet, green space, parking, building coverage, occupancy calculations, and thanked the board for being placed on the agenda. They currently have 1140 parking spaces and the code required is 951. The proposed parking lot expansion will bring the number of spaces to approximately 1720 spaces and the code requirement for the campus expansion is 1342 spaces. He advised that NYSDOT had given minimal feedback on the proposed pedestrian overpass, advising to increase the height an additional 6". The next step with NYSDOT, will be to submit a full set of engineered stamped plans, once they received the Town approval. The work will be coordinated with NYSDOT, foundational supports will be off the highway and off the easement. The bridge will be prefabricated. The work would be performed and probably a requirement of NYSDOT, to be done in the off season. The overpass ramps have been squared instead of a circle and the stairs proposed have been changed to a more architectural design, instead of a straight line. Chair McGuinness advised the board members were having difficulty bringing up the new documents on line and asked if plans included erosion control because of the bedrock. Mr. Hooper advised the full SWPPP was completed and he believed that NYSDEC was in the process of reviewing. He advised that they had been approved to connect to the City of Oneonta municipal water and that they haven't been physically connected yet. Rob Lishansky asked is they were considering a noise study, as last one was done in 2015. The change in the fireworks to a smaller size shell has made improvement, but the impact on neighbors with fan noise at all hours remain. Mr. Hooper advised that redoing the fields has reduced times playing and that they only use amplified sound during the championship game at 6PM and during opening ceremony 5:30 to 7:30 PM. The speakers and lighting are directed downward. Attorneys are working on a possible lot line change with a cross easement for the parking lot expansion, as the parcels are in 2 different light districts, unless the light districts can be consolidated. Mr. Hooper clarified that everything baseball is in same fire district. Chair McGuinness called for a motion to classify the project a Type I Action under SEQRA and declare intent to serve at Lead Agency. Mr. Hooper wanted to clarify the scheduling due to the scale of project and timing. He asked if it would be possible to schedule a special meeting? The Town Attorney and Board were in agreement that while they understand the situation they are in, until they receive comments from the involved agencies, that the board cannot move forward at that time.

Motion made by Jenny Koehn and seconded by Breck Tarbell to classify the overall project a Type 1 Action under SEQRA and state intent to serve as Lead Agency, authorizing circulation of the revised supplemental and superseding SEQRA Lead Agency Coordination packet and the GML#239 referral to Otsego County.

VOTING: Unanimous. **MOTION CARRIES**

Discussions:

The board discussed the timeline for CASV application due to Labor Day being the 1st Monday of the month and the Town Board meeting on September 9th.

Adjournment:

Motion made by Rob Lishansky and seconded by Reggie McGuinness to adjourn at 8:30 PM, with the next scheduled meeting August 3, 2026.

ALL IN FAVOR

MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
August 3, 2026
J. Per

CHAIRMAN