

**Town of Oneonta Zoning Board of Appeals
Board Meeting
Monday, September 22, 2025 at 7pm**

Present: Kelly Wilde; Tammy Christman; Allen Black; David Prouty (Chairman)

Absent: David MacClintock

Others Present: David Frame; Theresa Cyzeski; David Cyzeski; Hunter Grace; David Ranieri; Austin Ranieri; Mary Drago; Margaret Clemons; Jeanine Costa; Tracey Ranieri; Jillian Conover; Cameron Conover; Dan Hooper; Brian Fronckowiak; Ryan Ashforth

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

Minutes:

Minutes were reviewed by the board from May 19, 2025 board meeting.

Abstain: Tammy Christman

Motion made by Kelly Wilde and seconded by David Prouty to approve the minutes.

ALL IN FAVOR MOTION PASSED

Minutes were reviewed by the board from August 25, 2025 board meeting.

Abstain: Allen Black

Motion made by Tammy Christman and seconded by David Prouty to approve the minutes.

ALL IN FAVOR MOTION PASSED

Public Hearings:

ZBA000289 Cooperstown All Star Village LLC/Hunter Grace TMP#287.00-1-54.00/55.00/33.00; 4148/4147/4158 St Hwy 23

Area Variance Application

Chairman Dave Prouty read aloud the public hearing notice and opened the public hearing for the Area Variance Application for parking space size reduction to 9'x18' for proposed parking lot expansion. The Town Code 103- 49 states each space have a minimum width of 10 feet and depth of 20 feet. Hunter Grace was in attendance and the notification were verified. Mr. Grace came forward to explain that they were seeking a variance to have adequate parking for their seasonal guests in their proposed parking lot expansion. They are concurrently applying for a Site Plan Review with the Town Planning Board to install a parking lot on parcels 287.00-1-54.00, 287.00-1-55.00 and 287.00-33.00, across the street from the Cooperstown All Star Village, where the 2 houses set. They are proposing 187-9'x18' spaces and if they had to use the 10'x20' spaces per code, that they would lose 48 parking spots. Mr. Grace advised the board that he didn't think the size of spaces would make an undesirable change and they have no other space available to accommodate their guests and to allow for expansion. The existing parking on the campus has 9'x18' spaces and they assist with parking. It will not have an adverse effect on the physical or environmental conditions in neighborhood; the storm water plan will provide adequate drainage and the lot will not be used in the winter months, therefore there will be no issues with snow removal causing a public disturbance. They will be adding green space on banks, planting 26 hardwoods around the lot, and will not take any more trees out than needed. Chairman Prouty asked if there was anyone present that wanted to speak regarding the application and no one came forward. The board discussed that the requested 9'x18' parking spaces, match the existing parking spaces on the campus and will allow for 48 more spaces in the lot. The plan includes green space and the planting of trees around the lot.

Motion made by Allen Black and seconded by David Prouty to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by David Prouty and seconded by Allen Black to approve the area variance for parking space size reduction to 9' by 18'.

VOTING: Unanimous. **MOTION CARRIES**

ZBA000290 Austin Ranieri TMP#288.00-2-9.13; 125 Meadowbrook Ln

Area Variance Application

Chairman David Prouty read aloud the Public Hearing Notice and went over the code requirements for building location and setbacks. Chairman Prouty advised the notifications were verified and opened the public hearing for 5ft rear variance and a 20ft West side variance to build a residence with an attached garage. Austin Ranieri came forward and stated that the reason he was seeking the variances, was to construct a home keeping the aesthetics of the community with a large front yard and its placement on the existing lot that narrows in the back. He would like to tuck the house in back and not impede the visual aesthetics of the structure. He does not feel it will be an undesirable change or detriment to nearby properties. He has been in contact with NYSDEC regarding proper space above high water mark, for the creek side of property. The adjoining property in the rear has an existing single-family residence. He advised that he had approached the side neighbor to buy a portion of his lot, but they were not interested. Chairman Prouty question if the fill that has been placed on the property, was going to be used for the project and he stated yes. The fill was from other projects and probably significantly

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA
October 27, 2025
David J. Prouty
CHAIRMAN

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more than he will need, so the excess will be removed or used to create a berm, leveling and grading. He stated it was a minimal request. When asked if project would have an adverse effect or impact on physical or environmental condition of neighborhood or district, Mr. Ranieri replied no, the exact opposite. Chairman Prouty asked if there was anyone else that would like to speak. Jillian Conover stood to state that she would be the most affected by the granting of a variance. She purchased the home in the residential/agricultural district because of the distance between the houses and the property closest to Austin Ranieri's to be used potentially for agricultural purposes. She stated rules are for a reason and all options should be explored. She raised concern for lights into her bedroom from driveway, runoff, and shade. Ryan Ashforth (whom owns the waterway), expressed concern as children go into the creek and if they were hurt it would be his liability. He wants to be sure that it is not going to be used for a transient rental. He expressed concern over creating more of an issue with the noise level due to clearing. Another neighbor, came to support/share concern over transient rentals. Mr. Ranieri clarified that if would be his personal residence. He would potentially like to start by building a 3-car garage with an apartment above and build an attached home, as he can afford. No one else appeared to speak and Chairman Prouty closed the public hearing for the board to discuss. Ms. Conover came forward to show the placement of her house, as did Mr. Ranieri. The well is in the rear of property and the proposed septic will be in in the front. The board discussed the adjoining homes are a good distance away and that there is a lot of open space behind and beside the proposed home.

Motion made by Tammy Christman and seconded by David Prouty to approve the area variances as requested, with a 20ft setback in rear and 5ft setback on the West side, as not a substantial request.

VOTING: Unanimous. **MOTION CARRIES**

Jillian Conover asked how to appeal the decision and Chairman Prouty stated that it would be a court process and to go to the Town Clerk Office for that paperwork.

New Applications:

ZBA000291 David & Lisa Frame TMP#287.00-1-57.01; 189 Winney Hill Rd

Area Variance Application

David Frame was present to represent the Area Variance Application to place a 900sf ground mounted solar array in his front yard. Per Town Code 103-72.1E 1(b) Ground-mounted solar energy systems are prohibited in front yards. The definition for front yard in the Town Code states the area lying between the building front line and the street line. Mr. Frame prepared a visual presentation for the board and went over the site. He advised his interest in solar was due to the NYSEG KW rate jump, solar install credits ending this year, and given the opportunity to feedback the excess back into the system. The proposed array would be 560ft from Winney Hill Road and 508ft from neighbor. There is a 150' elevation jump and his property abuts Deer Haven Campground. He advised that his first choice was to install a solar array behind the residence, but the installer stated the sloped terrain was too steep and not suitable. A roof installation would involve a new roof and add significant cost to the project. This site is a field, that would be more effective, not visible to neighbors, and not in his front yard. While he understands the intent of the ordinance, he questions in this particular unique situation, whether clearly meets the definition of the front yard. If board feels ordinance is applicable, believes hardship exists and is here seeking a variance. Chairman Prouty stated that he could apply for an interpretation, both require a public hearing either way and it was agreed to go ahead with a variance.

Motion made by David Prouty and seconded by Tammy Christman to set a public hearing at or about 7:05 PM on October 27, 2025.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions: none

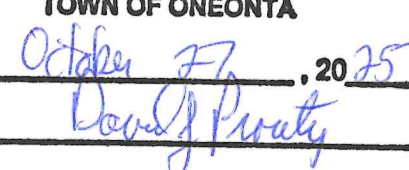
Adjournment:

Motion made by Kelly Wilde and seconded by Tammy Christman to adjourn at 8:13 PM, with the next scheduled meeting October 27, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Zoning Board of Appeals Clerk

APPROVED
BY THE ZONING BOARD OF APPEALS
TOWN OF ONEONTA

CHAIRMAN