

**Town of Oneonta Planning Board  
Board Meeting  
Monday, August 17, 2026 at 7pm**

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

**Absent:** Reggie McGuinness

**Others Present:** Theresa Cyzeski; David Cyzeski; Annemarie Winchester; Tom St John; Brian Belknap; Barbara Belknap; Jonathan Belknap; Kimberly Frazier; Cara Clouthier; Maryann Anderson; Nils Anderson; Douglas H Zamelis; Tom & Nora Clark; Hunter Grace, Dan Hooper, Chris Bertram; Lara Frankl; Susan J Stetson; Terry & Gretchen Keister; Ramona Luetttger; David Frame; Bridgette Shepardson; Winnie Shepardson; Bob & Jody Wisse; Jennifer Murphy; Paul Wehren; Rich Harlem; Erica LaBuz; Arley Lau; Michelle Catan; Levi Anderson; Joe Camarata; Will Rivera; Michael Schmitt; Joe Harmer; Corinne Cavanaugh (Town Attorney)

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

**Minutes:**

Minutes were reviewed by the board from August 3, 2026 board meeting.

**Motion** made by Dan Baker and seconded by Tom Rowe to approve the minutes.

**Abstain:** Jenny Koehn; Rob Lishansky

**ALL IN FAVOR                      MOTION PASSED**

**New Application:**

**PB000768 Jonathan Belknap TMP#274.00-2-47.00; 473 Winney Hill Rd**

Special Use Permit Application for short term rental

Jonathan Belknap was present to represent the Special Use Permit application for the short term rental of 3 bedroom mobile home. Applicant advised his intent was to rent to baseball families for the summer. He had been renting long term and that had proved difficult, so transitioning to baseball to see how that works out. Rob Lishansky, Acting Chair verified that there were no questions regarding the checkoff/signed conditions form. The applicant verified he would be remaining local, listing on Airbnb and managing the property himself. Chari Lishansky stated the application was a Type II action pursuant to SEQRA regulations section 617.5 ( c ) (18), involving reuse of existing residential structure for a use permitted by special use permit and does not meet or exceed any Type I threshold.

**Motion** made by Breck Tarbell and seconded by Jenny Koehn to set a public hearing for September 21, 2026 at or about 7:05 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

**Public Hearing:**

**PB000767 Annemarie & John Winchester TMP#287.00-1-46.01; 137 Shagbark Ln**

Special Use Permit Application for short term rental

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

**VOTING:** Unanimous. **MOTION CARRIES**

Annemarie Winchester was present and the notifications were verified. Rob Lishansky, Acting Chair opened the public hearing for the Special Use Permit Application for short term rental of 3 bedroom single family rental and asked if anyone was present to speak for or against the application. No one came forward and the board had no additional questions for the applicant.

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

**VOTING:** Unanimous. **MOTION CARRIES**

**APPROVED**  
**BY THE PLANNING BOARD**  
**TOWN OF ONEONTA**  
*SEPT. 21*, 20*26*  
*Rob Lishansky*  
**CHAIRMAN**

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**Motion** made by Breck Tarbell and seconded by Jenny Koehn to approve the Special Use Permit for Short Term 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**

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

**Continuing Business:**

**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

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

Site Plan Review Application for campus expansion

SEPT 21, 2026  
*Robert Hooper*  
**CHAIRMAN**

Chair Lishansky advised that the Cooperstown All Star Village Site Plan Review applications for proposed campus expansion and a parking lot expansion, are components of the same overall project. He stated that the Planning Board Chair, Reggie McGuinness was unable to attend the meeting this evening, but had requested that he read a note she had written thanking everyone for taking the time to come and share thoughts in support and concern. The Planning Board looks at economic benefits, potential impacts, and the Town Code to find common ground to benefit the community, while also being mindful of protecting the people who call Oneonta home. Acting Chair Lishansky advised the purpose of the meeting was for informational purposes only and that the board would not be making a decision tonight. He turned the meeting over to the people from Cooperstown All Star Village to present their proposal and that afterwards the meeting would be open to public comment. Dan Hooper (General Manager), Hunter Grace (Director of Facilities) and Chris Bertram (Barton & LoGuidice) came forward to make an informational presentation of the proposed campus and parking lot expansions. Mr. Hooper thanked everyone for coming and stated that they appreciate feedback in order to make overall experience improvements and address concerns. With the extension of the parking on the easterly side of St Hwy 23 last year, they were able to upgrade, pave, and seal the existing lot, bringing it up to Code for dust control. The project includes moving all the pedestrian traffic to a pedestrian overpass. They will be removing the HAWK system/crosswalk and the trams/tractors will no longer be crossing the highway. There are 2 new baseball fields, one similar to existing fields and one to mimic a small stadium, seating approximately 1200, creating a great experience for 12 year olds. The remaining parking on the campus side will be for ADA and accessibility parking, therefore removing confusion searching for campus side parking. There will be a 2 lane entrance to North of parking lot expansion, bringing the total number of entrances to 3. Plans include a new bunkhouse that will hold 18 teams and upgrading the team dining facility. While they acknowledge parking continues to be an issue on opening day, they are increasing team capacity by 19% with parking plan calculated at a 56% increase. Tentatively set for 2028, plan shows a restaurant and a retail store. They will continue upgrading utilities, stormwater retention, are in the process of connecting to City municipal water, and the sewer system upgrade was completed last year. Musco lighting will be used on the fields, which is screened directive LED lighting. The lighting on Field 5 has been converted and potentially all outdated lighting will be converted to new. The floor was opened for public comment and several residents spoke up voicing concerns regarding noise from the crowds, horns, and bats. Mr. Hooper stated that sound was something they could look into and that the Musco Lighting is State of the Art. Residents seemed understanding of the boost for the economy, but question if housing and rentals can handle more people coming in. Acting Chair Lishansky stated that there was a short term rental/housing committee that was looking at the housing and would welcome their comments and concerns. Their questions led to clarification that the playing times have been reduced by converting fields to turf, reducing impact of rain delays. While they are adding 18 teams a week for a total of 112 teams per week, they also have increased the number of fields by 2. They currently employ 24 full time/year round employees. Mr. Hooper stated that they have no plans for the property across the Otsego Creek and that they had purchased Deer Haven Campground for a campground, but will be looking into upgrades to the infrastructure. He confirmed there were no plans for TMP#287.00-1-60.00 or for any hotel. The Board acknowledged receipt of the letter Douglas Zamelis, Esq. of Maryland, NY had emailed and read aloud at the meeting stating premature public review and questioned handling of the applications submitted. Corinne Cavanaugh (Town Counsel) spoke to correct factual and legal assertions made. The meeting was not a public hearing, it was informational meeting open to the public to receive comments before SEQRA was completed. The Cooperstown All Star Village applications before the Town are components of one overall CASV expansion, being reviewed together as one unified action. As NYSDOT requested a traffic study, a traffic study has been done and provided. The Town has retained Highland Planning and Town Engineer to provide independent professional review, at the applicant's expense. The Board will continue its review, while awaiting involved agency responses and professional comments are completed. Acting Chair Lishansky

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acknowledged receipt of 4 letters received regarding CASV. Kerensa Jones letter questioned, when is enough enough? Karyl Sage letter was in support, citing beautiful complex that brings wealth to the area. Letters from Hartwick Softball and SUNY Delhi expressed support and appreciation that they have been able to use these facilities and how they give back to the community, student athletes, internships, and job opportunities.

**New Applications for CASV:**

**PB000774 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-54.00 & 287.00-1-53.00; St Hwy 23**  
Lot Line Change Application

**PB000775 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-55.00 & 287.00-1-84.00 & 287.00-1-33.00; 4158 St Hwy 23**  
Lot Line Change Application

Acting Chair Lishansky stated next on the agenda were lot line changes and asked if any hardship waiver is requested or required. Dan Hooper went over the situation that exists with lots on the east side of ST HWY 23 being in two different light districts. In an effort to reorganize campus they have submitted these applications to combine TMP# 287.00-1-53.00 and 287.00-1-54.00 in the West Oneonta Light District and to merge parcels TMP#287.00-1-55.00 and 287.00-1-84.00 into 287.00-1-33.00 in the Plains Light District.

**Motion** made by Jenny Koehn and seconded by Breck Tarbell to accept PB000774 and PB000775 for review and incorporate them into the ongoing coordinated SEQRA review of the overall CASV action, with substantive action deferred pending completion of review.

**VOTING:** Unanimous. **MOTION CARRIES**

**Discussions:**

Due to Labor Day Holiday, the Board discussed setting a Special Meeting to continue the review of the proposed Cooperstown All Star Village Planned Development District expansion, including the associated site plans, proposed lot-line changes, SEQRA review, consultant and agency comments, to determine whether the Board is prepared to make its recommendation on the unified PDD project to the Town Board.

**Motion** made by Breck Tarbell and seconded by Dan Baker to schedule a Special Meeting on September 8, 2026 at 4:00 PM.

**VOTING:** Unanimous. **MOTION CARRIES**

**Adjournment:**

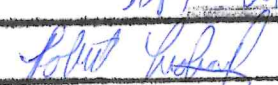
**Motion** made by Tom Rowe and seconded by Jenny Koehn to adjourn at 8:55 PM, with the next scheduled meeting September 8, 2026 at 4:00 PM.

**ALL IN FAVOR                      MOTION PASSED**

Respectfully Submitted,

Wendy Cleaveland  
Planning Board Clerk

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

SEPT 21 20 26  
  
CHAIRMAN