

**Town of Oneonta Planning Board
Special Meeting
Tuesday, September 8, 2026 at 4pm**

Present: Edward Dower; Breck Tarbell; Tom Rowe; Jenny Koehn (Acting Chairperson)

Absent: Reggie McGuinness; Rob Lishansky; Dan Baker

Others Present: Corinne Cavanaugh (Town Attorney); David & Theresa Cyzeski; Butch & Linda Burgher; Walt Schmitt; LeVerne White; D.H. Zamelis; David Frame; Merrie 7 Bob Pierce; Hunter Grace; Chris Bertram; Karen Smallin; Bridgette Shepardson; Robert Harlem; Anita Levine; Rich Harlem

The meeting was called to order at 4:08 PM.

Cooperstown All Star Village Unified PDD Expansion Application

Jenny Koehn, Acting Chair advised that the only business today was the amended and consolidated CASV Planned Development District Application, including the related site plans and parcel adjustments. The Town Board had referred the Zoning Map Amendments portion of the plan to the Planning Board for comment and that the Board would be discussing the latest submissions to determine whether they were ready to make its recommendation to the Town Board. The Planning Board would not be making a SEQRA determination or granting final application approvals at this time. The Board acknowledged that they had received a lot of information to include OPRHP, W.O.F.D., Otsego County, NYSDEC, and NYSDOT. Dan Hooper confirmed that NYSDOT had made initial comments regarding the height of pedestrian overpass, reducing entrances to one lane out, and that the plans were currently under review. At the suggestion of Board Member, Rob Lishansky at the last meeting, they had a noise study done and the results would be forthcoming. He advised that the study revealed that they were below the 15 decibels, per Town Code. He showed the Board the retaining wall renderings that Highland Planning had requested on his laptop. The board discussed the Highland Planning review mention of screening of the retaining wall, and the possibility plantings/landscaping being a noise buffer. They understand the need for parking and verified their intent to seek an approval for the reduced size in parking spaces, to match the rest of the campus. He added that if denied, that they would be still be above the code requirement. Legal Counsel, Corinne Cavanaugh requested that they submit a written justification for the reduction of parking space sizes to 9'x18'. It was clarified with the applicant that the eastern portion of TMP#287.00-1-33.00 was in an RA40 zone. The rezoning of parcel TMP#287.00-1-33.00 on 19870708 rezoned 49 acres of the 66 acres to PDD-R/B. The eastern portion 17+/- acres remained RA40. The existing parking lot on this section, was approved with a Special Use Permit on 3/16/2015. It was verified proposed "Zoning Plan" submitted includes the eastern portion PDD-R/B. Therefore, the Zoning Amendment and SEQRA form will need to be amended to include the eastern portion of 287.00-1-33.00, if they want "everything baseball related" to be contiguous under one zoning, tax parcel. While at this time they cannot add 287.00-1-54.00 and 287.00-1-53.00, due to light district issue, hopefully sometime in the future. Dan Hooper went over items in the Highland Planning review to include corrections made on Long Form EAF, to include the water district that established last year, storm water flows, minimize impervious surfaces by requesting reduction in parking spaces size, and the new fields will being farther away from neighborhoods. Acting Chair Koehn advised that no noise makers were part of the original park approval and acknowledged difficult to enforce. The lighting upgrades were discussed, as well. It was verified "The Hawk" would be removed, that there will be no sidewalk to the highway and signage installed. Acting Chair Koehn acknowledged receipt of letters from Zamelis and France to be added in the record. Board agreed to make a motion with some modifications in their recommendation response to the Town Board.

Motion made by Tom Rowe and seconded by Breck Tarbell for the recommendation of the Zoning Map Amendments modifications to include: in compliance with NYSDOT requirements, NYSDOT acceptance of the traffic study provided, correct verbiage on application and SEQRA form to include easterly section of 287.00-1-33.00, screening on both sides of the road (noted campus side was already included in submission), submit noise study, continue upgrading all the field lighting with Dark Sky compliant fixtures with completion within the next 3 years, enforcement of no noise makers and noise at night, and compliance with the comments from Highland Planning.

VOTING: Unanimous. **MOTION CARRIES**

Adjournment:

Acting Chair Koehn advised that this concludes this meeting.

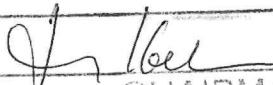
Motion made by Breck Tarbell and seconded by Tom Rowe to adjourn at 4:48 PM, with the next scheduled meeting September 21, 2026 at 7:00 PM.

ALL IN FAVOR

MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

_____, 20 ____

CHAIRMAN