

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

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

Absent: none

Others Present: Corinne Cavanaugh (Town Attorney); Jamie Parks; John Parks; Bridgett Daggy; Eli Daggy; Melissa Jervis; Hunter Grace; Dan Hooper; Chris Bertram

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

Minutes:

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

Abstain: Jenny Koehn

Motion made by Dan Baker and seconded by Breck Tarbell to approve the minutes.

ALL IN FAVOR MOTION PASSED

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA

May 4, 20 26
Re
CHAIRMAN

Continued Public Hearing from April 6, 2026:

PB000740 Gran Development LLC/Gregory Harlem TMP#287.00-1-68.00; 394 Winney Hill Rd

Special Use Permit Application for short term rental

Gregory Harlem had requested that the public hearing be kept open until the next Planning Board meeting on May 4, 2026. Reggie McGuinness, Chair asked if anyone was in attendance to speak for or against the application for short term rental at 394 Winney Hill Road. No one came forward; therefore, the board would continue the public hearing at the next scheduled meeting.

New Applications:

PB000748 Hillside Rentals LLC/Jamie Parks TMP#301.07-2-61.00; 167 Co Hwy 47

Special Use Permit Application for short term rental

Jamie Parks and John Parks were present to represent the Special Use Permit application for short term rental of 2 bedroom single family residence rental property. They purchased this property with 2 existing single family residences. They have completed the remodel of the cottage. Applicant resides in New Berlin and her brother is listed as the emergency contact, as he is within 15 minutes of the rental. The required property maintenance/fire inspection has been performed and passed. Applicant would like to list and rent property as soon as possible. They will be listing on Airbnb and would like to get it rented as soon as possible, long term and or baseball.

Motion made by Rob Lishansky and seconded by Tom Rowe to set a public hearing for May 4, 2026 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000752 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-53.00&287.00-1-33.00; St Hwy 23

Lot Line Change Application to merge parcels

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

Hunter Grace, Dan Hooper, and Chris Bertram/Barton & Loguidice, were present to represent the applications for the Lot Line Change and Site Plan Review. The applications will be reviewed concurrently. Dan Hooper and Hunter Grace came forward to give an overview of submitted plans, as well as an overview of plans for the future. Mr. Hooper advised that they had acquired 76 acres to the North TMP#287.00-1-53.00/60.00 and the 73.35 acres Deer Haven Campground parcel

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TMP#287.00-1-56.01. They would like to incorporate the parcel TMP#287.00-1-53.00 (28.59 acres) along St Hwy 23 into the existing campus to extend the parking lot, adding 760 spaces. There are no plans for further development due to steepness of terrain on 287.00-1-53.00/60, aside from proposed parking lot extension on parcel 287.00-1-53.00 and merging parcel 287.00-1-53.00 with campus 287.00-1-33.00 in order to fulfill the campus's need to acquire land to satisfy the green space requirement by Town Code for the future planned development. The future plan is to relocate the majority of the parking to this side of St Hwy 23, to include a pedestrian overpass and add 2 ballfields (to include a new Championship Field), one next to the hotel and the other in front of the restaurant. The remaining parking spaces on the campus side along St Hwy 23 would be handicap spaces and an area for bus pickup/drop off. Rob Lishansky questioned the saturation point and Mr. Hooper stated that is why they acquired more property. The parcel merge would allow them the green space needed in order to accomplish future builds to include a bunkhouse (which was proposed as Phase 2 of Site Plan presented last year) and a reorganization of team kitchen/dining area. They will be able to increase capacity to 18 teams. The majority of their camps are full to capacity and they will continue to offer space to the local teams. Mr. Hooper advised they had filed another Lot Line Change Application today to merge lot 287.00-1-60.00 with the Deer Haven lot, so it would not be land locked. Applicants are aware the lot line changes are an issue due to lighting districts and must be looked into further with their need for green space and parking lot extending over parcel lines. Mr. Hooper stated that they have no intentions for lot 287.00-1-60.00 and that no changes were being proposed for Deer Haven Campground as they'd just acquired. Corinne Cavanaugh, Town Attorney confirmed the Board would need to make a motion to declare the Site Plan a Type 1 Action and would need a Full Environmental Assessment Form completed by applicant before would be able to send out letter of intent for Lead Agency to involved agencies and forward per GML239 to Otsego County.

Motion made by Jenny Koehn and seconded by Breck Tarbell to declare Type 1 Action and send letter of intent Lead Agency and forward to Otsego County per GML239 upon receipt of completed FEAF.

VOTING: Unanimous. **MOTION CARRIES**

Continuing Business: none

Discussions:

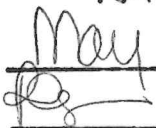
Chair McGuinness thanked all the Board members for attending the training today and then coming to this meeting.

Adjournment:

Motion made by Breck Tarbell and seconded by Rob Lishansky to adjourn at 8:00 PM, with the next scheduled meeting May 4, 2026.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,
Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
May 4, 20 *24*


CHAIRMAN