

**Town of Oneonta Planning Board
Board Meeting
Monday, October 6, 2025 at 7pm**

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

Absent: none

Others Present: Chris Maby; David Cyzeski; Hunter Grace; Chris Bertram; Merrie Pierce; Peter Christiano; Erika Heller; Jacquelyn Christensen; Mike Faber; Matt Centofante; Dan Hooper; Erik Silvernail

The meeting was called to order at 7:04 PM.

Minutes:

Minutes were reviewed by the board from September 15, 2025 board meeting.

Abstain: Edward Dower

Motion made by Dan Baker and seconded by Jenny Koehn to approve the minutes.

ALL IN FAVOR MOTION PASSED

Public Hearings:

PB000712 Wilber & Clark Enterprises Inc/Martin Patton TMP#289.00-1-44.01/45.00; 5649 St Hwy 7

Minor Subdivision Application

Motion made by Rob Lishansky and seconded by Breck Tarbell to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Chris Maby (authorized representative), Delta Engineers was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing for the Minor Subdivision Application to subdivide a 1.2341+/- acre lot from the Emmons parcels 289.00-1-44.01 and 289.00-1-45.00, that contains the vacant Farmhouse Restaurant. Chris Maby verified there were no changes from his last presentation. Chair McGuinness clarified that the board was not looking at the zoning change, just the minor subdivision. The Zoning Map Amendment application is on the Town Board Meeting agenda for October 8, 2025. The 239 referral to Otsego County was returned for local action and NYSDOT response stated that they had received an application for a Break-in-Access of the state land along Route 7, but was waiting for further required actions. Mr. Maby clarified that the NYSDOT would not approve a Break-in Access until or if the subdivision was approved. A few residents in attendance spoke in opposition, in fear that it would facilitate development on the site and stated it would be against the Town Plan. Board members discussed the Town Comprehensive Plan and that it states that the Route 7 corridor was a growth area. Chair McGuinness advised that the board is looking at the separation of land and no SEQRA issues would result from the transfer of ownership. The board acknowledged that the Farmhouse Restaurant had a Special Permit that was issued by the Zoning Board of Appeals dated September 27, 1976, of which stated if sold or property exchanges hands that the Special Permit is terminated. Any commercial development on the parcel would require Site Plan Review. Board agreed that since all the Zoning District dimensional requirements have been met and no non-conformities will be created by the subdivision, that they couldn't deny based on what may happen in the future. Chair McGuinness encouraged those in attendance to attend the Town Board meeting Wednesday night.

Motion made by Rob Lishansky and seconded by Jenny Koehn to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Dan Baker that the Minor Subdivision Application will not have a negative impact on the environment


VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Ed Dower to approve the Minor Subdivision Application, per Survey Map Prepared by Rasmussen Land Surveyors dated August 5, 2025 with condition that the map and deed descriptions are filed with Otsego County within 60 days of approval and receipt of filing forwarded to the Town Code Enforcement Office.

VOTING: Unanimous. **MOTION CARRIES**

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
October 20, 20 *25*
Reg
CHAIRMAN

Town of Oneonta Planning Board
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CHAIRMAN

PB000714 Erika Heller TMP#289.00-1-65.04/67.02; 5764 St Hwy 7

Minor Subdivision Application

Motion made by Breck Tarbell and seconded by Jenny Koehn to open the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Erika Heller was present and the notifications were verified. Reggie McGuinness, Chair opened the public hearing and asked if anyone was in attendance to speak for or against the minor subdivision application to separate her residence from the mini storage building site and no one came forward. Chair McGuinness advised that NYSDOT had no comments on proposed subdivision and stated that nothing was to be put in the State right-of-away. Otsego County returned the application for local action. The board had no additional questions.

Motion made by Rob Lishansky and seconded by Carla Balnis to close the public hearing.

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Dan Baker and seconded by Rob Lishansky that the Minor Subdivision Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Jenny Koehn to approve the Minor Subdivision Application, per Survey Map Prepared by Regan, LLC dated July 23, 2025, with condition that the map and deed descriptions to be filed at Otsego County within 60 days of approval and receipt of filing forwarded to the Town Code Enforcement Office.

VOTING: Unanimous. **MOTION CARRIES**

Public Informational Meeting & Continuing Business:

PB000711 Abner Doubleday LLC/Hunter Grace TMP#287.00-1-54.00/55.00/33.00; 4143/4147/4158 St Hwy 23

Site Plan Review Application for a parking lot

Reggie McGuinness, Chair opened the public informational meeting and continuation of the review of Cooperstown All Star Village Site Plan Review application for a parking lot expansion. She advised that the Zoning Board of Appeals had granted an area variance 9/22/25, for the parking spaces to be 9'x18'. Hunter Grace stood to give an overview of project, taking down the 2 existing houses and turning it into a parking lot. Chris Bertram and Peter Christiano from Barton & Loguidice, were also in attendance, to answer questions. There will be one entrance on St Hwy 23 at the crosswalk and will exit onto Chestnut Street. They board questioned the flow of traffic. The northern entrance only at crosswalk, will be widened to include a curbed sidewalk, a trolley lane, and a car lane. The traffic study was completed and forwarded to the board today. The analysis findings stated that they were operating within acceptable ranges. As stated at the previous meeting, they are looking at the time and duration of lights. NYSDOT will be reviewing their proposal and a Planning Board approval would be conditional on the requirements of NYSDOT. Breck Tarbell questioned if a pedestrian bridge was being considered. Mr. Christiano advised that NYS does not have any standards or guidelines If over a certain threshold, nor does the Uniform traffic guidelines. They believe the mitigation effort proposing will make traffic flow easier and less confusing. The traffic study revealed that the surface mounted signs at the sidewalk should not be used, as for uncontrolled crossings. Dan Hooper confirmed that those signs, will no longer be used. The queuing on site (currently along the roadside), will be pushed farther into the site, allowing for more cars to enter campus at a time. They are looking at the timing of the HAWK, coupled with educating camp attendees and participants to reduce confusion. The crossing guards will be instructed to push the button for larger groups, to increase traffic flow. Chair McGuinness asked about the calculation for parking. Mr. Grace advised they had been using 9.5 cars per team, but with the trip data from the current traffic study, that they have adjusted to 12 vehicles per team. Everyone was in agreement that more parking was needed, even with their efforts to have shuttles available and employees parking off site on opening day this year.

Motion made by Breck Tarbell and seconded by Dan Baker that the Site Plan Review Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

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Motion made by Jenny Koehn and seconded by Carla Balnis to approve the Site Plan Review Application with the conditions of satisfying the requirements of NYSDOT, lot line change, and that parking be paved and striped all the way to exit onto Chestnut Street before the 2026 season.

VOTING: Unanimous. **MOTION CARRIES**

New Applications:

PB000722 Cooperstown All Star Village/Hunter Grace TMP#287.00-1-54.00/55.00/33.00; 4143/4147/4158 St Hwy 23

Lot Line Change Application

Hunter Grace was present to represent the Lot Line Change Application to combine 2 parcels with the CASV campus, as requested by the Planning Board for the parking lot expansion. The board had no further questions.

Motion made by Jenny Koehn and seconded by Ed Dower that the Lot Line Change Application will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Dan Baker to approve the Lot Line Change Application with the condition the mylar map and deed descriptions to be filed at Otsego County within 60 days of approval and receipt of filing forwarded to the Town Code Enforcement Office.

VOTING: Unanimous. **MOTION CARRIES**

PB000718 Centofante Land LLC TMP#276.00-1-14.00/17.01; 17.01/17.03;17.03/17.04;combine 17.04/17.05; Cemetery Hill Rd

Lot Line Change Applications

Matthew Centofante was in attendance to represent the Lot Line Change Applications involving the 5 parcels listed above, all owned by Centofante Land LLC. He came forward to go over the prepared survey map, adjusting the existing lot lines on 4 parcels and combine 2 of the lots. The adjustments will create better access as going up the hill. The lots all the meet the Zoning District dimensional requirements and no non-conformities will be created by the lot line changes. The board had no further questions.

Motion made by Jenny Koehn and seconded by Rob Lishansky that the Lot Line Changes will not have a negative impact on the environment

VOTING: Unanimous. **MOTION CARRIES**

Motion made by Rob Lishansky and seconded by Jenny Koehn to approve the Lot Line Changes involving lots 276.00-1-14.00/17.01;276.00-1-17.01/17.03;276.00-1-17.03/17.04; and combining balance of 276.00-17.04 with lot 276.00-17.05 , per survey map prepared by Regen LLC, dated September 3, 2025 with the condition that the mylar map and deed descriptions be filed at Otsego County within 60 days of approval and receipt of filings forwarded to the Town Code Enforcement Office.

VOTING: Unanimous. **MOTION CARRIES**

Discussions: none

Adjournment:

Motion made by Dan Baker and seconded by Carla Balnis to adjourn at 8:44 PM, with the next scheduled meeting October 20, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

APPROVED
BY THE PLANNING BOARD
TOWN OF ONEONTA
October 20, 2025
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CHAIRMAN