

**Town of Oneonta Planning Board
Board Meeting
Monday, October 20, 2025 at 7pm**

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

Absent: none

Others Present: Christian Bertram; Maryann Hurtubise; George Berberich; Patricia Jacob; Hunter Grace; Dan Hooper; James Hurtubise; Janet Hurley-Quackenbush; Jason Ballard; Terry Shultz; Ellen Murphy

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

New Applications:

PB000723 Janet Hurley-Quackenbush TMP#286.08-1-36.00; 3827 St Hwy 23

Special Use Permit Application for short term rental

Janet Hurley-Quackenbush was in attendance to represent the Special Use Application for short term rental of her 2 bedroom single family residence. Chair McGuinness verified that the applicant had initialed/signed the conditions form. The applicant advised that they will be remaining local and that their intent is to rent during the summer months. The board clarified that the basement game area would be part of the rental and there was a room they would be using for linen/ storage. There are no sleeping rooms in the basement. The required fire/property maintenance inspection was performed on October 15, 2025 and has passed.

Motion made by Breck Tarbell and seconded by Rob Lishansky to set a public hearing for November 3, 2025 at or about 7:05 PM.

VOTING: Unanimous. **MOTION CARRIES**

PB000725 Terry Shultz TMP#287.05-1-3.00; 143 Forest Ln

Special Use Permit Application for short term rental

Terry Shultz was in attendance to represent the Special Use Application for short term rental of his 4 bedroom single family residence. Chair McGuinness verified that the applicant had initialed/signed conditions form. Mr. Shultz advised that he will be listing to rent throughout the year, as will be back and forth. He supplied the board with local contact information. The required fire/property maintenance inspection was performed on October 14, 2025 and has passed.

Motion made by Breck Tarbell and seconded by Rob Lishansky to set a public hearing for November 3, 2025 at or about 7:15 PM.

VOTING: Unanimous. **MOTION CARRIES**

Public Hearings: none

PUBLIC INFORMATIONAL MEETING & CONTINUING BUSINESS:

PB000713 Abner Doubledays LLC/Hunter Grace TMP#287.00-1-33.00; 4158 St Hwy 23

Site Plan Review Application for a 12 team bunkhouse

Reggie McGuinness opened the public informational meeting for the Cooperstown All Star Village Site Plan Review Application to add another 12 team bunkhouse. Hunter Grace, Dan Hooper, and Jason Ballard (Barton & Loguidice) were in attendance to represent the application. Supporting documentation had been emailed regarding water, wastewater, impervious & pervious area and a letter from WO Fire Department Chief Schmitt. Several board members expressed that they had issues opening the documents. Mr. Grace came forward and supplied a hard copy of the documents forwarded, for their review. Chair McGuinness advised that Otsego County returned the application for local action and verified that the traffic study requested by NYSDOT has been forwarded to them for their review. At the board request, Dan Hooper went over the traffic pattern improvements. While board agreed justification was there, Rob Lishansky still questioned quality of life for residents, how much more before saturation, and if they would consider holding off another year to see the effectiveness of improvements. The parking lot was approved, as

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obviously need more parking. Board verified they would be using temporary parking on cement slab for the next season, as well as continuing to use another facility for employee parking and shuttle services. Mr. Hooper explained that it is challenging to fund a parking lot that is only used for a limited time and balance the experience provided to keep park in sync. He stated we are talking about parking on opening day, 4 hours for 14 times a year. They are committed to do it the right way and continue to create a once in a lifetime opportunity for 12 year olds. The board agreed that the baseball park is a tremendous benefit to the area.

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

VOTING: Ayes 6 Nays 1 (Lishansky). **MOTION CARRIES**

Motion made by Breck Tarbell and seconded by Ed Dower to approve the Site Plan Review Application contingent upon NYSDOT approval of the traffic study, improve fire access, fire hydrant added to the north end of the new bunkhouse with fire department connection closet to the hydrant.

VOTING: Ayes 6 Nays 1 (Lishansky). **MOTION CARRIES**

Discussions:

Chair McGuinness advised that the Town Board had referred a new Zoning Map Amendment Application from Tirusha Dave/Eco-Yotta, Inc for 357 County Highway 9 for a zone change from RA40 to PDD stating for agricultural hydroponics research & development hub. She stated that the board is going to review the information and be discussing amongst themselves, in order to make a recommendation back to the Town Board. She explained that it was not open for public comment, at this time. This is the applicants second application submitted and referred for reconsideration of proposed AI technology use on this site. Will Rivera stood to advise that the Town Board had put the application on pause and that for the board to conduct business outside of public purview was not allowed. The Planning Board does not have a vote in a zone change. She assured the public, that the board was aware of the concerns of the community and that they would try to be mindful. Chair McGuinness stated that all were welcome to stay and listen to their conversation and encouraged them to attend the Town Board meeting. Jenny Koehn stated that she was against rezoning, if it was an agricultural use that it wouldn't need a zone change. The use is industrial, using incidental heat from data servers. While clarifications and proposed mitigations would lead to further discussion, board was in agreement that a data center on this site is not supported at this location. Chair McGuinness advised that she would send recommendation to the Town Board, stating that the Planning Board was not in favor of a zoning change for 153+/- acre farm.

Minutes:

Minutes were reviewed by the board from October 6, 2025 board meeting.

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

ALL IN FAVOR MOTION PASSED

Adjournment:

Motion made by Rob Lishansky and seconded by Carla Balnis to adjourn at 8:05 PM, with the next scheduled meeting November 3, 2025.

ALL IN FAVOR MOTION PASSED

Respectfully Submitted,

Wendy Cleaveland
Planning Board Clerk

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