



August 26, 2026

Via Email

Town of Oneonta Planning Board

c/o Clinton Rearick, Code Enforcement Officer
Town of Oneonta Code Enforcement Office
PO Box A, 3966 State Highway 23
West Oneonta, New York 13861
(codes@townofoneonta.org)

Re: Supplemental Submission Responding to Highland Planning Comment Memorandum
Cooperstown All Star Village Amended and Consolidated PDD Application

Applicant: Abner Doubleday LLC
Application No. TB000028; incorporating PB000751 and PB000762

Dear Chairperson and Members of the Planning Board:

On behalf of Abner Doubleday LLC, property owner and Cooperstown All Star Village, LLC, operator, we submit this supplemental response to Highland Planning's zoning-code review memorandum dated August 14, 2026, concerning the amended and consolidated CASV Planned Development District application. This submission is intended to assist the Planning Board in its continuing review of the consolidated PDD application and the related site-plan components previously identified as PB000751 and PB000762.

Enclosed for the Board's reference is the August 21, 2026, memorandum prepared by Barton & Loguidice, D.P.C., responding to the Highland Planning comments. The Barton & Loguidice memorandum provides the supporting technical detail for the responses summarized below and should be treated as part of this supplemental submission.

Summary of Applicant Responses to Highland Planning Comments

1. Survey, Property Configuration, and Acreage

The Applicant confirms that boundary and survey documentation has been provided, including the Boundary and Topographic Survey of Premises of Abner Doubleday LLC prepared by Lawson Surveying & Mapping and the ALTA/NSPS Land Title Survey identified in the enclosed Barton & Loguidice memorandum. The consolidated PDD area is approximately 97.556 acres. For purposes of the pending application, the property will remain divided into two parcels because the applicable lighting-district boundary divides the property. The parking-expansion parcel associated with PB000751 is approximately 29.775 acres, and the campus/field-expansion parcel associated with PB000762 is approximately 67.781 acres. Parcel 60 is not included in the PDD or in either proposed project component.

2. Parking Totals and Parking-Space Dimensions

The Applicant acknowledges Highland Planning's comment that prior materials contained inconsistent parking totals. The corrected combined parking figures are as follows: the campus currently contains 1,093 parking spaces and will contain 1,710 spaces after completion of both project components, resulting in a net increase of 617 spaces. Based on the completed occupancy analysis, 1,342 spaces are required for the proposed campus condition. The proposed supply therefore exceeds the calculated requirement by 368 spaces.

The Applicant also acknowledges that the proposed parking stalls are 9 feet by 18 feet, while Town Code §§ 103-49 and 103-52 identify 10-foot-by-20-foot spaces and 24-foot aisles. Existing campus parking has previously received relief for 9-foot-by-18-foot stalls. The Applicant will request corresponding relief for the new eastern-lot spaces. If such relief is not granted, a revised engineered layout will be required, although the preliminary assessment summarized in the enclosed memorandum indicates that a code-compliant alternative could still provide parking in excess of the calculated requirement.

3. Parking Across Multiple Parcels

The existing eastern parking area spans multiple tax parcels. Following the proposed lot-line adjustments, the parking lot, including the new expansion area, will span two final tax lots. Both

tax lots will remain under common ownership and will be separated only because the lighting-district boundary divides the property. The Applicant requests confirmation from the Code Enforcement Officer that this configuration is acceptable for zoning and site-plan purposes.

4. Retaining Wall, Earthwork, and Structural Review

The proposed retaining wall associated with the PB000751 parking expansion is approximately 1,087 feet long and will have a maximum exposed height of approximately 25 feet. At its closest point, the wall will be approximately 8 feet from the Route 23 right-of-way and approximately 8 feet from the northern exterior property line. The wall is proposed to be constructed with Oneonta Block Company decorative “Boulder Wall” block to match the existing retaining wall on the CASV campus.

The wall will be designed and certified by a licensed professional engineer, and structural calculations will be submitted for review. The current earthwork design balances on site, and no bulk soil fill is expected to be imported. Imported construction materials are expected to be limited to pavement subbase, asphalt, and drainage stone for the underground infiltration system, with approved commercial sources to be identified by the contractor. The limit of disturbance is approximately 8.3 acres, and approximately 5.9 acres of new impervious surface are proposed, which remains below the applicable maximum-coverage standard.

The Applicant understands Highland Planning’s comment that the wall may affect the visual character of the Route 23 frontage. No landscaping is currently shown along the Route 23 wall; however, the Applicant is willing to provide supplemental landscaping or screening if requested by the Planning Board as part of its site-plan review.

5. Phasing

The Applicant clarifies that PB000762 is a phased project. Phase 1 includes all currently proposed campus and field improvements except for the retail building, stair improvements, and restaurant. Those components are anticipated as future work in 2027 or later and may be constructed as separate later phases. The sequence and timing of later phases have not yet been finalized. To the extent prior materials described the project as single-phase, this supplemental submission should be treated as a clarification and correction.

6. Setbacks, Building Height, Coverage, and Screening

The proposed new bunkhouse is approximately 35 feet from the north property line. The adjoining northern parcel was rezoned from RA-40 to B-2 by Town of Oneonta Local Law No. 3 of 2023, which was adopted by the Town Board on October 11, 2023, and filed with the New York Secretary of State on December 28, 2023. Accordingly, the enhanced 100-foot side-yard requirement for property abutting RA-40 does not apply, and the proposed setback exceeds the applicable 25-foot PDD-B side-yard requirement, subject to final survey confirmation.

No proposed building is within approximately 1,000 feet of the western/rear property line adjoining the RA-40-zoned golf course. The tallest proposed building is approximately 35 feet, below the 60-foot PDD-B maximum, with final building heights to be confirmed during building-permit review. The PB000762 plan maintains approximately 52.4% greenspace and 47.6% impervious coverage, below the applicable 50% maximum. Existing woodland along the north property line near the new bunkhouse will be preserved and is expected to provide screening in that area.

7. Floodplain, Floodway, Principal Aquifer, and Utilities

The Applicant understands Highland Planning's engineering observation regarding floodplain, floodway, principal-aquifer, and utility considerations. The PB000762 project is outside the mapped floodplain and floodway, and no disturbance is proposed within either area. No new groundwater wells are proposed. Public water mains will be extended from the City of Oneonta, and existing and proposed sanitary sewer service will continue to be provided by the City of Oneonta. Five underground propane tanks, each with a 1,000-gallon capacity, are proposed and will be installed by a licensed contractor in accordance with applicable fire-code requirements and reviewed through the Town permitting process.

8. EAF Clarifications

The Applicant acknowledges Highland Planning's observations regarding acreage and project-description inconsistencies in the previously submitted EAF materials. The corrected acreage, parking, and phasing information set forth in this supplemental submission and the enclosed Barton & Loguidice memorandum are intended to clarify those issues for the Board's SEQRA review. As requested, an updated and consolidated EAF is provided.

9. Signs and Permit Review

Two new facility-identification signs and additional internal traffic-direction signs are proposed. The facility signs will be reviewed for Town Code compliance during the building-permit process and will be submitted for any required sign permits.

Otsego County Planning Department Recommendations

The Applicant also acknowledges the Otsego County Planning Department's August 19, 2026 recommendation of approval with modification for the CASV Campus Expansion referral. The Applicant is addressing, or will address, the County's comments as follows:

- (i) the Applicant has already prepared and submitted the required Traffic Impact Study to NYSDOT (with copy to the Town) addressing full-build conditions, vehicle impacts, pedestrian circulation, access, and any required mitigation;
- (ii) the Applicant will obtain all required NYSDOT approvals and permits for work within the State right-of-way, including any Highway Work Permit and Use and Occupancy permit required for the pedestrian overpass and related infrastructure;
- (iii) the Applicant will revise or supplement the plans as necessary to address NYSDOT comments regarding driveway configuration, right-of-way boundaries, signage, and protective measures such as netting to prevent baseballs from entering the highway;
- (iv) stormwater management will be addressed through the required SWPPP and related NYSDEC requirements;
- (v) the Applicant will continue to coordinate with the City of Oneonta and the Town regarding water and sanitary sewer capacity for the proposed project;
- (vi) construction staging and access will be coordinated as appropriate with emergency-service providers, and final entrances and exits will be designed to accommodate required emergency-vehicle access; and

(vii) the County's SEQRA segmentation concern has been addressed by the Applicant's consolidation of the previously separate applications into the amended and consolidated PDD application, together with the updated and consolidated EAF submitted for the Board's review.

Requested Board Action

Based on the foregoing and the enclosed Barton & Loguidice memorandum, the Applicant respectfully submits that Highland Planning's comments have been addressed sufficiently for the Planning Board to continue its review of the amended and consolidated PDD application, complete its SEQRA review, make its recommendation to the Town Board, and grant the application conditioned on the Town Board's rezoning action. The Applicant will continue to coordinate with Town staff, the Code Enforcement Officer, the Town Engineer, the Town Attorney, Highland Planning, and the Planning Board regarding any remaining technical or procedural items identified during review.

Very truly yours,



Dan Hooper
General Manager
Cooperstown All Star Village

Enclosure:

Barton & Loguidice, D.P.C. memorandum dated August 21, 2026, "Responses to Highland Planning review memorandum dated August 14, 2026."

Environmental Assessment Form, Part 1 (dated August 26, 2026)

cc. Keegan J. Coughlin, Esq. (via email: kcoughlin@cglawoffices.com)