



August 10, 2026

Via Email

Clinton Rearick, Code Enforcement Officer

Town of Oneonta Code Enforcement Office

PO Box A, 3966 State Highway 23

West Oneonta, NY 13861

codes@townofoneonta.org

**Re: Amended and Consolidated Application to Expand the Cooperstown All Star Village
Planned Development District**

Applicant: Abner Doubleday LLC

Amending: TB000028; Consolidating PB000751 and PB000762

Dear Mr. Rearick:

Abner Doubleday LLC (the "Applicant") is the owner and operator of the Cooperstown All-Star Village ("CASV"), in connection with the above-referenced matter. Further to the discussion at the August 3, 2026 Planning Board meeting and the Town's letter of August 5, 2026, the Applicant submits this cover letter and accompanying materials as its amended and consolidated application to expand the existing CASV Planned Development District ("PDD").

This submission expressly amends and supersedes application TB000028. The Applicant no longer proposes the single-parcel consolidation originally contemplated under that application. In its place, the Applicant requests approval of a unified expansion of the existing CASV PDD encompassing the parking lot expansion previously reviewed under PB000751, the main camp expansion previously filed under PB000762, and the associated lot-line adjustments, etc., all as components of one consolidated development plan.

1. Parcels Included in the Amended PDD

The amended and consolidated PDD boundary includes tax parcels 287.00-1-33.00, -53.00, -54.00, -55.00, and -84.00, which collectively comprise the unified application. The current

and proposed zoning classification, current and proposed use, and applicable lighting and fire district for each parcel are summarized below:

Lot	Current Zoning District	Proposed Zoning District	Current Use	Proposed Use	Lighting District	Fire District
33	PDD	PDD (No change)	Main Campus	Campus Expansion	Oneonta Plains	West Oneonta
53	B2	PDD	Vacant	Parking Lot Expansion	West Oneonta	West Oneonta
54	PDD	PDD (No change)	Existing Parking Lot	No Change	West Oneonta	West Oneonta
55	PDD	PDD (No change)	Existing Parking Lot	Existing Parking and Pedestrian Overpass	Oneonta Plains	West Oneonta
60	RA-40	RA-40 (No change)	Vacant	No Change	West Oneonta	West Oneonta
84	B2	PDD	Existing Parking Lot	No Change	Oneonta Plains	West Oneonta

Lighting Districts: Oneonta Plains and West Oneonta. Fire District: West Oneonta Fire District (all parcels).

The general location and configuration of these parcels is depicted on the parcel map enclosed as **Exhibit A**. As described in Section 7 below, the Applicant proposes to consolidate Parcel 54 into Parcel 53, and Parcel 55 and 84 into Parcel 33 through associated lot-line adjustments. Upon completion of those adjustments, the current five parcels will consist of three consolidated tax parcels: 33 (incorporating former Parcel 55 and 84), 53 (incorporating former Parcel 54), 60.

2. Zoning, Parcel, and Lighting-District Boundaries

Parcels 287.00-1-53.00 and 287.00-1-84.00 are currently zoned B2 and are proposed to be rezoned to PDD to conform with the zoning classification of the main campus and the balance of the CASV parcels, consistent with the application filed under TB000028. Applications to amend both Parcels are attached as **Exhibit D**. Parcels 33, 54, and 55 are already zoned PDD and require

no zoning change. Parcel 60 will retain its existing RA-40 classification, as described in Section 3 below. Existing and proposed zoning classifications, parcel boundaries, and lighting-district boundaries for all parcels within the amended PDD are summarized in the table in Section 1 above and depicted on the zoning map enclosed as **Exhibit F**. See Town Code §§ 103-39 through 103-44.

3. Parcel 60 – Proposed Use and Treatment

Parcel 287.00-1-60.00 is currently zoned RA-40 (Residential/Agricultural) and is undeveloped. The Applicant does not propose any change to the use of Parcel 60 and requests that it remain vacant, with its existing RA-40 zoning classification unchanged. As reflected on the enclosed parcel map (Exhibit A and F), Parcel 60 is presently landlocked, having no frontage on or direct access to a public highway; the Applicant acknowledges this condition.

If the Planning Board or Town Board prefers, the Applicant is willing to consolidate Parcel 60 with the adjoining Parcel 287.00-1-53.00 as part of the proposed lot-line adjustments, which would resolve the landlocked condition by placing Parcel 60 within a single tax parcel that has frontage on NYS Route 23. In that event, Parcel 60 would need to be rezoned to PDD as well, so that the consolidated parcel carries a single, consistent zoning classification. Whether or not consolidation is pursued, the Applicant confirms that no development or use is proposed for Parcel 60 at this time and that it will remain vacant.

4. Pedestrian Overpass

The pedestrian overpass connecting the main campus to the expanded parking facilities is included in the present approval request; it is not proposed to proceed as a later phase. The overpass is located on Parcel 287.00-1-55.00, as reflected in the table in Section 1 above. Initial plans for the overpass were submitted to the NYDOT on July 13, 2026. Comments were received back on July 16, 2026. CASV will submit a full plan set of main span of the overpass to NYDOT on September 4, 2026. CASV intends to start the bidding process for construction as soon as approvals are received. CASV also meets with representatives from NYSEG on August 4, 2026, to begin the process of raising the power lines to allow construction of the overpass.

5. Site Plan, Parking, Access, Circulation, Utility, Drainage, Landscaping, and Phasing

The enclosed Full Environmental Assessment Form and engineering site plans (**Exhibits B and C**) set forth the proposed parking layout (a net increase of approximately 762 spaces, for a total of approximately 1,563 spaces), access via a new entrance onto NYS Route 23, internal circulation, stormwater management, and landscaping. The project is anticipated to be

constructed in a single phase over approximately nine months and is not proposed to be developed in stages.

6. Re-Use of Existing Materials

The Applicant has re-used existing site-plan and engineering materials to the extent they remain accurate. Sheets affected by the revised PDD boundary, parcel configuration, or zoning proposal have been reviewed and, where necessary, updated for consistency, as reflected in the enclosed exhibits.

7. Lot-Line Adjustments and Survey Materials

The Applicant proposes two lot-line adjustments as part of the amended PDD package: (i) consolidation of Parcel 287.00-1-54.00 into Parcel 287.00-1-53.00; and (ii) consolidation of Parcel 287.00-1-55.00 and 287.00-1-84.00 into Parcel 287.00-1-33.00. Because Parcels 54 and 55 are already zoned PDD, and Parcel 53 and 84 are proposed to be rezoned to PDD as described in Section 2 above, both consolidations will result in two tax parcels with a uniform PDD classification.

A lot-line application for each proposed parcel adjustment is enclosed as **Exhibit E**. The new survey plans and draft deed language will be provided under separate cover. As discussed with the Town, final filing mylars are not required at this stage and will be provided following approval. The Applicant acknowledges that the final maps and deeds must be filed with the Otsego County Clerk within 62 days after approval, and that proof of filing must be provided to the Planning Board, in accordance with Town Code § 53-5.

Enclosures

- A. Parcel Map – Cooperstown All Star Village (Otsego County Tax Parcels 33, 53, 54, 55, 60, 84), dated August 7, 2026
- B-1. Full Environmental Assessment Form, Part 1 (Parking Expansion)
- B-2. Full Environmental Assessment Form, Part 1 (Main Campus Expansion)
- C. Engineering Site Plans – Cooperstown All-Star Village Parking Lot Improvements Project (Sheets C100–C102, Barton & Loguidice, April 2026)
- D-1. Application for a Zoning Amendment (Form TVB-1) – Parcel 287.00-1-53.00/60.00, with Short Environmental Assessment Form and Disclosure Statement
- D-2. Application for a Zoning Amendment (Form TVB-1) – Parcel 287.00-1-84.00 (B2 to PDD)

- E. Otsego County Planning Agency GML 239 Referral Review Summary, File No. 21-26-05, dated July 30, 2026
- F. Notice of Otsego County Planning Department's Recommendation, File No. 21-26-05, dated July 30, 2026
- G-1 & G-2. Lot-line application(s), (survey plans, and draft deed language for proposed parcel adjustments to be provided under separate cover)
- H. PDD boundary and zoning/lighting-district map

We understand the Planning Board will review the unified application and make a recommendation to the Town Board, which will then hold the required public hearing and take final action. Please do not hesitate to contact me with any questions.

Very truly yours,



Dan Hooper

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