

ZONING AMENDMENT

TOWN / VILLAGE BOARD

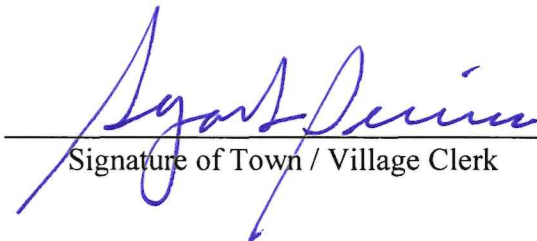
TOWN / VILLAGE OF ONEONTA, NY

WHEN TO USE THIS FORM: This form is used by the Town / Village Board to refer an Application for Zoning Amendment (form TVB - 1) to the Town / Village Planning Board for its recommendations as required by Section 103 of the local zoning ordinance.

Reference: Application No: Z- TB000028Dated: 08 / 12 / 2026FROM: The ONEONTA Town / Village BoardTO: The ONEONTA Town / Village Planning Board

Pursuant to the requirements of Section No. 28 of the Town / Village Zoning Ordinance, the attached Application for Zoning Amendment is referred to you for your recommendation.

It is understood that if your board fails to offer a written recommendation within thirty (30) days of your official date of receipt of this application, the Town / Village Board may immediately proceed with its review.



Signature of Town / Village Clerk

08 / 13 / 2026
Date

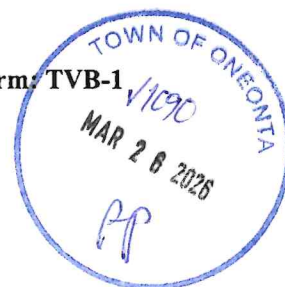
Attachment: Application for Zoning Amendment (form TVB - 1)

APPLICATION FOR A ZONING AMENDMENT

Town/Village Board

Town/ Village of ONEONTA, NY

Form: TVB-1



WHEN TO USE THIS FORM: This form is used by an individual who applies for an amendment to the town/village zoning map and/or ordinance.

TB 000028

Instructions: Fully complete this application. Write ANA@ when Anon-applicable@. Applications, complete with fees, shall be filed with the Zoning Enforcement Officer who will file a copy with the Town Clerk.

OFFICE USE ONLY	
Application No:	262-287.00-1-53/60
Received (postmark or hand-delivered):	03 / 26 / 2026
Official Date of Receipt	03 / 26 / 2026
Referred to Town PB:	03 / 27 / 2026
Referred to Co. PB:	08 / 13 / 2026
Public Hearing:	/ /
Final Action:	/ /

AF

08.13.26 MP

Applicant Name: COOPERSTOWN ALL STAR VILLAGE

Address: 4158 STATE HIGHWAY 23

ONEONTA, NY 13820

Telephone No. (607)-432-7483

If application is by petition, please attach hereto.

Application is for:

- (X) zoning map amendment
() zoning ordinance amendment

Attach a completed Part I of the Environmental Assessment Form (EAF) using the (check one):
(X) short form or () long form. Forms are available from the zoning enforcement officer.

Completed Section A and/or B as appropriate:

A. Zoning Map Amendment

1. General description of boundaries or area for which the zone change is requested:

THE PROPERTY IS CURRENTLY LOCATED IN THE TOWN OF ONEONTA AND
OF APPROX. 140.95 ACRES, DESIGNATED AS RA 40 & B2. THE PARCEL IS PROPOSED
TO BE RE-ZONED AS A PDD.

2. Attach a copy of the tax map showing area for which the zone change is requested.

3. Total area (square feet or acres): ADJACENT PARCELS 74.67 ACRES

4. Present zoning classification: RA 40 (RESIDENTIAL AGRICULTURE), B2 (BUSINESS DEVELOPMENT 2)

5. Present use: N/A

6. Adjacent zoning classification: PDD TO THE SOUTH, B2/RA40 TO THE NORTH.

7. Adjacent use: BASEBALL CAMP/PARKING/OPEN FIELD & WOODED AREA.
8. Proposed zoning classification: PDD
9. Proposed use: PARKING LOT EXTENSION TO BASEBALL FACILITY
10. Reasons for amendment request: WE ARE REQUESTING THE PDD SO WE CAN COMBINE THESE PARCELS TO OUR EXISTING CAMPUS.

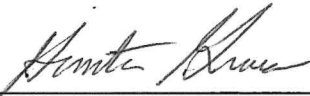
B. Amendment to Zoning Ordinance

1. Section(s) reference: _____

2. Existing section(s) is not adequate because: WE WANT TO BE ABLE TO COMBINE OUR EXISTING CAMPUS WITH THIS PARCEL FOR TAX PURPOSES.

3. Proposed change: PARKING LOT FOR OUR BASEBALL FACILITY FOR GUESTS AND EMPLOYEES.

4. The proposed change will clarify or improve the ordinance because: IT WILL KEEP ALL OF OUR PARCELS UNDER THE SAME ZONING WHICH WOULD HELP US WITH OUR PROPOSED USE AND TO BE ABLE TO COMBINE PARCELS.



Signature of Applicant

03 / 25 / 2021

Date

- NOTE:
1. Parts II and III of the EAF and the entire SEQR (State Environmental Quality Review) process must be completed by the Town/Village Board before the application can be considered complete.
 2. The Town/Village Board will notify you of their action in writing (form TVB-3) within _____ days of the date of the public hearing held on this application.

DISCLOSURE STATEMENT

Pursuant to the requirements of General Municipal Law Article 5-K, Section 809, an applicant seeking local approval for a planning or zoning action is obligated to disclose the name, residence and the nature and extent of the interest that any officer or employee of the municipality may have with the applicant.

An officer or employee of the municipality is deemed to have an interest in the applicant, when he/she, his/her spouse, their brothers, sisters, parents, children, grandchildren or the spouse of any of them

- a) is the applicant, or
- b) is an officer, director, partner or employee of the applicant, or
- c) legally or beneficially owns or controls stock of a corporate, applicant or is a member of a partnership applicant or association applicant, or
- d) is a party to an agreement with such an applicant, express or implied, whereby he/she may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

I, HUNTER GRACE, the applicant for local approval of a planning or zoning action in the Town/Village of ONEONTA, hereby disclose one of the following

(check one):

- ☒ 1. No officer or employee of the local agency from which approval is sought has an interest in the applicant.
- ☐ 2. There exists an interest in the applicant by at least one officer or employee of the local agency from which approval is sought. These interests are as follows:

NAME

RESIDENCE

NATURE OF
INTEREST

a.

b.

c.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: <i>COOPERSTOWN ALL STAR VILLAGE (RE ZONING TAX PARCEL 287-1 - 53.00/60.00)</i>							
Project Location (describe, and attach a location map): <i>287-1-53.00 / 60.00 SEE ATTACHED MAP</i>							
Brief Description of Proposed Action: <i>WE WOULD LIKE TO RE-ZONE TO ADD SO THAT PARCEL WILL HAVE THE SAME ZONING AS OUR CURRENT PARCELS FOR OUR NAZM CAMPUS. WE ARE ALSO LOOKING TO COMBINE LOT LINES FOR TAX PURPOSES AS WELL.</i>							
Name of Applicant or Sponsor: <i>HUNTER BRACE</i>		Telephone: <i>(607)-432-7493</i>					
		E-Mail: <i>hgrall@casv.com</i>					
Address: <i>4158 STATE HIGHWAY 23</i>							
City/PO: <i>ONEIDA</i>		State: <i>NY</i>	Zip Code: <i>13620</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>DEL FOR SWPPP FOR PARKIN LOT RUN OFF, DOT</i>			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		<i>74.67</i> acres					
b. Total acreage to be physically disturbed?		<i>29.88</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>342.78</i> acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☒ Urban ☒ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>N/A</u> _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>N/A</u> _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: <u>07660 CREEK</u> _____ _____			

APPLICATION FOR A ZONING AMENDMENT

Form: TVB-1

Town/Village Board

Town/ Village of Oneonta, NY

WHEN TO USE THIS FORM: This form is used by an individual who applies for an amendment to the town/village zoning map and/or ordinance.

Instructions: Fully complete this application. Write ANA@ when Anon-applicable@. Applications, complete with fees, shall be filed with the Zoning Enforcement Officer who will file a copy with the Town Clerk.

TB 000028

OFFICE USE ONLY	
Application No.:	<u>Z-287.00-1-84.00</u>
Received (postmark or hand-delivered):	<u>08 / 10 / 2026</u>
Official Date of Receipt	<u>08 / 13 / 2026</u>
Referred to Town PB:	<u>08 / 13 / 2026</u>
Referred to Co. PB:	<u>08 / 13 / 2026</u>
Public Hearing:	<u> </u>
Final Action:	<u> </u>

Applicant Name: Cooperstown All Star Village

Address: 4158 State Hwy 23
Oneonta, NY 13820

Telephone No. 702-439-1717

If application is by petition, please attach hereto.

Application is for:

- ☒ zoning map amendment
☐ zoning ordinance amendment

Attach a completed Part I of the Environmental Assessment Form (EAF) using the (check one):
☒ short form or ☐ long form. Forms are available from the zoning enforcement officer.

Completed Section A and/or B as appropriate:

A. Zoning Map Amendment

1. General description of boundaries or area for which the zone change is requested:

Parcel 287.00-1-84.00 is a 3.2-acre parcel located at the southern end of our existing parking lot. It is currently zoned B2.
We are requesting that the parcel be rezoned to PDD B/R to allow it to be combined with the adjacent parcel, 287.00-1-33.00.

2. Attach a copy of the tax map showing area for which the zone change is requested.
3. Total area (square feet or acres): 3.2 acres
4. Present zoning classification: B2
5. Present use: Parking
6. Adjacent zoning classification: PDD

7. Adjacent use: Parking
8. Proposed zoning classification: PDD B/R
9. Proposed use: Parking
10. Reasons for amendment request: Standardizing the zoning and combining parcels/lots.

B. Amendment to Zoning Ordinance

1. Section(s) reference: _____

2. Existing section(s) is not adequate because: _____

3. Proposed change: _____

4. The proposed change will clarify or improve the ordinance because: _____



Signature of Applicant

8 / 10 / 2026
Date

- NOTE:
1. Parts II and III of the EAF and the entire SEQR (State Environmental Quality Review) process must be completed by the Town/Village Board before the application can be considered complete.
 2. The Town/Village Board will notify you of their action in writing (form TVB-3) within _____ days of the date of the public hearing held on this application.

DISCLOSURE STATEMENT

Pursuant to the requirements of General Municipal Law Article 5-K, Section 809, an applicant seeking local approval for a planning or zoning action is obligated to disclose the name, residence and the nature and extent of the interest that any officer or employee of the municipality may have with the applicant.

An officer or employee of the municipality is deemed to have an interest in the applicant, when he/she, his/her spouse, their brothers, sisters, parents, children, grandchildren or the spouse of any of them

- a) is the applicant, or
- b) is an officer, director, partner or employee of the applicant, or
- c) legally or beneficially owns or controls stock of a corporate, applicant or is a member of a partnership applicant or association applicant, or
- d) is a party to an agreement with such an applicant, express or implied, whereby he/she may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

I, Dan Hooper, the applicant for local approval of a planning or zoning action in the Town/Village of Oneonta, hereby disclose one of the following

(check one):

- ☒ 1. No officer or employee of the local agency from which approval is sought has an interest in the applicant.
- ☐ 2. There exists an interest in the applicant by at least one officer or employee of the local agency from which approval is sought. These interests are as follows:

NAME

RESIDENCE

NATURE OF
INTEREST

a.

b.

c.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Rezoning 287.00-1-84.00			
Project Location (describe, and attach a location map): See Attached Map			
Brief Description of Proposed Action: Rezoning parcel 287.00-1-84.00 from B2 to PDD to provide consistent zoning across the existing campus. Combining parcels 287.00-1-84.00, 287.00-1-55.00, and 287.00-1-33.00 into one lot. There will be no new construction on parcel 84			
Name of Applicant or Sponsor: Cooperstown All Star Village		Telephone: 702-439-1717	
		E-Mail: dhooper@casv.com	
Address: 4158 State Hwy 23			
City/PO: Oneonta		State: NY	Zip Code: 13820
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒ YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO ☒ YES ☐
3. a. Total acreage of the site of the proposed action?		3.2 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		220 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☒ Urban ☒ Rural (non-agriculture) ☒ Industrial ☒ Commercial ☒ Residential (suburban)			
☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):			
☒ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>N/A</u> _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: _____ There is an existing SWPPP in place		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Dan Hooper</u> Date: <u>8/10/2026</u> Signature: <u></u> Title: <u>General Manager</u>		

Plotted: Aug 10, 2026 - 8:03AM
Z:\BL-Yaui\10218217AD2-1071-4623-8927-9905C405417\03667000-3667107\2786.017 ZONING PLAN (ID 3667107).dwg
Checked by: C2463
Drawn by: RASZ/JTU
Designed by: CMB/RASZ
In charge of: DHF

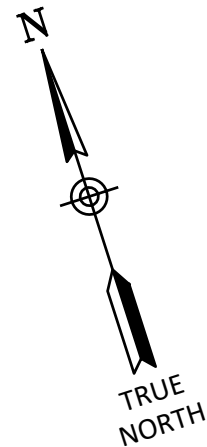
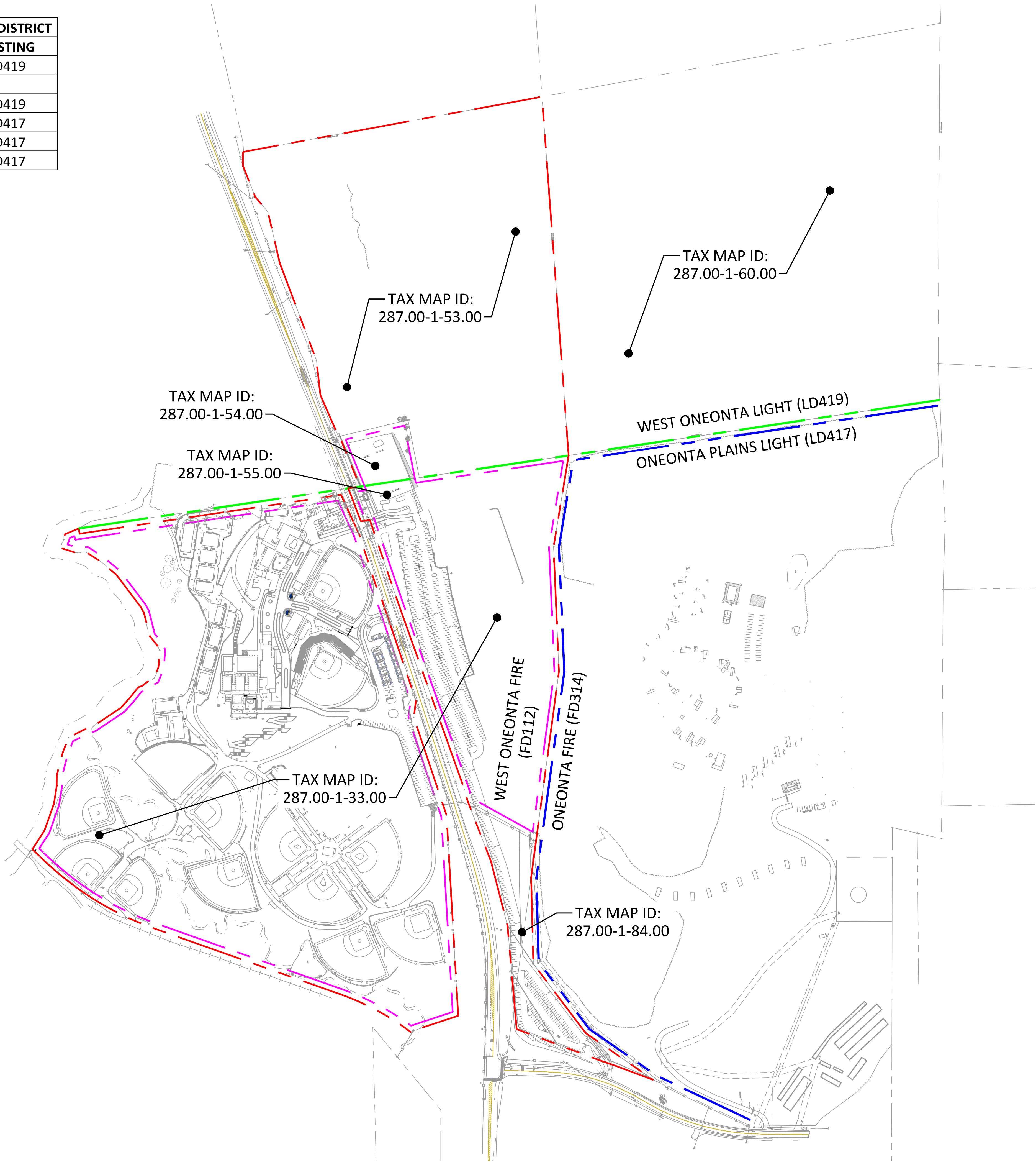
TAX MAP ID	ZONING		FIRE DISTRICT	LIGHT DISTRICT
	EXISTING	PROPOSED	EXISTING	EXISTING
287.00-1-53.00	B-2	PDD-R/B	FD112	LD419
287.00-1-60.00	RA-40	RA-40	FD112	
287.00-1-54.00	PDD-R/B	PDD-R/B	FD112	LD419
287.00-1-55.00	PDD-R/B	PDD-R/B	FD112	LD417
287.00-1-33.00	PDD-R/B	PDD-R/B	FD112	LD417
287.00-1-84.00	B-2	PDD-R/B	FD112	LD417

NOTE: THE FIRE AND LIGHTING DISTRICTS ARE FROM THE OTSEGO COUNTY TAX PARCEL VIEWER.

FD112 = WEST ONEONTA FIRE
FD314 = ONEONTA FIRE
LD419 = WEST ONEONTA LIGHT
LD417 = ONEONTA PLAINS LIGHT

LEGEND:

- EXISTING BOUNDARY OF PDD-R/B BOUNDARY
- PROPOSED BOUNDARY OF PDD-R/B
- EXISTING FIRE DISTRICT BOUNDARY
- EXISTING LIGHT DISTRICT BOUNDARY



IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7-209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISIONS	

COOPERSTOWN ALL STAR VILLAGE
FIELD EXPANSION PROJECT

ZONING PLAN

Barton & Loguidice
10 Airline Drive, Suite 200
Albany, NY 12205
NYS CERTIFICATE #
0021642, 0020588, 0019903,
0019905, 0020336

REVIEW ONLY
NOT FOR
CONSTRUCTION

NYS EXP.:	07/31/2027
Date	AUGUST 2026
Scale	AS SHOWN
Sheet Number	C091
Project Number	2786.017.001

OTSEGO COUNTY

TOWN OF ONEONTA