



Barton & Loguidice

Memo To: Dan Hooper
CASV

Date: August 21, 2026

From: Christian Bertram, P.E.
Barton & Loguidice

Project No.: 2786.017.001
Phase No.: Phase 1

Re: Responses to Highland Planning review memorandum dated
August 14, 2026
Cooperstown All Star Village – Field Expansion

Purpose. This internal memo consolidates the factual responses, corrections, requested confirmations, and follow-up actions needed to address the concerns in the August 14, 2026 zoning-code review memorandum.

1. Surveys, Property Configuration, and Acreage

Concern: Confirm that surveys were provided and reconcile inconsistent parcel and project acreage figures.

- Boundary and survey documentation has been provided, including the Boundary and Topographic Survey of Premises of Abner Doubleday LLC, prepared by Lawson Surveying & Mapping (preliminary issue dated June 27, 2025), and the ALTA/NSPS Land Title Survey - Additional Lot Unrivald (Oneonta), Project No. 26-576934.1, dated March 3, 2026.
- The consolidated PDD contains approximately 97.556 acres and will remain divided into two parcels because the lighting-district boundary divides the property.
- Parcel 1 / PB000751: Combining parcels 287.00-1-54.00, and 287.00-1-53.00; approximately 29.775 acres.
- Parcel 2 / PB000762: Combining parcels 287.00-1-55.00, 287.00-1-33.00, and 287.00-1-84.00; approximately 67.781 acres. The Parcel 33 calculation includes approximately 48.648 acres west of Route 23 and 15.384 acres east of Route 23.
- Parcels 53 and 60 are mapped as separate tax parcels but are associated with one deed. Parcel 60 is not included in the PDD or any part of either of the proposed projects

2. PB000751 - Northern/Eastern Parking Expansion

Retaining Wall

Concern: Provide wall dimensions, location, materials, appearance, screening, and structural review; confirm applicable setbacks.

- The proposed retaining wall is approximately 1,087 feet long, varies in exposed height, and has a maximum exposed height of approximately 25 feet.
- At its closest point, the wall is approximately 8 feet from the Route 23 right-of-way and approximately 8 feet from the northern exterior property line.
- The wall will use Oneonta Block Company's decorative 'Boulder Wall' block to match the existing retaining wall on the campus.
- No landscaping is currently shown along the Route 23 wall. The applicant is willing to add landscaping if requested by the Planning Board.
- The wall will be designed and certified by a licensed professional engineer, and structural calculations will be submitted for review.
- A retaining wall in substantially the same location was approved as part of the 2025 Parking Lot Expansion.
- The PDD-B standards do not expressly state a separate retaining-wall setback. The applicant requests confirmation from the Code Enforcement Officer that the proposed wall may follow the treatment used in the 2025 approval. This statement should not be characterized as a final legal determination.

Earthwork and Imported Materials

Concern: Describe the scale of cut/fill, the amount and source of imported fill, and potential SEQR implications.

- The current earthwork design balances on site; no bulk soil fill is expected to be imported.
- Imported construction materials will be limited to pavement subbase, asphalt, and drainage stone for the underground infiltration system.
- The contractor will identify approved commercial sources for the imported subbase and drainage stone.
- The limit of disturbance is approximately 8.3 acres, and approximately 5.9 acres of new impervious surface are proposed.
- The 5.9 acres of new impervious surface equal approximately 19.8% of Parcel 1, below the 50% maximum-coverage standard.

EAF Section D.1.g

Concern: Determine whether the retaining wall should be included as a nonresidential structure in Full EAF Section D.1.g.

- Applicant position: the retaining wall is a site/civil improvement rather than a new nonresidential building or building expansion. The wall's dimensions, materials, location, and engineering will be documented in the site-plan and civil/structural submissions. Applicant recognizes the broad definition of "structure" in the Town Zoning Code and has revised the EAF accordingly.

Screening

Concern: Determine whether screening is needed along boundaries adjoining residential zoning.

- No current residential use is present along the affected PB000751 boundaries. The applicant will provide supplemental screening along the north or east boundaries if the Planning Board determines that existing conditions are insufficient.

3. PB000762 - Campus and Field Expansion

Phasing

Concern: Reconcile the August 10 letter's single-phase description with the EAF's three-phase description.

- PB000762 is a phased project.
- Phase 1 includes all currently proposed campus and field improvements except the retail building, stair improvements, and restaurant.
- The retail building, stair improvements, and restaurant are future work anticipated for 2027 or later.
- The project may contain up to three phases because the restaurant and retail components may be constructed separately. The sequence and timing of Phases 2 and 3 have not yet been determined.

Setbacks and Building Height

Concern: Confirm the new bunkhouse side-yard setback, rear-yard compliance, and proposed building heights.

- The proposed new bunkhouse is approximately 35 feet from the north property line. Town of Oneonta Local Law No. 3-2023 rezoned the adjoining northern parcel, Tax Map Parcel 287.00-1-35.01, from RA-40 to B-2. The Town Board adopted the law on October 11, 2023; it was filed with the New York Secretary of State on December 28, 2023 and became effective upon filing.
- Because the adjoining northern parcel is B-2, the enhanced 100-foot side-yard requirement for property abutting RA-40 does not apply. The standard PDD-B side-yard requirement is 25 feet. The proposed 35-foot bunkhouse setback exceeds the requirement by approximately 10 feet; no side-yard variance is required, assuming the final survey confirms the 35-foot setback.

- No proposed building is within approximately 1,000 feet of the western/rear property line adjoining the RA-40-zoned golf course; the 100-foot rear-yard standard is therefore satisfied.
- The tallest proposed building is approximately 35 feet, below the 60-foot PDD-B maximum. Final heights will be confirmed during building-permit review.

Coverage and Screening

- The PB000762 plan maintains approximately 52.4% greenspace and 47.6% impervious coverage, below the 50% maximum.
- Existing woodland provides screening along the north property line near the new bunkhouse. That woodland will be preserved; no additional screening is presently proposed.

Floodplain, Aquifer, and Utilities

Concern: Confirm whether floodplain/floodway or principal-aquifer conditions create additional requirements.

- The PB000762 project is outside the mapped floodplain and floodway. No project disturbance will occur within either area.
- No new groundwater wells are proposed. New public water mains will be extended from the City of Oneonta.
- Existing and proposed sanitary sewer service will continue to be provided by the City of Oneonta; no new on-site septic system is proposed.
- Five underground propane tanks, each with a 1,000-gallon capacity, are proposed (5,000 gallons total). They will be installed by a licensed contractor in accordance with applicable fire-code requirements and reviewed through the Town's permitting process.

4. Parking - Both Applications

Corrected Supply and Required Parking

Concern: Reconcile inconsistent parking totals in the EAFs, August 10 letter, traffic study, and site-plan materials.

Condition	Main Campus	Eastern Lot	Campus Total
Existing supply	292	801	1,093
Final supply	156	1,554	1,710
Net change	-136	+753	+617

- Parking supply: the campus currently contains 1,093 spaces and will contain 1,710 spaces after both projects, for a net increase of 617 spaces.
- Code requirement: the completed occupancy analysis identifies 951 required spaces for the existing campus and 1,342 required spaces for the proposed campus, an increase of 391 required spaces.
- Compliance result: the proposed supply of 1,710 spaces exceeds the calculated requirement of 1,342 spaces by 368 spaces.

Parking Across Multiple Parcels

- The main eastern parking area currently spans four parcels, 84, 33, 55, 54. After the lot line adjustment the parking lot, including the new area will span the two final parcels/deeded lots.
- Both deeded lots will remain under common ownership; they are separate only because the lighting-district boundary divides the property.

Parking Dimensions and Variance

- The existing campus variance permits 9-foot-by-18-foot stalls for existing parking. The applicant will request the same relief for the 753 new eastern-lot spaces now that it will not be included in the same parcel, as was initially proposed.
- Without variance relief, Town Code Sections 103-49 and 103-52 require 10-foot-by-20-foot spaces and 24-foot-wide aisles. The aisle requirement remains 24 feet; it does not decrease to 20 feet with the larger stalls.
- If the variance is not granted, a revised engineered layout will be required. For planning purposes only, a same-footprint, double-loaded layout with 24-foot aisles could reduce the 753 new-space count by roughly 118 spaces.
- Under that conceptual assumption, the campus would contain approximately 1,592 spaces, still approximately 250 spaces above the 1,342-space code requirement.
- The 118-space reduction is not a design count. Any non-variance alternative must be confirmed by an engineered layout accounting for islands, accessible stalls, circulation, grading, drainage, and irregular boundaries.

5. 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 submitted for any required sign permits.

Reference Materials

- Highland Planning, Zoning Code Review of the Amended and Consolidated CASV PDD Application, August 14, 2026.
- Barton & Loguidice, Parking Calculations / Occupancy Counts Memorandum, July 14, 2026, with supporting occupancy and parking exhibits.
- Barton & Loguidice, Traffic & Parking Study - New Bunkhouse & Parking Lot Expansion, Revision 1, August 2026.
- Town of Oneonta Code, Chapter 103, including Sections 103-44, 103-49, and 103-52.
- Town of Oneonta Local Law No. 3 of 2023, adopted October 11, 2023 and filed with the New York Secretary of State on December 28, 2023.
- NYSDEC Full Environmental Assessment Form Workbook, Part 1, Section D.1.

Respectfully submitted,

Christian Bertram, P.E.

Barton & Loguidice, D.P.C.