

Town of Otsego Planning Board

Minutes – January 5, 2010

REGULAR MEETING

The monthly meeting of the Town of Otsego Planning Board was held on this date at the Town Office Building in Fly Creek, New York. Acting Chairman Donna Borgstrom called the meeting to order at 7:30 PM, and roll call was taken by Clerk Bill Deane. Members present were Borgstrom (Vice-Chairman), John Phillips, Steve Purcell, and Doug Greene. (Chairman Paul Lord arrived at 8:12 PM, after the Bennett application.) With Joe Galati and Wes Ciampo absent, alternate member Joe Potrikus joined the meeting table. Zoning Enforcement Officer Hank Schecher and Planning Board Attorney Jim Ferrari were also present.

The Board reviewed the minutes of December 1, 2009, e-mailed to the members. Potrikus moved to approve the minutes as written. Purcell seconded the motion and it was approved, 5-0.

Acting Chairman Borgstrom reviewed correspondence received since the last meeting:

- Letters (distributed) from Lohrman Education Services, advertising training programs scheduled for January 19 and 21.
- The Fall 2009 issue of *Planning News*, copies of which were distributed to members.
- The Fall 2009 issue of *Rural Futures*, passed around to members.
- A package (filed) on the Edward Walker Article 78 action.
- A memo (filed) from the County regarding the filing of the Kokoronis subdivision.

Zoning Enforcement Officer Schecher distributed copies of his January 5 report (filed). It itemized three land use permits issued, two applications pending Planning Board review, and two items of other business. One involved the County's preliminarily revised Flood Insurance Rate map, which was examined by the members.

Acting Chairman Borgstrom asked whether anyone from the public had comment on a non-agenda item. No one had any comments.

The Board moved on to applications.

APPLICATIONS

Estate of Shirley Bennett – Minor subdivision – Bristol Road (#112.00-1-13.01)

John Phillips read aloud from the December 1 minutes relevant to this application. Applicant Robin Aufmuth submitted a map with dimensions attested to by surveyor Brian Carso, showing road frontage of 336 feet (longer than what is shown on the tax map). Aufmuth said that having the back lot surveyed would cost seven to eight thousand dollars and, if the Board required that, the Bennett family would not go forward with the application.

The consensus of the Board was that survey of the back lot could be waived, as long as the information submitted was informative enough that they could determine there was room enough for a useable driveway to the back lot. After discussion, Doug Greene moved to waive any survey beyond the proposed front lot, provided that the applicant document the following: existing contours of the property; slope and sight distance for the proposed driveway; existing

buildings, driveways, utilities, wells, electric, springs, drainage, and swales; and clearer dimensions of the frontage for each proposed lot. John Phillips seconded the motion and it was approved, 5-0.

Aufmuth asked to be put on the February 2 agenda.

Eugene & Elizabeth Bettiol – Site plan review, porch within 500 feet of Otsego Lake – 6016 State Highway 80 (#99.00-1-31.03)

Applicants Eugene and Elizabeth Bettiol were present. They want to add an elevated, screened-in porch to an existing residence within 500 feet of Otsego Lake (they also want to add a storage building, but it will be beyond the 500-foot mark). They distributed copies (filed) of their application, proposed site plan, floor plan, GIS map, drawings, list of neighbors within 200 feet of the property, and letters of support from two of them. The Board examined the documents.

Chairman Lord asked what would be done to mitigate the increase of impervious surfaces so close to the Lake, suggesting that they calculate the extra flow and capture the first inch of that in a subterranean drainage system. The existing terrace garden might serve that purpose. The Board asked the Bettiols to return with a completed short environmental assessment form (EAF), water runoff plans, and a letter authorizing architect Norman Davies to represent them, if necessary.

The Bettiols asked to be put on the February 2 agenda.

OTHER BUSINESS

Chairman Lord discussed the Planning Board By-Laws. He said making them formal Town Laws would require presenting them to the Town Board for their approval. He said the By-Laws since 1967 have been nothing more than an informal agreement among Planning Board members, and felt they should remain that way. The consensus of the Board was the same. Lord shared two suggestions from Bill Deane: that the “member discussion” be changed to “member and employee discussion,” and that the employees be reappointed in December rather than January. The consensus of the Board was that these were worthy changes. Lord said he would amend the proposed By-Laws accordingly in time for the February 2 meeting.

Chairman Lord noted that Joe Galati was not present, and asked if anyone else was prepared to spearhead the discussion on planned unit developments (PUDs). With no response, he said it would be postponed until February.

The Board discussed the positions of Town Engineer (currently Wayne Bunn), Planning Board Attorney (Jim Ferrari), and Planning Board Clerk (Bill Deane). Donna Borgstrom moved to reappoint all three employees for 2010. Steve Purcell seconded the motion and it was approved, 6-0.

Doug Greene moved to reappoint Donna Borgstrom as Vice-Chairman. John Phillips seconded the motion and it was approved, 5-0, with Borgstrom abstaining.

Attorney Ferrari submitted an invoice to Chairman Lord for his work in the Article 78 action. Ferrari said there was no news about the action.

John Phillips reported on his role as Planning Board liaison to the Town Board. He noted that the Town Board had moved expeditiously in reappointing Donna Borgstrom as

Planning Board member and Paul Lord as chairman. Phillips asked if there was anything anyone wanted him to bring up to the Town Board at their next meeting, but received no suggestions.

Chairman Lord told the Board about a project NYSHA is proposing: To erect a 30-foot-tall totem pole as an exhibit in front of the Fenimore Art Museum. The Board discussed whether it would need to come before the Planning Board. Lord said he would check the Laws and contact Joe Siracusa of NYSHA.

Joe Potrikus asked whether the water runoff measures requested during the Bettiol application were really necessary for such a small project so far from the Lake. This set off a long discussion about water runoff, lake protection, and bureaucracy.

Zoning Enforcement Officer Schecher brought up the Laurel O'Brien issue previously discussed during the November 10 meeting. O'Brien wanted to subdivide a 5.3-acre parcel into two lots, falling short of the three-acre-per-lot rule. Chairman Lord had said she would need a variance from the Zoning Board of Appeals (ZBA) before coming to the Planning Board. Bill Deane read the relevant portion of the December 15 minutes (not yet approved) of the ZBA. The ZBA did not rule on the application, saying they wanted a more formal denial from the Planning Board or Zoning Enforcement Officer, and making various suggestions as to how to get the desired effect without a variance. Lord said he had spoken to representative Dan Holtje about the situation, who said that O'Brien was looking into doing a purchase/lot line adjustment with a neighbor in order to increase her parcel to the necessary acreage.

Bill Deane discussed the February 2, 2010 agenda. As of now it is identical to the January 5 version, except for the personnel discussion, already completed.

With no further business, at 9:20, Joe Potrikus moved to adjourn the meeting.

Respectfully submitted,

Bill Deane
Planning Board Clerk