

Town of Otsego Planning Board

Minutes – January 6, 2015

PUBLIC HEARING

Annbritt & Philip Hodgins (Oakstone Farms) – Site plan review, special permitted use (recreational facility – horse-boarding & riding) – 6424 State Highway 28 (#97.00-1-51.01 & -.02)

Chairman Donna Borgstrom called the Hodgins public hearing to order at 7:03 PM, recused herself, and left the meeting table, leaving Vice-Chairman Joe Potrikus in charge and first alternate member John Phillips at the table. Potrikus asked if anyone from the public had questions or comments about the application.

Mike Bouton of State Highway 28 said that the application includes a day camp, whereas the meeting notice did not mention that. He asked about the camp, particularly its potential activities proposed hours of operation.

At Potrikus's request, applicants AnnBritt and Philip Hodgins gave a description of the proposed project. Philip noted that there is a conservation easement on the property, restricting development. Potrikus explained that the Board can place restrictions on the special permit, including the activities and hours.

Acting Chairman Potrikus read aloud a December 29, 2014 letter (filed) from neighbor Patricia Gambitta, saying she had no concerns about or objections to the proposed project.

Planning Board Attorney Jim Ferrari and Clerk Bill Deane both reported hearing from neighbor George Crippen, expressing concerns. They invited him to attend the public hearing or submit a letter for it, but he did neither.

With no further comments, Phillips moved to close the public hearing. Ed Hobbie seconded the motion and it was approved, 7-0. Borgstrom returned to the table, and Phillips left it.

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. Chairman Donna Borgstrom called the meeting to order at 7:09 PM, and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. All members were present: Borgstrom, Joe Potrikus (Vice-Chairman), Steve Purcell, Rosemary Craig, Tom Huntsman, Ed Hobbie, and Scottie Baker. Alternate members John Phillips, Darryl Szarpa, and Trevor Fuller, Planning Board Attorney Jim Ferrari, and Zoning Enforcement Officer Tavis Austin were also present. Purcell had been reappointed to the Board, and Fuller newly added as a third alternate.

The Board reviewed the minutes of December 2, 2014, e-mailed to the members. Potrikus moved to approve the minutes as written. Huntsman seconded the motion and it was approved, 7-0.

Correspondence received since the last meeting was passed around. It consisted of the November/December 2014 issue of *Talk of the Towns & Topics*, the Winter 2014-2015 issue of *Rural Futures*, and a flier from Lorman Education Services.

Chairman Borgstrom asked if there were any member disclosures regarding potential conflicts. She said she again would be recusing herself from both applications. Potrikus said he again would be recusing himself from the Heroux application.

Chairman Borgstrom asked if there were any public comments on non-agenda items. Christopher Voulo said that he was representing a project at 2420 County Highway 26, in which owner Kevin Gohde wants to divide a parcel into two lots. Chairman Borgstrom and ZEO Austin later examined the Town maps and determined that it would be a minor subdivision, requiring an application to the Board.

The Board moved on to applications.

Annbritt & Philip Hodgins (Oakstone Farms) – Site plan review, special permitted use (recreational facility – horse-boarding & riding) – 6424 State Highway 28 (#97.00-1-51.01 & -.02)

Chairman Donna Borgstrom recused herself and left the meeting table, leaving Vice-Chairman Joe Potrikus in charge. First alternate member John Phillips joined the table. Clerk Bill Deane read aloud from the minutes of July 1 and December 2, 2014 relevant to the application.

Acting Chairman Potrikus explained why tonight's public hearing was necessary. The Board discussed the application, particular the hours of operation.

Steve Purcell moved to approve the extension of the site plan approval/special permitted use (recreational facility) with no expiration date, and no restriction of days or hours for the horseback lessons. Rosemary Craig seconded the motion and it was approved, 7-0. Clerk Bill Deane prepared a new special permit which acting Chairman Potrikus signed (copy filed). Borgstrom returned to the meeting table.

Roger Heroux (Jon McManus) – Site plan review, special permitted use, self-storage unit – County Highway 26, Fly Creek (#114.00-1-74.01)

Chairman Donna Borgstrom and Vice-Chairman Joe Potrikus recused themselves and left the meeting table. First and second alternate members John Phillips and Darryl Szarpa joined the table, with Phillips taking over as acting chairman. Clerk Bill Deane read aloud from the minutes of December 2, 2014 relevant to the Roger Heroux application.

Representative Jon McManus said that he wants to "catch up" on the application and see what the Board needs. He said that Heroux is applying for just one storage facility at this time, and will come back before the Board if he decides to add more at a future date. McManus said there would be no signs, and requested a waiver on the topographic contours requirement.

The Board reviewed the requirements for site plan approval in section 8.04 of the *Land Use Law*. Acting Chairman Phillips noted that the Board can waive certain requirements per section 8.05. Rosemary Craig moved to waive the topographic contours requirement, in lieu of a drainage plan, due to the flatness of the property. Ed Hobbie seconded the motion and it was approved, 7-0.

The Board and McManus agreed that the following items would be needed to complete the application: a survey; a floor plan, including description and elevation of building; and a site plan showing trees, lighting, drainage path and culverts, wetlands, roadway improvements, erosion control, sewage disposal system, construction sequence, and permits required.

Hobbie moved to deem the application complete, contingent on the aforementioned items being submitted to Zoning Enforcement Officer Austin by January 20, and to schedule a public hearing for February 3. Scottie Baker seconded the motion and it was approved, 7-0. Borgstrom and Potrikus returned to the meeting table.

OTHER BUSINESS

Tavis Austin gave his January 6 Zoning Enforcement Officer report (filed). He said that Addison and Boyd Bissell are scheduled to go before the Zoning Board of Appeals for area variances on January 20. If the variances are approved, the Bissells could come before the Planning Board as early as March. Chairman Borgstrom reminded the Board that they cannot entertain any application if the applicant is in violation of the *Land Use Law*.

Clerk Bill Deane said that he was preparing a 2015 Planning Board Directory, and asked for any changes from the 2014 version.

The Board discussed the Vice-Chairman role, currently held by Joe Potrikus. Scottie Baker moved to reappoint Potrikus for 2015. Ed Hobbie seconded the motion and it was approved, 7-0, with Potrikus abstaining and first alternate member John Phillips voting in his stead.

Deane discussed the February 3, 2015 agenda. Heroux (possible public hearing) is expected to return, Bill Miller is due back for extension of his conditional approval, and Christopher Voulo may be submitting an application for a subdivision.

With no further business, at 8:22, Baker moved to adjourn the meeting.

Respectfully submitted,

Bill Deane, Planning Board Clerk