

Town of Otsego Planning Board

Minutes – January 7, 2014

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 7:01 PM, and clerk Bill Deane took roll call. Members present were Borgstrom, Joe Potrikus (Vice-Chairman), Rosemary Craig, Tom Huntsman (who arrived after the first vote), Scottie Baker, and Ed Hobbie. With Steve Purcell absent, first alternate member John Phillips joined the table. Second alternate member Darryl Szarpa, Planning Board Attorney Jim Ferrari, and Zoning Enforcement Officer Tavis Austin were also present.

The Board reviewed the minutes of December 3, e-mailed to the members. Potrikus noted that “Canajoharie” should be “Canadarago.” Potrikus moved to approve the minutes as amended. Baker seconded the motion and it was approved, 4-0, with new Board members Hobbie, Phillips, and Szarpa abstaining.

Correspondence received since the last meeting consisted of the November/December 2013 issue of *Talk of the Towns & Topics*, copies of which were distributed.

Chairman Borgstrom asked if there were any member disclosures regarding potential conflicts. She said that she would again be recusing herself from the Galati application.

Chairman Borgstrom asked if there were any public comments on non-agenda items. Charlotte Hall said that the minutes didn’t make it clear that the Zoning Board of Appeals (ZBA) had approved Joe Galati’s building of a staircase. Bill Deane explained that the ZBA granted a variance for Galati to build within the setbacks, subject to Planning Board review; variances do not address what is being built. When Hall brought up other matters concerning the Galati application, Chairman Borgstrom pointed out that this comment period was only for non-agenda items.

The Board moved on to applications.

APPLICATIONS

Susanne Adsit & Joe Galati (Jon McManus) – Site plan review, special permitted use (restaurant/hotel) – 6855 State Highway 80 (#69.44-1-5.00)

Chairman Donna Borgstrom recused herself and remained away from the meeting table, leaving Vice-Chairman Joe Potrikus in charge. Second alternate member Darryl Szarpa joined the meeting table. Bill Deane read aloud from the minutes of the December 3 meeting relevant to the Galati application.

Representative Jon McManus gave a summary of the project for the benefit of the new members, asking the Board to declare lead agency status and schedule a public hearing. Scottie Baker moved to declare lead agency status for the Planning Board. Ed Hobbie seconded the motion and it was approved, 7-0. Deane will initiate coordinated review with the New York State Department of Transportation (DOT), Department of Environmental Conservation (DEC), Historic Preservation Office (SHPO), U.S. Army Corps of Engineers, Otsego County Planning Department, and Town of Springfield. John Phillips moved to schedule a public hearing for February 4. Rosemary Craig seconded the motion and it was approved, 7-0.

McManus formally asked to “stop the clock” on the application process. Deane explained for the benefit of new members that the application had been deemed complete on December 3. The Board is required to make a decision within 62 days or risk approval by default; 63 days will have elapsed by the date of the next meeting. By agreeing with McManus, the clock would be frozen at 35 days, until the applicant and Board agree to restart it. Tom Huntsman moved to stop the clock. Hobbie seconded the motion and it was approved, 7-0.

The consensus of the Board was to postpone State Environmental Quality Review (SEQR) until after the public hearing. McManus said he would be prepared to clarify landscaping, fencing, and lighting plans in February.

Chairman Borgstrom returned to the meeting table, and Szarpa left it.

OTHER BUSINESS

John Phillips moved to reappoint Joe Potrikus as Vice-Chairman for 2014. Rosemary Craig seconded the motion and it was approved, 6-0, with Potrikus abstaining.

Chairman Borgstrom formally introduced the new members (whom she had sworn in prior to the meeting). Ed Hobbie, formerly of the ZBA, replaces Joe Galati, whose term expired and who did not seek reappointment. Scottie Baker was upgraded from her alternate member status to replace Doug Greene, who resigned a few months ago (term ends 2019). John Phillips rejoins the Board as the first alternate member, and Darryl Szarpa fills the new position of second alternate member. Borgstrom said she would get together with the new members to help acclimate them to their new roles. Tom Huntsman stressed the importance of the new members getting their necessary documents and resources.

Tavis Austin gave his January 7 Zoning Enforcement Officer report (filed). It listed four land use permits issued, and Joe Galati's two pending applications. He also discussed the Harrison Hummel situation. Jon McManus said that Hummel is hoping to resolve his boundary problems with the neighbors "in a civil manner" before returning to the ZBA. Austin asked about a potential first lot split on a property straddling two Towns. The consensus of the Board was that Austin could approve the split without their intervention.

Chairman Borgstrom distributed 2013 training records to the members. Each 2013 member completed his or her form and returned it to Borgstrom to deliver to Town Supervisor Anne Geddes-Atwell.

Joe Potrikus described his experience as Planning Board liaison at recent Town Board meetings. He said that most of his input "fell on deaf ears." He asked if anyone wanted him to relay anything at tomorrow's Town Board meeting.

John Phillips offered his sincere thanks to the Board members for their support in getting him back on the Board.

Bill Deane discussed the February 4 agenda. At this point, only Galati (public hearing) is on it. With no further business, at 8:14, Scottie Baker moved to adjourn the meeting.

Respectfully submitted,

Bill Deane, Planning Board Clerk