

## **Town of Otsego Planning Board**

Minutes (unapproved), January 7, 2020

Will be approved with any necessary amendments at the next meeting

### **PUBLIC HEARINGS**

#### **Redpoint Builders (Tim Horvath) – Site plan review, special permitted use, service trade establishment in RA1 district – 5934 State Highway 80 (#99.00-1-35.00)**

Chairman Huntsman opened the Redpoint public hearing at 7:01 PM, and asked if anyone from the public had comments. No one responded. Walter Dusenbery moved to close the hearing. Sharon Kroker seconded the motion and it was approved, 6-0.

#### **Florence Helfand Estate (Ed Hobbie) – Site plan review, construction within 100 feet of Canadarago Lake – 222 Bibik Road (#52.11-1-38.00)**

Chairman Huntsman opened the Helfand public hearing at 7:02 PM, and asked if anyone from the public had comments. No one responded. Darryl Szarpa moved to close the hearing. Sharon Kroker seconded the motion and it was approved, 6-0.

### **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 Tom Huntsman called the meeting to order at 7:03 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Huntsman, Ted Feury (vice-chairman), Darryl Szarpa, Walter Dusenbery, Sharon Kroker, and Elizabeth Horvath. Chip Jennings and alternate members Rosemary Brodersen and Lynn Krogh were absent. Zoning Enforcement Officer Ed Hobbie, Planning Board attorney Ryan Miosek, and Town Board member Carina Franck were also present.

The Board reviewed the minutes of December 3, 2019, e-mailed to the members. Feury said that he did not think the Board waived items #1-11 in the Redpoint site plan requirements, as some of those items were submitted. Deane said that the motion included waiving all those items, and the minutes are a record of what happened at a meeting, not what should have happened. Dusenbery moved to approve the minutes as written. Horvath seconded the motion and it was approved, 6-0. Szarpa noted that all minutes back to 2016 on the Town's web-site are marked "unapproved," even though they are approved at the following meetings. After discussion, Deane said he would communicate with the Town's web-master about a system to correct this.

Chairman Huntsman reviewed correspondence received since the last meeting. There was a December 1, 2019 letter from the New York Planning Federation. It noted that future issues of their *Planning News* would be e-mailed (Deane will provide the NYPF with members' e-mail addresses), and that their annual conference would be held in Bolton Landing, NY, April 19-21, 2020. Copies of the registration form were made for interested members. Huntsman also said he had received an e-mail from Debra Creedon about the Svahn property. Zoning Enforcement Officer Hobbie said that her concerns were resolved and/or unfounded.

Chairman Huntsman asked if anyone had a conflict with tonight's applicant. Horvath said she had a conflict with Redpoint Builders.

Chairman Huntsman asked if anyone from the public had a comment on a non-agenda item. No one responded. The Board moved on to applications.

## **APPLICATIONS**

### **Redpoint Builders (Tim Horvath) – Site plan review, special permitted use, service trade establishment in RA1 district – 5934 State Highway 80 (#99.00-1-35.00)**

Elizabeth Horvath recused herself and left the meeting table. Clerk Bill Deane read aloud from the Planning Board's minutes of December 3, 2019 relevant to the Redpoint application.

Chairman Huntsman said that photos had been added to the file. Ted Feury noted that, despite the waivers made at last month's meeting, a survey map and a list of neighbors were provided, and public hearing notices were sent out.

Applicant Tim Horvath said there were no changes to the application. Chairman Huntsman reviewed the Board's options. Following discussion, Walter Dusenbery moved approve the site plan and special permitted use (service trade establishment) as submitted, with no restrictions. Sharon Kroker seconded the motion and it was approved, 5-0.

Clerk Bill Deane prepared a special permit, which Chairman Huntsman signed. The original was given to the applicant, with a copy made for the file. Huntsman also stamped the site plan "approved" and signed it. Elizabeth Horvath returned to the meeting table.

### **Florence Helfand Estate (Ed Hobbie) – Site plan review, construction within 100 feet of Canadarago Lake – 222 Bibik Road (#52.11-1-38.00)**

Clerk Bill Deane read aloud from the Planning Board's minutes of December 3, 2019 relevant to the Helfand application. Deane noted that he and Zoning Enforcement Officer Hobbie had learned that Florence Helfand is deceased, and that the application was made on behalf of her estate. Her daughter, Marsha Rubinstein of Staten Island, NY, is the estate trustee.

Sharon Kroker said that Town Board member Joe Potrikus had brought up a concern about the application during the December 11, 2019 Town Board meeting. He said that the U.S. Army Corps of Engineers should be notified about the project. Hobbie said that engineer Hans deWaal had contacted them, and a letter from them dated November 5, 2019 is in the file. The Army Corps expressed no concerns about the project.

Chairman Huntsman reviewed the Board's options. After discussion, Ted Feury moved to approve the site plan. Elizabeth Horvath seconded the motion and it was approved, 6-0. Huntsman stamped the site plan "approved" and signed it.

## **OTHER BUSINESS**

Chairman Huntsman and Ted Feury noted that they had made and distributed copies of update State Environmental Quality Review (SEQR) material.

Ed Hobbie distributed copies of his Zoning Enforcement Officer report (filed), and answered questions about it. He said things are very slow.

Sharon Kroker said she had attended the December 11 Town Board meeting as Planning Board liaison. Other than Joe Potrikus's remark mentioned earlier, there was not much of interest to the Planning Board. Carina Franck added that there had been mention of the Heirloom Barn Law and Planned Unit Developments. Two new Town Board members are starting this month, replacing Potrikus and Bennett Sandler.

The Board discussed Planning Board liaison assignments for 2020. Clerk Bill Deane listed the liaisons for the previous nine months. After discussion, the following assignments were made: Ted Feury (January), Darryl Szarpa (February), Chip Jennings (March), Walter Dusenbery (April), Tom Huntsman (May), Elizabeth Horvath (June), Lynn Krogh (July), Rosemary Brodersen (August), and Sharon Kroker (September).

The Board discussed the 2020 vice-chairman, assuming Huntsman would be reappointed as chairman. Feury was reappointed as vice-chairman by acclamation.

Frank noted the Town Board's discovery of the *American Planner's Dictionary*, which will be very helpful in updating definitions in the *Land Use Law*.

Deane discussed the February 4, 2020 agenda. Michael Quinn is expected back, assuming the Zoning Board of Appeals approves his variances later this month.

With no further business, at 7:50 PM Dusenbery moved to adjourn the meeting.

Respectfully submitted,  
Bill Deane, Planning Board Clerk