

Town of Otsego Planning Board
Minutes – February 4, 2014

PUBLIC HEARING

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

Acting Chairman Joe Potrikus called the Galati public hearing to order at 7:03 PM, and asked representative Jon McManus to give a brief description of the proposed project. McManus read aloud the description from the environmental assessment form (EAF). Potrikus asked if anyone from the public had comments or questions.

Charlotte Hall, a resident at 110 Pine Ridge for the past 32 years, expressed concerns about the project. Under previous owners in the past, the site had little oversight, and parking often was insufficient. The “Heirloom Barn” law specifies minimal impact on neighbors. Hall asked that the swimming pool be eliminated, that lighting be minimal, and that landscaping be done.

Cheryl Zamelis said she was confused about the parking plans, and concerned they will be inadequate.

Clerk Bill Deane noted that public hearing notices (filed) addressed to neighbors Michael McLeod and Robert Seaver Marital Trust were returned to sender.

With no further comments or questions, Rosemary Craig moved to close the public hearing. Ed Hobbie seconded the motion and it was approved, 7-0.

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. Acting Chairman Joe Potrikus called the meeting to order at 7:11 PM, and clerk Bill Deane took roll call. Members present were Chairman Donna Borgstrom (who arrived at 7:15), Joe Potrikus (Vice-Chairman), Steve Purcell, Rosemary Craig, Tom Huntsman, Scottie Baker, and Ed Hobbie. With Borgstrom absent for the first two votes, first alternate member John Phillips joined the table. Second alternate member Darryl Szarpa, Planning Board Attorney Jim Ferrari, Zoning Enforcement Officer Tavis Austin, and Town Board member Julie Huntsman were also present.

The Board reviewed the minutes of January 7, e-mailed to the members. Phillips moved to approve the minutes as amended. Baker seconded the motion and it was approved, 7-0.

Acting Chairman Potrikus reviewed correspondence received since the last meeting: Volume 28, #1 of *Talk of the Towns & Topics*, copies of which were distributed; and fliers from Lorman Education Services, advertising a training seminar on “SEQR” at East Syracuse on March 28.

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. No one responded.

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 left the meeting table, leaving Vice-Chairman Joe Potrikus in charge. First alternate member John Phillips joined the meeting table. Phillips read aloud from the minutes of the January 7 meeting relevant to the Galati application.

Clerk Bill Deane said that he had sent out coordinated review packages to 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 on January 21. Acting Chairman Potrikus read aloud from an e-mail (filed) from the County Planning Department, expressing no objection to the Town Planning Board’s lead agency status. The Board also received a letter from the DOT, but it was addressed to the Town of Thompson; Deane said he would contact DOT and ask them to send the correct letter. Potrikus said he had received a phone message from an Army Corps representative in Baltimore, Maryland, wondering why the package had been sent there. Deane said it was the only address he had, and the one he had used for past mailings.

Representative Jon McManus said he wanted to wait until the March meeting before restarting the clock and doing State Environmental Quality Review (SEQR), giving all agencies the required 30 days to respond to coordinated review.

McManus distributed copies of part I of the EAF, going through it line by line and answering questions asked by Board members. He discussed the amount of expansion, and plans for lighting, fencing (solid, eight feet high), noise mitigation, well, and septic system. Potrikus suggested limiting hours of the pool and pavilion as a condition of the special permit.

There was considerable discussion about parking. McManus said the plan provides for 44 spaces. Tom Huntsman asked about providing for overflow parking, such as a shuttle service. McManus said that if patrons park illegally on the road, it would be a police issue. Attorney Ferrari agreed. Deane pointed out that Appendix B of the *Land Use Law* specifies the required number of spaces, including one space per four restaurant seats, and one space per hotel room. The current application seeks a 68-seat restaurant and a 22-unit “boutique hotel,” so that would require a total of 39 parking spaces, five fewer than the applicant is proposing. McManus recalled parking conditions added to the 2009 Chokgyur Lingpa application; he said he would check those to see if similar language might be used for this special permit.

McManus will return in March. Chairman Borgstrom returned to the meeting table.

LLIB, LLC (Bill Miller) – Request to extend conditional approval of Upper West Side major subdivision to May 27, 2014 – County Highway 28, Pierstown (#84.00-1-15.62)

Rosemary Craig recused herself and left the meeting table, and first alternate member John Phillips joined it. Applicant Bill Miller was not present. Jon McManus reached him by phone and Miller authorized McManus to represent him for the application. McManus previously had been designated an authorized representative.

Miller is again requesting a 90-day extension to his conditional approval for the Upper West Side major subdivision approved in 2011. The current extension runs through February 26, 2014. McManus said there were no changes to the project or situation.

Joe Potrikus moved to extend the approval for another 90 days, to May 27, 2014. Phillips seconded the motion and it was approved, 7-0. Miller will be due to return at the May 6 meeting. Craig returned to the meeting table.

OTHER BUSINESS

Zoning Enforcement Officer Austin said he had no written report printed, but that the only item on it was the Galati application. Things are very slow. Joe Potrikus asked Austin about a duplex building going up on County Route 26; Austin said he would check into it. Austin described a new filing system he is working on.

Chairman Borgstrom said she had been in touch with Joe Siracusa of NYSHA. They are finally ready to proceed with the final stage (amphitheater) of the site plan the Board approved back in 2009, and Siracusa wondered if he should return before the Board. The consensus of the Board was that, if NYSHA is still abiding by the approved site plan, there is no need for Siracusa to come in. Borgstrom said she would contact Siracusa and determine whether he needs to return.

Chairman Borgstrom discussed Giambetti’s B&B Ranch on Bedbug Hill Road. It seems to offer various services not covered by its special permit, but nobody has filed a formal complaint. Zoning Enforcement Officer Austin and Town Board member Julie Huntsman offered input. The consensus was that this is not the Planning Board’s issue at this point.

Bill Deane discussed the March 4 agenda. As of now, only Galati and possibly NYSHA are on it. With no further business, at 8:56, Scottie Baker moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk