

Town of Otsego Planning Board

Minutes, March 1, 2022

(Will be approved with any necessary amendments at the next meeting)

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 7:01 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Huntsman, Chip Jennings, Sharon Kroker, Antoinette Kuzminski, and Elizabeth Horvath, and Steve Talevi. May Leinhart and alternate member Rosemary Brodersen were absent, as was Planning Board Attorney Ryan Miosek. Zoning Enforcement Officer Wylie Phillips and Town Supervisor Ben Bauer were also present.

The Board reviewed the minutes of February 1, 2022, e-mailed to the members. Kuzminski moved to approve them as written. Horvath seconded the motion and it was approved, 7-0. After the meeting, Attorney Miosek e-mailed a correction: "I am not moving away. I am resigning as Planning Board and Town Attorney because I want to dedicate more time to my family that live in Vermont." He will maintain his practice in Cooperstown.

Deane said there was no correspondence received since the last meeting.

Chairman Huntsman asked if anyone had a conflict with tonight's applicant. Horvath acknowledged connection with the Redpoint Builders application but, since it is a sketch plan conference with no anticipated votes, she wondered if she had to leave the table for it. Huntsman said she did not.

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

Ron & Maureen Johnson – First lot split or minor subdivision in RA1 district – 250 Murdock Road (#83.00-1-33.07)

Applicant Ron Johnson submitted a 2/14/22 plat, showing his proposed division of a 23-acre parcel into two lots of 8½ and 14½ acres, respectively. Clerk Bill Deane noted that he and Zoning Enforcement Officer Wylie had checked the 1987 map, which Wylie brought into the room. As of 1987, there were two lots with different tax map numbers, which since had been combined into the one current parcel. Deane and Wylie weren't sure if that made this a minor subdivision.

The Board discussed the proposed split. The consensus was that the previous activity did not disqualify this as a first lot split. They noted that the two new lots would meet acreage and frontage requirements.

Antoinette Kuzminski moved to deem this a first lot split. Elizabeth Horvath seconded the motion and it was approved, 7-0. Chairman Huntsman stamped the plat "approved" and signed it, keeping a copy for the file.

Redpoint Builders (Tim Horvath) – Sketch plan conference, demolition of historic building in hamlet business district – 6234 State Highway 80 (#114.05-1-9.00)

Tim Horvath of Redpoint Builders described a proposed project. He said that Jane Clark bought the former Fly Creek Hotel on 0.65 acres on the northeast corner of State Highway 28 and Schoolhouse Road. Horvath said the building is in poor and unsafe condition. Clark wants Redpoint to demolish it and replace it with a larger building set back further from the roads. The new building would measure about 5,500 square feet (as compared to about 4,500 in the current building), and contain 18 dorm-style units for housing of Otesaga Hotel seasonal employees.

Chairman Huntsman noted the special permitted uses for the hamlet business district include motels limited to eight units, and multiple family dwellings containing no more than six dwelling units for other than transient lodgers. Neither really covers this project. The consensus of the Board was that the proposed project would be an improvement, and they would like to be able to accommodate it somehow. Huntsman said he would talk to Attorney Miosek and Zoning Board of Appeals Chairman Greg Crowell for input.

Clerk Bill Deane noted that the Fly Creek Hotel dates back to the 1800s, and is featured in the new book, *Fly Creek Area History*. Deane said that the Town issued a local law concerning the demolition of historic buildings, and he gave a copy of it to Horvath and passed another copy around to the Board. Town of Otsego Local Law No. 1 of 2017 was passed “to protect and preserve the history, architectural integrity, culture, and aesthetic qualities of the Town and to encourage property owners and citizens to use demolition as a last resort.” For qualifying properties, a five-person Historic Preservation Advisory Commission is to schedule a public hearing and “assess options available [e.g., preservation grants, special permitted uses, moving of structure, dismantling for later use, sale] other than demolition and assist the property owner in an effort to find an alternative.” Unfortunately, the law has yet to be put to the test, and the commission members’ terms have expired. The Town Board has been made aware of the proposed project. They will have to appoint a new slate of commissioners, hopefully at the March 9 Town Board meeting.

Chairman Huntsman advised Horvath that his next step would be through the Town Board.

OTHER BUSINESS

Zoning Enforcement Officer Wylie Phillips said his only recent activity was addressing a junk law violation.

Tom Huntsman said he had attended the January 12 Town Board meeting as Planning Board liaison. Rosemary Brodersen was assigned as liaison for the February 9 meeting, but was not present tonight and did not e-mail a report. Sharon Kroker is scheduled to serve as liaison for March 9. Clerk Bill Deane said that new assignments were needed starting in April. After discussion, the following liaison assignments were agreed to:

April 13: Antoinette Kuzminski
May 11: Elizabeth Horvath
June 8: Chip Jennings
July 13: Tom Huntsman
August 10: Rosemary Brodersen

September 14: May Leinhart

October 12: Sharon Kroker

November 14: Steve Talevi

The Board discussed the soon-to-be-vacant Planning Board attorney position. Attorney Miosek, reached by phone, said he had not contacted Will Green. There was also discussion about the Stagliano situation.

Deane discussed the April 5, 2022 Planning Board agenda. There are already a few applications, including a proposed minor subdivision by Peter & Cynthia Mateunas, and a lot line adjustment by David & Bridget Bertram.

With no further business, at 8:02 PM Sharon Kroker moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk