

Town of Otsego Planning Board

Minutes

April 2, 2019

PUBLIC HEARING

Epic Landscapes, Inc. (Kevin Green) – Site plan review, relocation of barn and installation of greenhouses in GB2 district – 6132 State Highway 28 (#114.00-1-6.00)

Chairman Tom Huntsman opened the Epic public hearing at 7:03 PM, and asked if anyone from the public had comments or questions. Owner Kevin Green was present.

Neighbor Rob Bohm read aloud from a letter he had submitted to the Board. He expressed concerns about water usage and wastewater effects.

John Phillips asked whether Green was still planning to move the old Fly Creek Hardware building to his property. Green said it was not financially feasible at this time.

Mary Winnie looked at the site plan and asked Green questions, which he answered. She expressed concern about the creek, which runs from Green's property to Diane Eldridge's.

With no further comments or questions, Ted Feury moved to close the public hearing. Chip Jennings 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. Chairman Tom Huntsman called the meeting to order at 7:11 PM and led the Pledge of Allegiance.

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

The Board reviewed the minutes of March 5, 2019, e-mailed to the members. Dusenbery moved to approve the minutes as written. Kroker seconded the motion and it was approved, 7-0.

The only correspondence received since the last meeting was related to the Epic application. Chairman Huntsman said it would be discussed during the application portion of the meeting.

Chairman Huntsman asked if anyone had a conflict with any of tonight's applicants. Miosek said he had a conflict with the Epic Landscapes application.

Chairman Huntsman asked if anyone from the public had a comment on a non-agenda item. John Phillips noted that the Fly Creek Fire Company was holding a breakfast on April 13 to benefit Mike Covert, who is facing serious health issues and expenses. Phillips gave a flyer to the Board.

The Board moved on to applications.

APPLICATIONS

Lawrence & Corrine Brooks – First lot split – 2014 County Highway 22 (#52.00-2-10.07)

Applicants Lawrence & Corrine Brooks were present. Walter Dusenbery read aloud from the minutes of March 5, 2019 relevant to their application.

The Brookses submitted a proposed deed, as requested in March. Attorney Miosek reviewed it and said it "looks good." The Board reviewed the map, determining that the road frontage (400 feet) easily meets the minimum required (150 feet).

Chairman Huntsman reviewed the first lot split requirements. He said that this would be a Type II action under State Environmental Quality Review (SEQR), thus would not require

further review. Huntsman said that the only item not submitted or addressed was the Board's option to schedule a public hearing, though it had never done so for a first lot split. Chip Jennings moved to waive the public hearing. Sharon Kroker seconded the motion and it was approved, 7-0.

Dusenbery moved to approve the first lot split as submitted. Darryl Szarpa seconded the motion and it was approved, 7-0. Chairman Huntsman stamped the Mylar and file copy "approved" and signed them. Clerk Bill Deane advised the Brookses to file the signed Mylar with the County within 30 days.

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Attorney Miosek recused himself, and left the meeting table. Walter Dusenbery read aloud from the minutes of March 5, 2019 relevant to the Epic Landscapes application. Chairman Huntsman read aloud an e-mail from Joe Potrikus, pointing out potential Department of Transportation (DOT) involvement and the Town's "Complete Streets Resolution." Huntsman asked Town Board member Carina Franck about that. Franck explained it, noting that that is a resolution, not a law, and pertains to Town roads, not State highways. Owner Kevin Green said that there will be a potential change to his driveway, and that he would work with the DOT on that. Huntsman gave Green contact information for a DOT representative he spoke to.

Chairman Huntsman asked Green to respond to concerns expressed during the public hearing. Green said he expects to use a few-hundred gallons of water per day, about the same as a three- or four-bedroom house. He will employ drip irrigation and a rainwater-collection system, including a man-made pond, with minimal use of pesticides and fertilizer. Green said that the Department of Environmental Conservation monitors his business closely, and requires his having New York State licensing. Huntsman invited Rob Bohm to ask questions of Green, and Bohm expressed satisfaction with his answers.

Chairman Huntsman reviewed the criteria for site plan review in Section 7.03 of the *Land Use Law*. Clerk Bill Deane reminded the Board to address the two special permitted uses discussed at the last meeting.

After discussion, Ted Feury moved to approve the special permit for "Business/Professional Offices at a minimum of 2001 square feet," with no conditions or expiration date. Chip Jennings seconded the motion and it was approved, 7-0.

Jennings moved to approve the special permit for "Retail Trade at a minimum of 2001 square feet," with no conditions or expiration date. Sharon Kroker seconded the motion and it was approved, 7-0.

Feury moved to approve the site plan as submitted. Kroker seconded the motion and it was approved, 7-0.

Deane prepared the two special permits, which Chairman Huntsman stamped and signed. The originals went to Green, with copies made for the file. Huntsman advised Green that, if there were ever any expansion or signs proposed, he would have to return for further site plan review.

Miosek returned to the meeting table.

Susquehanna SPCA (Jon McManus) – Site plan review, relocation of animal shelter to RA2 district – 5082 State Highway 28 (#146-2-5.00 & -6.00)

Prior to the meeting, representative Jon McManus advised the Board that the applicant was not ready to proceed.

OTHER BUSINESS

Zoning Enforcement Officer Ed Hobbie distributed copies of his report, and discussed various cases of interest.

Sharon Kroker served as Planning Board liaison for the March 13 Town Board meeting, but said she had nothing to report. Darryl Szarpa read from the Town Board's minutes of that meeting, citing several items of interest to the Planning Board. Szarpa is assigned to serve as Planning Board liaison for the April 10 Town Board meeting.

Clerk Bill Deane discussed the May 7, 2019 agenda, reminding the Board of resumption of the 7:30 start time. Unless the SPCA returns, the agenda is currently empty.

With no further business, at 8:05 PM Walter Dusenbery moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk