

**Town of Otsego Planning Board**  
Minutes (Unapproved) – April 4, 2017

**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 7:02 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Huntsman, Darryl Szarpa (Vice-Chairman), Scottie Baker, Rosemary Craig, Chip Jennings, and Ted Feury. Steve Purcell and alternate member Toby Wilcox were absent. Also present were Zoning Enforcement Officer Ed Hobbie and Planning Board attorney Ryan Miosek.

The Board reviewed the minutes of March 7, 2017, e-mailed to the members. Attorney Miosek said that “Vizza” should be “VeZZa.” Craig moved to approve the minutes as amended. Szarpa seconded the motion and it was approved, 6-0.

Chairman Huntsman reviewed correspondence received since the last meeting:

- A copy of a March 29 letter from Thomas & Kathleen Chase to the Town, initiating legal action regarding Blackbird Hollow.
- An e-mail from Deborah Creedon to Chairman Huntsman, regarding the Cooperstown Cruise Company, headquartered at 6761 State Highway 80, according to its web-site. Huntsman read the e-mail aloud, and Attorney Miosek, and Zoning Enforcement Officer Hobbie gave input. The consensus remained that this business is not under the Board’s jurisdiction, as it is conducted on State property (Otsego Lake).

Chairman Huntsman asked if anyone had a conflict with tonight’s applicants. No one reported a conflict.

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**

**Donald Ossont (Daniel Cohen) – Site plan review, replacement of residence within 100 feet of Canadarago Lake in RA2 district – 185 Marble Road (#52.08-1-25.00)**

Zoning Enforcement Officer Hobbie said that the applicant would not be ready before May. This was also true of Shepard & Carso and Joyce Boyd, who had been on the original April agenda.

**Henry Jones (Alan Lord) – Sketch plan conference, Apple Blossom Farm major subdivision in RA2 district – State Highway 80, Vice Bresee Road & Thayer Road (#96.00-1-7.00, -8.01 & -9.00)**

This application was added to the agenda with the agreement of Chairman Huntsman. Land surveyor Alan Lord said that he represents New York Land & Lakes, Inc., which is in the process of buying 214.51 acres of land from Henry Jones. They want to subdivide the land into 16 parcels ranging from five to 28 acres each, each parcel meeting acreage and road frontage requirements with the existing roads. Lord displayed a map of the proposed subdivision on an easel, and distributed packets including maps and proposed covenants.

Chairman Huntsman asked if Lord had signed consent from Jones to represent him. Lord said he did not. Huntsman said he would need that in order to proceed beyond a sketch plan conference. Clerk Bill Deane said Lord would also need a list of neighbors within 200 feet of the land boundaries.

Neighbors interrupted the proceedings with comments and questions, particularly about the condition of Thayer Road. Attorney Miosek asked for order. Chairman Huntsman explained that this was just a sketch plan conference to help determine the feasibility of the project. If it advances to a formal application, State Environmental Quality Review will be done, and a public hearing will be

held, giving neighbors the opportunity to submit formal comments and questions. Lord offered to meet with neighbors privately to discuss their concerns.

Deane advised Lord to give the Board two weeks' notice if or when he is ready to go on the agenda with a formal major subdivision application.

### **OTHER BUSINESS**

Ed Hobbie distributed copies of his undated Zoning Enforcement Officer report (filed). He discussed potential upcoming Planning Board applications, including ones by Renckens and Bissell.

Members were not prepared with proposed revisions to the *Land Use Law*. Chairman Huntsman noted that the Cooperstown Graduate Program students would be presenting their proposed revision of the "Heirloom Barn Law" at the Town building on April 10 at 5:30. Frank Novak asked about a proposed change to the "mother-in-law apartment" rule. Clerk Bill Deane said the rule in question is *Land Use Law* 3.04.

Chairman Huntsman asked for a volunteer to serve as Planning Board liaison at the April 12 Town Board meeting. Scottie Baker volunteered.

Chip Jennings discussed John Phillips's comment at the March 7 meeting. Jennings said that he had gone through the 2016 minutes and found nothing to support Phillips's assertions. Baker said she was the one who suggested two separate motions, one to deem an application complete, a second to schedule a public hearing. Jennings submitted an April 4 summary of his findings (filed in "general correspondence").

Deane discussed the May 2 agenda. Shepard will be returning, with a public hearing, and Ossont, Boyd, and others mentioned previously may be ready for that meeting. Also, Bill Miller is due back for extension of his LLIB conditional approval. Chairman Huntsman reminded everyone of the resumption of the 7:30 start time.

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

Respectfully submitted,  
Bill Deane, Planning Board Clerk