

Town of Otsego Planning Board

Minutes, May 4, 2021

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

PUBLIC HEARINGS

Mercedes Murphy & Bailey Heck – Site plan review, construction of home on steep slope in RA1 district – 124 Murdock Road (#83.00-1-12.11)

Chairman Huntsman opened the Murphy/Heck public hearing at 7:29 PM, gave guidelines on hearing behavior, and asked if anyone from the public had comments or questions about the application. No one responded. Sharon Kroker moved to close the public hearing. Ben Bauer seconded the motion and it was approved, 5-0.

Inuksuk Farms (N. Jean Scarazafava/Daniel Heinrich) – Site plan review, replacement of seawall within 100 feet of Otsego Lake in RA1 district – 6762 State Highway 80 (#69.60-1-10.00)

Chairman Huntsman opened the Inuksuk Farms public hearing at 7:30 PM and asked if anyone from the public had comments or questions about the application. No one responded. Huntsman read aloud a 4/29 e-mail from Debra Creedon of 6763 State Highway 80, asking whether the existing seawall was going to be removed per Army Corps of Engineers suggestions, and whether the debris would be removed. Representative Daniel Heinrich answered “yes” to both questions.

With no further comments or questions, Elizabeth Horvath moved to close the public hearing. Sharon Kroker seconded the motion and it was approved, 6-0.

Mark Strollo (Redpoint Builders) – Site plan review, expansion/remodeling of deck within 500 feet of Otsego Lake in RA1 district – 6016 State Highway 80 (#99.00-1-31.03)

Chairman Huntsman opened the Strollo public hearing at 7:33 PM and asked if anyone from the public had comments or questions about the application. No one responded. Ben Bauer moved to close the public hearing. Sharon Kroker seconded the motion and it was approved, 5-0, with Elizabeth Horvath abstaining.

Steve Talevi – Site plan review, special permitted use, bed & breakfast in RA2 district – 2144 County Highway 22 (#39.00-2-2.03)

Chairman Huntsman opened the Talevi public hearing at 7:34 PM and asked if anyone from the public had comments or questions about the application.

Greg Harris of 42 Walnut Street, Richfield Springs, asked whether construction would block the Lake. He was advised that no new construction was proposed.

Clerk Bill Deane read aloud an April 27 letter from applicant Steve Talevi, saying he would be out of town on May 4, and saying the Board could table a decision on his application until June, if necessary.

With no further comments or questions, Rosemary Brodersen moved to close the public hearing. Elizabeth Horvath 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 7:36 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Huntsman, Elizabeth Horvath, Chip Jennings (who arrived after the first public hearing), Sharon Kroker, and Ben Bauer (appointed to complete Darryl Szarpa's unexpired term through December, 2022). With Walter Dusenbery and Lynn Krogh absent, alternate member Rosemary Brodersen joined the meeting table. Also present were Town Supervisor Meg Kiernan, Zoning Enforcement Officer Jess Lanza, and Planning Board attorney Ryan Miosek.

The Board reviewed the minutes of April 6, 2021, e-mailed to the members. Jennings moved to approve the minutes as written. Kroker seconded the motion and it was approved, 6-0.

Other than that read during the public hearings, there was no correspondence received since the last meeting.

Chairman Huntsman asked if anyone had a conflict with any of tonight's applicants. Horvath said she would be recusing herself from the Strollo application due to their being represented by Redpoint Builders.

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

Mercedes Murphy & Bailey Heck – Site plan review, construction of home on steep slope in RA1 district – 124 Murdock Road (#83.00-1-12.11)

Clerk Bill Deane read aloud from the Planning Board's minutes of April 6 relevant to the Murphy/Heck application. Applicant Bailey Heck participated via Zoom. Chairman Huntsman reviewed the Board's options.

Elizabeth Horvath moved to approve the site plan as submitted. Ben Bauer seconded the motion and it was approved, 6-0. Huntsman stamped the site plan "approved" and signed it.

Inuksuk Farms (N. Jean Scarzafava/Daniel Heinrich) – Site plan review, replacement of seawall within 100 feet of Otsego Lake in RA1 district – 6762 State Highway 80 (#69.60-1-10.00)

Clerk Bill Deane read aloud from the Planning Board's minutes of April 6 relevant to the Inuksuk Farms application. Representative Daniel Heinrich was present. Chairman Huntsman reviewed the Board's options.

Chip Jennings moved to approve the site plan as submitted. Sharon Kroker seconded the motion and it was approved, 6-0. Huntsman stamped the site plan "approved" and signed it, with a copy made for Heinrich.

Mark Strollo (Redpoint Builders) – Site plan review, expansion/remodeling of deck within 500 feet of Otsego Lake in RA1 district – 6016 State Highway 80 (#99.00-1-31.03)

Elizabeth Horvath recused herself from the Strollo application and left the meeting table. Clerk Bill Deane read aloud from the Planning Board’s minutes of April 6 relevant to the application. Representative Jackson Dubois of Redpoint Builders was present.

Ben Bauer moved to approve the site plan as submitted. Chip Jennings seconded the motion and it was approved, 5-0. Huntsman stamped the site plan “approved” and signed it, with a copy made for Dubois. Horvath returned to the table.

Steve Talevi – Site plan review, special permitted use, bed & breakfast in RA2 district – 2144 County Highway 22 (#39.00-2-2.03)

Clerk Bill Deane read aloud from the Planning Board’s minutes of April 6 relevant to the Talevi application. Applicant Steve Talevi joined via Zoom.

Sharon Kroker moved to approve the site plan and special permitted use (bed & breakfast) as submitted. Elizabeth Horvath seconded the motion and it was approved, 6-0. Clerk Bill Deane prepared a special permit which Huntsman stamped “approved” and signed; a copy was later mailed to Talevi.

Peter & Dorothy Martin Estate (Judy Brown, Cassandra Mullinex, Meagen O’Brien) – Minor subdivision in RA1 district – 226 Goose Street (#98.00-1-54.00)

Representatives Cassandra Mullinex and Meagen O’Brien were present. Clerk Bill Deane read aloud from the Planning Board’s minutes of January 5 relevant to the Martin Estate property. During that meeting, the Board approved a first lot split; now, the Estate wants to split the larger of the two lots. Because of the previous split, this qualifies as a minor subdivision.

Mullinex and O’Brien said that Estate administrator Judy Brown wants to divide a 71.6-acre parcel into two lots of 50 and 21.6 acres, respectively, selling the larger lot. They submitted a 4/15/21 survey showing the proposed subdivision. They said there would be no covenants or easements on the lots.

Chairman Huntsman noted that the two lots would meet acreage and frontage requirements. He referred to *Land Subdivision Regulations* Sections 3.2, 5.1, and 3.1.

The Board discussed State Environmental Quality Review (SEQR). Sharon Kroker moved to deem this a Type II action, requiring no further review. Elizabeth Horvath seconded the motion and it was approved, 6-0.

Brown had submitted a check for \$350, accounting for two lots at \$175 each. Deane advised that only \$175 was necessary, as just one new lot was being created. The \$350 check will be held, and returned upon receipt of a new check for the correct amount.

Ben Bauer noted that “Bailey” and “Johnston” were spelled inconsistently on the survey.

Horvath moved to deem the application complete. Bauer seconded the motion and it was approved, 6-0. Horvath moved to schedule a public hearing for June 1. Kroker seconded the motion and it was approved, 6-0.

OTHER BUSINESS

Zoning Enforcement Officer Lanza said he had received eight applications in April.

Tom Huntsman said he had attended the April 14 Town Board meeting as Planning Board liaison. Lynn Krogh is assigned to serve as liaison for the May 12 Town Board meeting. Clerk Bill Deane said he would remind her.

Deane discussed the former Harmony House Café at 6208 State Highway 28, Fly Creek. A site plan had been approved by the Planning Board back on September 6, 2005. Constantine Gavalas, the current owner, is enclosing the staircase, and got a variance from the ZBA for that. Deane wondered whether Planning Board review should be required for the site plan modification. Huntsman suggested that representative Jon McManus come to the June 1 meeting for a sketch plan conference. Deane said he would invite McManus.

Sharon Kroker asked about continuing education requirements. Supervisor Kiernan advised her that each member is required to take at least four hours' worth of qualifying classes each year.

Deane discussed the June 1, 2021 Planning Board agenda. Besides the Gavalas sketch plan conference, the Martin Estate will be returning with a public hearing. There are also four applications pending with the ZBA which will eventually come before the Planning Board, some in June.

With no further business, at 8:20 PM Kroker moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk