

Town of Otsego Planning Board
Minutes May 7, 2019

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 7:33 PM and led the Pledge of Allegiance.

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

The Board reviewed the minutes of April 2, 2019, e-mailed to the members. Dusenbery moved to approve the minutes as written. Kroker seconded the motion and it was approved, 7-0.

There was no correspondence received since the last meeting.

Chairman Huntsman asked if anyone had a conflict with tonight's applicant. Horvath said she had a conflict with the Cooperstown Country Club application.

Chairman Huntsman asked if anyone from the public had a comment on a non-agenda item. No one responded. The Board moved on to the application.

APPLICATION

Cooperstown Country Club (Jon McManus) – Site plan review, construction of deck within existing facility in R-E district – 5748 State Highway 80 (#115.00-1-11.00)

Elizabeth Horvath recused herself, and left the meeting table, with alternate member Rosemary Brodersen replacing her. Bill Deane read aloud from the minutes (not yet approved) of the Zoning Board of Appeals's meeting of April 18. On that date a public hearing was held without public comment, and the ZBA approved a variance from *Land Use Law* 4.04 (which prohibits construction within 100 feet of Otsego Lake), with the conditions that there be no expansion of the stone patio, or development under the deck.

Representative Jon McManus gave a description of the Cooperstown Country Club's proposed project of constructing a deck on its existing facility along Otsego Lake. He said there would be no new lighting or tree removal. McManus said they would need permits from the Department of Environmental Conservation (DEC) and County Codes, but that those could not be issued until the Planning Board does State Environmental Quality Review (SEQR) and approves the site plan.

Chairman Huntsman went through the site plan requirements listed in Section 8.04 of the *Land Use Law*. The consensus of the Board was that, except for a survey, all items were either submitted or not applicable. Huntsman asked whether anyone had concerns about anything listed in Section 8.05 (2). No one expressed any concerns.

The Board discussed SEQR. Chairman Huntsman said there was no need to declare lead agency in this case, being a Type II action. Ted Feury moved to deem this a Type II action per SEQR Section 617.5(c)(10). Chip Jennings seconded the motion and it was approved, 7-0. McManus noted that there had been major changes to SEQR effective January 1.

Feury moved to deem the application complete, waiving the survey requirement due to his familiarity with the property and there being no major changes to it. Sharon Kroker seconded the motion and it was approved, 7-0.

Walter Dusenbery moved to waive the public hearing due to the result of the ZBA hearing held on April 18. Kroker seconded the motion and it was approved, 7-0.

Jennings moved to approve the site plan with the ZBA's conditions: that there be no expansion of the stone patio, or development under the deck. Feury seconded the motion and it was approved, 7-0. Chairman Huntsman stamped the site plan "approved" and signed it.

Horvath returned to the meeting table.

OTHER BUSINESS

Zoning Enforcement Officer Ed Hobbie distributed copies of his report, and discussed various cases of interest. He asked for guidance regarding solar panels, which are not addressed by the *Land Use Law*.

Darryl Szarpa served as Planning Board liaison for the April 10 Town Board meeting. He said he spoke there, and that the Board discussed possible increases in application fees. Carina Franck elaborated on this. Chip Jennings said he would serve as Planning Board liaison for the May 8 Town Board meeting, and Elizabeth Horvath would do so on June 12, switching their assigned dates.

Clerk Bill Deane discussed the June 4, 2019 agenda. There is nothing on the agenda as of now, but the SPCA is expected back at some point, and there is a pending ZBA application (Scarzafava) which likely will end up before the Planning Board.

With no further business, at 8:29 PM Walter Dusenbery moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk