

# Town of Otsego Planning Board

Minutes – June 5, 2012

## 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. Acting Chairman Donna Borgstrom called the meeting to order at 7:36 PM, and roll call was taken by clerk Bill Deane. Members present were Borgstrom (Vice-Chairman), Joe Potrikus, Rosemary Craig, and Tom Huntsman. With Chairman Joe Galati, Paul Lord, and Steve Purcell absent, alternate member Scottie Baker joined the meeting table. Zoning Enforcement Officer Hank Schecher and Planning Board Attorney Jim Ferrari were also present.

The Board reviewed the minutes of May 1, e-mailed to the members. Borgstrom noted that “Galati” was misspelled on page 1, line 9. Potrikus moved to approve the minutes as amended. Huntsman seconded the motion and it was approved, 5-0.

Acting Chairman Borgstrom distributed copies of correspondence received since the last meeting: fliers from Lorman Educational Services about a presentation, “Public Contract Law and Competitive Bidding,” to be held in Latham on June 8 (Potrikus said he was planning to attend); an audio conference, “Contract Pricing and Price Analysis Fundamentals,” to be held on June 12; and a presentation, “SEQRA,” to be held in East Syracuse on August 23.

Zoning Enforcement Officer Schecher said that he had no news to report.

Acting Chairman Borgstrom asked if there were any public comments on non-agenda items. No one responded.

The Board moved on to applications.

## **APPLICATIONS**

**Robert Bohm (Susan Snell) – Sketch plan conference, lot line adjustments/special permitted uses (motel) – 6176-6182 State Highway 28 (#114.05-1-38.01, -38.02 & -39.00)**

Acting Chairman Borgstrom read aloud from the April 3 minutes relevant to the application. Bill Deane read aloud from the minutes (not yet approved) of the April 17 meeting of the Zoning Board of Appeals (ZBA), during which the Board said that they could not rule on applicant Robert Bohm’s request for an interpretation because he had not been denied anything by the Zoning Enforcement Officer. Zoning Enforcement Officer Schecher distributed copies of his June 3 memo (filed), in which he ruled that the property in question, marked in light blue on the Town Map, is in the RA1 District.

Architect Susan Snell submitted a site map, showing existing parcels and buildings, and proposed lot splits/adjustments, which would represent a subdivision increasing the number of lots from three (of 12.91, 1.78, and .26 acres, respectively) to five. Bohm explained his ultimate vision of the properties, having about six buildings on 30 acres (including two other contiguous lots), but said that he was currently looking only to renovate the two existing barns to use as motels, and use lot size averaging and/or clustering to accommodate his application.

The members gave Bohm and Snell feedback on the proposals. They suggested he do the lot line adjustments first, and get input from the Fly Creek Fire Department

about his proposed road(s). They discussed additions and future additions to the historic barns, and whether the subdivision would be considered minor or major. John Phillips, who was in attendance, gave insight into the “Heirloom Barn” law, which he said he wrote. He said the purpose was not preservation of historic buildings, but saving them from demolition and adding/keeping them on the tax rolls.

Snell said she would give two weeks’ notice when they were ready to return before the Board. She did not expect it would be in July.

**John & Anne Hart – Sketch plan conference, replacement of structure in Canadarago Lakeshore protection area – 207 Marble Road (#52.08-1-17.00)**

Applicants John and Anne Hart were accompanied by their son, Matt, who presented on their behalves. They own a seasonal dwelling built in 1954, 66 feet from Canadarago Lake. They want to convert it to a year-round home by November of this year. They received area variances from the ZBA on November 18, 2008, and also received Department of Environmental Conservation (DEC) approval, which has since lapsed. They had put the project on “hold,” but are now ready to go forward, and are reapplying with the DEC.

The Harts submitted an area map, a current site plan, a preliminary engineering site plan, a preliminary traffic circulation plan, a preliminary landscaping plan, a foundation plan, floor plans, exterior elevations, a site section, and a short environmental assessment form (EAF). The proposed building is slightly larger than the existing building, but smaller than that approved by the ZBA.

The Board examined the documents. They advised the Harts that they probably would not need a long EAF. Joe Potrikus asked about water runoff mitigation. Matt Hart said that there would not be a significant increase in runoff, but that they would do plantings. Rosemary Craig asked whether land-owners across the Lake from the property would be invited to a public hearing. Bill Deane said that the public hearing is open to anyone and advertised in the Oneonta *Daily Star*, but only neighbors within 200 feet get individual invitations.

Acting Chairman Borgstrom went through the site plan requirements in the *Land Use Law*. She advised the Harts that they would need to submit a site plan application, a list of neighbors within 200 feet and their addresses, a list of permits required from other agencies, and information on erosion control and landscaping. They asked to be put on the July 3 agenda.

**OTHER BUSINESS**

With Paul Lord absent, the discussion of conflicts of interest in the Board’s By-Laws was tabled.

Bill Deane discussed the July 3 agenda. Bill Miller will be returning to ask for extension of his conditional approval on the LLIB project, and the Harts will be continuing their sketch plan conference or advancing to site plan application.

With no further business, at 9:39, Scottie Baker moved to adjourn the meeting.

Respectfully submitted,  
Bill Deane