

Town of Otsego Planning Board

Minutes, July 6, 2021

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

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 Rosemary Brodersen called the meeting to order at 7:33 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Elizabeth Horvath, Ben Bauer, Walter Dusenbery, and Sharon Kroker. With Chairman Tom Huntsman, Chip Jennings, and Lynn Krogh Casale absent, alternate members Antoinette Kuzminski and Rosemary Brodersen joined the meeting table, with Brodersen serving as acting chairman (Huntsman arrived at 8:19, during the Winne application). Also present were Town Board member Carina Franck, Zoning Enforcement Officer Jess Lanza, and Planning Board attorney Ryan Miosek (who left for part of the meeting, 7:42-8:26).

The Board reviewed the minutes of June 1, 2021, e-mailed to the members. Dusenbery moved to approve the minutes as written. Horvath seconded the motion and it was approved, 6-0.

Deane passed around correspondence received since the last meeting: the SUNY Oneonta Biological Field Station's 2020 report, and a Town of Otsego "500-foot buffer reference map."

Acting chairman Brodersen asked if anyone had a conflict with any of tonight's applicants. No one reported a conflict. Brodersen asked if anyone from the public had a comment on a non-agenda item. No one responded. The Board moved on to applications.

APPLICATIONS

Stephen Cembrinski & Roger Smith – Boundary line adjustment in RA1 district – 408 County Highway 26 (#130.00-2-29.00 & -28.02)

Applicant Stephen Cembrinski was present, along with his attorney, Dave Clinton. Clerk Bill Deane read aloud from the Planning Board's June 1 minutes relevant to the application.

Clinton submitted deeds describing the proposed new lots. Attorney Miosek expressed satisfaction with them. The consensus of the Board was that no public hearing was necessary.

Walter Dusenbery moved to accept the boundary line adjustment as presented. Ben Bauer seconded the motion and it was approved, 6-0. Cembrinski went home to retrieve his Mylar. When he returned, acting chairman Brodersen stamped it "approved" and signed it.

Christina Pidhoreckyj (Ed Hobbie) – Site plan review, construction within 100 feet of Canadarago Lake in RA2 district – 2093 County Highway 22 (#52.08-1-5.00)

Clerk Bill Deane read aloud from the Planning Board's June 1 minutes relevant to the Pidhoreckyj application. Representative Ed Hobbie submitted a June 24 Mylar and copy for the file, showing the location of the new house. The Board reviewed it.

Sharon Kroker moved to deem the application complete, waiving the survey requirement in lieu of the site plan. Walter Dusenbery seconded the motion and it was approved, 6-0.

Kroker moved to waive the public hearing in lieu of the ZBA hearing held with no negative comment. Ben Bauer seconded the motion and it was approved, 6-0.

Kroker moved to approve the site plan as submitted. Elizabeth Horvath seconded the motion and it was approved, 6-0. Acting chairman Brodersen stamped the Mylar and file copy “approved” and signed them.

John Caven – Site plan modification, expansion of existing residence within 100 feet of Otsego Lake – 6458 State Highway 80 (#84.12-1-12.01)

John Caven said he had a site plan approved by the Planning Board, and now proposes a change to the plan. Clerk Bill Deane read aloud from the Planning Board’s minutes of October 7, 2014 (site plan approval) and December 6, 2016 (no action following plan change) relevant to Caven’s property. Deane said that, historically, the Board has instructed applicants to return before them if there is any change to an approved site plan.

Caven submitted a 6/24/21 site plan prepared by Roberts Engineering, along with photos and drawings. Caven said that the proposed plan is a lesser project in the same footprint. He hopes to start the project in September and complete it in spring, 2022. The Board reviewed the plans.

Walter Dusenbery moved that this project requires no further Planning Board action, due to the previous approval, and no substantial changes nor increase in the footprint. Elizabeth Horvath seconded the motion and it was approved, 6-0. Deane advised Caven that this decision would be recorded in the minutes.

Mary Winne & John Famulare – First lot split in RA2 district – 6119 State Highway 28 (#114.00-1-44.00)

Applicant Mary Winne said that she plans to sell off 7.8 acres from her 20-acre farm. She submitted a site map showing the proposed split. Winne said there had been no previous divisions of the property since 1987, which qualifies this as a first lot split. Zoning Enforcement Officer Lanza agreed.

The Board reviewed the site map, noting that the resultant lots are relatively rectangular, and meet acreage, road frontage, and setback requirements.

Walter Dusenbery moved to accept the first lot split as submitted. Sharon Kroker seconded the motion and it was approved, 7-0. Chairman Huntsman said there was nothing he needed to stamp or sign.

OTHER BUSINESS

Zoning Enforcement Officer Lanza reported that he had issued eight permits and two violation notices in June.

Rosemary Brodersen said she had attended the June 9 Town Board meeting as Planning Board liaison. The Town Board had discussed regulation of legalized marijuana. This set off a Planning Board discussion on the subject. Sharon Kroker is assigned to serve as Planning Board liaison for the July 14 Town Board meeting.

Carina Franck said the Town Board is discussing solar farm projects, and also ways to track special permits issued by the Planning Board. Per *Land Use Law* Section 7.03 (5), “A special permit...

shall expire if the special use shall cease for more than two years for any reason.” There has been practically no enforcement of this rule. Clerk Bill Deane said that he would add this language to the special permit form, alerting applicants to the rule.

Deane discussed the August 3, 2021 agenda. As of now, there is nothing on it; Lanza said he knew of no new applications in process. Chairman Huntsman said that, if nothing is added by the July 20 agenda deadline, they would cancel the August 3 meeting.

With no further business, at 8:50 PM Walter Dusenbery moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk