

Town of Otsego Planning Board

Minutes – August 4, 2009

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 Paul Lord called the meeting to order at 7:31 PM, and roll call was taken by Clerk Bill Deane. Members present were Lord, Donna Borgstrom (Vice-Chairman), John Phillips, Joe Galati, and Wes Ciampo. With Steve Purcell and Doug Greene absent, alternate member Joe Potrikus joined the voting group.

Zoning Enforcement Officer Hank Schecher and Planning Board Attorney Jim Ferrari were also present.

The Board reviewed the minutes of July 7, 2009, e-mailed to the members. Borgstrom moved to approve them as written. Galati seconded the motion and it was approved, 5-0 (Ciampo had left the room to make copies).

Chairman Lord reviewed correspondence received since the last meeting, plus some he found while cleaning out his office:

- A March 2 memo from the County Planning Board, attached to one from the Department of Transportation, reminding the Boards that all projects within 500 feet of a State highway should be referred to the DOT. Lord asked Deane to file this in “general correspondence” and make copies for the Board members (done).
- A memo (filed) from the County Clerk, advising of the February 25 filing of Mary Ainslie’s lot split plat.
- The July/August 2009 issue of *Talk of the Towns & Topics*, copies of which were distributed to members.
- The Spring/Summer 2009 issue of *Planning News*, copies of which were distributed to members. Lord noted training opportunities advertised therein, and reminded members of their annual training obligations.
- A letter (filed) from Schlather & Birch, regarding the Kokoronis subdivision application.
- A memo (filed) from the County Clerk, advising of the July 22 filing of Edward Walker’s subdivision plat.
- A copy (filed) of the Article 78 petition filed by Carol Akin, et al, contesting the Walker subdivision approval.
- A July 22 letter (filed in general correspondence) from the Department of Health, regarding the Oliver Corey House. According to Zoning Enforcement Officer Schecher, this is in the Town of Middlefield, not Otsego; he will advise the DOH.

Zoning Enforcement Officer Schecher distributed copies of his August 4 report (filed). It listed four land use permits requested, one permit pending, two pending Planning Board review, and one issued. Schecher said the report was incomplete.

The Board moved on to applications.

APPLICATIONS

Pavlos Kokoronis et al (Bob Birch) – Major subdivision, Canadarago Acres – County Highway 22 (#52.00-2-10.01)

Donna Borgstrom read aloud from the minutes of May 5 relevant to the application. Attorney Bob Birch submitted the revised plat requested at that time, and it was reviewed by the Board. Attorney Ferrari said he had reviewed the deed covenant regarding the shared driveway and found no issue with it. Chairman Lord said that the Board could deal with SEQR after the preliminary public hearing.

Joe Galati moved to deem the application complete and schedule a public hearing for September 1. Joe Potrikus seconded the motion and it was approved, 6-0.

Steven Kovatchitch – Simple lot split – County Highway 28 (#69.00-1-18.00)

Applicant Steven Kovatchitch submitted a map showing his proposed lot split, along the road. Zoning Enforcement Officer Schecher and several Board members examined the Town maps and determined that there had been no previous splits on the property since 1987.

Wes Ciampo moved to deem this a first lot split. Donna Borgstrom seconded the motion and it was approved, 6-0. Chairman Lord advised Kovatchitch to have his attorney forward deeds for the two new parcels to Attorney Ferrari; upon his approval, Lord will sign off on the split so Kovatchitch can file the plat with the County.

Peter Bissell – Site plan review, covered deck within 500 feet of Otsego Lake – State Highway 80 (#84.12-1.6.00)

No one appeared on behalf of this application. The Board reviewed the application and supporting documents.

Tom Bouton – Lot line adjustment – State Highway 28, Fly Creek (#114.05-1-13.00 & -14.00)

No one appeared on behalf of this application. Zoning Enforcement Officer Schecher said that he had given the applicant a lot line adjustment form.

Jenny Mackie Johansen – Lot line adjustment – Stone House Road, Fly Creek (#98.00-1-52.00 & -53.00)

No one appeared on behalf of this application. The Board reviewed the application and supporting

documents. Zoning Enforcement Officer Schecher said he would advise the applicant to send her documents to Attorney Ferrari.

John Stucin – Land Use Law interpretation, manufacture of grass pellets – County Highway 26 & Panther Mountain Road (#68.00-1-14.01)

Applicant John Stucin appeared after the “other business” portion of the meeting. Donna Borgstrom read aloud from the minutes of June 2 relevant to the application. Doug Greene had prepared a summary (filed) of his June 4 communication with the New York State Department of Ag & Markets on the subject, copies of which were distributed to the members and the applicant.

Stucin said he did not know the decibel levels involved in his proposed operation, but said that the only noise issue would involve the generator, which has a 400 horsepower diesel engine. He said the noise could be dissipated in various ways.

After discussion, the consensus of the Board was to ponder the situation and resume discussion at the September 1 meeting.

OTHER BUSINESS

Bill Deane discussed the September 1 agenda. The only definite returnees will be Birch and Stucin. The Board agreed that the no-shows from tonight’s meeting will not be put back on the agenda until we hear from them. Deane and Chairman Lord asked Zoning Enforcement Officer Stucin not to put applicants on his board unless he has received complete applications by the agenda deadline; otherwise, to denote them as “pending.”

Joe Potrikus told Chairman Lord that he had not been notified about the cancellation of the July 21 workshop, and had altered his plans to attend, only to find out there was no meeting. Zoning Enforcement Officer Schecher was not notified, either. Lord apologized for the oversights, and asked that the workshop be rescheduled for August 18 at 7:30 PM. Bill Deane said he would advertise the meeting, and would take minutes following the Zoning Board of Appeals meeting that night. Potrikus said he would not be available that night.

Joe Potrikus brought up issues with certain Otsego Lakeside properties. John Phillips requested that the Zoning Enforcement Officer send letters to the property owners, and offered to supply hay bales to the owners. Chairman Lord said that the Watershed Supervisory Committee should be copied on any correspondence.

At 8:13, Wes Ciampo moved that the Board go into Executive Session to discuss the pending Article 78 petition. Donna Borgstrom seconded the motion and it was approved, 6-0. At 9:07, Joe Potrikus moved to come out of Executive Session. Ciampo seconded the motion and it was approved, 6-0. Chairman Lord said that, while in Executive Session, the Board discussed and assigned topics for research to individual Board members.

With no further business, at 9:28, Wes Ciampo moved to adjourn the meeting.

Respectfully submitted,

Bill Deane

Planning Board Clerk