

Town of Otsego Planning Board

Minutes – August 6, 2013

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 Doug Greene called the meeting to order at 7:46 PM, and clerk Bill Deane took roll call. Members present were Greene (Vice-Chairman), Joe Potrikus, Joe Galati, Rosemary Craig, Tom Huntsman, and Steve Purcell (Huntsman and Purcell arrived at 8:17, after the Mang application). Planning Board Attorney Jim Ferrari and Zoning Enforcement Officer Tavis Austin were also present. Chairman Donna Borgstrom and alternate member Scottie Baker were absent.

The Board reviewed the minutes of July 2, e-mailed to the members. Potrikus moved to approve the minutes as written. Galati seconded the motion and it was approved, 4-0.

Acting Chairman Greene reviewed correspondence received since the last meeting:

- The Town Board's proposed 2014 budget (filed in "general correspondence").
- Fliers for various training opportunities (passed around).
- An e-mail from the County Planning Department, advertising a training to be held at the Meadows complex on September 18.
- A copy of the Department of State's annual training laws from 2007, regarding local training requirements.
- A June 27 letter from the New York State Department of Transportation, concerning the Otsego Lake slope stabilization project. Galati gave an explanation of the project.

Acting Chairman Greene asked if there were any member disclosures regarding potential conflicts. Potrikus said that Steve Gotwald is a client of his business, but that Potrikus has no relationship with the project.

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

Tavis Austin distributed copies of his August 6 Zoning Enforcement Officer report (filed). Besides Planning Board agenda items, it listed the issuance of two land use permits and a "stop work" order. Austin said there may be two more "stop work" orders coming soon.

The Board moved on to applications.

APPLICATIONS

Bruce Mang (Bob Birch) – First lot split – 1945 County Highway 22 (#52.00-2-10.11)

Representative Bob Birch, submitted a short environmental assessment form (EAF). Bill Deane read aloud from the minutes of July 2 relevant to the application. Since then, Chairman Donna Borgstrom reported via e-mail that she had discussed the situation with longtime Planning Board member and chairman Paul Lord, and "I believe that it would constitute a first lot split... According to Paul, (they) used the map with the written notations in order to have some base map to go by."

Joe Galati moved to deem this a first lot split and authorize the acting chairman to sign the site plan. Rosemary Craig seconded the motion and it was approved, 4-0. Acting Chairman Greene stamped the site plan "approved" and signed it. Galati advised Birch to file the map with the County within 30 days.

Chris Chandler (NOTS Productions) – Site plan review, special permitted use, recreational facility (Halloween walking trail) – 446 County Highway 26 (#114.00-1-74.06)

Joe Potrikus recused himself and left the meeting table. Acting Chairman Greene read aloud an e-mail from land surveyor Jeneé Rasmussen, saying that they were withdrawing the application. Applicant Chris Chandler said that he had ended his partnership with Rasmussen and creative director Jim Soufflas, but would be continuing the application process without them. Attorney Ferrari said that, since Chandler was the applicant, he had the right to do that. Chandler said that he may be revising the application.

Bill Deane pointed out that the Board was 35 days into the 62-day "clock" for ruling on the application. By mutual agreement with the Board, Chandler said that he would "stop the clock" as of today. Deane also pointed out that a change to the application may necessitate a new public hearing.

Acting Chairman Greene read aloud an August 1 letter (filed) from Schlather & Birch, representing the Glenford Hubbell Estate. They said that they learned of last month's public hearing after the fact, and voiced concerns about the parking area and harmony with the neighborhood, among other things. Greene also passed around a July 28 letter (filed) from neighbors Steven and Debra Cembrinski, offering further objections to the project. Greene acknowledged an August 1 letter (filed) from the County Planning Department. Finding "no significant... impact."

Zoning Enforcement Officer Austin said that Chandler had e-mailed him a completed long EAF. Chandler said that he was working with the Department of Environmental Conservation (DEC), but had not yet contacted Fish & Wildlife or the Department of Health (DOH). He said he planned to return in September with a revised site plan and results of his contacts with those agencies.

Potrikus returned to the meeting table.

LLIB, LLC (Bill Miller/Joe Galati) – request to extend conditional approval of Upper West Side major subdivision to November 28, 2013 – County Highway 28, Pierstown (#84.00-1-15.62)

Joe Galati and Rosemary Craig recused themselves and left the meeting table. Galati submitted an August 5 letter of representation for applicant Bill Miller. Miller is again requesting a 90-day extension to his conditional approval for the Upper West Side major subdivision approved in 2011. The current extension runs through August 30, 2013. Galati said there were no changes to the project or situation. Bill Deane read aloud from the minutes of May 7 relevant to the application.

Joe Potrikus moved to extend the conditional approval an additional 90 days (to November 28, 2013). Steve Purcell seconded the motion and it was approved, 5-0. Miller or his representative will return for the November 12 meeting if he wishes to request another extension. Galati and Craig returned to the meeting table.

Steve & Mercedes Gotwald (Kurt Ofer) – Site plan review, addition of screened porch to Leatherstocking Farm Boathouse within 500 feet of Otsego Lake – State Highway 80 (#99.00-1-27.01)

No one appeared on behalf of this application. Bill Deane read aloud from the minutes (not yet approved) of the Zoning Board of Appeals's (ZBA's) meeting of July 16, during which a public hearing was held with no public comment, and the Gotwalds's requested area variances were approved.

In view of the ZBA public hearing result, and having on file a letter of support from the only neighbor, Joe Galati moved to waive the public hearing for this application. Joe Potrikus seconded the motion and it was approved, 6-0.

OTHER BUSINESS

Doug Greene said that he was not prepared to discuss proposed revisions to the *Land Subdivision Regulations* at this time, but should be ready in September.

Bill Deane discussed the September 3, 2013 agenda. At this point, only Chandler and Gotwald are expected to return.

With no further business, at 8:45, Joe Potrikus moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk