

Town of Otsego Planning Board
Minutes (Unapproved) – September 5, 2017

PUBLIC HEARING

Brett & Barbara Thompson – Site plan review, replacement of residence within 500 feet of Canadarago Lake in RA2 district – 2207 County Highway 22 (#38.16-2-12.00)

Chairman Tom Huntsman called the Thompson public hearing to order at 7:30 PM and reminded attendees of the posted comment guidelines. He asked if anyone had comments or questions.

Robert Navratil asked if the applicants would be adding to the existing trailer. Applicant Barbara Thompson said they would be removing the trailer and building a new structure. Navratil asked when the construction would be done. Thompson said it would follow getting a permit and the demolition of the trailer. Navratil commented that the new house would be closer to wetlands, and that the site does not look good.

With no further comments or questions, Scottie Baker moved to close the public hearing. Rosemary Craig seconded the motion and it was approved, 7-0.

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 7:35 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call, and introduced the two newest members. Board members present were Huntsman, Scottie Baker, Rosemary Craig, Chip Jennings, Ted Feury, and Elizabeth Horvath (appointed to complete Steve Purcell's term, through 2021). With Darryl Szarpa (Vice-Chairman) absent, first alternate member Toby Wilcox joined the meeting table. Also present were new second alternate member Walter Dusenbery, Zoning Enforcement Officer Ed Hobbie, and Planning Board attorney Ryan Miosek.

The Board reviewed the minutes of August 1, 2017, e-mailed to the members. Huntsman complimented the minutes. Under the Thompson application, Hobbie wanted it clarified that a porch or deck are *not* considered part of a building footprint, though they are subject to setback regulations. Feury said that, under the Lionetti application, the Board had determined that the lot in question would *not* be landlocked, and asked that that sentence be stricken. Feury moved to approve the minutes as amended. Jennings seconded the motion and it was approved, 7-0.

The only correspondence received since the last meeting was a notice (filed) from the County Planning Department, regarding the August 18 filing of the Apple Blossom Farms subdivision. Deane distributed copies of an updated Planning Board directory.

Chairman Huntsman asked if anyone had a conflict with any of tonight's applicants. No one reported any conflict.

Chairman Huntsman asked if anyone from the public had a comment on a non-agenda item. Randy Moshier asked about a possible subdivision of his 30-acre property. Chairman Huntsman referred Moshier to Zoning Enforcement Officer Hobbie and the *Land Use Law* on the Town's web-site. Matt Lionetti asked about permitted uses, particularly "outdoor retail," and signs. Chairman Huntsman referred Lionetti to the *Land Use Law* on the Town's web-site.

The Board moved on to applications.

APPLICATIONS

Cobblescote on the Lake – Stairs to Lake (review with Board) – [6515 State Highway 80 \(#84.12-1-6.00\)](#)

This was not an actual application, but Zoning Enforcement Officer Hobbie wanted to run it by the Board. He said that the Bissells want to put a 42-inch-wide staircase from below their porch down to Otsego Lake. Chairman Huntsman said that would not require site plan review, per *Land Use Law* Section 4.04.

Brett & Barbara Thompson – Site plan review, replacement of residence within 500 feet of Canadarago Lake in RA2 district – 2207 County Highway 22 (#38.16-2-12.00)

Clerk Bill Deane read aloud from the minutes of August 1 relevant to the Thompson application. Barbara Thompson submitted an updated drawing. She said the proposed new building now measures 26’8”x44’, thus meeting setback requirements.

Chairman Huntsman asked about the wetlands comment brought up during the public hearing. Thompson said that the Department of Environmental Conservation had evaluated the property and expressed no concerns.

Ted Feury noted that the house straddles two lots, both owned by the Thompsens.

Chairman Huntsman said the Board would need a formal plat with a foundation survey. He asked Thompson to bring these to the next meeting.

Clerk Bill Deane said that the Board would have to make a decision on this application at the October meeting, as the November one will be more than 62 days after the public hearing.

Melissa Worthington – Site plan review, multiple buildings in 108.53-acre lot in RA2 district – 638 County Highway 26 (#114.00-1-78.00)

Clerk Bill Deane read aloud from the minutes of June 6 relevant to the Worthington application. Applicant Melissa Worthington described her plans to build a 24x36’ “music studio,” with an office, bathroom, and open space. Chairman Huntsman said this would be considered an accessory building, not requiring site plan review, just a building permit. Attorney Miosek said that it could not include a kitchen.

Worthington also wants to build a second principal dwelling. Huntsman said it would have to have identifiable land area meeting the minimum requirements in the RA2 district: three acres, 150 feet of road frontage, and setbacks of 60 feet (front), 35 feet (rear), and 30 feet (sides). The proposed location of the dwelling would not have road frontage, but utilize a shared driveway. Miosek suggested that an easement could be done, or that the dwelling be located elsewhere to meet the requirements.

Chairman Huntsman referred Worthington to the site plan requirements in Section 8.04 of the *Land Use Law*. Among the items needed would be a list of neighbors (with addresses) within 200 feet of the property boundaries, documentation on proposed removal of trees, and Department of Health sign-off on the well and septic system. Worthington said she was not ready to pursue site plan approval at this time. Clerk Bill Deane asked her to give two weeks’ notice when she was ready to return.

Stephanie Stringer (McManus Engineering) – Boundary line adjustment in RA1 district – 156 Huff Road (#84.00-1-32.03 & -32.05)

This application was added to the agenda by agreement of Chairman Huntsman. Frank Novak of McManus Engineering represented applicant Stephanie Stringer, who wants to do a boundary line adjustment involving two contiguous lots she owns.

Novak said the two lots are now 5.66 and 2.31 acres, respectively, with the smaller one land-locked. The proposed adjustment would make them 4.11 and 3.86 acres, respectively, also allowing the smaller lot to meet road frontage requirements – thus, making a non-conforming lot into a conforming lot.

Chairman Huntsman said the Board would need a survey. Novak asked if the Board could approve the adjustment conditional on a survey. The consensus of the Board was not to do that, but that they saw no reason the adjustment would not be approved, assuming the survey was satisfactory.

Clerk Bill Deane asked Novak to give two weeks’ notice when he was ready to return.

Matthew & Linda Lionetti – Minor subdivision with right-of-way – 768 County Highway 26 (#114.00-1-46.01)

Clerk Bill Deane read aloud from the minutes of August 1 relevant to the Lionetti application. Zoning Enforcement Hobbie said that Lionetti had paid the \$175 subdivision fee. Lionetti had no new information.

Chairman Huntsman and Clerk Bill Deane again referred to the subdivision application requirements (including a survey, and addresses of neighbors within 200 feet of the property boundaries) in Sections 5.1 and 5.2 of the *Land Subdivision Regulations*. Lionetti said he would be back for the October 3 meeting.

Tony Dianich & Deb Seonick – Removal & replacement of residence within 100 feet of Otsego Lake – 6711 State Highway 80 (#69.68-1-17.00)

Zoning Enforcement Officer Hobbie said this application was removed from the agenda, as the applicants need a Zoning Board of Appeals variance first.

Tashi Rabten – Seasonal residence (church?) in RA2 district – 533 Cook Road (#112.00-1-20.04, -.05 & -.06)

No one appeared on behalf of this application, and in fact no application has been received. Zoning Enforcement Officer Hobbie explained that the property owner was proposing to build a house and also a 60x140' place of worship, without proper permits. He asked that this remain on the agenda until further notice, and said he would try to contact the applicant.

OTHER BUSINESS

Ed Hobbie distributed copies of an undated Zoning Enforcement Officer report (filed), and discussed various cases.

Chairman Huntsman asked for a volunteer to serve as Planning Board liaison for the September 13 Town Board meeting. With no volunteers, Huntsman said he would do it.

Board members discussed the Town Board's proposed revisions to the *Land Use Law*.

Bill Deane discussed the October 3, 2017 agenda, noting resumption of the 7:00 start time. Deane said Thompson, Lionetti, and Rabten would be back on the agenda, and possibly others. Bill Miller may be back if he decides to seek another extension to the LLIB conditional approval.

With no further business, at 9:18 PM Scottie Baker moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk