

Town of Otsego Planning Board

Minutes

November 12, 2019

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 7:02 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Huntsman, Ted Feury (vice-chairman), Walter Dusenbery, Chip Jennings, Sharon Kroker, and Elizabeth Horvath, and alternate members Rosemary Brodersen and Lynn Krogh. With Darryl Szarpa absent, Krogh joined the meeting table. Zoning Enforcement Officer Ed Hobbie and Planning Board attorney Ryan Miosek were absent.

The Board reviewed the minutes of October 1, 2019, e-mailed to the members. Feury moved to approve the minutes as written. Dusenbery seconded the motion and it was approved, 7-0.

Correspondence included copies of the New York Planning Federation's Fall 2019 *Planning News*, distributed to members; and copy of an e-mail from Debra Creedon to the Zoning Board of Appeals (ZBA), regarding the 2018 Svahn application.

Chairman Huntsman asked if anyone had a conflict with tonight's applicant. Horvath said she had a conflict with Redpoint Construction.

Chairman Huntsman asked if anyone from the public had a comment on a non-agenda item. No one responded. The Board moved on to applications.

APPLICATIONS

Jonathan Svahn (Michelle Barry/Jon McManus) – Site plan review, addition of border fence within 100 feet of Otsego Lake in RA1 district – 6765 State Highway 80 (#69.60-1-14.00)

No one appeared on behalf of this application. Clerk Bill Deane said that representative Michelle Barry had told him that the matter was resolved, and that Svahn would be withdrawing his application.

Michele Barry – Site plan review, addition of garage within 100 feet of Otsego Lake in RA1 district – 6812 State Highway 80 (#69.52-1-8.00)

No one appeared on behalf of this application. Clerk Bill Deane said that Barry had had variances approved by the ZBA, but still needed site plan review.

Tim Horvath – Sketch plan conference, special permitted use, Redpoint Builders business in RA1 district – 5934 State Highway 80 (#99.00-1-35.00)

Elizabeth Horvath recused herself and left the meeting table, with alternate member Rosemary Brodersen replacing her. Applicant Tim Horvath had not completed a site plan application, so the matter was treated as a sketch plan conference.

Tim Horvath explained that he had been operating Redpoint Builders from his home for nine years. He gradually added staff over the years. Tony Gentile of the County Codes Office recently advised Horvath that his business is non-compliant, as the *Land Use Law*'s definition of "Home Occupation" allows for no more than one non-relative to be employed.

Chairman Huntsman said that the remedy would be to get site plan approval for special permitted use for a “Service Trade Establishment” (item #9 in the list of special permitted uses in the RA1 District), and that he foresaw no problems in getting that done. Huntsman instructed Horvath to complete a site plan application and work with Zoning Enforcement Officer Ed Hobbie in gathering the items required, as listed in Sections 7.03 and 8.04 of the *Land Use Law*. Horvath said he would plan to return with those items at the December 3 meeting.

Cooperstown Center for Rehabilitation – Site plan review, staff housing – 152 Phoenix Mill Road (#146.00-2-21.00)

No one appeared on behalf of this application.

Florence Helfand – Site plan review, construction within 100 feet of Canadarago Lake – 222 Bibik Road (#52.11-1-38.00)

No one appeared on behalf of this application.

OTHER BUSINESS

Copies of Ed Hobbie’s Zoning Enforcement Officer report were distributed, though the most recent entry was August 23.

Lynn Krogh said she had attended the October 9 Town Board meeting as Planning Board liaison. She said there had been discussion about the Fly Creek Fire Company sign, about anonymous complaints, and about the definition of “fence.” The Planning Board agreed that the latter is still an unresolved issue. Rosemary Brodersen is assigned to serve as liaison at the November 13 Town Board meeting.

Clerk Bill Deane said that Mary Ellen Whelan, alternate member for the ZBA, is interested in swapping positions with a Planning Board member, if anyone is interested. No one expressed interest in doing that.

The Board discussed 2020 personnel. Sharon Kroker’s term ends on December 31, and Tom Huntsman is due for reappointment as chairman. Rosemary Brodersen moved to recommend that the Town Board reappoint Huntsman as Planning Board chairman for 2020. Sharon Kroker seconded the motion and it was approved, 7-0, with Huntsman recusing. Brodersen moved to recommend that the Town Board reappoint Kroker as member for 2020-26. Krogh seconded the motion and it was approved, 7-0, with Kroker recusing. Brodersen will pass on these recommendations at tomorrow’s Town Board meeting.

Deane discussed the December 3, 2019 agenda. Horvath is expected to return, but he didn’t know who else to expect following tonight’s no-shows. The agenda deadline is one week from tonight.

With no further business, at 7:53 PM Brodersen moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk