

Town of Otsego Planning Board

Minutes, December 1, 2020

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

PUBLIC HEARING

Tommy Ibrahim (Ed Hobbie) – Site plan review, enclosure of existing porch within 100 feet of Otsego Lake in RA1 district – 112 Lakeshore Drive (#69.44-1-26.00)

Chairman Tom Huntsman opened the Ibrahim public hearing at 7:00 PM, and asked if anyone had comments or questions about the application.

Bob Ladue of 116 Lakeshore Drive said he was totally in favor of the project, as the building needs repair and this will be an improvement.

Clerk Bill Deane read aloud from a November 30 letter from neighbor Gary Kuch, expressing “full support” for the project. Deane also noted that a hearing notice addressed to Otsego Consulting, LLC, was returned to sender due to incomplete address.

With no further speakers, Sharon Kroker moved to close the public hearing. Chip Jennings seconded the motion and it was approved, 7-0.

Later during the meeting, Rich Polgar joined via Zoom, asking about the project. Chairman Huntsman explained it to his apparent satisfaction.

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 7:04 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. All regular Board members were present: Huntsman, Ted Feury (vice-chairman), Elizabeth Horvath, Darryl Szarpa, Sharon Kroker, Chip Jennings, and Walter Dusenbery. Also present were first alternate member Lynn Krogh, Town Supervisor Meg Kiernan, Zoning Enforcement Officer Jess Lanza, and Planning Board attorney Ryan Miosek (who arrived at c. 7:55, during “other business”). Horvath, Krogh, and Miosek participated via Zoom. Second alternate member Rosemary Brodersen was absent.

The Board reviewed the minutes of November 10, 2020, e-mailed to the members. Feury moved to approve the minutes as written. Kroker seconded the motion and it was approved, 7-0.

There was no correspondence received since the last meeting, other than ones which would be addressed during “applications.”

Chairman Huntsman asked if anyone had a conflict with any of tonight’s applicants. Horvath said she would be recusing herself from the Ibrahim application.

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

Tommy Ibrahim (Ed Hobbie) – Site plan review, enclosure of existing porch within 100 feet of Otsego Lake in RA1 district – 112 Lakeshore Drive (#69.44-1-26.00)

Elizabeth Horvath recused herself from this application, with alternate Lynn Krogh substituting for her. Ed Hobbie submitted a letter of representation from applicant Tommy Ibrahim. Walter Dusenbery read aloud from the November 10 minutes relevant to the Ibrahim application.

Chairman Huntsman reviewed the Board's options. Ted Feury moved to approve the site plan as submitted. Sharon Kroker seconded the motion and it was approved, 7-0. Huntsman stamped the site plan "approved" and signed it.

Kukenberger Sand & Gravel (Mike Stocking) – Site plan review, special permitted use, mineral extraction (gravel mine) in RA2 district – 595 County Highway 26 (#114.00-1-77.01 & -78.00)

Walter Dusenbery read aloud from the November 10 minutes relevant to the Kukenberger Sand & Gravel application. Chairman Huntsman read aloud from a November 24 letter from the Department of Environmental Conservation. The DEC assumed lead agency for State Environmental Quality Review (SEQR), deeming this a Type II action with "no significant impact." They requested comments from any interested parties by January 1, 2021.

Mike Stocking, proprietor of Kukenberger Sand & Gravel, explained that he would be leasing 13.9 acres of northern neighbor Melissa Worthington's property (tax map #114.00-1-78.00) for ten years, giving him a total of 60.3 mineable acres. She signed the mining permit. Stocking said the hours of operation are 7 AM to 4:30 PM, and the DEC monitors the operation once or twice a year.

The Board reviewed the application documents. Chairman Huntsman went through the site plan and special permit requirements in Sections 7.03 and 8.04 of the *Land Use Law*. The consensus was that all required items either had been submitted or were not applicable.

The Board discussed the fact that the property in question is not owned by the applicant. The consensus was that the special permit should be specific to Worthington's property, and that they should have a copy of the lease agreement.

Dusenbery moved to deem the application complete, contingent on the lease agreement to be submitted by December 15. Chip Jennings seconded the motion and it was approved, 7-0.

Dusenbery moved to schedule a public hearing for January 5, 2021, with the same contingency. Ted Feury seconded the motion and it was approved, 7-0. (The lease agreement was submitted via e-mail later that evening.)

Feury wondered whether Otsego County should be notified about the project. Zoning Enforcement Officer Lanza said he would check with them.

Peter & Judith Kapsales (Tim Yerdon) – Expansion of deck within 500 feet of Otsego Lake in RA1 district – 6447 State Highway 80 (#84.00-1-17.02)

Again, no one appeared on behalf of this application. Zoning Enforcement Officer Lanza said he had reminded the representative on November 12, but had not heard from him since. Clerk Bill Deane said he would remove the application from the agenda until further notice.

OTHER BUSINESS

Jess Lanza gave a verbal Zoning Enforcement Officer report. He received only two land use applications in November, and also had a few enforcement issues. Lanza said there would be at least two first lot splits coming to the Planning Board in the near future.

Elizabeth Horvath said that she had attended the November 11 Town Board meeting as Planning Board liaison via Zoom. The main topic of discussion was the 2021 Town budget. Ted Feury is assigned to serve as liaison for the December 9 Town Board meeting, and said he would e-mail his report.

Feury said that he was considering running for the Town Board in 2021, so he would not seek renomination to the Planning Board after his term expires on December 31. Chairman Huntsman commended Feury for his fine work on the Planning Board, and the others applauded in agreement.

The Board discussed 2021 Planning Board personnel:

- Chairman Huntsman asked Ryan Miosek if he was willing to continue as Board attorney, and he said he was. Darry Szarpa moved to reappoint Miosek as attorney. Chip Jennings seconded the motion and it was approved, 7-0.
- Chairman Huntsman asked Bill Deane if he was willing to continue as Board clerk, and he said he was. Jennings moved to reappoint Deane as clerk. Szarpa seconded the motion and it was approved, 7-0.
- Jennings moved to recommend to the Town Board that Tom Huntsman be reappointed as chairman. Dusenbery seconded the motion and it was approved, 7-0, with Huntsman recusing and alternate Lynn Krogh voting in his stead.
- Dusenbery moved to recommend to the Town Board that Rosemary Brodersen be appointed as full-fledged member for 2021-27, filling Feury's spot. Sharon Kroker seconded the motion and it was approved, 7-0.

Deane discussed the January 5, 2021 agenda. Kukenberger Sand & Gravel (public hearing) is scheduled to return. There are also two pending Zoning Board of Appeals applications which should eventually come to the Planning Board.

With no further business, at 8:06 PM Walter Dusenbery moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk