

Town of Otsego Planning Board

Minutes – December 2, 2014

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 Donna Borgstrom called the meeting to order at 7:00 PM, and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Members present were Borgstrom, Joe Potrikus (Vice-Chairman), Steve Purcell, Rosemary Craig, and Tom Huntsman. With Ed Hobbie and Scottie Baker absent, alternate members John Phillips and Darryl Szarpa joined the meeting table. Planning Board Attorney Jim Ferrari and Zoning Enforcement Officer Tavis Austin were also present.

The Board reviewed the minutes of November 4, e-mailed to the members. Deane noted that he had misspelled “Carso.” Potrikus moved to approve the minutes as amended. Phillips seconded the motion and it was approved, 7-0. The only correspondence received since the last meeting was a November 19 e-mail from Wayne Bunn, expressing interest in being reappointed as Planning Board Engineer. Borgstrom read it aloud and Deane filed it in “general correspondence.”

Chairman Borgstrom asked if there were any member disclosures regarding potential conflicts. She said she again would be recusing herself from both applications. Potrikus said he again would be recusing himself from the Heroux application.

Chairman Borgstrom asked if there were any public comments on non-agenda items. No one responded. The Board moved on to applications.

Annbritt Hodgins (Oakstone Farms) – Site plan review, special permitted use (recreational facility – horse-boarding & riding) – 6424 State Highway 28 (#97.00-1-51.01 & -.02)

Chairman Donna Borgstrom recused herself and left the meeting table, leaving Vice-Chairman Joe Potrikus in charge. Bill Deane read aloud from the minutes of July 1, when Annbritt Hodgins’s special permit for a recreational facility was granted with an expiration date of December 31, 2014. She is requesting an extension.

Potrikus asked how the new enterprise worked out this year. Hodgins said it went well. Due to insurance issues, she did not run a camp as hoped, but only gave horse-riding lessons.

The Board discussed holding a public hearing. Clerk Bill Deane reminded the Board that the permit would expire before a hearing could be held. After discussion, Steve Purcell moved to extend the special permitted use to January 31, 2015, and schedule a public hearing for January 6. Rosemary Craig seconded the motion and it was approved, 6-0. Borgstrom returned to the meeting table.

Roger Heroux (Jon McManus) – Site plan review, special permitted use, self-storage units & gravel mine – County Highway 26, Fly Creek (#114.00-1-74.01)

No one was present on behalf of the application. Former neighbor Eileen Kukenberger expressed concern about the project being underway without Planning Board approval. Zoning Enforcement Officer Tavis Austin explained that he had issued Heroux a land use permit to erect an agricultural building, which does not require Planning Board approval. Then, at the instruction of Town Attorney Michelle Kennedy, Austin had revoked the land use permit and issued a stop-work order. Chairman Borgstrom advised Kukenberger that she would have an opportunity to ask questions or make comments when the Planning Board holds a public hearing.

Mr. & Mrs. Roger Heroux arrived at 7:30, thinking that was the meeting’s start time. Bill Deane said he had notified the Town’s webmaster about the error on the website. Donna Borgstrom and Joe Potrikus recused themselves and left the meeting table, leaving John Phillips as acting chairman.

Roger Heroux explained what he hopes to do: build up to four 80x120’ self-storage units on his property in the RA2 district. He had started construction on the first unit, planning to use it for personal storage, so the Board could see

what the buildings would look like. Austin distributed copies of Heroux's November 18 application, a short environmental assessment form, and a list of neighbors within 200 feet of the property.

Acting Chairman Phillips pointed out that this is the start of a process, which will include a public hearing. He suggested that Heroux talk to his neighbors about his proposed project. Tom Huntsman noted that Heroux is claiming agricultural status due to logging, yet there are no trees to log on the property.

The Board reviewed the definition of "service trade establishment" and the requirements for site plan approval in section 8.04 of the *Land Use Law*. Among the items Heroux will need to provide are a survey, and a proposed site plan showing trees and lighting. The Board gave Heroux a copy of the site plan requirements and advised him to return to the January 6, 2015 meeting with a complete application. Borgstrom and Potrikus returned to the meeting table.

OTHER BUSINESS

The Board discussed the *Land Use Law* definition of "service trade establishment," and how it applies to various past and current projects.

Tavis Austin gave his December 2 Zoning Enforcement Officer report (filed). He discussed various situations, including ones involving Bissell and Casella.

The Board discussed 2015 personnel. Steve Purcell's term expires on December 31. He said he does not plan to seek reappointment, and he thanked his fellow members for their collaboration over the years. Chairman Borgstrom thanked Purcell for his service. Joe Potrikus moved to recommend to the Town Board that alternate member John Phillips be appointed as a regular member to succeed Purcell for 2015-21. Purcell seconded the motion and it was approved, 6-0, with Phillips abstaining.

Phillips moved to reappoint Planning Board Engineer Wayne Bunn, Attorney Jim Ferrari, and Clerk Bill Deane for 2015. Potrikus seconded the motion and it was approved, 7-0. Ferrari and Deane thanked the Board.

Tom Huntsman moved to recommend to the Town Board that Donna Borgstrom be reappointed as Planning Board chairman for 2015. Phillips seconded the motion and it was approved, 6-0, with Borgstrom abstaining. She thanked the Board.

Huntsman asked about the Pail Shop Winery, specifically the dangerous driveway and the large sign. Chairman Borgstrom said that the driveway was already there, and Zoning Enforcement Officer Austin said there are no size limits on an agricultural sign.

Deane discussed the January 6, 2015 agenda. Hodgins (public hearing) and Heroux are expected to return, and December 23 is the deadline for new applications.

With no further business, at 8:35, Steve Purcell moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Planning Board Clerk