**Town of Otsego Planning Board**

# Minutes, October 7, 2025

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

**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 Jay Bosley called the meeting to order at 7:29 PM, and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Tom Huntsman (Chairman, who arrived at 7:32), Bosley (Vice-Chairman), Sharon Kroker, Elizabeth Horvath, and May Leinhart. With Ann Cannon and Mike Hodgman absent, alternate member Matt Glynn joined the meeting table. Town Supervisor Ted Feury, Zoning Enforcement Officer Wylie Phillips, and Planning Board Attorney Jill Poulson were also present.

The Board reviewed the minutes of September 2, e-mailed to the members. Attorney Poulson, who was not at the meeting, referred to an e-mail exchange between her and Deane, questioning something in “other business.” Deane said he found no reason to correct the minutes. Kroker moved to accept the minutes as written. Horvath seconded the motion and it was approved, 6-0.

Deane said there was various correspondence received since the last meeting regarding the potential Manocherian application: from Joseph Homburger (September 3), Fred Hughson (September 7), Vivienne Clark (September 11), Debra Creedon (October 6), and Marilyn McCarty (October 7); it has all been filed and is available for members to read at their leisure. Deane has invited the writers to resubmit letters after a formal application has been filed and a public hearing scheduled.

Chairman Huntsman asked if anyone had a legal or ethical conflict with either of tonight’s applicants. No one reported any conflict. The Board moved on to applications.

**APPLICATIONS**

**Leatherstocking Corporation – Boundary line adjustment in RA2 district – State Highway 80 (#115.00-1-2.00 & -5.00)**

Patrick MacLeish, Director of Operations for Leatherstocking Corporation, said that the corporation wants to effect two boundary line adjustments involving the Leatherstocking Golf Course and driving range. The first encompasses the west side of State Highway 80, lots #115.00-1-2.00 (4.8 acres) and -5.00 (15.4 acres). He submitted an application package, including a survey dated 5/28/25, which the Board examined. Attorney Poulson reviewed the documents and expressed satisfaction with them. Chairman Huntsman reviewed the boundary line adjustment policy, and said the application fee had been paid.

Sharon Kroker moved to approve the boundary line adjustment as submitted. Elizabeth Horvath seconded the motion and it was approved, 6-0. Chairman Huntsman stamped the Mylar and a file copy “approved” and signed them. Clerk Bill Deane advised MacLeish to file the Mylar with the County within 30 days.

**Leatherstocking Corporation – Boundary line adjustment in RA2 district – State Highway 80 (#115.00-1-3.01 & -3.03)**

Patrick MacLeish, Director of Operations for Leatherstocking Corporation, said that the corporation wants to effect two boundary line adjustments involving the Leatherstocking Golf Course and driving range. The second encompasses the east side of State Highway 80, lots #115.00-1-3.01 (25.5 acres) and -3.03 (11.4 acres). He submitted an application package, including a survey dated 6/19/25, which the Board examined. Attorney Poulson reviewed the documents and expressed satisfaction with them. Chairman Huntsman reviewed the boundary line adjustment policy, and said the application fee had been paid.

Sharon Kroker moved to approve the boundary line adjustment as submitted. Matt Glynn seconded the motion and it was approved, 6-0. Chairman Huntsman stamped the Mylar and a file copy “approved” and signed them. Clerk Bill Deane advised MacLeish to file the Mylar with the County within 30 days.

**OTHER BUSINESS**

Zoning Enforcement Officer Wylie Phillips said that Richard & Pamela Scurry had asked to have a sketch plan conference at this meeting, but Phillips had not received the request timely due to an e-mail SNAFU. The Scurrys had submitted maps showing three contiguous lots totaling 0.96 acres on State Highway 80 near Otsego Lake, and their proposed boundary line adjustment, reconfiguring them into two lots. Meeting attendees chimed in, saying that this was not on the agenda and they had concerns about the application. Clerk Bill Deane said this was not a formal application nor a public hearing. Chairman Huntsman noted a ten-foot-wide walkway shown on the proposed reconfiguration, and said this would not be a viable plan.

Chairman Huntsman said that his wife Julie had covered for him as Planning Board liaison at the September 10 Town Board meeting, and that he would write up her report for everyone. Elizabeth Horvath is scheduled to serve as liaison for the October 8 Town Board meeting.

Deane discussed the November 11 agenda, noting the date change due to Election Day. As of now, there is nothing on it, unless any recent sketch plan conferences evolve into applications. Jay Bosley said he would not be at that meeting.

May Leinhart brought up the Hancock Estabrook legal team retained by the Town. At 7:55, Elizabeth Horvath moved to go into Executive Session. Matt Glynn seconded the motion and it was approved, 6-0. The room was cleared of all but the Planning Board members, Attorney, Clerk, and Town Supervisor.

At 8:31, Sharon Kroker moved to come out of Executive Session. Glynn seconded the motion and it was approved, 6-0. Chairman Huntsman said that, while in Executive Session, the Board discussed legal matters involving attorney-client privilege, and no votes were taken.

With no further business, at 8:32 PM Kroker moved to adjourn the meeting.

Respectfully submitted,

Bill Deane, Clerk