**Town of Otsego Planning Board**

Minutes, March 4, 2025

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

**PUBLIC HEARING**

**Richard Eastman Revocable Trust – Site plan review, addition to existing residence within 500 feet of Otsego Lake in RA1 district – 6014 State Highway 80 (#99.00-1-31.01)**

Chairman Tom Huntsman opened the Eastman public hearing at 7:30 PM, and asked if anyone from the public had comments or questions about the application. No one responded. Sharon Kroker moved to close the hearing. Elizabeth Horvath 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 7:31 PM, and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. All Board members were present: Huntsman, Jay Bosley (Vice-Chairman), Sharon Kroker, Ann Cannon, Elizabeth Horvath, May Leinhart, and Mike Hodgman. Alternate member Matt Glynn was absent. Town Supervisor Ted Feury, Planning Board Attorney Jill Poulson, and Zoning Enforcement Officer Wylie Phillips were also present.

The Board reviewed the minutes of February 4, e-mailed to the members. Leinhart moved to approve the minutes as amended. Kroker seconded the motion and it was approved, 7-0.

There was no correspondence received since the last meeting:

Chairman Huntsman asked if anyone had a legal or ethical conflict with any of tonight’s applicants. He said he would be recusing himself from the Snyder application, as he knows the applicant well. No one else reported any conflict.

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

**APPLICATIONS**

**Freida Snyder/Jack Snyder – Boundary line adjustment in RA2 district – 343 Hoke Road (#97.00-1-27.01 & -28.00)**

Tom Huntsman recused himself and left the meeting table, with Jay Bosley taking over as acting chairman.

Representative Jack Snyder said he owns a 0.86-acre lot adjacent to the 85-acre property of his 99-year-old mother, Freida Snyder. She wants to give him an additional 1.46 acres by doing a boundary line adjustment, making his lot 2.32 acres. He submitted an application package, including a 1/22/25 survey and proposed deed language. Zoning Enforcement Officer Wiley Phillips said the application fee had been paid.

The Board examined the documents. Attorney Poulson wondered whether there was consideration about giving Jack enough land to make it conform to the *Land Use Law* (minimum three acres). Bosley noted that this was the application before them; Clerk Bill Deane noted that Jack’s pre-existing, non-conforming lot would be made closer to conforming.

Sharon Kroker moved to accept the boundary line adjustment as submitted. Elizabeth Horvath seconded the motion and it was approved, 6-0. Acting Chairman Bosley stamped the Mylar and application “approved” and signed them. Deane advised Snyder to file the Mylar with the County within 30 days.

Huntsman returned to the meeting table.

**Tashi Rabten (Bruce Phillips) – Site plan review, special permitted use (recreational facility) in RA2 district – 195 Stoller Hill Road (#112.00-1-20.01)**

Clerk Bill Deane read aloud from the minutes of November 12, 2024 and February 4, 2025 relevant to the Rabten application. Applicant Tashi Rabten wants to open a yoga studio/meditation center on his 11-acre vacant property in the RA2 district. He plans to erect a one-story, 45’x65’ (2,925 square feet) building for those purposes. In November, the Board had performed State Environmental Quality Review (SEQR), discussed the special permit(s) which would be applicable, and asked the applicant to provide a detailed site map drawn to scale, including setback measurements, landscaping plans, signage, building, well, and septic locations.

Representative Bruce Phillips was present. He submitted a site map, which the members examined. Chairman Huntsman said that it satisfied the Board’s request. Phillips said the signage was not well-addressed, but there would be only a small sign located well off the road.

Chairman Huntsman questioned the label of “existing house” on the map. Phillips said this apparently refers to the proposed building, as there is no existing house on the lot. It was also noted that there is nothing to address parking. Phillips said there is ample parking along the long, gravel driveway. Zoning Enforcement Officer Phillips said an enterprise this size would need a minimum of two parking spaces.

Chairman Huntsman went through the site plan requirements in Section 8.04 of the *Land Use Law*. He said the survey could be waived. Bruce Phillips said there would be no tree removal, and that construction (beyond foundation, septic, and well) would probably not start until next year.

Sharon Kroker noted that Rabten previously got a permit for a single-family home on the adjacent property. However, the “home” is being used for other purposes, with “people coming and going all the time” after short stays. She is concerned that Rabten will not follow rules governing a special permitted use. Chairman Huntsman noted that special permits can expire or be revoked if rules are not being followed.

Kroker wondered whether the proposed building could be located closer to the center of the property, to mitigate the impact on neighbor(s). Chairman Huntsman suggested the Board might consider that a compromise. Phillips said the proposed location was based on land features, like woods and a stream, but he would discuss the possibility of relocation with Rabten.

Chairman Huntsman discussed what special permit(s) would be applicable. The consensus of the Board was that “recreational facility” was the best fit. Huntsman went through the special permit requirements in Sections 2.02 and 7.03 of the *Land Use Law*. The consensus was that this project fulfilled the requirements.

Phillips said he would return to the April 1 meeting with either a revised site plan (showing a new location for the building, and possibly a parking area), or to ask the Board to proceed with the current plan.

**Richard Eastman Revocable Trust – Site plan review, addition to existing residence within 500 feet of Otsego Lake in RA1 district – 6014 State Highway 80 (#99.00-1-31.01)**

Clerk Bill Deane read aloud from the minutes of February 4 relevant to the Eastman application. Applicant Richard Eastman was present. The Board briefly discussed the application, and Chairman Huntsman reviewed their options.

Elizabeth Horvath moved to approve the site plan as submitted. Mike Hodgman seconded the motion and it was approved, 7-0. Chairman Huntsman stamped the site plan “approved” and signed it. Zoning Enforcement Officer Phillips said he would send a copy of it to Eastman.

**OTHER BUSINESS**

Zoning Enforcement Officer Phillips said there was not much news, but discussed some communications from the Watershed Supervisory Committee.

Elizabeth Horvath said she had served as Planning Board liaison at the February 12 Town Board meeting, and had e-mailed a report to the members. Among items of discussion were property assessments and a road salt shortage. Chairman Huntsman praised her report. Sharon Kroker is scheduled to serve as Planning Board liaison at the March 12 Town Board meeting.

Town Supervisor Feury noted that the Town Board was having a public hearing about the proposed solar law, during the March 12 meeting.

Clerk Bill Deane discussed the April 1 agenda. Rabten is expected to return; and Ken Stabler (storage facilities) and Geary Fitzpatrick (renovation/expansion of a residence within 100 feet of Otsego Lake) may proceed to the Planning Board, depending on the ZBA decisions on March 18.

With no further business, at 8:44 PM Sharon Kroker moved to adjourn the meeting.

Respectfully submitted,

Bill Deane, Clerk