**Town of Otsego Planning Board**

**Minutes, February 4, 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 7:30 PM, and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Bosley (Vice-Chairman), Sharon Kroker, Ann Cannon, Elizabeth Horvath, May Leinhart, and Mike Hodgman. With Chairman Tom Huntsman absent, Bosley took over as acting Chairman, and alternate member Matt Glynn joined the meeting table (Huntsman arrived at 8:00, during “other business”). Town Supervisor Ted Feury and Zoning Enforcement Officer Wylie Phillips were also present. Planning Board Attorney Jill Poulson was absent.

The Board reviewed the minutes of January 7, e-mailed to the members. Cannon noted that she is not an employee of the Clark Foundation, but of another Clark entity (Fenimore Art Museum and the Farmers’ Museum/Fenimore Farm), and applicant Jane Clark is on the Boards of both. Kroker moved to approve the minutes as amended. Glynn seconded the motion and it was approved, 7-0.

Deane reviewed correspondence received since the last meeting: the Fall 2024 issue of the Biological Field Station’s *Reporter* (passed around); and a 1/27/25 notice from the County Planning Department, regarding the filing of the Clark first lot split the Board approved last month (given to Zoning Enforcement Officer Phillips for filing).

Acting Chairman Bosley asked if anyone had a legal or ethical conflict with either of tonight’s applicants. No one reported any conflict. Bosley asked if anyone from the public had comments on a non-agenda item. No one responded. The Board moved on to applications.

**APPLICATIONS**

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

Clerk Bill Deane read aloud from the minutes of November 12, 2024 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. During that meeting, 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.

Applicant Tashi Rabten and representative Bruce Phillips were present. They submitted a site map, which the members examined. The consensus was that it did not include the details the Board had requested in November.

Rabten and Phillips said they would return to the March 4 meeting with the requested document.

**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)**

Applicant Richard Eastman said he owns a residence 110 feet from Otsego Lake at its closest point. He wants to expand it, converting the attic/closet area to a “play space” with a half-bathroom. Clerk Bill Deane noted that, because building dimensions are changing within 500 feet of the Lake, site plan review is required.

Eastman submitted January, 2025 architectural plans from Herrmann Engineering. Board members examined these and asked questions. Eastman said there would be no change to the building footprint or occupancy, just a slight increase in height (but within the 40-foot height limit and not obstructing neighbors’ view of the Lake). He said there would be no changes to landscaping, lighting, or the septic system.

Acting Chairman Bosley went through the site plan requirements listed in Section 8.04 of the *Land Use Law*. The consensus of the Board was that it had everything it needed except a survey, which could be waived since the footprint is not changing.

The Board discussed State Environmental Quality Review (SEQR). Sharon Kroker moved to deem this a Type II action per SEQR Section 617.5(c)(11). Matt Glynn seconded the motion and it was approved, 7-0.

After a withdrawn motion, Elizabeth Horvath moved to deem the application complete, waiving the survey, and to schedule a public hearing for March 4. Ann Cannon seconded the motion and it was approved, 7-0.

**OTHER BUSINESS**

Zoning Enforcement Officer Phillips discussed two applications on the Zoning Board of Appeals (ZBA) agenda, which will likely come to the Planning Board next: Ken Stabler (storage facilities), and Geary Fitzpatrick (renovation/expansion of a residence within 100 feet of Otsego Lake).

With Supervisor Feury’s input, Tom Huntsman discussed his attendance at the January 8 Town Board meeting as Planning Board liaison. A main topic of discussion was the Town’s proposed solar legislation, a 12-page document; the moratorium passed last year will soon expire. Huntsman also noted that the Town’s Land Use Committee will be restarting soon. Elizabeth Horvath is scheduled to serve as Planning Board liaison at the February 12 Town Board meeting.

May Leinhart advised the Board about changes to wetlands regulations, which she has learned about through her work with the Otsego Land Trust. Wetlands are no longer under Federal jurisdiction, just State, and there are new ways of delineating them.

Clerk Bill Deane discussed the March 4 agenda. Rabten and Eastman (public hearing) are expected to return, and Stabler should also return, depending on the ZBA decision on February 18.

With no further business, at 8:11 PM Sharon Kroker moved to adjourn the meeting.

Respectfully submitted,

Bill Deane, Clerk