

Town of Otsego Planning Board

Minutes, July 2, 2024

(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 Ted Feury called the meeting to order at 7:32 PM and led the Pledge of Allegiance.

Clerk Bill Deane took roll call. Board members present were Feury (Vice-Chairman), Sharon Kroker, Ann Cannon, and May Leinhart. With Chairman Tom Huntsman, Steve Talevi, and Elizabeth Horvath absent, Feury took over as chairman and alternate members Jay Bosley and Matt Glynn joined the meeting table (Glynn arrived at 7:40, after the first vote). Deane reminded the members that four votes were required to pass any motion. Zoning Enforcement Officer Wylie Phillips was also present; Planning Board Attorney Jill Poulson was absent.

The Board reviewed the minutes of June 4, e-mailed to the members. Kroker moved to approve the minutes as written. Bosley seconded the motion and it was approved, 4-0, with Feury abstaining because he was not at the meeting.

Deane said there was no correspondence received since the last meeting.

Acting Chairman Feury asked if anyone had a conflict with any of tonight's applicants. No one responded. Feury asked if anyone from the public had comments on a non-agenda item. Again, no one responded. The Board moved on to applications.

APPLICATIONS

Joseph Stagliano (Nick Drummond/Redpoint Builders) – Site plan review, addition to camp within 500 feet of Otsego Lake in RA1 district – 6723 State Highway 80 (#69.68-1-10.00)

No one appeared on behalf of the Stagliano application. Zoning Enforcement Officer Phillips said that Stagliano got the Watershed Supervisory Committee (WSC) approval, which was the only thing delaying a Planning Board decision on the project. The consensus was that no decision could be made without an applicant or representative present.

Peter Kapsales (Tim Yerdon) – Site plan review, addition to residence within 500 feet of Otsego Lake in RA1 district – 6447 State Highway 80 (#84.00-1-17.02)

No one appeared on behalf of the Kapsales application. Zoning Enforcement Officer Phillips said that Kapsales was still awaiting Department of Environmental Conservation (DEC) sign-off.

Michael & Allison Swift (Bob Birch) – First lot split in RA1 district – 101 Sugar Hill Road (#68.00-1-27.222)

Attorney Bob Birch represented applicants Michael & Allison Swift. He said the Swifts want to split their 11.61-acre parcel into two lots of 6.49 and 5.12 acres, respectively. Birch said this was the original configuration of the lots, but they had been combined at some point. He submitted a 24-page application package, including site maps, and deed language and restrictions. He also submitted a check for \$175, in payment of the subdivision fee.

Zoning Enforcement Officer said he believed there had been a previous split of the property, making this a minor subdivision. However, Acting Chairman Feury consulted the 1987 map on the meeting room wall, and said that based on that, this was a first lot split.

The Board discussed State Environmental Quality Review (SEQR), and Acting Chairman Feury reviewed the short Environmental Assessment Form (EAF) submitted by the representative. May Leinhart moved to make a negative declaration and deem this an unlisted action. Matt Glynn seconded the motion and it was approved, 6-0.

Sharon Kroker moved to waive a public hearing. Ann Cannon seconded the motion and it was approved, 6-0.

Acting Chairman Feury went through the first lot split requirements, noting that the lots would be rectangular and meet acreage, frontage, and setback requirements.

Cannon moved to approve this as a first lot split. Glynn seconded the motion and it was approved, 6-0. Acting Chairman Feury stamped the application "approved" and signed it. Clerk Bill Deane advised Birch to file it with the County within 30 days. Deane also returned Birch's check.

OTHER BUSINESS

Zoning Enforcement Officer Phillips said things were slow, and the only item besides those on the Planning Board agenda was a new application (Scurry) on the Zoning Board of Appeals agenda.

Elizabeth Horvath had attended the June 12 Town Board meeting as Planning Board liaison, and e-mailed a report:

<< I "liased" on Weds and gave the Board an overview of the most recent PB meeting/actions/applications.

There was a public hearing for the revisions to the land use law. Greg Crowell is the only person who spoke, and he basically gave an overview of what the changes were and why: (1) clarifying language in 1.05 about non-conforming uses, and (2) specifically defining building height.

(Quick note that I love how Ben introduced the public hearing, and also the "public comments" parts of the meeting: (1) If you wish to speak, start by stating your name and address; (2) please limit yourself to 5 minutes; (3) a reminder that this is a public comments period and not meant to be a back-and-forth or Q&A; (4) please address the whole board, not an individual; (5) please follow common courtesy and decorum)

Lots of public comment about roads, drainage, storm water, driveways, salt.

Ben addressed the budget -- a couple positive things for 2024, sales tax revenue has remained high (\$30k over budgeted) and we're spending less on health care than budgeted; a couple negative things, including Highway Dept has already used its budget for the year, and mortgage taxes are well below budget, by like \$50k.

Land Use committee did not meet last month.

Comp Plan committee had a "relatively unsuccessful" meeting -- people didn't show up. Working on getting a signed contract with the planners who will help with this. Town will be "paying" mostly in volunteer hours, MVEDD providing funding.

Watershed committee -- 3 out of 376 septic are out of compliance and property owners non-responsive to letters requesting (requiring?) inspection. Will Green pointed out that some of the contact info might be bad, and that leaving a note at the houses themselves might help. No one seems to want to go to this extreme, but issuing an injunction to non-compliant owners to stop using the property until inspection has been completed might be a last straw.

Lastly, in terms of what's relevant to we PB members: ZBA has 2 alternate spots open, another member "misses a lot in the summer," and another couple might resign. Everyone would appreciate any leads for possible ZBA members. >>

May Leinhart is assigned to serve as Planning Board liaison for the July 10 Town Board meeting. Clerk Bill Deane said liaison assignments would be needed for the rest of the year after that. After discussion, the following assignments were made:

August 14: Jay Bosley
September 11: Steve Talevi
October 9: Matt Glynn
November 13: Ann Cannon
December 11: Tom Huntsman

Deane discussed the August 6 agenda. Kapsales and Stagliano are still pending; there are no other applications in the pipeline as of now.

With no further business, at 8:07 PM Kroker moved to adjourn the meeting.

Respectfully submitted,
Bill Deane, Clerk