

MINUTES OF THE 431<sup>th</sup> MEETING  
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building  
Cooperstown, NY

January 3, 2008  
6:00 P.M.

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1. The regular meeting of the Otsego County Planning Board (the Board) opened at 6:05 pm in the Conference Room of the Meadows Office Building near Cooperstown. Tom Clarke called the meeting to order.

2. Roll Call

a. Members present were Tom Clarke, Philip Durkin, Jeff House, Joanna Ahern, Flo Loomis, and Mark Babilonia. Ron Streek and Wendy Mitteager were excused. Doug Ghode was absent.

Also present were Karen Sullivan, and Psalm Wyckoff– staff.

3. Reading of the minutes.

a. The minutes of the December 6, 2007 meeting were reviewed. No edits were suggested. Upon a motion by Flo Loomis, seconded by Mark Babilonia and unanimously approved, the Board agreed to waive the reading of the minutes and to accept them as is.

The Board unanimously decided to move out of order so that applicants could present their referrals.

8.b.i. Planner Psalm Wyckoff presented referral #05-08-01 from the Cooperstown Planning Board for an application by Marc Kingsley for site plan approval to allow the demolition of buildings and construction of a residence as part of the Inn at Cooperstown.

Marc Kingsley was present. He explained that per the condition of the demolition permit, he has made arrangements with Jesse Ravage to relocate the 1840 carriage barn. The variances for setbacks have been approved by the Village. The appearance of the single family structure has been designed to resemble the Inn. It will be the home of the night manager and he has no plans to rent the house. The lot behind the property is empty. There is no screening required by the village between the house and the public lane. The Inn paved the lane and maintains it but it is owned by the Village. The village has no performance standards for impervious services. The site plan shows an engineered drainage structure to the rear of the house. Excavation and soil samples were conducted to confirm that soil contamination from the AG Edwards building at 10 Chestnut has not migrated onto the property. The village does have regulation pertaining to the percentage of lot developed. This project confirms to that regulation as the front of the parcel will remain undeveloped. The applicant intended to preserve the front yard to maintain a park-like setting. There are no groundwater issues related to proximity to the lake.

Comments by the planning board members included: There appears to be no county wide impact. The proposed structure is a nice compatible single family residence, which is in short supply in Cooperstown.

Upon a motion by Phil Durkin, seconded by Jeff House, and unanimously approved, the board approved the proposal to allow the demolition of the carriage barn and construction of a single family residence as part of the Inn at Cooperstown.

8.b.ii. Senior Planner Karen Sullivan presented referral #32-08-01 from the Unadilla Village Board of Trustees and Village Planning Board for an application by Third Development, LLC, for approval of: (1) a proposal to re-zone a 4.2 acre parcel from R1/AR to PDD; (2) a minor subdivision to create the 4.2 acre parcel, and; (3) a site plan to develop a 24 unit housing project on property at Clifton Street.

Beth Westfall, attorney representing the Village of Unadilla, was present. The application requires three approvals as discussed above. The applicant has a Feb 26 deadline for applying for financing. The village is attempting to give all due consideration and fast track the project. All approvals will be conditioned on the successful acquisition of financing. The plan is compatible with the village comprehensive plan.

#### Subdivision and Rezoning Considerations

The Village owns two parcels that will be combined into two. From those parcels, a 4.2 acre parcel will be subdivided and rezoned to a PDD. The PDD is a separate zone and not an overlay district. The village will sell the subdivided 4.2 acres and will retain the remainder of the parcel surrounding the PDD. A portion of that property would be suitable for recreation and ball fields. The developer does not want to acquire more property than is strictly required for the development. The SEQR process has begun with the review of the long form EAF but a determination has not been made. Technically the subdivision must create the 4.2 acre parcel before the parcel can be rezoned.

The site is currently tax exempt as it is village property. The development will be a PILOT program. The facility will be run by the Unadilla Housing Group for a period of 15 years. Otsego Rural Housing Assistance (ORHA) will be a 1% owner. After the first 15 years of operation, the Unadilla Housing Group can sell the property to a not-for-profit organization. The facility must be run by a not-for-profit for an additional 50 years. ORHA will be given the right of first refusal.

#### Site Plan Considerations

The site of the proposed senior housing facility is well above the flood zone. The parking is in the rear. Representative Greg Relic's office is located in the vicinity. To date, Representative Relic has expressed no concern over the project. The access will be a driveway and not a public road. There will be no professional offices, such as doctor's offices associated with the development. There will be 24 apartment units and one community room. Due to topography, the building will have two levels and an elevator. The facility will have independent living apartments and no condominiums are planned. The facility will have municipal water and a private septic system. The volume of water need for hydrant and sprinklers has yet to be determined. It has not yet been determined if the site will require additional pumps. The site will require a stormwater plan. Stormwater will have to be retained on site. Details on the individual units have not been supplied. The facility will serve low to moderate income households.

Pursuant to the Village site plan regulation, an impact statement will be required but is not yet available for review. The developer is conducting a market study which they will share with the village and the county.

There has been no citizen opposition to the project to date, although this is a new project before the Planning Board. The first public hearing is scheduled for January 15<sup>th</sup>. Most of the citizen sentiment has been in favor.

Comments by the planning board members included: A narrative from the applicant is requested to address impact on the existing ball fields and recreation area. There is anecdotal evidence that the facility should be successful. Stormwater will be a major concern.

Upon a motion by Mark Babilonia, seconded by Jeff House, and unanimously approved, the board approved the proposal to re-zone a 4.2 acre parcel from R1/AR to PDD.

Upon a motion by Mark Babilonia, seconded by Jeff House, and unanimously approved, the board approved the proposal for a minor subdivision to create the 4.2 acre parcel.

Upon a motion by Jeff House, seconded by Mark Babilonia, and unanimously approved, the board tabled the review of the site plan until all application materials are available.

#### 4. Report of Communications

The NYS Department of Agriculture and Markets informed the County that the Ringwood Farm run by the Bartlett family as been selected to receive a \$600,000 grant for farmland protection. The grant funds will purchase the development rights on the farm. A deed restriction will ensure that the property cannot be subdivided and developed.

David Staley of Springfield contacted Karen Sullivan to inform her of a proposed baseball camp in the Town. Tom Clarke is also aware of the proposal by an outfit from Chicago.

#### 5. Report of Committees

There were no standing committees to report.

#### 6. Old Business

##### a. Energy Projects

Psalm Wyckoff informed that board that she has been in contact with Jennifer Huntington from Cooperstown Holstein Corp. regarding the operation of the anaerobic digester that once supplied biogas to the Meadows building. The digester is no longer operational. It is estimated that \$100,000 to \$200,000 would get the facility repaired. The partnership was mutually ended in the late 90s when equipment on both ends needed to be repaired. The board and planning staff are invited to the farm to look at the facility. Ms. Wyckoff has several documents from the late 1990s on the farm if any board member is interested in reviewing them.

Mark Babilonia has acquired documentation on the Cayuga County biofuel facility for anyone on the board who is interested.

Flo Loomis will attend a solar voltaic training program at SUNY Delhi in the coming weeks.

The board discussed the directive from the IGA committee to develop an energy policy for the county. Mark Babilonia referred to the July 2006 board minutes in which the directive was first introduced to the board. The language of the directive was vague. The discussion that followed concluded that the directive was reactionary to the proposals for wind turbines and biomass facilities in the county.

Questions raised by the board included: Should the energy policy address efficiency and use of alternative energy facilities? What is the county's objective? Is it simply to save tax payer dollars? What is the county policy on industrial sized generation? What does the county want the board to do?

The board members would like to attend the next meeting of the IGA committee to get more direction from them. Jeff House and Flo Loomis have volunteered to represent the board at that meeting.

Phil Durkin suggested that he step down from the county planning board in favor of an IGA committee member. Jeff House expressed that he would prefer seeing a county representative as an ex-officio non-voting member of the county planning board rather than replacing Phil. It is not lawful for town board members to be a planning board member. While county representatives are not precluded by law from being a member of the county planning board, Jeff thinks that we should follow local example.

##### 6.b. Old business.

Referral #28-07-01 from the Richfield Springs Village Planning Board for an application by Jennifer and Seungman Lee for site plan approval of a proposed addition to an existing spa containing guest rooms and restaurant facilities located at 241 Main Street (U.S. Route 20) was brought by Jeff House.

Planner Psalm Wyckoff informed the board that a notice of action was sent to the Village of Richfield Springs Planning Board with a letter requesting additional information on the project. To date, no additional information has been supplied by the village board or the applicant.

Upon a motion by Jeff House, seconded by Flo Loomis, and unanimously disapproved, the board disapproved the proposed addition to an existing spa containing guest rooms and restaurant facilities located at 241 Main Street (U.S. Route 20) for lack of information necessary to render a decision.

7.a. No new business was brought by members.

9. Report from the County Planning Director

Terry Bliss was excused from the meeting.

10. Meeting Adjourned at 7:57pm.

The Board will meet on February 7, 2008 at 6:00 pm at the Meadows Office Building.

Respectfully submitted,

Psalm Wyckoff

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