

MINUTES OF THE 442st MEETING
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building
Middlefield, NY

January 6, 2009
6:00 P.M.

1. Call to Order

The meeting was called to order by Tom Clarke at 6:00 pm.

2. Roll Call was called and the following members were recorded as present: Phil Durkin, Tom Clarke, Scott Fickbohm, Jeff House, Mark Babilonia, Betty Ann Schwerd, Dave Parker and Flo Loomis. Ron Streek was absent.

Also present were Terry Bliss, Psam Wyckoff – staff.

Guests included Don Zaengle and others representing various land owner groups concerned with natural gas drilling and leasing.

The agenda was reordered to accommodate the schedule of guest, Don Zaengle and the referral from Village of Otego.

7.a. Don Zaengle, consulting geologist, was introduced by Dave Parker. Mr. Zaengle gave a presentation on the current status of natural gas drilling in Otsego County. His presentation included the following:

- The market issues and drilling costs that effect the exploration for natural gas.
- The geology of the region (including target formations) and the main plays in Otsego County. Those plays are the Utica and Marcellus Shales, the Orinskany, Herkimer and Oneida sandstones, and the Trenton Black River dolostone.
- The various fields that have been or are being developed in New York and Pennsylvania.
- Drilling and hydrofracturing techniques, including chemistry.
- Factors that might make Otsego County a desirable field, such as geology (subsurface structural features), acreage, multiple stacked targets, proximity to pipelines and New York City markets, infrastructure, and abundant water resources.
- Environmental protection that can be built into leases, including water testing based on fracturing fluid components.
- Local laws on noise, road use, and infrastructure protection.
- Drilling, casing, and inspection requirements that protect aquifers.

8.a. Psalm Wyckoff presented referral #03-09-01 from the Village of Otego Board for an application by Walter Bettiol to rezone the northern portion of parcel 325.06-1-9.01 from commercial to industrial. The board discussed property history, the definitions of spot zoning, industrial use, and light manufacturing. The village comprehensive plan, including the community survey, was discussed. Discussion included sections from the comprehensive addressing commercial uses, industrial uses, job creation, etc. Upon a motion by P. Durkin, seconded by J. House and approved (6-2, M. Babilonia and S. Fickbohm against), the board found no countywide impacts from the rezoning of the parcel in light of the fact that there is no definitive statement in the comprehensive plan regarding industrial use.

3.a. Minutes of December 8, 2008.

Upon a motion by M. Babilonia, seconded by S. Fickbohm, and unanimously approved, Section 6.b. of the minutes, last sentence of the last paragraph, is amended to read:

Mark Babilonia mentioned the bylaws of the county planning board allow for the establishment of committees and he proposed a resolution to be executed by the county Board of Representatives to direct

the county planning board to take the actions indicated in Section 6.d. and detailed in the attached resolution clarifying the proposal in the December 8th minutes contained in Section 6.d.

Upon a motion by M. Babilonia, seconded by B. Schwerd, and unanimously approved, Section 6.d. of the minutes, last sentence of the last paragraph, is amended to read:

Ron Streek suggested that the board place the status of the subcommittee on the next month's agenda.

Upon a motion by M. Babilonia, seconded by F. Loomis, and unanimously approved, Section 9 of the minutes, last sentence of the last paragraph, is amended to read:

Jim Simpson introduced himself and stated he has lived in Gilbertsville for 30 years and has been a member of the local planning board for approximately eight years.

Upon a motion by J. House, seconded by F. Loomis, and unanimously approved, the board adopted the minutes of December 8th, as amended above.

4. Report of Communications – none were received.

5. Report of Committees – T. Clarke asked for volunteers to assist him in seeking candidates for nomination to serve as an officer in 2009. M. Babilonia volunteered to assist. The new chairman will appoint members to the various committees for the year.

6.a. Audit reports – Planning Department staff continue to communicate with NYPA and will be involved when NYPA presents the energy audit report to the building services committee.

6.a, b, & c – Upon a motion by M. Babilonia, seconded by F. Loomis, and unanimously approved, the board tabled discussion of an energy authority and sustainability until the next meeting.

7.b. J. House suggested that the board consider looking at the issue of affordable housing. Brief discussion followed including affordable housing, safe housing, landlord accountability, and seasonal rentals. The upcoming county housing study was discussed. J. House suggested that developers would be a valuable addition to the planning group.

9. Report from the County Planning Director – T. Bliss discussed various projects ongoing in the planning department, including the housing study, the coordinated transportation plan, and upcoming training sessions. Mike Powers asked be put on the agenda for February to discuss NYRI. B. Schwerd mentioned that the County Board recently passed a resolution opposing NYRI, which was sent to the Public Service Commission and state legislators.

10. Upon a motion by J. House, seconded by F. Loomis, and unanimously approved, the board adjourned at 9:08.

a. Next meeting – February 9, 2009

Respectfully submitted,

Psalm Wyckoff
Planner