

MINUTES OF THE 422nd MEETING
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building
Cooperstown, NY

April 5, 2007
6:00 P.M.

1. The regular meeting of the Otsego County Planning Board was called to order by Vice Chairman Ben Dixon at 6:00 pm in the Conference Room of the Meadows Office Building near Cooperstown.

2. Roll Call

a. Instead of an official roll call B. Dixon asked members and guests to introduce themselves. Members present were J. Ahern, R. Walker, B. Dixon, D. Ghode, R. Streek, P. Durkin and W. Mitteager. R. Streek joined the meeting and R. Walker exited the meeting during the presentation on wind power.

Also present were Terry Bliss, Director - Otsego County Planning Department; Psalm Wyckoff – staff; guest Mike Behrmann with New York Public Interest Research Group (NYPIRG) on wind power; and various members of the communities of Cherry Valley and Roseboom.

3. Reading of the minutes.

a. Upon a motion by J. Ahern , seconded by D. Ghode, and unanimously approved (6-0-0 vote), the board waived the reading of the minutes of March 1, 2007 and accepted them with 2 typographic corrections by J. Ahern.

4. The Communications Report reflected the communication from the Chairman of the County Board of Representatives to appoint Representative Phil Durkin to the County Planning Board.

5. There were no reports from the committees.

6. Old Business

a. Otsego County Alternative Energy Policy

Mike Behrmann with NYPIRG distributed pamphlets and presented a PowerPoint slide show on wind energy.

After the presentation, the floor was opened for discussion. The guests from Cherry Valley and Roseboom challenged issues of property values and the reliability of wind power

Mr. Andrew Minnig of Advocates for Cherry Valley requested that his group be allowed to present to the Board viewpoints and gathered facts from that organization at a future meeting. This would allow counter point for the presentation made by NYPIRG. Mr. Dixon agreed and will communicate with the Chairman of the Board and the Director of the Planning Department to schedule a date.

b. Upon a motion by J. Ahern, seconded by R. Streek, and unanimously approved (6-0-0 vote), the board tabled old business until the end of the meeting.

7. New Business

a. No new business was presented to the Board.

8. Referrals

8a. Referrals with No Identified County Impacts

8b.

i. Terry Bliss presented referral # 20-07-03 from the Town of Oneonta for an application by Mary Rab to rezone 11.41 acres from RA-40 Residential-Agricultural to PDD – Single Family Town Houses on County Route 47 across from the Angle Heights development (Received 3/20/07). Psalm Wyckoff provided a verbal description of the parcel and the project. Upon a motion by J. Ahern, seconded by R. Streek, and unanimously approved (6-0-0 vote), the board found no countywide impacts and to remanded the application to the Town for decision.

8b. Referrals with Potential County Impacts

i. Terry Bliss presented referral # 20-07-04 from the Town of Oneonta for an application by Living Communities, LLC to rezone 36 acres from RA-40 Residential-Agricultural to PDD – Residential and Senior Care Facility on NYS Route 7 near the Peaceful Flats development (Received 3/20/07). Psalm Wyckoff provided a verbal description of the parcel and the project. Upon a motion by R. Streek, seconded by D. Ghode, and unanimously approved (6-0-0 vote), the board found no countywide impacts and to remanded the application to the Town for decision.

9. Terry Bliss, County Planning Director reported on following:

With the addition of Psalm Wyckoff, the Planning Department is at full staff. The newsletter is expected to be published before the next board meeting. The Department is investigation the County's current microwave communications status and what opportunities are available. The County is continuing to be active in the Southern Tier East Regional Planning Board. A new committee is forming, including County Representatives Kevin Hodne and Phil Durkin, to examine the issue of affordable housing in the county. The Department continues to work with some towns and villages who are in the process of writing Comprehensive Plans and/or zoning laws. The Department is hosting a meeting with MOSA's long range planning consultants on April 26th. The County Planning Board is invited to make an appointment to meeting with the consultants if they wish or provide comments in writing. The County Board of Representatives Intergovernmental Affairs Committee has tabled the issue of the State law requiring county and local planning board members receive four hours of training per year. The same law allows the legislative body to waiver the requirement by resolution. The IGA committee members expressed concern that the requirement of further time commitments might discourage volunteers. The Department staff attended the second annual Rural Issues conference. A summary of the conference will be in the newsletter.

Upcoming training/workshop events:

May 22 5:30 – pm The New York State Department of State will present a workshop on Rural Housing and Regulation Powers – and – Property Maintenance Tools and Enforcement

May 30 7-9 pm Oneida County Soil and Water Conservation will present a workshop on Stormwater Management for Local Municipalities

TBA – OCCA and the Planning Department will present a workshop on Zoning Enforcement

6b. Old Business

The Board voted (5-1-0) to go into Executive Session to discuss matters leading to the appointment to fill the recent vacancy on the board (time: approximately 7:45 to 8:18).

B. Dixon presented hand outs:

1) Minutes of January 4, 2007 and February 1, 2007 County Planning Board meetings, Agenda of the March 1, 2007 meeting, email to Jeff House from Terry Bliss informing him of the Board's

recommendation to the County Chairman, Memorandum to Chairman Lindberg from Terry Bliss regarding the vote and recommendation of the Board

2) Transcription of March 5, 2007 telephone conversation between Ben Dixon and County Chairman Don Lindberg, transcribed by Ben Dixon during conversation

3) Letter to the Editor by Phil Durkin

4) Letter to the Editor by Ben Dixon

5) Letter to the Editor by Ben Dixon – not yet published

B. Dixon presented the facts of the situation from his perspective.

P. Durkin responded.

Upon a motion by R. Streek, seconded by W. Mitteager, and approved (5-0-1 vote), the board requested a letter of resignation from P. Durkin or else the Board would initial a letter of objection to the County Chairman.

Upon a motion by R. Streek, seconded by J. Ahern, and approved (5-0-1 vote), the Board determined that in the event of the next immediate vacancy, the Board recommends the appointment of Jeff House.

P. Durkin verbally tendered his resignation to the Board.

Upon a motion by R. Streek, seconded by D. Ghode, and approved (5-0-1 vote), the Board recommends to the County Chairman the appointment of Jeff House to the current vacancy.

B. Dixon made a closing personal statement.

10. The meeting was adjourned at 8:18 pm.

Respectfully submitted,

Psalm Wyckoff
Planner

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