

MINUTES OF THE 434th MEETING
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building
Cooperstown, NY

April 3, 2008
6:00 P.M.

1. The regular meeting of the Otsego County Planning Board, (CPB), opened at 6:13 pm in the Conference Room of the Meadows Office Building near Cooperstown. Chair, Ron Streek called the meeting to order.

2a. Members present were Tom Clarke, Mark Babilonia, Ron Streek, Flo Loomis, and Phil Durkin. Excused was Joanna Ahern. Absent were Jeff House and Wendy Mitteager.

Also present were Terry Bliss, and Karen Sullivan– staff. B.J. O’Neill, P.E. was present representing applications from the Town of Hartwick.

3a. The minutes of the March 6, 2008 meeting were reviewed. Upon a motion by Tom Clarke, seconded by Flo Loomis, and unanimously approved, the board agreed to waive the reading of the minutes and approve as is.

4a. T. Bliss informed the board of a conference in recognition of the third annual *Earth Festival*, “Operating in the Green: A Practical Approach”, on April 18, 2008 at the Milford Central School from 8:30 am to 1:00 pm. If anyone from the board is interested in attending, the planning department will pay the \$20 registration fee. Please contact T. Bliss if interested.

4b. T. Bliss read a letter from the Village of Otego stating they are withdrawing their request for the 239 review of the Village Comprehensive Plan in order to consider recommendations from the county planning board March 6, 2008 meeting.

5. Legislative liaison, Flo Loomis reported she and Jeff House attended last month’s IGA meeting to suggest the County Board of Representatives appoint a county representative to the county planning board. Betty Anne Schwerd agreed to fill the vacancy. T. Bliss said Jim Powers made the appointment on Wednesday at the County Board meeting and we should expect to see Betty Anne at the May meeting. T.Bliss reported the County Board adopted the resolution waiving the requirement for board members to have four hours of training, with the understanding the County Board encourages members to seek training opportunities but in the absence of, will not be a factor toward consideration of reappointment.

6a. T. Bliss reported he sent a letter to the Susquehanna River Basin Commission with comments discussed at the CPB March meeting. T. Bliss e-mailed a copy to all board members. An article in the Cooperstown Crier referenced the County Planning Board’s comments. The board will await the SRBC response.

6b. The vacancy is filled. See discussion item 5.

6c. The County Board of Representatives at their April 2, 2008 meeting, adopted the resolution to waive the required annual training hours for County planning board members. See discussion item 5.

6d. T. Bliss reported the County Board did not take any action in regards to addressing energy policies and sustainability. The IGA and Administration committees suggested the County Board table the request until restructuring of the committee is completed. T. Bliss said the County is considering renaming the Solid Waste Committee to Solid Waste and Environmental Concerns committee. The new committee will oversee solid waste, agriculture, and environmental concerns. An advisory committee will be established specifically for sustainability. The advisory committee will work to establish a countywide policy on sustainability and report back to the

committee. The County Board asked T. Bliss to consider names for the advisory committee. T. Bliss is preparing a list of names and if anyone is interested, to let him know. R. Streek is concerned there may be a duplication of efforts between the county planning board and the advisory committee. M. Babilonia feels the focus of our original intentions to formulate a policy on alternative energy has shifted to the topic of sustainability. T. Bliss suggests any ideas we originate can be forwarded to the sub-committee in order to avoid duplication of work. T. Bliss agrees the County Board is moving in the right direction to recognize, consider, and establish an advisory committee but details of the organizational structure are still not clear.

6e. R. Streek asked if we should review M. Babilonia's policy proposal, *Otsego County Climate Protection Plan*, or should we pass this onto the advisory-committee. T. Bliss stated we should first decide if anyone from this board would like to serve on the advisory committee. M. Babilonia emphasized the fact his plan has nothing to do with sustainability and suggest we do not get involved with the sustainability committee but keep our focus on wind power. M. Babilonia stated there is nothing preventing the board from sending Flo and Jeff House to the IGA meetings on a monthly basis. Upon a motion by P. Durkin, seconded by M. Babilonia and unanimously approved, the board agreed to table the discussion of Mark's plan until the May meeting when a full board is present.

6f. None

7a. None

8a. Karen Sullivan presented referral #10-08-01 from the Hartwick Town Planning Board for a site plan application by Dennis Brockmann for a multi-family apartment building across from the Cooperstown Dreams Park. The Town of Hartwick planning board has issued a negative declaration on the project and is awaiting review by the CPB. A public hearing is scheduled for their next meeting. The CPB discussed the following topics:

Federal Wetland Identification: B.J. O'Neill, P.E. represented the applicant. B.J. reported he originally contacted the Army Core of engineers to help distinguish the Federal wetlands identified on the site. The Army Core suggested B.J. contact the County Soils and Water to help verify the wetlands. A representative from the Otsego County Soils and Water investigated the wetland and reported it was not a viable federal wetland.

R. Streek asked if B.J. was waiting for CORE approval. BJ said since the Soil and Water Conservation's report stated no definitive wetlands, it was a closed issue. M. Babilonia stated the board has 30 days to act on the proposal and he is not ready to act until a letter from the CORE states no permit is necessary. T.Bliss reminded the board the next meeting would be 28 days from today and it would be no fault on their part to wait to act on the project and get additional information from the applicant. The CPB is requesting BJ to supply a letter from the Core of Engineers stating a permit will not be necessary.

Raised Bed Septic System and Water Tank: BJ described the proposed raised septic system located uphill from the proposed eight-unit rental. The effluent from the septic tank will be pumped uphill to the raised bed. A 1500 gallon tank will provide the needed gallons to meet the peak demand of 30 gpm. With the holding tank, the existing well will be pumped at the current rate. R. Streek asked why there were more doors than units. BJ responded to say the center doors are for the utility rooms that will have washer and dryers for the tenants only. BJ mentioned a SPEDES permit is forthcoming.

Outside Lighting: F. Loomis asked about the proposed lighting. M. Babilonia asked if there is a Town lighting ordinance and what type of lights are proposed. According to BJ, the lighting will be limited to the new building and attached directly, no pole lighting will be installed. Details of the type of lighting were not presented to the Town because there was no large scale lighting proposed.

Proposed Traffic Light: R. Streek asked whether the proposed traffic light include pedestrian signs. BJ is uncertain. The board asked if the light would be three sided or four sided. BJ said he did not know because the

proposed traffic light is not part of this project, but rather the Dreams Park. M. Babilonia stated his concerns with the added traffic proposed from the new 8-unit rental unit and asked if there was a traffic study prepared. BJ said no, the town did not feel the eight units would pose a significant impact to the already existing traffic level. The board asked if the light would be a three way or a four way. BJ was not certain. The board asked if the light would have crosswalk lighting. BJ was not certain. T. Bliss mentioned DOT request projects with direct impact to state highways be sent to their office for review. It is uncertain whether the Town sent a copy of the proposed project to NYSDOT. R.Streek asked the board to consider tabling their decision until the May meeting to allow the applicant to answer these questions. Upon a motion by F. Loomis, seconded by P. Durkin, the board unanimously agreed to table the application until May 1, 2008. The following concerns will be addressed by the applicant at the CPB's next meeting.

- A letter from the Core of Engineers stating the status of their permit process based on the on-site investigation provided by the Otsego County soil and water department
- Details on the proposed traffic light being installed: 1) will it be a four way or a three way light; 2) will there be crosswalk signals; 3) will the entrance into Brockman's property be a point of intersection for the new traffic light?
- What is the anticipated level of impact to NYS Rt. 28 with this proposal?

9. T. Bliss reported the department completed their third workshop series this past Wednesday. The department is working with the (T) Milford and their short term rental ordinance; (V) Milford with their zoning; K. Sullivan and P. Wyckoff will be attending a meeting in the (T) of Richfield on Monday April 7, 2008 with developers from Chicago for a proposed baseball park; the (T)Springfield is reviewing a proposed motor cycle training track.

10. Adjournment

Motion to adjourn 8:04

10. a. The Board will meet on May 1, 2008 at 6:00 pm at the Meadows Office Building.

Respectfully submitted,

Karen Sullivan

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