

MINUTES OF THE 436th MEETING
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building
Cooperstown, NY

June 5, 2008
6:00 P.M.

1. The regular meeting of the Otsego County Planning Board, (CPB), opened at 6:00 pm in the Conference Room of the Meadows Office Building near Cooperstown. County Planning Director, Terry Bliss called the meeting to order.

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

Also present were Terry Bliss, and Psalm Wyckoff – staff. Scott Fickbohm was present. Randy Wilson and Gerald Miller were present representing applications referred to the board.

3a. The minutes of the May 1, 2008 meeting were reviewed. Upon a motion by Jeff House, seconded by Joanna Ahern, and unanimously approved, the board approved the minutes without changes.

4. T. Bliss informed the board of contact from three individuals interested in the vacancy on the board. Scott Fickbohm, Sal Furnari, and Richard Christman have expressed interest through correspondence.

In consideration of the guests, the board agreed to proceed with referrals.

8.a. P. Wyckoff presented referral #05-08-02 from the Village of Cooperstown planning board for a special use permit and site plan approval of a proposal to develop a structure and other related building modifications to allow the installation of communications equipment at the County Office Building campus. Mr. Randy Wilson, representing Verizon Wireless, presented additional project details. Mr. Wilson displayed signal propagation maps showing current and proposed cellular coverage in the Cooperstown vicinity. The county has a 25 year initial/49 year total lease agreement with Verizon. The county will be paid an annual rent of \$15,000. The antenna will be mounted flush with the interior wall with a fiberglass screen, all painted black. Verizon will construct an equipment shelter to match the existing garage, at the direction of the Cooperstown Planning Board. There will be landscaping to screen the building and the existing AC units. There will be additional landscaping around a nearby monument. Some pines will be removed for the project. If Verizon vacates, the County has the option to retain ownership of the shelter or to have it removed. The existing tower on the campus is not structurally strong enough to accommodate Verizon's equipment. Verizon considered replacing the tower, but it is their policy to retain ownership if they replace an existing tower. Next step: obtain building permits from the County Code office. Upon a motion by Phil Durkin, seconded by Flo Loomis, and unanimously approved, the board approved the proposal by Verizon Wireless.

8.b. P. Wyckoff presented referral # 24-08-02 from the Town of Otsego planning board for a special use permit and site plan approval for the construction of a 14 unit motel on NYS Rt 28/80 north of Oaksville. Mr. Gerald Miller presented additional project details. Mr. Miller indicated that perc tests have been completed and a raised absorption bed will be installed. The town has received information on the perc tests. The town has also received information regarding the lighting plans, landscaping and signage. Discussion of the project included the requirement for NYS DOH approval of the water supply and waste water system. No application has yet been submitted. The property also contains federally regulated freshwater wetlands and the FEMA 100 year flood zone. The Army Corps of Engineers has not been contacted regarding the project. The question was raised if the application was complete without the NYS DOH permit. The applicant's engineer advised him to obtain county planning board approval before submitting the DOH application. The plans that were submitted with the referral

materials are outdated and do not show two septic tanks on the property.

Upon a motion by Mark Babilonia, seconded by Flo Loomis, and unanimously approved, the board approved the proposal by Gerald Miller with conditions. The applicant must submit proof of submission of a DOH application to the county planning department within 30 days. The applicant must forward the DOH permit, when issued, to the county planning board.

Discussion regarding 239l, 239m, and 239n included the definition of a complete statement, local municipal regulations, and alternatives to ensure the submission of a complete statement. The board will put this discussion on the agenda for July. Terry Bliss will forward copies of 239l, 239m, and 239n prior to the July meeting.

After concluding the referrals, the board proceeded with the set agenda.

4.c. The planning department received correspondence from the Army Corps of Engineers regarding the Brockmann project. The Corps has determined that a federal wetland permit is not required.

4.a. Scott Fickbohm spoke to the board regarding his interest in the vacancy. He discussed his position at the Soil and Water Conservation District, the mission of the district, and his interaction with DEC and land owners. He often deals with projects after a problem has developed and sees the board as an opportunity to prevent problems rather than resolving problems.

5. There were no committee reports.

6a. The board discussed energy planning efforts to date. The board considered if they should take a step back and reevaluate the direction that they are going in. The board discussed pursuing a “framework” vs a detailed “road map”. The board discussed whether or not it was appropriate for the board should be investigating the energy efficiency of the county buildings or if it was the responsibility of the Solid Waste and Environmental Concerns committee. The board discussed developing a tool to assist them when commercial-scale alternative energy projects come to the board for review and approval, such as wind turbines or bio-mass energy projects. The board discussed selecting two or three topics to investigate rather than trying to tackle all the potential subjects. The board members each listed the topics that they felt was most pressing:

Jeff House: affordable housing, alternative energy

Flo Loomis: green construction

Joanna Ahern: The board does not have the expertise to make determinations on these subjects. The county should engage an expert.

Mark Babilonia: wind turbines

Phil Durkin: building code revision

The board will work on producing a list of topics via email communications. The board will take the list to the IGA or Solid Waste and Environmental Concerns committee and ask that they select two or three topics for the board to study.

7.a. Phil Durkin informed the board that the Cherry Valley Alternative Energy committee hosted a presentation by the Town of Caroline on municipal energy.

Terry Bliss informed the board that the terms of Phil Durkin and the vacant position all end on June 30. Phil Durkin is interested in reappointment to the board. Terry Bliss will forward that information to Laura Child for consideration by the chairman of the county Board of Representatives.

The board discussed the candidacy of Scott Fickbohm for the vacancy on the planning board. Upon a motion by Joanna Ahern, seconded by Flo Loomis, and unanimously approved, the board recommended that the chairman of

the Board of Representatives appoint Scott Fickbohm to the vacant position on the board.

9. T. Bliss will make the report from the planning director a next months meeting.

10. Adjournment

The meeting adjourned 8:35 pm.

10. a. The Board will meet on July 3, 2008 at 6:00 pm at the Meadows Office Building.

Respectfully submitted,

Psalm Wyckoff

Planner