

MINUTES OF THE 446th MEETING
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building
Middlefield, NY

June 8, 2009
6:00 P.M.

1. Call to Order
The meeting was called to order by R. Streek at 6:04 pm.
2. The following members were recorded as present: Ron Streek, Phil Durkin, Betty Ann Schwerd, Mark Babilonia, Flo Loomis. Jeff House and Scott Fickbohm. Tom Clarke arrived at 6:15 pm. Dave Parker was excused. Phil Durkin was excused at 7:15 pm.

Also present were Terry Bliss and Karen Sullivan – staff.

Guests included: Jim Simpson, Butternuts and Rodney Clarkson, representative for the 239 referral - Town of Oneonta rezoning request.

3. Minutes of May 11, 2009. Upon a motion by M. Babilonia, seconded by F. Loomis, and unanimously approved (7-0 vote), the board agreed to remove the second sentence of paragraph 6a, (*The board felt that the subject of an energy authority, brought to the board for consideration in November, is a concept included in item 6b. on the agenda.*) from the minutes of the May 11, 2009. Upon a motion by B. Schwerd, seconded by P. Durkin, and unanimously approved, (7-0 vote), the board adopted the minutes of May 11, 2009 as amended above.

4. Report of Communications – none were received

- 5a. Report of Committees – J. House, Chair of the Bylaws Committee provided three recommendations for consideration to amending the bylaws:

1. Section 3: Meetings
The date of the regular meeting to reflect the second Monday of each Month
2. Section 6: Proceedings
Include the item “Privilege of the Floor” in the agenda items.
3. Section 6: Proceedings
Reorganize the agenda items to place the Referrals after “Report of Communications”

Upon a motion by F. Loomis, seconded by P. Durkin, and following discussion on including a time element to the privilege of the floor, the board agreed to adopt the amendments as presented without a time element, by a vote of 7-0-1 with M. Babilonia abstaining.

The Chairman of the Board decided to move out of the order on the agenda to address item 8a.

- 8.a. Karen Sullivan presented referral #21-09-03 from the Oneonta Town Board for a request of zone change for property located on County Highway 47 and owned by Rodney & Kathy Clarkson. The applicant is requesting to change the current R-40 zone to an R-10 zone for the purpose of permitting a 49 lot housing subdivision on 46 acres. K. Sullivan presented a map of the current Town zoning map and a chart comparing the zones R-10, R-20 and PDD-R and their lot size, rear, front and side yard allowances. K. Sullivan identified recent developments in the surrounding areas and their zoning classification. Adjacent properties such as St. James Manor and Angel Heights and Morningside Heights development are zoned either R-20 or PDD-R. The recent Winney Hill Development in the West End is zoned R-20. The only remaining R-10 district in the Town is a channel along the North side of Rt. 7 in Emmons. K. Sullivan read a section from a 1997 Town survey report prepared for the Town Comprehensive Committee, stating recommendations to rezone the R-10 along Rt.7 in Emmons to PDD-R. Property owner Rodney Clarkson presented a sketch of the proposed subdivision. Discussion continued with questions of spot zoning and creating a R-10 district instead of a R-20 or PDD-R. Upon a motion by J. House and seconded by M. Babilonia the board moved to deny the zone change request due to a lack of support in the Town’s comprehensive plan and the

pattern of recent development and to recommend a zone change of R-20 or PDD-R. Motion carried (6-0-1 vote; T. Clark abstaining).

6.a M. Babilonia moved to postpone the agenda item until the Solid Waste and Environmental Concerns Committee appoints an advisory board and/or provides further instructions to the board. The motion was seconded by R. Streek and unanimously approved (7-0 vote).

6.b T. Bliss met with the Public Works committee in May along with a representative from the NY Power Authority. The representative presented the energy audit report for the Meadows to the committee and explained the design phase of the program. The County can pursue 30% and up to 90% of the design phase of the project before committing money. J. House questioned whether the 90% was design phase or implementation. T. Bliss said he was not certain but would find out. T. Bliss mentioned the County falls under the NYSERDA stimulus funding, and that the future of this project will happen independently from the Co. Planning Board.

6.c Other Business – T.Bliss mentioned Tom Clarke, Mark Babilonia and Dave Parker’s terms of office are up the end of this month. M. Babilonia is interested in being reappointed and T. Bliss will forward names for reappointments as soon as he hears from those who may be interested.

7.a New Business – M. Babilonia asked if anyone is interested in going to the parent committee to address the County Comprehensive energy plan. T. Bliss said by the time the committee reached this board’s concerns there is little time to address the planning board request. The Solid Waste and Environmental Concerns Committee focuses on solid waste items first on their agenda. T. Bliss read from the minutes of the May 22nd, 2009 meeting which moved for the appointment of a small focus group to explore the needs and improvements for County owned facilities. S. Fickbohm stated this may be a stepping stone for the committee to later address larger scale projects. J. House still does not know what the County wants from this board when reviewing projects of this nature. There is no plan to address proposed commercial energy projects.

9. T. Bliss, Planning Director, reported there is little new with the department. Liz Fury is hired as a temporary planner trainee with money from the Hazardous Mitigation Grant, to work on implementing plans for the last six communities that were not in the original County plan. The County has hired a consultant, Blue Wing to prepare the telecommunications plan and the housing report should be concluded soon.

10a. Upon a motion by J. House, seconded by F. Loomis, and unanimously approved (7-0 vote) the meeting was adjourned at 7:40 pm. The next meeting will be July 13th, 2009.

Respectfully submitted,
Karen Sullivan, Sr. Planner

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