

MINUTES OF THE 425th MEETING
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building
Cooperstown, NY

July 5, 2007
6:00 P.M.

1. The regular meeting of the Otsego County Planning Board opened at 6:00 pm in the Conference Room of the Meadows Office Building near Cooperstown. In the absence of a chairperson or vice-chairperson, Terry Bliss called for introductions. T. Bliss welcomed the two new members Jeffrey House and Florence Loomis. T. Bliss distributed an attendance and membership sheet with orientation material to the two new members of the board. T. Bliss explained, in accordance with the by-laws, the senior member of the board should conduct the meeting in the absence of a chairperson or vice-chair. Tom Clarke proceeded to open the meeting.

2. Roll Call

a. Members present were T. Clarke, J. Ahern, W. Mitteager, D. Ghode, P. Durkin, J. House and F. Loomis. Excused, R. Walker and Absent, R. Streek.

Also present were Terry Bliss, Psalm Wyckoff and Karen Sullivan– staff and several guests.

3. Reading of the minutes.

a. Upon a motion by J. House, seconded by J. Ahern, and unanimously approved, the board waived the reading of the minutes of June 7, 2007 and accepted as is.

T. Clarke asked if there was any objection to addressing the Referrals at this point in the agenda. Having no objections, the board proceeded with item 8 on the agenda.

8. Referrals – Referrals were presented out of order as shown on the agenda to allow attending applicants to present their projects.

8a. Referral with No Identified County Impacts.

8a.iii. Gary Sikkema of Pathfinder Realty presented Referral #30-07-03, representing the Beckingham's Ala-York South Subdivision in the Town of Springfield. The subdivision is a realty subdivision with a total of 20 lots. Board of Health has granted approval. The local municipality included impact to existing wetlands and site distance of driveways. The applicant is discussing the potential preservation of the larger lot with Otsego County Conservation Association. Nothing is definite at this time. G. Sikkema mentioned the lots will be restricted from being further subdivided. Following discussion, upon a motion by W. Mitteager, seconded by P. Durkin and unanimously approved, the board found no countywide impact and remanded the application to the town for decision.

8b. Referral with Potential County Impacts:

8bi. Fred Riordan, Project Manager for the proposed Hampton Inn & Suites, presented referral # 10-07-01, for an application for site plan approval from the Town of Hartwick Planning Board. Necessary permits include a storm water management permit and subsurface disposal permit from DEC; Highway access permit from DOT; water and sewer permit from the DOH and Town of Hartwick site plan permit. The Town of Hartwick determined the project to have a positive potential impact and a draft environmental impact statement (DEIS) was prepared addressing the identified potential large impact of the project. A final EIS is pending. The potential environmental impacts identified by the Town of Hartwick included: sight lines and proximity to Rt. 28; fire safety; traffic impacts and water supply. An executive summary by Mr. Riordan was distributed to all the board members. Following additional discussion, T. Bliss suggested the board consider a field trip to the site before rendering a decision. Upon a motion by J. Ahern, seconded by W. Mitteager and unanimously approved, the board agreed to meet on site on August 2, 2007 at 6 pm. A notice to this affect will be placed in the paper. At that point, the board will render its recommendations to the town, still being within the 30 day review period.

8ai. Referral with #16-07-01 from the Village of Milford Board of Trustees for a proposal to adopt a zoning local law. The Planning Department staff has worked closely with the village officials on the proposed law. Following discussion, upon a motion by J. Ahern, seconded by W. Mitteager, and unanimously approved, the board found no countywide impact, and remanded the proposal to the Village with the comment that the Village consider now or in the near future an agriculture/conservation preservation district.

The board then resumed with agenda items 4-10.

4. Report of Communications– Renee Walker informed Terry Bliss that she would be absent for the July and August meetings. She communicated that she understands that absences weaken the Board. She also communicated that she is concerned about the recent issues regarding membership appointments.

5. Report of Committees- No reports made

The vacancy of the Chairman and Vice Chairman positions was discussed. The Nominating Committee (Joanna Ahern and Tom Clarke) will do some research and make a presentation to the board next month.

Further discussion of membership ensued. Points of discussion included: reappointment of a member that had previously resigned, appointments to the Board without the benefit of review and recommendations of the Board, and the County Chairman's communication to the Planning Department regarding appointments.

6. Old Business

6.a. Otsego County Alternative Energy Policy – Terry Bliss discussed the background on the direction given to the Board from the County, activities to date, strategies going forward. A suggestion was made that we look to NYS DOS, the NYS Energy Plan and other Counties that may have already developed policies.

7. New Business

7.a. Psalm Wyckoff presented the 8 year review of Agricultural District 2, including the district map and the RA-114 forms. This review of District 2 includes the continued NYS consolidation plan. District 2 will include all district parcels in the towns of Decatur, Maryland, Roseboom, Westford, and Worcester; therefore, parcels in those towns previously designated District 11 and 4 will be changed to District 2. Those parcels will continue to enjoy all the benefits of membership in an Agricultural District. Two RA-114 summary forms were presented, one based on the Real Property Tax Rolls Property Type Classification and one based on the RA-113 worksheets received from farmers in the district. For previous reviews only one RA-114 summary form, based on the farmer's RA-113 worksheets was presented. Of the 114 RA-113 forms mailed to farmers, there were 31 respondents (27% response rate). According to the tax rolls, 51% of the acres in the district are either actively farmed or are abandoned farm lands. Acreage in the district has gone up based on the open enrollment periods of the past few years and the implementation of consolidation plan, however this is not reflected on the RA-114 forms based on the Real Property Tax Rolls. Upon a motion by Doug Gohde, seconded by Wendy Mitteager and approved by unanimous vote, the Board recommended to the Otsego County Board of Representatives that Agricultural District No. 2 be continued for another eight year period with a modification that furthers the Agricultural District consolidation plan by including parcels from Districts 11 and 4 (those are located in the towns of Decatur, Maryland, Roseboom, Westford, and Worcester) in District 2.

10. Meeting Adjourned at 8:35 pm.

The board will meet on August 2nd at 6:00 pm at the proposed Hampton Inn Site next to the Holiday Inn Express. Following the site visit, the board will immediately move the meeting to the Meadows Office building.

Respectfully submitted,

Karen Sullivan

7/9/07

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