

MINUTES OF THE 437th MEETING
OTSEGO COUNTY PLANNING BOARD

Meadows Office Building
Cooperstown, NY

August 7, 2008
6:00 P.M.

1. The regular meeting of the Otsego County Planning Board opened at 6:03 pm in Classroom #2 of the Meadows Office Building near Cooperstown. County Planning Board Chairman, Ron Streek, called the meeting to order followed by introductions of members.

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

Also present were Terry Bliss, Psalm Wyckoff and Karen Sullivan – staff; Michael Ranieri and Ted Louve, P.E. were present representing the Ranieri project; Chad Hall, Zondra Hart, Jim Woods and Jonathan Dokuchitz representing the REDI project; and guests, Mr. & Mrs. Richard Christman and Sal Funari.

3.a. The minutes of the June 5, 2008 meeting were reviewed. Upon a motion by Jeff House, seconded by Betty Anne Schwerd, and unanimously approved, the board approved the minutes without changes.

4. T. Bliss informed the board of the resignation of Johanna Ahern. This leaves the board with one vacancy. Scott Fickbohm filled the previous vacancy left by the resignation of Wendy Mitteager. Two interested candidates – Richard Christman and Sal Funari – were at the meeting.

5. There were no committee reports.

6. There was no old business brought by members.

7.a. T. Bliss presented a waiver agreement signed by the Town of Burlington Planning Board for GML Section 239 referrals. This is a standard template used with other communities to eliminate referrals of certain nature. Upon a motion by Jeff House, seconded by Phil Durkin, and unanimously approved, the board approved the waiver as submitted and authorized Ron Streek to sign.

7.b. T. Bliss reported on the gas drilling meeting sponsored by the County Planning Department held August 6, 2008 at the Oneonta High School. Approximately 450 people attended with seven panelists from various agencies. Terry mentioned DEC was unable to attend, and but will be holding public workshops in the near future to reexamine the GEIS and address the newer technology.

7.c. T. Bliss introduced the two persons interested in the planning board vacancy. Richard Christman introduced himself and gave a brief background of his experience in planning. Mr. Christman and his wife recently moved from California and are currently living in Richfield Springs. He works at Andela Products as a project manager. Mr. Christman stated he has served on a planning commission and is very familiar with the governmental process. Sal Funari has lived in Otsego County since 2004. Mr. Funari is self employed businessman. He is interested in serving as a member to the planning board in order to promote good planning practices for the benefit of all.

7.d. M. Babilonia recommended the board reinstate the topic of alternative energy into next month's agenda. T. Bliss mentioned he did not include it this month due to the length of the agenda. Upon a motion by M. Babilonia, seconded by B. Schwerd, and unanimously approved, the board agreed to place the topic of alternative energy on the September agenda.

8.a. P. Wyckoff presented referral # 06-08-01 from the Decatur Town Board for a proposed zoning map. The original zoning map was lost in a fire and the Town asked the Planning department to recreate a new map for the Town to adopt. The zoning map consists of two zones; a Hamlet District and RA-Residential Agriculture. No changes to the zoning law or map are proposed. Upon a motion by J. House, seconded by P. Durkin and unanimously approved, the board recommended approval of the zoning map.

8.b. P. Wyckoff presented referral # 19-08-01 from the New Lisbon Town Board for a proposed Comprehensive Plan. J. House asked if the comments prepared by the county planning board were considered by the Town. P. Wyckoff said she wasn't aware the prepared comments had been incorporated. Psalm felt the plan, in general, is a good plan and includes a list of actions to meet the objectives. J. House knows the person who wrote the plan and assured the board the author is very knowledgeable. M. Babilonia stated he felt the plan should reference the Otsego County Agriculture and Farmland Protection Plan and provisions in the Agriculture and Markets Agricultural Districts Law Part 305A in response to comments in summary by the planning department. Upon review of the plan, reference to agricultural districts and protections granted farmers in agricultural districts was located. M. Babilonia withdrew his concern regarding references to the Agricultural Districts Law. A motion was made by M. Babilonia to postpone a decision on the comprehensive plan and encourage the Town to address the comments from the county and consider inclusion. J. House agreed to second the motion only if the board moved for acceptance of the plan with the suggestion to incorporate the comments by the planning department into the plan. Following further discussion, the motion was withdrawn. A new motion was made by J. House to approve the plan with the recommendation that the Town consider the incorporation of the comments prepared by the planning department. The motion was seconded by B. Schwerd, and unanimously approved.

8.c. K. Sullivan presented referral # 21-08-01 from the Town of Oneonta Town Planning Board for an application by Michael Ranieri for approval of a 14 lot subdivision of 21 acres on East Street. Representatives Ted Louve, P.E. and Mike Ranieri explained the project to the board. The project consists of 19 acres in the Town and two acres in the City. The subdivision will include a total of 14 lots, 11 will be for single family residential, 2 for townhouse construction and 1 vacant. A request for the extension of water and sewer to the City has been made and the development of a sewer and water district is in the process. The board asked Mr. Louve if there is any concern with the potential for increased traffic. The traffic report indicated an approximate increase in 27 cars per hour or about 1 car every 2 minutes. The Town Planning Board is holding a public meeting August 18th, following a determination of significance according to SEQRA. K. Sullivan asked if the agreement for an emergency exit onto Meadowbrook Road from the High School was still being negotiated. T. Louve said the High School chose an alternative route leading through Wilber Park. M. Babilonia asked if there was any alternative to alleviating the created area variance on lot 8 due to the new road improvements. M. Ranieri said the house has existed there for a number of years and it's only due to the increase in ROW width that a variance is now needed. The request for variance follows this referral. The variance is for a difference of 5.5 feet of required front lot distance. Upon a motion by B. Schwerd, seconded by P. Durkin, and unanimously approved, the board approved the Ranieri subdivision.

8.d. K. Sullivan presented referral # 21-08-02 from the Town of Oneonta Zoning Board of Appeals for an application by Mike Ranieri for an area variance for lot #8 in the proposed major subdivision of 21 acres on East Street. Upon a motion by B. Schwerd, seconded by P. Durkin, and unanimously approved, the board approved the area variance to lot #8 in the Ranieri subdivision.

8.e. P. Wyckoff presented referral # 21-08-03 from the Town Zoning Board of Appeals for an application by Renewable Energy Development, Inc. (REDI) for a use variance to allow a research, development and manufacturing facility at the former Agway/Mac-Laser building at 118 Winney Hill Road. Representative Chad Hall briefed the board on the proposed project. R. Streek asked if there was any anticipated increase in traffic. Mr. Hall stated traffic will remain equal to what was generated when Mac-Laser was in operation. There are approximately 25-30 parking spaces available on site. Manufacturing is anticipated to begin in February. Upon a motion by J. House, seconded by B. Schwerd, and unanimously approved, the board approved the use variance.

for the REDI project.

8. f. P. Wyckoff presented referral # 30-08-01 from the Springfield Planning Board for an application by Andy Byler for approval of a three lot minor subdivision of 133 acres on Van Alstyne Road. Upon a motion by P. Durkin, seconded by B. Schwerd and unanimously approved, the board found no countywide impacts and remanded the application to the Town for local decision.

8.g. P. Wyckoff presented referral # 30-08-02 from the Springfield Planning Board for an application by Lewis Hamilton for the approval of a two lot minor subdivision of 143 acres on County Route 27. Upon a motion by B.Schwerd, seconded by P. Durkin, and unanimously approved, the board found no countywide impacts and remanded the application to the Town for local decision.

9. T. Bliss mentioned that the department attended various meetings in the last three weeks. The gas drilling information meeting was held August 6th at the High School. Terry and Psalm attended a workshop on July 23rd in Springfield in regards to the Madison Square Garden project and how the SEQRA process will proceed. T. Bliss recommended that the board set a date to do a site visit to the Madison Square Garden site this fall. Terry will forward certain dates to consider via e-mail.

The department also attended a meeting in Richfield attended by village and town officials to review planning board procedures and SEQR as it will be applied to the proposed baseball camp.

J. House asked to bring up a few points of interest. NYSERDA did a study on three city buildings. Some minor changes, light bulbs, etc. have been made. Many of the recommendations were cost ineffective. The cost of the study was shared by NYSERDA, the city and Cornell University. The Bresees project is moving along. The city received an additional 1.3 million dollars for infrastructure improvements. It also received \$650,000 from the Office of Small Cities for housing and energy improvements to apartments on Main Street.

B. Schwerd asked Jeff why the County was told they had to join ICLEI in order for NYSERDA to be involved. ICLEI membership would cost the county \$1,200 per year. The resolution did not pass at the County Board meeting on August 6th. Jeff said he had never heard of this before, but will put Betty in contact with a person from NYSERDA he has worked with.

M. Babilonia reminded the board of its letter to SRBC with questions concerning the permit to the Dreams Park. T. Bliss said we have not received a response to our letter, but he will resend the letter with a copy to Mike Brownell, Chief Water Resource Manager, from SRBC, who spoke at the gas drilling workshop on August 6th.

T. Bliss recommend that the board postpone its recommendations to the County Board of Representative for the vacancy until next month when a full board will be in attendance and the County will not be addressing budget issues. It was also agreed by the board to wait until September before it addresses the IGA with sustainable energy planning efforts.

10. The meeting adjourned at 7:43 pm. The Board's next meeting will be on September 4, 2008.

Respectfully submitted,

Karen Sullivan