

Minutes
Town of Otego Planning Board
August 20, 2019
PLANNING BOARD
Regular Meeting

APPROVED

Board Members Present: Kate Lawrence, Roberto Romano, Elizabeth Callahan, Mark Dye, Lois Chernin (arriving at 7:05 PM), and Katie Higgins- Alternate.

Board Members Excused: None

In Attendance Tonight:

Codes Officer Dan Wilber, Planning Board Recording Secretary Teresa DeSantis

Members of the Public: Jay Mould, Charlie Maffei, Thomas Barrett and William Green.

The Regular Planning Board Meeting officially opened at 7:02 PM.

REVIEW OF THE MEETING MINUTES FOR THE JULY 16th REGULAR MEETING:

The unapproved meeting minutes for the July 16, 2019 Planning Board Regular Meeting were reviewed. A Motion was made by Elizabeth Callahan to accept the Minutes as read.

MOTION to accept the July 16, 2019 Planning Board Regular Meeting Minutes as read.

Motion by Elizabeth Callahan and seconded by Roberto Romano.

Voice Vote: YES 5 NO 0

Five in favor, none opposed, Kate Lawrence- Abstention. Motion carried.

NEW BUSINESS: NONE

OLD BUSINESS:

Thomas Barrett-Minor Subdivision- # 325.00-1-5.03- split out 15.118 acres from a 39.7 acre parcel. (Note this parcel was originally split out from the original parent parcel in 1988.)

Attorney Will Green representing Mr. Thomas Barrett, and Mr. Barrett were both present at the meeting tonight. Attorney Will Green has been in contact with Town attorney Beth Westfall about this application. A detailed discussion about the application took place in the May 21, 2019 Planning Board meeting, and the Planning Board referenced these minutes in their discussion of the application this evening.

Mr. Barrett wants to split out 15.118 acres (with 170 feet of road frontage) with a house from a 39.7 acre parent parcel. 24.582 vacant acres (with 286.11 feet of road frontage) would be remaining after this split. The property is a pre-existing, non-conforming lot. He presented a survey map, work by Regen LLC- LLS Kevin Yerdon. (Survey Information: Survey Date: 6-12-19, WO # R843, Re: 2010-1227. Names on the Survey Map: Thomas E and Sylvia Elizabeth Barrett.)

In order that this application not go through the ZBA (Zoning Board of Appeals), the Planning Board is treating it as a Minor Subdivision.

Section 509 E of the Town's Zoning Ordinance was again referenced, which states:

"E. All divisions will be classified and reviewed as either a minor or major subdivision, and that no further division of any lot created by such division shall be allowable if it would result in an average size of less than 2 or 3 acres, depending on what zone."

In the May Planning Board meeting, Town Attorney Beth Westfall stated that section 509- E would apply. Ms. Westfall said that the choices were:

1. To apply the lot depth ratio strictly and not look at Section 509, in which case the Planning Board would require the applicant to get an area variance from the ZBA,
2. Planning Board can look at Section 509 and if it thinks it is applicable, treat this as a minor subdivision, instead of a lot split.

In the May Planning Board meeting, the Planning Board made the following Motion:

"MOTION to proceed with section 509 as recommended by our Code Enforcement Officer and it will be treated as a minor subdivision.

Motion by Roberto Romano and seconded by Elizabeth Callahan.

Roll Call Vote:

Roberto Romano- Aye

Elizabeth Callahan- Aye

Mark Dye- Aye

Lois Chernin- Aye

Katie Higgins- Aye

Catherine Lawrence- Excused

Roll Call Vote: YES 5 NO 0 "

Tonight, in the August Meeting, the Planning Board reviewed the Application of Thomas Barrett. The application included: a completed application, a color sketch map, Part 1 of the Short Form SEQRA EAF, and a mylar survey map with additional paper copies. The Planning Board reviewed the submitted materials and decided that the application was complete.

MOTION to accept the application of Thomas Barrett for a Minor Subdivision as complete.

Motion by Elizabeth Callahan and seconded by Mark Dye.

Roll Call Vote:

Catherine Lawrence-Aye

Roberto Romano- Aye

Elizabeth Callahan- Aye

Mark Dye- Aye

Lois Chernin- Aye

Roll Call Vote: YES 5 NO 0

The Planning Board set the date of the Public Hearing on the Thomas Barrett Minor Subdivision for Tuesday, September 17, 2019, at 7 PM, which is the date of the next Planning Board Meeting. The regular meeting will immediately follow the Public Hearing.

COMMUNICATIONS:

Code Enforcement Officer Dan Wilber has received a letter from ATT about the desire to build a second cell tower in the Town. He sent them Local Law #2 of 2000- the Town's Telecommunications Law.

PRIVILEGE OF THE FLOOR:

Lois Chernin stated that the Escobar request for a Zoning Variance is currently being reviewed by the Town Board.

Elizabeth Callahan stated that she will be away due to travel for the September and December meetings.

Roberto Romano stated that he has been in contact with the Otsego County Planning Department about the possibility of the Planning Board working directly with a planner. A discussion followed. The following Motion was put forth by Roberto Romano:

MOTION to request the Town of Otego Town Board that they invite Otsego County Planning to consult with the Planning Board on streamlining our set of procedures and initiate review of our zoning law."

Motion by Roberto Romano and seconded by Lois Chernin.

Voice Vote: YES 5 NO 0

Five in favor, none opposed. Motion carried.

TRAINING REPORTS: None

MOTION to adjourn.

Motion by Roberto Romano and seconded by Mark Dye.

Voice Vote: YES 5 NO 0

Five in favor, none opposed. Motion carried.

Meeting was adjourned at 7:55 PM.

Respectfully Submitted- Teresa DeSantis- Town of Otego PB Recording Secretary