**Town of Otsego Planning Board**

# Minutes, August 5, 2025

(Will be approved with any necessary amendments at the next meeting)

**REGULAR MEETING**

The monthly meeting of the Town of Otsego Planning Board was held on this date at the Town Office Building in Fly Creek, New York. Chairman Tom Huntsman called the meeting to order at 7:31 PM, and led the Pledge of Allegiance. There were approximately 70 members of the public in attendance, spilling into the courtroom and around the meeting table, most of them interested in the Manocherian sketch plan conference. Huntsman asked for decorum and noted that this was a public meeting, but not a public hearing.

Clerk Bill Deane took roll call. Board members present were Huntsman, Jay Bosley (Vice-Chairman), Sharon Kroker, Ann Cannon, and Mike Hodgman. With Elizabeth Horvath and May Leinhart absent, alternate member Matt Glynn joined the meeting table. Zoning Enforcement Officer Wylie Phillips and Planning Board Attorney Jill Poulson were also present; Town Supervisor Ted Feury arrived at 8:26, during the Manocherian conference.

The Board reviewed the minutes of July 1, e-mailed to the members. Bosley moved to accept the minutes as written. Hodgman seconded the motion and it was approved, 6-0.

Chairman Huntsman said he had received a letter regarding the Henrici application, which he would address at that time. Deane cited two other pieces of correspondence received since the last meeting:

* A July 21 notice (filed) from the County Clerk’s office, regarding the filing of the Wright first lot split approved by the Board in July.
* A letter (filed) from James “Chip” Northrup regarding the potential Manocherian application.

Chairman Huntsman asked if anyone had a legal or ethical conflict with any of tonight’s applicants. No one reported any conflict.

Huntsman asked if anyone from the public had comments on a non-agenda item. No one responded. The Board moved on to applications.

**APPLICATIONS**

**Danielle Henrici (Michael Henrici) – Minor subdivision in RA1 district – 871 County Highway 26 (#114.05-1-28.00)**

Clerk Bill Deane read aloud from the Planning Board’s minutes of July 1 and the Zoning Board of Appeals’s (ZBA’s) minutes of July 15 (not yet approved) relevant to the Henrici application. The Planning Board had previously declared this a Type II action under State Environmental Quality Review (SEQR), deemed the application complete, and waived the public hearing, before twice tabling the application. Representative Michael Henrici had verbally agreed to extend the 62-day deadline by one day, allowing a decision at tonight’s Planning Board meeting. The ZBA had dismissed the appeal submitted by neighbors Jessica Gorman and Knoop.

Chairman Huntsman read aloud a July 28 letter from neighbor Wayne Mellor regarding the 1993 variance conditions. Huntsman reviewed the Board’s options, suggesting the 1993 conditions be incorporated into an approval motion.

Sharon Kroker moved to approve the minor subdivision with the conditions listed in the 1993 ZBA resolution, including that there is to be “no further development” on the larger lot. Mike Hodgman seconded the motion and it was approved, 6-0. Chairman Huntsman stamped the application “approved” and signed it.

**Fraydun Manocherian (Allyson Phillips, Young/Sommer; James Caris & Rob Aiello, J.M.C.) – Sketch plan conference, major subdivision in RA1 district – Various properties**

Chairman Huntsman asked that this sketch plan conference be moved up in the agenda. Applicant Fraydun Manocherian was represented by attorney Allyson Phillips of Young/Sommer LLC, and engineers James Caris and Rob Aiello of J.M.C. Phillips said the Manocherian family has owned property (16 large parcels and more than 70 small ones) on the west side of Otsego Lake since the 1960s, and now wants to subdivide it. It would ultimately result in 111 lots (59 in the Town of Otsego, 52 in the Town of Springfield) totaling 1,525 acres (765 and 760, respectively). All the Otsego land involved is in the RA1 district; some is also in the Glimmerglass Historic District and New York State ag districts. They are also going before the Springfield Planning Board.

Aiello narrated a slide show, copies of which the representatives said they would provide for the file. In it J.M.C. identified such land features as steep slopes, wildlife habitats, wetlands, and school and fire districts. They divided the subdivision into six “land areas.” Areas #2 and 6, including 32 lots, are entirely in Springfield; the rest are wholly or partly in Otsego, as follow:

* Area 1: 40 proposed lots on 365 acres in Otsego (plus 20 lots in Springfield). Three cemeteries (Hickory Grove, Hoke, Thurston Hill) are included in the land. This area will require 1.95 miles of new roads in Otsego, which will be built by the developer and offered to the Town.
* Area 3: 4 lots on 80 acres, all in Otsego.
* Area 4: 10 lots on 195 acres, all in Otsego.
* Area 5: 5 lots on 125 acres, all in Otsego.

Chairman Huntsman read aloud from the Town’s *Land Subdivision Regulations* and *Comprehensive Plan*. He asked how the proposed project fits into the latter, including the preservation of open spaces. Phillips said she has read and considered the Town’s laws and *Comprehensive Plan*, and there is a lot of open space incorporated into the proposal. The area is in need of year-round housing, and this would provide it. Huntsman said the area needs low-income housing, and he didn’t think this would qualify.

On a few occasions, a member of the public sought to ask questions; Clerk Bill Deane reminded the audience that this was not a public hearing, but that a hearing(s) would be scheduled in the future, after a formal application is submitted.

There was mention of various agencies which may be involved in the State Environmental Quality Review (SEQR) process, including the Department of Environmental Conservation (DEC), Watershed Supervisory Committee (WSC), Department of Transportation (DOT), Army Corps of Engineers, Otsego County, and Town of Springfield. It would require coordinated review and be a Type I action, including a long Environmental Assessment Form (EAF).

Chairman Huntsman suggested the project be broken up into multiple applications, to make it more manageable. Phillips said they could not segment the plan due to SEQR regulations. However, the subdivision itself would be phased.

Phillips said it would be several months before they are ready to return before the Board with a formal application. Deane asked her to give them two weeks’ notice when they are ready to be put back on the agenda.

Chairman Huntsman called for a brief recess while the room was cleared out of spectators.

**Harrison & Judith Hummel/Robert Doran (Michael McDermott) – Boundary line adjustment in RA2 district – 110 Marble Road Ext. (#52.11-1-15.00 & -16.00)**

Robert Doran said that Harrison & Judith Hummel want to do a boundary line adjustment between their adjoining properties, giving Doran an extra 0.11 acres. He submitted a 7/9/24 survey and proposed deed language. Attorney Poulson examined the latter and expressed satisfaction with it.

Sharon Kroker moved to accept the boundary line adjustment as submitted. Matt Glynn seconded the motion and it was approved, 6-0.

Chairman Huntsman stamped the application “approved” and signed it, with Zoning Enforcement Officer Phillips making a copy for the file. Clerk Bill Deane advised Doran to file it with the County within 30 days.

**Robert Nixon – Site plan review, addition to existing building within 100 feet of Canadarago Lake in RA2 District – 204 Bibik Road (#52.11-1-30.01)**

Clerk Bill Deane read aloud from the Zoning Board of Appeals’s (ZBA’s) minutes of June 17 and July 15 (not yet approved) relevant to the Nixon application. Applicant Robert Nixon wants to add a 13x15’ bedroom on the Bibik Road side of his existing camp; the addition would be about 75-80 feet from Canadarago Lake. In July, the ZBA held a public hearing with no comments, and approved the following variances: a seven-foot variance on the north side; a ten-foot variance on the south side; plus a variance from *Land Use Law* 4.04, which prohibits new construction within 100 feet of Canadarago Lake.

Chairman Huntsman went through the site plan requirements in Section 8.04 of the *Land Use Law*. He said the Board had everything it needed except a survey, which could be waived.

The Board discussed State Environmental Quality Review (SEQR). Sharon Kroker moved to declare lead agency status, and deem this a Type II action per SEQR Section 617.5(c)(11). Jay Bosley seconded the motion and it was approved, 6-0.

Kroker moved to deem the application complete, waiving the survey. Ann Cannon seconded the motion and it was approved, 6-0.

Kroker moved to waive the public hearing, due to the ZBA hearing result. Mike Hodgman seconded the motion and it was approved, 6-0.

Kroker moved to approve the site plan as submitted. Matt Glynn seconded the motion and it was approved, 6-0. Chairman Huntsman stamped the site plan “approved” and signed it. Zoning Enforcement Officer Phillips said he would e-mail a copy of the stamped plan to Nixon. Nixon said he had brought his checkbook to pay any outstanding fees; Phillips said he would settle up with him.

**Matthew & Dawn Malin – Sketch plan conference, continuation of pre-existing, non-conforming use (Cornfield Hall) in RA2 district – 655 County Highway 26 (#114.00-1-55.00)**

Zoning Enforcement Officer Phillips said Matthew & Dawn Malin asked to postpone their sketch plan conference until September. They are in the process of buying the Cornfield Hall, which has been used for various events since 1926, long before the *Land Use Law* was enacted. As such, it is considered a pre-existing, non-conforming use. The Malins wonder whether there would be any restrictions on their continuing to host such events, possibly increasing the frequency.

Clerk Bill Deane said the Zoning Board of Appeals had discussed this situation during its June and July meetings. ZBA Chairman Crowell checked with the Department of State, which opined that increasing the number of events would constitute an increase of non-conformity; however, Phillips and ZBA members agreed it would be hard to quantify or enforce.

**OTHER BUSINESS**

Zoning Enforcement Officer Wylie Phillips said he had been working on a situation involving Cobblescote on State Highway 80. This property has a long history of activity before the various Town Boards.

Matt Glynn served as Planning Board liaison at the June 11 Town Board meeting. He read from his notes from that meeting. Ann Cannon served as Planning Board liaison for the July 9 Town Board meeting, and had e-mailed a report to the Planning Board members. Mike Hodgman is scheduled to serve as liaison at the August 13 Town Board meeting; after that, new liaison assignments will have to be made.

Clerk Bill Deane discussed the September 2 agenda. Malin (Cornfield Hall) is slated to come, and Deane expects a boundary line adjustment from Mary Winne, represented by Bob Birch.

Deane said he had decided that, after 21 years as Clerk, it was time to retire. He said he was willing to stay on until the end of the year and help break in someone else during that time.

The Board engaged in informal discussion about the Manocherian proposal. Attorney Poulson warned members about prejudging the matter.

With no further business, at 9:19 PM Sharon Kroker moved to adjourn the meeting.

Respectfully submitted,

Bill Deane, Clerk