

Town of Otsego Planning Board
Minutes, April 7, 2026
(To be approved with any necessary amendments at the next meeting)

Public Hearing

A public hearing for 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 Public Hearing to order at 7:35 PM.

1. Public Hearing

Application: Oak River Park, LLC – Minor Subdivision

Project: Minor Subdivision / GB-2 District

Chairman Huntsman opened the public hearing on the Oak River Park, LLC subdivision application, which had been presented at the previous meeting.

Mr. Norman Johanesen, LLC Owner, present.

Public Comment

A member of the public and direct neighbor of the property above, Angelica Rashkow, spoke and raised concerns about the future development potential of the parcel, particularly the long, narrow configuration of the property and whether additional development could occur in the future, possibly across wetlands or toward the rear of the parcel.

Discussion followed regarding:

- the unusual shape and size of the parcel,
- the presence of wetlands and floodplain constraints,
- the feasibility of future development,
- whether access to rear portions of the property would be possible,
- and whether any future development would require additional approvals.

The Board explained that:

- future development could be possible in theory,
- but the parcel presents significant practical challenges due to access, wetlands, and layout,
- and any future subdivision or development beyond the current proposal would require further review and approvals by the Planning Board.

Mrs. Rashkow indicated that her concern was preservation of the open and scenic character of the area.

An additional written comment was read into the record, by the Clerk, from **Attorney Bob Birch**, who was unable to attend. His correspondence stated, in substance, that:

- he did not oppose the project outright,
- he had been unable to locate an online copy of the subdivision map,
- much of the property appears constrained by federal floodplain and state/federal wetlands,
- there appears to be limited buildable area,
- and he requested that the Board review the floodplain/wetland mapping and provide the subdivision map and information regarding what may ultimately be constructed on the property.

The Board responded that:

- this application was for a **minor subdivision** only,
- any further subdivision or development would need to return to the Planning Board,
- and any future activity in the GB-2 district would be reviewed under applicable zoning and land use requirements.

A Board member also clarified for the public that while the area includes residential uses, the parcel is located in the **GB District (General Business)**, and the existing residences are considered **preexisting nonconforming uses**.

With no further comments, the public hearing was closed.

REGULAR MEETING

Following the public hearing, the regular meeting was called to order by Chairman Tom Huntsman at 7:42 PM.

The Pledge of Allegiance was recited.

3. Roll Call

Members Present:

- Tom Huntsman
- Sharon Croker
- Jeffrey Banner
- Mike Hodgman

Members Absent:

- Matt Glynn
- Elizabeth Horvath
- May Leinhard
- Alex Niremberg

Non-Board Members Absent:

- Jill Poulson, Planning Board Attorney
- Ted Feury, Town Supervisor

Quorum:

A quorum of the Planning Board was present.

4. Review of Prior Minutes

The Board discussed the draft minutes from prior meetings, particularly **December 2025, February 2026, and March 2026.**

Discussion points included:

- clarification of whether SEQR had been completed on the **Back Family Trust** application,
- correction of language regarding when the application was deemed complete,
- clarification of motions, seconds, and vote records,
- and the need to separate:
 - SEQR determination,
 - deeming an application complete,
 - waiver of public hearing,
 - and final approval.

The Board agreed that some prior minutes required correction for accuracy.

March 2026 Minutes

The Board discussed corrections to the March minutes, including:

- replacing “representatives” with the actual names of those appearing for Oak River Park, LLC if available,
- correcting language stating that Chairman Huntsman “made” a motion to deem the application complete,
- and confirming who made and seconded motions.

Motion: Sharon Croker made a motion to approve the March 2026 minutes with corrections, including: replacing the word “representatives” with the names of individuals present for the Oak River Park application, and correcting the language to reflect that the motion to deem the application complete was made by Sharon Croker, not Chairman Huntsman, and identifying the correct second.

Second: Jeffrey Banner seconded the motion.

Vote:

All in favor: Huntsman, Croker, Banner, Hodgman

Opposed: None
Result: Motion carried unanimously.

February 2026 Minutes

Back Family Trust Application

The Board clarified that SEQR had not been properly recorded in prior minutes and took corrective action.

SEQR Determination — Back Family Trust

Motion: Sharon Croker made a motion to declare the **Back Family Trust** application a **Type II Action** under **6 NYCRR 617.5(c)(11)**.

Second: Jeffrey Banner seconded the motion.

Vote:

All in favor: Huntsman, Croker, Banner, Hodgman

Opposed: None

Abstained: None

Result: Motion carried unanimously.

5. Correspondence

No formal correspondence was reported, other than the written comment from Attorney Bob Birch regarding Oak River Park, LLC, which had already been read during the public hearing.

6. Conflict Check

The Chair asked whether any Board members had conflicts of interest regarding any application before the Board.

No conflicts were identified.

7. Gary Wehner / Chris Wehner — First Lot Split

District: RA-2

Property Address: 225 Bristol Road

Tax Map #: 112.00-1-12.01

Representative Mitch Brown appeared on behalf of Gary Wehner and Chris Wehner, who were both present, and submitted an amended survey correcting the eastern boundary alignment.

The Board reviewed the revised survey and confirmed that the proposal qualified as a **First Lot Split**, as the property had not been subdivided since 1987.

Corrected SEQR References

All instances now corrected to:

SEQR (State Environmental Quality Review Act)

SEQR Determination — Wehner First Lot Split

Motion: Sharon Croker made a motion to declare the Gary Wehner First Lot Split application a **Type II Action** under **6 NYCRR 617.5(c)(16)**.

Second: Mike Hodgman seconded the motion.

Vote:

All in favor: Huntsman, Croker, Banner, Hodgman

Opposed: None

Abstained: None

Result: Motion carried unanimously.

Waiver of Public Hearing — Wehner

Motion: Sharon Croker made a motion to waive the public hearing for the Gary Wehner First Lot Split application.

Second: Jeffrey Banner seconded the motion.

Vote:

All in favor: Huntsman, Croker, Banner, Hodgman

Opposed: None

Abstained: None

Result: Motion carried unanimously.

Application Complete — Wehner

Motion: Sharon Croker made a motion to deem the Gary Wehner First Lot Split application complete.

Second: Mike Hodgman seconded the motion.

Vote:

All in favor: Huntsman, Croker, Banner, Hodgman

Opposed: None

Abstained: None

Result: Motion carried unanimously.

8. **Oak River Park LLC** - Minor Subdivision GB-2 District

District: GB-2

Property Address:

Tax Map #: 146.00-2-17.01

Following completion of the public hearing, the Board returned to the Oak River Park LLC Minor Subdivision application for final review and action.

The Board confirmed that:

- The application had previously been classified as a **Minor Subdivision**.
- SEQR review had been completed and determined to be a **Type II Action**.
- The application had previously been deemed complete.
- The required **public hearing was held earlier in the meeting**.
- No additional written modifications to the application were submitted following the public hearing.

The Chairman reviewed Section 8.05 of the Town Land Use Law regarding final review following completion of a public hearing.

The Board discussed the application briefly and determined that no further revisions were required.

Final Approval — Oak River Park LLC Minor Subdivision

Motion: Sharon Croker made a motion to approve the Oak River Park LLC Minor Subdivision application as submitted for property located at **Tax Map #146.00-2-17.01**, in the **GB-2 District**.

Second: Jeffrey Banner seconded the motion.

Vote:

All in favor: Huntsman, Croker, Banner, Hodgman

Opposed: None

Abstained: None

Result: Motion carried unanimously.

9. Snyder Family Trust - Subdivision, Sketch Plan Conference

District: RA-2

Property Address: 343 Hoke Road

Tax Map #: 97.00-1-27.01

Representative: Chris Patterson, and family members from the Snyder Family Trust were also present.

Clerk Lourido-Erickson reviewed, aloud, the minutes related to the subdivision from February 2026.

Mr. Patterson presented a revised sketch plan proposing subdivision of property located at 343 Hoke Road. The Board reviewed the prior sketch plan history and the updated layout, including proposed lot configurations, existing structures, road frontage, wetlands, and topographical conditions.

Discussion included:

- The overall configuration of the proposed subdivision
- Wetland and terrain constraints affecting certain lots
- The relationship of proposed lots to surrounding properties
- Concerns regarding the number of proposed lots and long-term neighborhood compatibility
- The practicality of building locations relative to wetlands and available upland areas

Several Board members expressed concern that the original six-lot configuration created parcels that were small or irregular in shape relative to surrounding properties.

After a thorough review with board members, Chairman Huntsman recommended consideration of reducing the number of proposed lots from six (6) to four (4) in order to:

- Maintain larger parcel sizes
- Improve lot configuration
- Better align with the Town Comprehensive Plan
- Allow the application to potentially proceed as a Minor Subdivision, simplifying the review process

The applicant's representative acknowledged the Board's concerns and indicated willingness to revise the plan accordingly.

The Board advised that:

- A revised survey showing a four-lot configuration should be prepared
- Wetland delineation work currently underway should be completed
- A revised submission should be presented at a future meeting

No formal action was taken on this application.

The applicant was directed to return with revised materials reflecting the Board's recommendations.

10. Comprehensive Plan / SEQR Discussion

The Board discussed a communication from **Deb Dalton** regarding the Town's draft comprehensive plan and a request that the Planning Board review and perform SEQR.

Board members expressed confusion regarding:

- why the Planning Board was being asked to conduct SEQR for the comprehensive plan,
- whether SEQR review should instead be the responsibility of the Town Board,
- and whether the comprehensive plan, as a policy document rather than a local law, required Planning Board action in this form.

The Board agreed that:

- the matter should be discussed further with Board counsel, Jill Poulson
- and clarification should be obtained before any action is taken.

A related discussion also occurred concerning the newly adopted solar law, its relationship to the land use law, and how future solar applications would be reviewed.

No formal action was taken on either matter.

11. Employee Discussion

The Board discussed:

- sending draft minutes to members earlier so they have time to review them before meetings,
- including names of applicants and representatives more consistently in minutes,
- and maintaining clear records of motions, seconds, and votes.

12. May 5 Agenda

- Minutes of April 7, 2026
- **Snyder Family Trust** – Minor Subdivision – 343 Hoke Road (#97.00-1-27.01)

13. Adjournment

Motion: Adjourn the meeting.

Second: Yes.

Vote: Approved.

Meeting adjourned at 9:17 PM.