

PLANNING BOARD MINUTES-DRAFT

On January 8, 2026, the regular meeting of the Springfield Planning Board was held at the community center at 129 County Highway 29 A, Springfield Center, New York.

Present: Henry Miller, Chairman; Gretchen Sorin, Denis Cimbal, Theresa Pullis, Arlene Druse, Jeannette Armstrong

GUESTS: Mark Whatford, Catherine Piez, Virginia Ofer, Architect; Martin Harding, Doug and Kim Gustafson, Martha Oakley, Andrea House, Regina Oakes

Miller called the meeting to order at 7 PM. A MOTION WAS MADE BY CIMBAL AND SECONDED BY DRUSE TO OPEN THE MEETING. Voted, carried, all votes aye.

Miller commented that there was nothing new to report on the Manochurian subdivision. An application still hasn't been received.

Digital Towpath is switching to a new platform and upgrading the website. State law now requires that documents will have to be posted on the website within 24 hours of the meeting date. Miller intends to send applications and a list of files to board members 10 days in advance of the meetings. This transition will take place within 1-2 weeks.

Site plan review is required for all special permitted uses and construction proposals within the Lake District and may require an engineered site plan.

Site Plan Review for:

Mark Whatford and Catherine Piez, 6914 State Route 80, Cooperstown, NY, intend to make a 15'x 12' single story addition to the west side of a non-conforming cottage, containing a kitchen and powder room. There will be repairs made to the existing foundations and construction of a new retaining wall uphill from the cottage, repairs to the damaged north chimney and miscellaneous repairs throughout. The anticipated construction time is

4 months. This is a three-bedroom, one bath cottage with covered porch, paved parking area, paths and steps to lake, with trees and brush throughout. Location, survey, full view, close view and wall maps were provided. NYSDEC Mapper had no issues with wetlands or animal or plant species. The building is in the Glimmerglass Historic District and is 20' above the FEMA flood zone. There will be no significant impact on the environment. This addition will increase the size of the building by 180 square feet and allow by a 25% increase in the proposed new footprint.

A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO CLOSE THE REGULAR MEETING AND OPEN THE PUBLIC HEARING. Voted, carried, all votes aye. There were no comments. A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO CLOSE THE PUBLIC HEARING AND RE-OPEN THE REGULAR MEETING. Voted, carried, all votes aye.

A MOTION WAS MADE BY SORIN AND SECONDED BY CIMBAL TO APPROVE THE EXPANSION IN FOOTPRINT WITH SITE PLAN CONDITIONS OF THE WHATFORD/PIEZ PROJECT. Voted, carried, all votes aye. Check #142 for \$95 was received by the clerk for SPR and advertising from Whatford/Piez.

Andrea House discussed the Restoration Preservation Grant, the reopening of discussion on the Historic District for Springfield and updating the Comprehensive Plan and visions for the future of Springfield. Wagoner Patent eligibility was discussed.

Doug Gustafson submitted a list of his concerns regarding the Manochurian Subdivision. He wants a moratorium, but Miller said that a moratorium could not be directed at one project, however, all concerns must be mitigated.

A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO ADJOURN THE MEETING AT 7:50 PM. Voted, carried, all votes' ayes.

Jeannette Armstrong, Town Clerk and Recording Secretary