

PLANNING BOARD MINUTES-DRAFT

On October 1, 2026, the regular meeting of the Planning Board was held at the community center on County Highway 29A in Springfield Center.

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

Guests: Linda Putnam, Meagan Winner, Martha Oakley, Regina Oakes, Maria Barr, Doug Gustafson

Miller called the meeting to order at 7 PM.

A MOTION WAS MADE BY CIMBAL AND SECONDED BY PULLIS TO APPROVE THE MINUTES OF THE SEPTEMBER 2026 MEETING. Voted, carried, all votes' ayes.

Miller discussed the ZEO Report. He said that as of December 31, 2026, he will be resigning as the ZEO officer. A new ZEO officer will need to be considered as a possible replacement. He will remain as the Planning Board Chairman. Recently, he handled several building permits, mostly for Amish buildings and it has been the busy time for camp renovations. He received a copy of the document from our attorney, filed by the Town of Otsego, from their lawyer. dated September 11, 2026, to be lead agency for the Manochurian Project. Our document to that effect was filed in August. The DEC Commissioner will decide who will be lead agency for the project in four to five months.

Last week the lawyers were going to get together. The planning boards were excluded from their discussion at that point. The letter from the Town of Otsego's attorney is now posted on the town website. They didn't have any exhibits other than our subdivision and our engineer report. It was Miller's hope that the two planning boards could have come to agreement, but now, it seems to be in the hands of the lawyers and engineers, and the people have little to say about it. Some people in Cooperstown think that the Town of Springfield has already made a decision and that we favor the

project and will allow it to go through. Once the lead agency is decided, which is just for SEQRA purposes only, the project will then probably be handled by both townships separately.

There was discussion about what would happen if Springfield didn't get the lead agency. If that happens, it was felt that we will just be ignored. It was still agreed that we need to have a game plan. Due to the controversial nature of the Manochurian Project and the fact that both the Town of Otsego and the Town of Springfield are involved, Miller wanted to discuss seating arrangements to accommodate attendants and possible audio problems at future meetings because large crowds will be expected.

The acoustics in both the boardroom and the gym are poor. Speakers and Microphones would definitely be a great help. Due to the fire code only 49 people are allowed to fill the boardroom. The gym would be much more comfortable if crowds of people showed up for the discussions and the public hearings. There was talk about placing the board members on the stage so they would be higher and could hear the various comments people make. A podium could be set up, and individuals could approach the microphone and make their comments to the board members. A suggestion was made to call John Marchev for assistance. Gretchen Sorin recommended using Lavaliers with battery packs to solve the sound problem.

She stated that Cindy Falk would like to schedule a follow-up meeting next month to continue the discussion regarding the historic designation but requires additional time to prepare. There were questions from the audience. Topics of discussion were the SEQRA process, timelines, the advantages and control that occurs with clustering, the necessity of mitigation for every problem that arises, deed restrictions, meeting the zoning codes, traffic studies, use of the land trust, possible use of open spaces, water problems, road construction and improvements to accommodate the increase in traffic and services that will be expected as well as the extra expense to the local taxpayers. It was noted that Manochurian owns both sides of the roads. A question was asked about

the financial feasibility of whether the project will be worth all the effort and expense to accomplish or not.

A MOTION WAS MADE BY SORIN AND SECONDED BY DRUSE TO ADJOURN THE MEETING AT 8PM. Voted, carried, all votes' ayes.

Jeannette Armstrong, Town Clerk and Recording Secretary