

Minutes
Town of Otego Planning Board
December 18, 2018
PLANNING BOARD
REGULAR MEETING

APPROVED

The Regular Planning Board Meeting officially opened at 7:05 PM.

ROLL CALL:

Board Members Present: Chairwoman Kate Lawrence, Roberto Romano, Mark Dye, and Lois Chernin at 7:14 PM.

Board Members Excused: Elizabeth Callahan and Katie Higgins

In Attendance Tonight:

Codes Officer Dan Wilber, Planning Board Recording Secretary Teresa DeSantis

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REVIEW OF THE MEETING MINUTES FOR THE NOVEMBER 20 TH REGULAR MEETING-

The unapproved meeting minutes for the November 20, 2018 Planning Board Regular Meeting were reviewed. A Motion was made by Roberto Romano to accept the Minutes as read.

MOTION to accept the November 20, 2018 Planning Board Regular Meeting Minutes as read.

Motion by Roberto Romano and seconded by Mark Dye.

Voice Vote: YES 3 NO 0

Three in favor, none opposed. Motion carried.

NEW BUSINESS:

William Davis to Otego Rod and Gun Club- Minor Subdivision or Boundary Line Adjustment- 290 Secor Road- Parcel # 307.00-1-53.02:

Kurt Carman was in attendance this evening. He presented the application of William Davis, and a letter of authorization from Mr. Davis for Kurt Carman to represent Mr. Davis before the Planning Board. William Davis wants to donate 2.349 acres of land to the

Otego Rod and Gun Club. Mr. Davis would retain 7.6 acres, which would remain accessible by an existing 50 foot right-of-way from Secor Road. It was noted that this action would have to be considered under the category of Minor Subdivision, because Mr. Davis made a previous split off this parcel of 4.901 acres in 2012, donating the land to the Otego Rod and Gun Club. A sketch map was presented to the Planning Board for review, entitled "William K. Davis- Preliminary Subdivision Plan, dated 11-9-18 from Benchmark Civil Engineering Services." The plan was based on the previous survey, done on 5-10-11.

A discussion followed. It was noted that if the Planning Board proceeded with a Minor Subdivision, the new parcel created would be land locked. More discussion followed, including consulting the zoning ordinance regarding Boundary Line Adjustments. It was decided to ask Town Attorney Beth Westfall if a Boundary Line Adjustment could be done. A Boundary Line Adjustment between William Davis and the Otego Rod and Gun Club for the 2.349 acres he wishes to donate to them will prevent the creation of a new land-locked parcel. Chairwoman Kate Lawrence will make contact with Beth Westfall. Teresa DeSantis will locate the Boundary Line Adjustment form, and the information will be passed on to Kurt Carman.

Brian and Susan Gillette- Proposed Storage Units on County Route 48- TM #325.00-1-2.07:

Brian and Susan Gillette were at the Planning Board meeting this evening. They wish to build three storage units on County Route 48, next to the Coca-Cola distribution facility. The zoning map and zoning regulations were consulted. The parcel was determined to be in R-4, the Town's Industrial zone. Codes Officer Dan Wilber stated that a storage facility was already an allowable use in the R-4 zoning district, and that no Special Use Permit or Site Plan Review by the Planning Board was required. Codes Officer Dan Wilber will meet with the applicant to guide them through the building permit process.

OLD BUSINESS:

Marla Calabro's Planning Board Materials Donated to the Planning Board:

Lois Chernin worked together with Lou Calabro and located Marla Calabro's Planning Board materials. These materials were donated to the Planning Board. Lois Chernin made a review of the materials, and was unable to locate any information regarding possible corrections or changes to the Town's zoning and land use laws and regulations. Codes Officer Dan Wilber stated that the Planning Board's goal should be to give the Town Board a zoning document with the needed corrections for the Town Board to review. It was also asked to confirm the date of the last zoning ordinance that was approved by the Town Board. In January, the Planning Board will begin to address possible changes to the zoning ordinance.

COMMUNICATIONS AND PRIVILEGE OF THE FLOOR:

Codes Officer Dan Wilber mentioned that he had sent an email to Town Attorney Beth Westfall asking her a question about the regulations for the zoning R-1 district. The R-1 district currently allows both a manufactured home and a stick built home to be built on a single lot. The Codes Officer does not believe this was intended by the zoning regulations. Mr. Wilber will follow up with Ms. Westfall about these concerns.

Codes Officer Dan Wilber informed the Planning Board of possible upcoming actions: Pie-In-The-Sky, in zoning district R-1, wants to reopen as a wedding and an event venue. Mr. Wilber will research this, as the original Special Use Permit for Pie-In-The-Sky was issued in 1992 by Stuart Anderson, who was Codes Officer at the time.

Dan Wilber also mentioned he had been contacted by Judy Burns about a two acre lot on Mill Creek Road. The Lot is in zoning district R-3, which requires a 3 acre minimum for a building lot. It appears that this non-conforming two acre lot may have been created in the past without having gone through the Planning Board for approval. Mr. Wilber believes the parcel might have to go to the Zoning Board of Appeals for their review.

Planning Board Recording Secretary Teresa DeSantis stated that she had spoken to Teresa Sears, the Town Clerk, about the need for a new up-to-date Planning Board computer. Ms. Sears offered her the former Deputy Town Clerk's computer in her office, which is now available. She will contact Court Clerk Kathy Davis to prepare the computer for donation to the Planning Board.

TRAINING REPORTS: In October, the Planning Board received two hours of training with Town Attorney Beth Westfall. The Town Board has approved this training as fulfilling the Planning Board members' annual training requirement for 2018.

MOTION to adjourn.

Motion by Roberto Romano and seconded by Lois Chernin.

No discussion.

Voice Vote: YES 4 NO 0

Four in favor, none opposed. Motion carried.

The Meeting was adjourned at 8:16 PM.

Respectfully Submitted-

Teresa DeSantis- Town of Otego Planning Board Recording Secretary