

Minutes

Town of Otego Planning Board

February 20, 2018

REGULAR PLANNING BOARD MEETING

APPROVED

The Regular Planning Board Meeting officially opened at 7:03 PM.

ROLL CALL:

Board Members Present: Vice Chairman Roberto Romano, Elizabeth Callahan, Mark Dye, Lois Chernin, and Katie Higgins- as a real member.

Board Members Excused: Chairwoman Kate Lawrence

In Attendance Tonight: Codes Officer Dan Wilber

Not In Attendance Tonight: Teresa DeSantis, Planning Board Recording Secretary

(Special thanks to Lois Chernin for taking minutes and taping the meeting for Teresa.)

~~~~~  
**REVIEW OF THE MEETING MINUTES FOR THE JANUARY 16 TH REGULAR MEETING:**

**The unapproved meeting minutes for the January 16, 2018 Planning Board Regular Meeting were reviewed. A Motion was made by Elizabeth Callahan to accept the Minutes as read.**

**MOTION to accept the January 16, 2018 Planning Board Regular Meeting Minutes as read.**

**Motion by Elizabeth Callahan and seconded by Mark Dye.**

**Voice Vote: YES   5                        NO   0**

**All in favor, none opposed, motion carried.**

NEW BUSINESS: Cody Komenda- Request for a Lot Split at 1111 County Highway 48

A request was received from Cody Komenda for a lot split at 1111 County Highway 48. Mr. Komenda would like to purchase the parcel from Douglas Hurlburt and David Hurlburt.

In discussion with Mr. Komenda, it was discovered that he had put the wrong tax map number on his application. The tax map number of the parent parcel should be #318.00-1-44.01, not #318.00-1-44.02. This needs to be corrected with the correction submitted, and the landowners signing off on it. Mr. Komenda drew out his new parcel as a sketch map on the tax map printout. The new parcel will be 2.1 acres in size. He submitted a deed description of the new parcel, and a deed description of the parent parcel.

The Planning Board then went through the SEQRA process. Mr. Komenda submitted a SEQRA short form EAF. The Planning Board reviewed his Part 1 answers to the SEQRA form. Then the Planning Board completed Part 2 of the SEQRA EAF. The Planning Board checked "No to small impact" on all the boxes on Part 2 of the form.

MOTION to declare the Planning Board as the lead agency for the simple lot split of Douglas Hurlburt and David Hurlburt, Tax Map # 318.00-1-44.01.

Motion by Elizabeth Callahan and seconded by Mark Dye.

Voice Vote: YES   5                        NO   0  

All in favor, none opposed, motion carried.

MOTION that, after reviewing the subitted EAF form, in particular questions C1 to C5 of part 2, the Planning Board finds that this action does not pose any significant enviromental impacts and therefore makes a Negative Declaration and authorizes the Chair to sign the EAF form. AND the Planning Board has determined that the action is in compliance with the Town's Zoning and Subdivision laws, and approves the lot split of Douglas Hurlburt and David Hurlburt for the parent parcel #318.00-1-44.01 of a 2.1 acre parcel and authorizes the Chair to sign the mapping.

Motion by Lois Chernin and seconded by Elizabeth Callahan.

Voice Vote: YES   5                        NO   0  

All in favor, none opposed, motion carried.

MOTION that the above lot split is made subject to the following conditions:

1. The corrections of the tax map number is made and initialed by Douglas Hurlburt and David Hurlburt, and;

2. The payment of the application fee is made to the Town Clerk.

**Motion by Elizabeth Callahan and seconded by Mark Dye.**

**Voice Vote: YES   5                        NO   0**

**All in favor, none opposed, motion carried.**

**OLD BUSINESS:**

**Planning Board Review of New Application for Lot Splits**

**The Planning Board reviewed the new application for lot splits. A discussion followed. The members of the Planning Board wanted to add the following to the new lot split application:**

- Minimum acreages and setbacks for each zone.**
- A statement that all documents be submitted at least 10 days ahead of a Planning Board meeting.**

**It was noted that pages 1, 2 and 4 of the proposed packet are not application forms and should be titled differently.**

**Planning Board Member Mark Dye again noted that all three maps of the Town in Town Hall do not agree with each other, and that none is truly accurate. It was agreed that this needs to be brought to the attention of the County Planning Department so that the maps can be corrected.**

**COMMUNICATIONS:**

**Planning Board member Elizabeth Callahan noted that she would not be in attendance for the March, April, and May meetings, due to travel.**

**TRAINING REPORTS: NONE**

---

**The Meeting was adjourned at 8:20 PM.**

---

**Respectfully Submitted-**

**Teresa DeSantis**

**A**

**Town of Otego Planning Board Recording Secretary**