

**Minutes**  
**Town of Otego Planning Board**  
**February 19, 2019**  
**PLANNING BOARD**  
**REGULAR MEETING**

**APPROVED**

The Regular Planning Board Meeting officially opened at 7:07 PM.

**ROLL CALL:**

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

**Board Members Excused:** Chairwoman Kate Lawrence

**In Attendance Tonight:**

Codes Officer Dan Wilber, Planning Board Recording Secretary Teresa DeSantis

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**REVIEW OF THE MEETING MINUTES FOR THE JANUARY 15 TH REGULAR MEETING-**

The unapproved meeting minutes for the January 15, 2019 Planning Board Regular Meeting were reviewed. A Motion was made by Elizabeth Callahan to accept the Minutes as amended.

**MOTION to accept the January 15, 2019 Planning Board Regular Meeting Minutes as amended.**

Motion by Elizabeth Callahan and seconded by Lois Chernin.

Voice Vote: YES   5                        NO   0  

Five in favor, none opposed. Motion carried.

NEW BUSINESS:

Cella Business Associates- Minor Subdivision- County Highway 48- # 318.00-1-62.01

**Local Attorney Bob Birch was in attendance this evening representing both Jeffrey and Stacey Jordan and Cella Business Associates. The land is owned by Cella Business Associates, and is desired to be purchased by the Jordans. This parcel is on County Highway 48, and has been previously split. From Parent Parcel # 318.00-1-62.01- 15.31 acres, it is desired to split off 5 +/- acres of the eastern portion of the parcel, which contains a house. An application packet was submitted, dated February 4, 2019.**

**In the application packet, the enclosed sketch plan did not have any dimensions on it. A discussion followed. Local Law #1 of 2003- Subdivision Law- was referenced, and the list of requirements was read.**

**Mr. Birch went to a desk and produced a sketch map on a tax map with these dimensions:**

**Road frontage and North boundary line- fronting County Highway 48: 424 feet**

**Eastern boundary line: 460 feet**

**Southern boundary line: 590 feet**

**Western boundary line: 408 feet**

**It was noted that there are no NYS wetlands on the property.**

**A discussion followed. Katie Higgins asked if there were any existing landmarks on the property, and Bob Birch stated that there were none existing, until the survey is completed. Vice Chairman Roberto Romano expressed a desire for a sketch plan with the distance offsets from the built structures on the property in all directions. Katie Higgins asked about the location of the septic tank.**

**Using the Otsego County GIS aerial photos and tax maps, Mr. Birch measured approximately 66 feet from the photo location of the house to the proposed Western boundary line, 58 feet to the front Northern boundary line and road, and 286 feet to the Southern back line.**

**A discussion concluded that the sketch plan for the minor subdivision was complete.**

**MOTION to accept the sketch plan of Cella Business Associates for parcel # 318.00-1-62.01 as a minor subdivision, and that the sketch plan meets the purposes of the subdivision law and is considered complete.**

**Motion by Elizabeth Callahan and seconded by Lois Chernin.**

Voice Vote: YES 5 NO 0  
Voice Vote: 5 Ayes, No Noes, Motion Passed.

Attorney Birch was asked to bring back a completed survey map of the subdivision next month, based on the approved sketch plan that was approved this evening.

**John Escobar- Town Board Request to the Planning Board to Review a Request for a Change in Zoning- 116 Secor Road- # 317.00-1-67.01:**

John Escobar was not present at the meeting tonight. The last time Mr. Escobar came before the Town about this parcel was at the March 20, 2018 Planning Board Meeting, where he discussed broad future ideas for the commercial use of this parcel. The Town Board has asked that the Planning Board review the request of Mr. Escobar (dated 1-23-19) for a change in zoning from R-3 to R-1 for the parcel at 116 Secor Road- # 317.00-1-67.01. This parcel was formerly the site of the Clune lumber mill. The parcel is currently in use by Mr. Escobar as a storage facility. Mr. Escobar would like to expand use to include subletting portions of the structures on the parcel for tradesman-type activities.

A discussion followed. Codes Officer Dan Wilber stated that he believes the original zoning of this parcel as R-3 instead of R-1 in 2001 may be an oversight, as the property was in commercial use at that time as a lumber mill. Vice Chairman Roberto Romano asked if there might have been a "sunset clause" for the original use of this parcel as a lumber mill, so that when that use ceased, the parcel would revert back to residential use. It was noted that the map sketch provided in the Escobar packet was incorrect, as the two abutting lots marked commercial are not commercial in their entirety.

A lengthy discussion followed. Roberto Romano brought up the question of "Spot Zoning." Town Board member Dave Sheldon stated that the parcel in question would abut an R-1 zone on Route 7, so it would be ok. Katie Higgins asked about the possible impact of expanded commercial development on this site on the small, residential parcels across the road. Elizabeth Callahan brought up the question of the impact on community character of a zoning designation change from R-3 to R-1. Codes Officer Dan Wilber stated that changing the lot to an R-1 designation was acceptable to him, and noted that it will require the Town Board to hold a Public Hearing for any proposed zoning change. If a zone change from R-3 to R-1 occurs, any proposed commercial-type uses of the property will still require a Special Use Permit with Site Plan Review through the Planning Board. Vice Chairman Romano asked that we obtain the review of Otsego County Planning Department on this matter, and stated that he would contact them.

OLD BUSINESS: None

COMMUNICATIONS AND PRIVILEGE OF THE FLOOR:

Planning Board Recording Secretary Teresa DeSantis- Request for an Alternate/Trainee for the Position:

Teresa DeSantis has been the Planning Board Recording Secretary since July 2013. She states that she is anticipating a possible time crunch in the future which could impact her free time in which to service this Planning Board. She is asking that the Planning Board now start to think about training one person to serve as backup for vacation and busy times. A discussion followed. Lois Chernin stated that she may be interested, and will contact Town Attorney Beth Westfall about the possibility of this arrangement.

Brief Discussion: Zoning Revisions: Possibility of Merging the R-2 and R-3 Districts:

There was brief discussion tonight about the possibility of merging the R-2 and R-3 zoning districts. There has been a recent change at the NYS level regarding manufactured housing, which states that manufactured housing must be permissible in all zones across all the municipalities in the state. A discussion followed. It was noted that the Planning Board has not been asked by the Town Board to work on this issue.

TRAINING REPORTS: None

HANDOUTS: Teresa DeSantis handed out the Current "Town of Otego Code and Zoning Fee Schedule"(dated 2017) being used by the Town Clerk for Planning Board, Zoning Board and Code Officer Business.

The Meeting was adjourned at 8:56 PM.

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Respectfully Submitted- Teresa DeSantis- Town of Otego PB Recording Secretary