

TOWN OF OTEGO PLANNING BOARD

Minutes of Regular Meeting

July 20, 2021

Planning Board Members Present:	Lois Chernin, Mark Dye, Kathy Leahy, Harry Martin, Lonnie Ridgway
Planning Board Members Absent:	None
Planning Board Member Excused:	None
Planning Board Alternate:	None
Planning Board Recording Secretary:	Colleen Bushnell
Codes Officer - Dan Wilber:	Present
Town Board Liaison - David Sheldon:	Present
Members of the Public:	2

The regular meeting of the Town of Otego Planning Board opened at 7:11 pm.

The minutes from the June 15, 2021 meeting were reviewed by members. No corrections needed.

Motion made by Kathy Leahy, seconded by Lonnie Ridgway to accept the minutes as written.

Vote: Yes: 5 No: 0 Motion Carried.

Reports: David Sheldon states there is nothing to report from the Town Board meeting .

Old Business:

- Lois states Beth Westfall is still reviewing the By-Laws. The Planning Board will review once she has made her recommendations.
- Harry Martin reports the 5"x8" aluminum plaques for the Memorial Trees will cost \$147.00 each. Lois is working at obtaining the correct information to put on the plaques. Harry will order them once he obtains that information.
- Robert Birch addressed his application for the Minor Subdivision on County Highway 8 for tax # 272.00-1-20.01. He spoke with the surveyor and a survey will be completed for the three building lots (lots # 1, 2, &3) in August. The surveyor is unable to complete the survey for the common area (lot #4) until September. Lois spoke with Beth Westfall who stated the Planning Board can approve the application using the boundaries from the historic deed for that area. and the completed survey on just the building lots. Mr. Birch states any access way will be part of the common area (lot #4) and will have a hard surface which will be noted on the survey map. He will attend a Planning Board meeting once the survey is completed to seek approval of this Minor Subdivision.

New Business:

- Robert Birch presented an application for a Boundary Line Adjustment on the Elizabeth Latham estate. The estate is requesting to merge lot #2 (tax # 307.00-1-25.00) consisting of 5.44 acres with lot #1 (tax # 307.00-1-24.00 consisting of 140.8 acres. Lot #2 is landlocked within lot #1. The two lots would be combined for a total of 146.24 acres.

Motion made by Mark Dye, seconded by Lonnie Ridgway to approve the Boundary Line Adjustment of tax #307.00-1-25.00 to merge it with tax #307.00-1-24.00.

Vote: Yes: 5 No: 0 Motion Carried.

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New Business: (continued)

- Mr. Birch then presented an application from the Estate of Elizabeth Latham for a Minor Subdivision of the same property on 283 County Highway 6 with tax #307.00-1-24.00 and 307.00-1-25.00. He is submitting an application to divide this property into four subdivisions.
- Lot # 1 would consist of 96.42 acres, lot #2 of 12.44 acres, lot #3 of 30.96 acres, and lot #4 of 9.3 acres. Each of these lots will have the required road frontage.

Discussion:

- Lot #3 is not considered a Flag Lot as it has more than the required 170 feet of road frontage. There is also an area to build a house and recreational acreage behind it.
- There had been some discussion previously regarding the road frontage on Burdick Hill Road for lot #2. Some believed the road was seasonal. After investigating this it is found the area in question is not seasonal.
- There was much discussion regarding the Zoning Law which states property must have a 4:1 ratio. That requirement is found in the Zoning Law, Section 405. Lots #3 & 4 do not meet this requirement. Mr. Birch will speak with Beth Westfall regarding the possible solutions to this. Lois will also speak with Beth regarding this. If Beth states it must be approved by the ZBA Dan can deny the application and it can go directly to the ZBA.
- Mr. Perry is not in attendance at this meeting. The property map is still incorrect. The Planning Board cannot address his Special Use application until that is corrected.
- Dan and Lois are working on the application worksheet for Special Use Permit. Lois will send Dan what she has completed.

Communications: None

Privilege of the Floor: None

Next regular meeting: August 17, 2021 at 7:00pm.

Motion made by Mark Dye, seconded by Harry Martin to adjourn the meeting.

Vote: Yes: 5 No: 0 Motion carried.

Meeting adjourned at 8:03 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary