

**Minutes**  
**Town of Otego Planning Board**  
**June 18, 2019**  
**PLANNING BOARD**  
**Regular Meeting**

**APPROVED**

**Board Members Present:** Chairwoman Kate Lawrence, Elizabeth Callahan, Mark Dye, Lois Chernin, and Katie Higgins- serving as a voting member.

**Board Member Excused:** Roberto Romano

**In Attendance Tonight:**

**Codes Officer Dan Wilber, Planning Board Recording Secretary Teresa DeSantis**

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**The Regular Planning Board Meeting officially opened at 7:08 PM.**

**REVIEW OF THE MEETING MINUTES FOR THE MAY 21 ST REGULAR MEETING:**

**The unapproved meeting minutes for the May 21, 2019 Planning Board Regular Meeting were reviewed. A Motion was made by Elizabeth Callahan to accept the Minutes as corrected.**

**MOTION to accept the May 21, 2019 Planning Board Regular Meeting Minutes as corrected.**

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

**Voice Vote: YES   5                        NO   0**

**Five in favor, none opposed. Motion carried.**

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

COMMUNICATIONS:

Code Enforcement Officer Dan Wilber stated that Mr. David Clapper wishes to replace two manufactured homes with two stick-built homes, for a total of three homes in R-2 on a pre-existing, non conforming lot. In a similar situation, Howard Bucci on Route 7 has both a stick-built and a manufactured home on a pre-existing, non conforming lot, and wants to replace the manufactured home with a stick built home. Codes Officer Wilber stated that in our Zoning Ordinance, in the R-1 District, one manufactured home and one stick built home are allowable on a single lot. There is nothing in the Zoning Ordinance, however, about replacing a manufactured housing unit with a stick-built home. Dan Wilber feels to replace manufactured housing with a stick-built home is an upgrade, and should be allowed. Mr. Wilber felt that the Zoning Ordinance should have stated a minimum total acreage per home and a seperation distance between homes, instead of minimum lot size.

He asked the Planning Board for its feedback. A discussion followed. Section 806B of the Zoning Ordinance was referred to again, along with a discussion of referral to the ZBA.

In the last meeting, Town Attorney Beth Westfall referred to Section 806 B: "The Zoning Board of Appeals may grant a special use permit to allow a legally existing, non-conforming manufactured home to be replaced by a newer one." Ms. Westfall considers replacing a manufactured home with a stick-built home is a housing upgrade.

Chairwoman Kate Lawrence stated that she would like Dan Wilber to consult with Beth Westfall. Dan Wilber then left the meeting at 7:30 pm.

PRIVILEGE OF THE FLOOR:

Planning Board Recording Secretary Teresa DeSantis brought up an ongoing concern. Her perception is that the Planning Board is "picking the minutes apart" each month. She hopes that the Planning Board can work towards a more streamlined review process. Town Board member and Planning Board Liason Dave Sheldon concurred.

MOTION to adjourn.

Motion by Elizabeth Callahan and Seconded by Lois Chernin.

Voice Vote: YES 5 NO 0

Five in favor, none opposed. Motion carried.

Meeting was adjourned at 7:36 PM.

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