

Minutes

Town of Otego Planning Board

September 19, 2017

REGULAR PLANNING BOARD MEETING

APPROVED

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

ROLL CALL:

Board Members Present: Chairwoman Kate Lawrence, Lois Chernin, Mark Dye, and Katie Higgins (as an acting member.)

Board Members Excused: Elizabeth Callahan, Roberto Romano

In Attendance Tonight: Teresa DeSantis, Planning Board Recording Secretary

In Attendance Tonight: Codes Officer Dan Wilber

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REVIEW OF THE MEETING MINUTES FOR THE AUGUST 15 TH REGULAR MEETING:

**The unapproved meeting minutes for the August 15, 2017 Planning Board Regular Meeting were reviewed. A Motion was made by Lois Chernin to accept the Minutes as amended.**

**MOTION to accept the August 15, 2017 Planning Board Regular Meeting Minutes as amended.**

**Motion by Lois Chernin and seconded by Katie Higgins.**

**Voice Vote: YES   4   NO   0**

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

## NEW BUSINESS:

### Planning Board Budget Request for 2018:

**The Planning Board discussed the budget request before the regular meeting opened. Recording Secretary Teresa DeSantis asked that the line item for salary be increased by \$100 from \$1,500 to \$1,600. The total budget request would remain the same, with \$100 being decreased from the office supplies line item. Planning Board Chairwoman Kate Lawrence stated that she would finish working on the budget request after the meeting.**

## COMMUNICATIONS:

**The Codes Officer Dan Wilber was present at the meeting tonight. At the last meeting, he mentioned that on Secor Road, a person wishes to put in a second dwelling unit on the property. She would like to install a manufactured housing unit to house her aging mother. She would like to tie in with the existing septic system which is currently on the lot which is serving the home already there. Dan denied this building permit due to insufficient lot size and sent the request to the ZBA.**

**In the past month, he met with the landowner, and now she wishes to install a "park model" recreational vehicle on the site to serve as living space for her mother. Mr. Wilber stated that in the Town's zoning law on page 34, it states that residents are allowed to live in a recreational vehicle on their property for 6 months, after which time a building permit needs to be issued. He further stated that there were no guidelines on issuing a permit of this nature. He stated that it would be considered in the category of an operations or a parking permit. Mr. Wilber stated that the RV must stay registered with DMV, and its license plates must remain on while it is parked onsite. (See correction in October 2017 Planning Board Minutes.)**

**There are two lots on the site, and the RV would be parked on the adjoining 70' x 70' lot. She is able to meet setback requirements, but she wants to place the RV forward of the house, in woods on the adjoining lot. She still wants to tie in with the existing house's septic system. Dan Wilber will follow up with the landowner.**

**Codes Officer Dan Wilber also stated that he had received multiple calls from an individual wanting to build an "entertainment center" next to the former Cartown Auto property. The proposed site would be located on fresh fill which is not above the floodplain of the Mill Creek. Mr. Wilber asked him to submit a written proposal to be looked over by the Codes Officer and the Planning Board, as it would most likely require a Special Use Permit.**

**Dan also stated that he owns a UAV-an unmanned aerial vehicle, also known as a "drone". He stated that he was thinking of taking it up from the Town property to take photographs of the nearby cell tower, so we can track changes in the cell tower equipment installed over time.**

**ZBA member Stuart Andersen stated that he has become aware of the possibility that the Pie in the Sky produce stand may wish to change the use of the property to that of a destination wedding center.**

**The topic of memorial trees for former Planning Board members Stephen Butler and Marla Calabro was again discussed. Planning Board members would like the Town to purchase two flowering crab apple trees. The trees can be fenced with chicken wire and mulch around the base of the tree to deter animals. Codes Officer Dan Wilber offered to pick up the trees if they fit in the back of his pickup truck. The trees would be planted to the right side of the Town Hall.**

**This will require the assistance of the Town Highway department for the site preparation. Lois Chernin has spoken to the Highway Superintendent, who stated that digging the holes is not a problem, and that there was adequate drainage on the property for tree growth. Planning Board Chairwoman Kate Lawrence will ask the Town Board to put the cost of the two memorial trees into the 2018 Town Budget, with the line item to be determined.**

**OLD BUSINESS:**

**Planning Board Review of Lot Split and Site Plan Forms:**

**A revision of three forms was completed by Dan Wilber last week, but has not been received and distributed to Planning Board members.**

**The Planning Board will continue its review of the site plan and sketch plan worksheets, and split forms at the next meeting.**

**PRIVILEGE OF THE FLOOR: NONE**

**TRAINING REPORTS: This Fall, Planning Board members hope to attend a Coughlin and Gerhart Planning training down in Binghamton. Mark Dye was asked to check on the timing of this training event.**

**The Meeting was adjourned at 7:33 PM.**

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**Respectfully Submitted-**

**Teresa DeSantis**

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**Town of Otego Planning Board Recording Secretary**