

TOWN OF OTEGO PLANNING BOARD

Public Hearing

January 17, 2023

The Public Hearing opened at 7:05 pm for a Major Subdivision requested by New York Land and Lakes with tax # 307.00-1-29.01. The representative for the company is Robert Lesprence who is in attendance at this Public Hearing. The application is for one parcel of 148 acres to be divided into 12 lots, from 2 to 60 acres each.

Each parcel will have a protective covenant which will prevent single-wides, junk yards, industrial use, etc. There was some discussion regarding zoning versus covenants and what can be enforced. Dan Wilber suggested an overlay for this. Mr. Lesprence provided maps with the covenants for the Planning Board and those in attendance to review.

Diane Carlton is in attendance and commented that if the Planning Board has not completed the SEQR form and made a negative declaration on this a Public Hearing cannot be held. Mr. Lesprence stated the Public Hearing is being held on a preliminary plan.

He provided receipts from certified letters sent to all required adjacent property owners. He states he did not receive any comments from the property owner. Kathy Leahy, an adjacent property owner, spoke with Lois Chernin regarding the following:

1. Where are the edges of the flood plan and do they extend onto any of the lots?
2. She is concerned with standing water from County Highway 7 which settles on lots 10, 11, and 12. It is especially a concern on lot 11. There are no ditches and no way for the water to flow into the creek. She feels something needs to be done to rectify this issue.

Harry Martin commented he remembers water accumulating on some of the area of lots 10, 11, and 12. Mr. Lesprence states a perc test was completed on each of the parcels. The test on those lots drained well.

There were no other concerns in writing or verbally voiced regarding this Major Subdivision.

Motion made by Lonnie Ridgway, seconded by Harry Martin, to declare the Public Hearing closed at 7:15 pm. No discussion.

Vote: Yes: 5 No: 0 Motion Carried.

TOWN OF OTEGO PLANNING BOARD

Minutes of Regular Meeting

January 17, 2023

Planning Board Members Present:	Lois Chernin, Mark Dye, Harry Martin, Lonnie Ridgway
Planning Board Members Absent:	None
Planning Board Member Excused:	Kathy Leahy
Planning Board Alternate Present:	David Sheldon
Planning Board Recording Secretary Present:	Colleen Bushnell
Codes Officer - Dan Wilber:	Present
Town Board Liaison – Jimmy Hamm:	Present
Members of the Public:	6

The regular meeting of the Town of Otego Planning Board opened at 7:15 pm.

The minutes from the December 20, 2022 regular meeting were reviewed by members.

Motion made by Harry Martin, seconded by David Sheldon, to accept the minutes as written. No discussion.

Vote: Yes: 5 No: 0 Motion Carried.

Reports: Jimmy Hamm reports for the Town Board:

- JR Hurlburt states there is brush at the town building for anyone to take.
- Joseph Hurlburt is considering the purchase of an AED for the highway department.

- Ms. Carlton brought to the Town Board a concern that the Zoning Commission meetings are not advertised. The Town Board discussed this being done on the road sign-board and/or on the Town of Otego website.

Annual Meeting:

The Planning Board By-Laws state the Planning Board must have an annual meeting in January of each year to elect officers for the year. The Vice Chairman is the only position to be elected. The Chairman is appointed by the Town Board. The present Vice Chairman is Mark Dye. David Sheldon nominated Mark Dye as be Vice Chairman for 2023. There were no other nominations.

Motion made by David Sheldon, seconded by Lonnie Ridgway, to elect Mark Dye as Vice Chairman for the year 2023. No discussion.

Vote: Yes: 4 No: 0 Mark Dye abstained. Motion Carried.

Old Business:

- The Planning Board discussed the Major Subdivision application by New York Land and Lakes for which the Public Hearing was held.
- There was a question regarding where the flood plain is now. The edge of the flood plain was not changed following the flood in 2006. The primary concern is the water that settles on lot 11.
- The Board reviewed the map and discussed this issue. Dan Wilber states as lot 11 is not in the flood plain he would not be able to deny a building plan even knowing water could be an issue.
- Diane Carlton argued some with Mr. Lesprence regarding this issue. Mr. Lesprence states the Planning Board is who he needs to deal with and they will make the decisions.
- After discussion and review of the map by the Board they agreed New York Land and Lakes must mitigate the water on lot 11 in some manner.
- Mr. Lesprence will contact an engineer to have a mitigation plan drawn up. He will send the plan to Lois as soon as he receives it. He has agreed to suspend the 62-day reporting requirement following the Public Hearing which was held tonight.

Motion made by David Sheldon, seconded by Lonnie Ridgway, to hold any action on this application until New York Land and Lakes provides the Planning Board with a mitigation plan. No discussion.

Vote: Yes: 5 No: 0 Motion Carried.

New Business: None

Communications:

- Harry Martin provided information regarding a Brownfield opportunity zoom on January 31st.
- Brownfield provides grants to towns/villages that request monies to improve neglected properties within the town.
- Lois states this zoom education is not necessary but members can listen in if interested.

Privilege of the Floor: None

Next meeting: February 21, 2023 at 7:00 pm.

Motion made by David Sheldon, seconded by Harry Martin, to adjourn the meeting.

Vote: Yes: 5 No: 0 Motion carried.

Meeting adjourned at 7:48 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary