

TOWN OF OTEGO PLANNING BOARD
Minutes of Regular Meeting
March 21, 2023

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 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:	8

The regular meeting of the Town of Otego Planning Board opened at 7:01 pm.

The minutes from the February 21, 2023 regular meeting were reviewed by members.

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

Vote: Yes: 5 No: 0 Motion Carried.

Reports: Jimmy Hamm reports for the Town Board:

- The AED has been installed in the Town Building beside the display in the hallway. Members of the Planning Board received training in its use.

Old Business:

- Robert Birch is in attendance representing the Latham Minor Subdivision located at 283 County Highway 6 in Otego with tax #307.00-1-24. This action was approved at the December 20, 2022 meeting. The map was not filed in Otsego County within the required 62 days following the action. Mr. Birch is requesting the Planning Board approve a vote to have the chairperson recertify the map.

Motion made by Harry Martin, seconded by Kathy Leahy, to approve the chairperson sign the map again recertifying the action for a Minor Subdivision of the Latham Estate at 283 County Highway 6 in Otego with tax #307.00-1-24 which was previously approved on December 20, 2022. No discussion.

Vote: Yes: 5 No: 0 Motion carried.

- Lois resigned the map recertifying this action.
- Robert Lesperence and Alan Lord are present representing New York Land and Lakes application for a Major Subdivision at 55 County Highway 7 in Otego with tax #307.00-1-29.01. The Board requested the company obtain a mitigation plan for the water concern on proposed Lot 11 at the last monthly meeting.
- Mr. Lesperence provided the Board with an engineer's evaluation of that lot which included a basic mitigation plan that consisted of the construction of a cut-off Swale and Infiltration Basin (shown on the map) to redirect storm flow and drainage away from any proposed structures or development on Lot 11.
- Lois states there is still a concern with water coming over the road at times. Kathy Leahy is concerned that it would still create a problem with water at times. There was much discussion regarding this. Dan states he would not approve dwelling construction based on the mitigation plan presented considering continued water concerns. Mr. Lord states part of the issue is the consideration of buried telephone lines.
- A suggestion was made to combine Lot 11 with another adjacent lot which would solve this issue. If this was done the Board would need no further mitigation plan as the lot would contain enough area to construct a building on it.

Old Business: (continued)

- Dan states a second option is for the company to present an engineer plan with a seal that contains hydraulic calculations of expected waterflow, how much water might enter the lot, where the water will build, and how it will percolate.
- After much discussion of the options Mr. Lesperence states the company will consider their options and return to the April 2023 meeting to discuss a plan. He will present a plan to the Planning Board 10 days prior to the meeting as required.

New Business:

- Joshua Long and Lisa Garza are in attendance regarding a Special Use Permit pre-application meeting. They own property at 3883 State Highway 7 in Otego with tax #308.00-1-50.00 formerly known as "Pie In The Sky". They are requesting a permit to operate a farm brewery, farm market, and food trailer. They plan to produce 50 barrels of beer per year and install a tasting area with seating for the brewery. They would like to use the remaining inside area as a farmer's market. They are also requesting approval for a food trailer on the premise.
- Dan states if the occupancy is less than 99, they would need two handicap accessible exits at ground level. Mr. Long states there are two exits from the front but no exit out the back of the building. Dan states if there are 4 or 5 steps at an exit the occupancy must be less than 50.
- Dan states he will visit the property and discuss the various concerns and requirements with Mr. Long. Dan feels it would be in the best interest of Mr. Long to proceed with the possibility of expansion in the future. They need to discuss occupancy and the requirements regarding that. Dan will set up a meeting with Mr. Long to assess the building and provide them the information needed in making decisions regarding a plan.
- Dan will also provide Mr. Long with the form needed for the food trailer. Mr. Long will complete the forms and forward to Lois 10 days prior to the April meeting as required.
- No action required at this time.

Communications:

- Lois presented information regarding a New York State webinar on March 28, 2023 from 12:00-1:30 pm if anyone is interested in participating.
- Harry Martin provided the secretary with a certification for 1 hour of training for Essential Tools for Effective Public Participation which he completed this month.

Privilege of the Floor: None

Next meeting: April 18, 2023 at 7:00 pm.

Motion made by Harry Martin, seconded by Kathy Leahy, to adjourn the meeting. No discussion.
Vote: Yes: 5 No: 0 Motion carried.

Meeting adjourned at 7:28 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary