

**TOWN OF OTEGO PLANNING BOARD**  
**Minutes of Regular Meeting**  
**March 19, 2024**

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

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The regular meeting of the Town of Otego Planning Board opened at 7:05 pm.

The minutes from the February 20, 2024 regular meeting were reviewed by members.

**Motion made by Harry Martin, seconded by Lonnie Ridgway, to accept the minutes as written.** No discussion.  
**Vote: Yes: 5 No: 0 Motion Carried.**

**Reports:** Jimmy Hamm reported from the Town Board:

- The Town will be replacing the front doors and carpet in the Town Hall.
- John Markison resigned his position on the ZBA. He will be replaced by Brad Walrod.
- JR discussed that Governor Hochul is attempting to take chip money.
- The Town Board approved the new Planning Board fee schedule. Our lawyer rejected the \$100 fee so that fee will be remain as it was previously.

**Old Business:** None

**New Business:**

- Dennis Vroman is present requesting a Special use Permit – Home Occupation for 288 Starr Road in Otego with Tax # 272.00-1-36.21. His property is 12.76 acres. He is requesting an automotive related business in his garage to apply vehicle undercoating.
- Mr. Vroman provided the Board members with a map of his property. Lois reviewed the wetlands on the property and found it will not affect the property business. The wetlands are at the back of the property. The business will be situated at the front of the property.
- Lois explained that as a Home Occupation no Public Hearing is required. A Public Hearing is affected by the number of employees, signs allowed, etc.
- Lois reviewed the application with Dan Wilber and it was determined the application can be considered as a Home Occupation.
- Lois read the questions from the EAF form. This Special Use Permit – Home Occupation results in no adverse environmental impact and can be given a negative declaration. No further SQER action is required.

**Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to declare this a negative declaration under SEQR needing no further action.** No discussion.  
**Vote: Yes: 5 No: 0 Motion Carried.**

**Motion made by Mark Dye, seconded by Kathy Leahy, to accept this application as complete.** No discussion.  
**Vote: Yes: 5 No: 0 Motion Carried.**

**Motion made by Mark Dye, seconded by Kathy Leahy, to approve the Special Use Permit – Home Occupation for a vehicle undercoating business with tax # 272.00-1-36.21 located at 288 Starr Road owned by Dennis Vroman.** No discussion.

**Vote: Yes: 5 No: 0 Motion Carried.**

- A letter of this action will be sent to Mr. Vroman.

**New Business:** (continued)

- Randy Budine and Denise Constable are present requesting a Boundary Line Adjustment for property owned at 955 Flax Island Road in Otego with tax # 296.00-1-12 and 296.00-1-10.01.
- They are requesting to merge the parcel with tax # 296.00-1-12 which is 40' by 50' with parcel having tax # 296.00-1-10.01. As they own both parcels of property it will not affect any adjacent landowners.

**Motion made by Harry Martin, seconded by Lonnie Ridgway, to accept this application as complete.** No discussion.

**Vote: Yes: 5 No: 0 Motion Carried.**

**Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to approve the Boundary Line Adjustment for tax # 296.00-1-12 to merge with tax # 296.00-1-10.01 at 955 Flax Island Road owned by Randy Budine and Denise Constable.** No discussion.

**Vote: Yes: 5 No: 0 Motion Carried.**

- A letter of this action will be sent to Mr. Budine and Denise Constable. A letter of this action will also be sent to Otsego County.
- There was some discussion regarding what is considered affordable housing. It was stated there will be a "Learn at Lunch" training in the future regarding Lake George on this question.
- Lois stated New York State will be offers "Learn at Lunch" training from 12 noon to 1:00 pm and will also put the training on line to view at other times.
- The "Learn at Lunch" training for April will be regarding pollination of plants by insects.

**Privilege of the Floor:** None

Next meeting: April 16, 2024 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 7:50 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary