

TOWN OF OTEGO PLANNING BOARD
Minutes of Regular Meeting
March 18, 2025

Planning Board Members Present:	Lois Chernin, Kathy Leahy, Lonnie Ridgway
Planning Board Members Absent:	None
Planning Board Member Excused:	Mark Dye
Planning Board Alternate Present:	No alternate
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 7:03 pm.

No meeting was held in February 2025 due to weather.

The minutes from the January 21, 2025 regular meeting were reviewed by members.

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to accept the minutes as written. No discussion.
Vote: Yes: 3 No: 0 Motion Carried.

Reports: Jimmy Hamm did not attend the last Town Board meeting. Lois Chernin reported:

- The Town is continuing to determine where the monies will be obtained for repair to the bridge on Secor Road. The Town lawyer is speaking with insurance company of the individual involved in the accident. The engineers have completed their review and it is expected that work will begin sometime in the spring.

Old Business: None

New Business:

- Kevin Eberling is in attendance with a request for a Special Use Permit for property owned by him at 399 County Highway 48 with tax # 325.00-1-8.22. He wishes to add an equipment rental business to a pre-existing business of shed hand trailer sales.
- Parking of the equipment on the property would be the same as the shed sales.
- The change in traffic would be minimal and there would be no change in the hours of operation.
- He would also like to put up a sign for the business.
- There was some discussion regarding signage. The option would be placing signs in two separate locations on his property which would be against zoning.

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to declare the Planning Board of Otego lead agency in the matter of the Special Use Permit for tax # 325.00-1-8.00 made by Kevin Eberling at 399 County Highway 48 in Otego, NY. No discussion.

Vote: Yes: 3 No: 0 Motion Carried.

- Lois read the questions from the EAF form. This Special Use Permit 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: 3 No: 0 Motion Carried.

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to accept this application as complete. No discussion.

Vote: Yes: 3 No: 0 Motion Carried.

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New Business: (continued)

- A Public Hearing is needed for this Special Use Permit. Lois will provide Mr. Eberling with the needed information to notify property owners within 500 feet of his property.
- The Public Hearing will be April 15, 2025 at &7:00 pm prior to the regular meeting on that date.
- Kim Cerar was present regarding an application requesting the installation of a manufactured dwelling at 782 Flax Island Road with tax # 307.00-1-59.00. She is asking to replace a single wide dwelling in poor condition.
- Dan Wilber received a text from Renee Clayton questioning if two dwellings are allowed on the property.
- Dan states there were two homes on the property when it was purchased, however, one is not livable. This is a pre-existing non-conforming property. The services will remain the same with its own septic. They still have to meet road frontage, set-back, etc. They are replacing what is already there but improving the property. Dan will make sure all is up to code.
- Lois states she sees no other concerns regarding this application.
- Ms. Cerar states they will be putting in a new driveway.
- Lois states nothing else is required regarding this request.

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to approve this request to replace an existing dwelling with a new dwelling on property owned by Jack and Kim Cerar located at 782 Flax Island Road in Otego with tax # 307.00-1-59.00. No discussion.

Vote: Yes: 3 No: 0 Motion Carried.

Privilege of the Floor: None

Next meeting: April 15, 2025 at 7:00 pm. **Note: Public Hearing scheduled for 7:00 pm.**

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to adjourn the meeting. No discussion

Vote: Yes: 3 No: 0 Motion carried.

Meeting adjourned at 7:55 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary