

TOWN OF OTEGO PLANNING BOARD

Minutes of Regular Meeting

October 18, 2022

Planning Board Members Present:	Lois Chernin, Mark Dye, Kathy Leahy, Lonnie Ridgway
Planning Board Members Absent:	None
Planning Board Member Excused:	Harry Martin
Planning Board Alternate Present:	David Sheldon - Excused
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 7:05 pm.

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

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to accept the minutes as written.

Vote: Yes: 4 No: 0 Motion Carried.

Reports: Jimmy Hamm reports:

- There was discussion at the Otego Town Board regarding the Latham Subdivision on County Highway 6 and land development of 120 acres on County Highway 7.
- The Zoning Commission is still working on the town Zoning laws.
- Lois states the Planning Board budget for 2023 was accepted.

Old Business:

- Robert Birch is in attendance regarding the Minor Subdivision for the Andrew Latham Estate with tax # 307.00-1-24 on County Highway 6 in Otego. Lois had received the application prior to this meeting to review.
- Mr. Birch submitted a check to Lois for the required fee of \$100. He also submitted a survey map, a list of the six adjoining property owners, and his part of the EAF form.
- The parent parcel of 149.12 acres is to be subdivided into 3 lots. Lot 1 will be 126.98 acres, lot 2 will be 12.7 acres, and lot 3 will be 9.44 acres. Each lot has the required road frontage and ratio.
- Mr. Birch had some discussion regarding a Boundary Line Adjustment completed in July 2021 combining tax #s 307.00-1-25 and 307.00-1-24. This action is not recorded on the maps he acquired from the county or on the surveyor map. Mr. Latham wishes to keep the 5-acre lot with tax # 307.00-1-25. This is a previous non-conforming lot as it has no road frontage.
- As the Boundary Line Adjustment from 2021 has not been recorded by Otsego County, the Planning Board made the decision to consider the parent parcel 144.12 acres. Lot 1 will then be considered 121.98 acres.

Motion made by Lonnie Ridgway, seconded by Mark Dye, to accept this application for a Minor Subdivision of tax # 307.00-1-24 as complete.

Vote: Yes: 4 No: 0 Motion Carried.

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to declare the Planning Board of Otego lead agency in the matter of the Minor Subdivision for tax # 307.00-1-24 owned by the Andrew Latham Estate.

Vote: Yes: 4 No: 0 Motion Carried.

- A Public Hearing will be held on November 15, 2022 at 7:00 pm prior to the regular Planning Board meeting.

New Business:

- Bob L'esprence is in attendance representing New York Land and Lakes Company in Oneonta. The Company is considering a Major Subdivision of property on County Highway 7 and Lower Green Street in Otego. Currently it is one parcel of 139 acres. They would like to subdivide it into 12 lots of 2 to 60 acres each. Mr. L'esprence is seeking information regarding the feasibility of this action. He provided the Planning Board with maps to review the proposal. Each proposed lot is at least 2 acres and has the appropriate road frontage. The Company will be completing soil testing on each lot although this is not required by the Planning Board.
- The Planning Board reviewed the maps provided and there was some discussion regarding the plan. Mr. L'esprence is asking if the Company can move forward on this plan. Lois states with the information provided they should be able to continue with their plan.
- The New York Land and Lakes Company will submit an application for a Major Subdivision once the property has been surveyed. He must attach a long-form EAF to the application with the appropriate information completed. A site plan is not required for this.
- John Escobar, and Frank and Marie Stanley are in attendance to discuss a Special Use Permit on Mr. Escobar's facility at 116 Secor Road in Otego.
- The Stanleys have ordered a food trailer and are seeking information regarding what needs to be done to place it on Mr. Escobar's Otego Storage property.
- There was discussion regarding lighting, parking, water, and sewage which seems to all be in process.
- This property is in Zone 1 which allows food and beverage establishments. It does require a Special Use Permit.
- Dan Wilber suggested Mr. Escobar submit a Special Use Permit which includes tents, etc. so it will encompass other business they may want to include on the property in the future. They will also need to provide a Site Plan.
- Mr. Escobar states he will submit a Site Plan and complete an application with the short-form EAF to the Town Clerk prior to the next Planning Board meeting.

Communications:

- No one received confirmation of the training received on the town computer software in August. The Town Board approved this training as one hour of the requirement. Lois will obtain minutes from that meeting to log in the book.
- Kathy Leahy states she has still not received any correspondence as stated from the computer company from the training.

Privilege of the Floor:

- There was discussion regarding the training Planning Board members have received this year. Lonnie states he has done some training on-line and will obtain written confirmation of that training for the Secretary.

Next meeting: November 15, 2022 at 7:00 pm. **Note: Public Hearing at 7:00 pm with Planning Board meeting to follow.**

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to adjourn the meeting.

Vote: Yes: 4 No: 0 Motion carried.

Meeting adjourned at 8:16 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary