

TOWN OF OTEGO PLANNING BOARD

Public Hearing

May 21, 2024

The Public Hearing opened at 7:16 pm for a Special Use Permit requested by Marijane Camilleri at 207 Bert Washburn Road with tax # 272.00-1-43.00. Representative Kelly Mallette was present for this Public Hearing. The application is for the parcel of land to become a religious retreat. The land will have four buildings: the main dwelling which is the home of Marijane and her sister, a meditation building, a cottage for living space, and a garage with three living quarters above. The property will also hold a greenhouse. The property has 618 feet of road frontage. Mr. Mallette provided Lois with the necessary receipts of notification to the required adjacent property owners. Lois is also in possession of the map of the property and the plan requested.

There was no concerns or discussion offered from the floor. Lois states she had received a telephone call from James Blake who lives in New Jersey regarding the plan. He was content with the proposed use of the property as explained to him by Lois. He questioned the possible noise involved. Lois assured him there would be no problem with noise.

Dennis Fay wrote a letter stating he consents to the use of the property.

A letter was received from Diane Carlton regarding several concerns regarding Section 510 of the town zoning regulations. The concerns will be addressed in the Regular Meeting.

There were no other concerns in writing or verbally voiced regarding this request for a Special Use Permit.

Lois closed the Public Hearing at 7:21 pm.

TOWN OF OTEGO PLANNING BOARD

Minutes of Regular Meeting

May 21, 2024

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:	None
Planning Board Recording Secretary Present:	Colleen Bushnell
Codes Officer - Dan Wilber:	Present
Town Board Liaison – Jimmy Hamm:	Absent
Members of the Public:	4

The regular meeting of the Town of Otego Planning Board opened at 7:22 pm.

The minutes from the April 16, 2024 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: 5 No: 0 Motion Carried.

Reports: Jimmy Hamm reported from the Town Board:

- The flooring will be replaced in the Town Hall court room and hall.
- Otego Creek was stocked with trout.
- Roxanne Hurlburt informed the Town Board that there are more Hometown Hero banners to be placed.
- JR and his crew are in the process of resolving an issue with the Otego Creek behind the Little League Field where it has washed out.

Old Business:

- Kelly Mallette is present representing Marijane Cammilleri. She is requesting a Special Use Permit for a religious retreat with multiple dwellings. The property is located at 207 Bert Washburn Road with tax # 272.00-1-43.00. The parcel is 80+ acres. Four – five acres will hold all of the buildings.
- The retreat will consist of a greenhouse, a 3-car garage with living quarters above, a cottage living space with bathroom and kitchen, and a meditation building. There is also a main dwelling on the property which will be the living quarters for Ms. Cammilleri and her sister.
- Lois discussed the Special Use Permit with the Town of Otego lawyer, Beth. Beth states a Site Plan Review is necessary as well as the Special Use Permit.

Motion made by Mark Dye, seconded by Kathy Leahy, to declare the Planning Board of Otego lead agency in the matter of the Special Use Permit for tax # 272.00-1-43.00 made by Marijane Camilleri at 207 Bert Washburn Road. No discussion.

Vote: Yes: 5 No: 0 Motion Carried.

- Lois read the questions on the EAF short 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 Lonnie Ridgway, seconded by Kathy Leahy, to declare this a negative declaration under SEQR needing no further action with the amendment made by Lois Chernin to #11. No discussion.

Vote: Yes: 5 No: 0 Motion Carried.

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

Vote: Yes: 5 No: 0 Motion Carried.

- The Planning Board reviewed the letter received from Diane Carlton regarding this Special Use Permit. There was much discussion regarding some of the concerns noted
- It was noted the concern regarding the Planning Board approval of an action requires that all future plans be addressed on the application and nothing can be changed. Per Dan Wilber this is not correct. An example is if a property owner is approved for a Special Use Permit and then wishes to expand at a later date, they would need to present the request to the Board. The Board would then need to consider an update for the original Special Use Permit.

Old Business: (continued)

- There was a question regarding if living quarters are permitted above a garage if it is an accessory building. Dan states he will need to research the Zoning Laws. According to code regulations it would need to be erected according to code.
- Another concern is regarding the use of the property as not-for-profit. It was noted the request for the Special Use Permit is for a not-for-profit use. The Town Assessor has informed Lois this would not be a tax-free property as Ms. Camilleri has no religious exemption. She can pursue this if she wishes.
- There was some review of Zoning Law Section 5-10. There was some discussion regarding this. The definition of principal building was discussed. It was decided the Planning Board needs more information on the Site Plan and it needs to be researched.
- As Lois received the letter today and has not had an opportunity to review it, it was Lois' decision for her and Dan to review all concerns and discuss with Beth. Any further questions they have will be placed as needed to Ms. Camilleri. This action will be tabled until the June meeting at which time the concerns in Ms. Carlton's letter will be discussed.
- Lois informed Mr. Mallette the Planning Board needs more information than is provided in the present sketch. Mr. Mallette will speak with Ms. Camilleri and obtain any current survey. He will also contact the Real Property office in Cooperstown to obtain whatever map is needed and provide a more in-depth sketch of the plan.
- Mr. Mallette was provided an application for Site Plan Review as required by the Town of Otego lawyer. The Site Plan Review will be reviewed and discussed at the June meeting. The Planning Board will then make a determination regarding the Special Use Permit. If a variance is needed it will have to be addressed by the ZBA.
- The action on the Special Use Permit is tabled until June 18, 2024.

Privilege of the Floor: None

Next meeting: June 18, 2024 at 7:00 pm.

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

Meeting adjourned at 8:20 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary