

**TOWN OF OTEGO PLANNING BOARD**  
**Minutes of Regular Meeting**  
**June 18, 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>	None
<b>Planning Board Recording Secretary Present:</b>	Colleen Bushnell
<b>Codes Officer - Dan Wilber:</b>	Present
<b>Town Board Liaison – Jimmy Hamm:</b>	Present
<b>Members of the Public:</b>	1

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

The minutes from the May 21, 2024 regular meeting were reviewed by members.

**Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to accept the minutes with correction of Jimmy Hamm present.** No discussion.

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

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

- The carpeting has been replaced in the Town Hall court room and hall.
- The Town Highway Department is seeking drivers.
- Due to the death of Barbara Stanton's spouse the meeting was shortened.

**Old Business:**

- Kelly Mallette is present representing Marijane Cammilleri. She requested 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. As requested by the Village of Otego's lawyer, a Site Plan Review Application was received prior to this meeting.
- Kelly Mallette provided the Planning Board with a map and reviewed the Site Plan.
- Mr. Mallette clarified the plan. There is a main house in which Ms. Cammilleri will reside. There will be a greenhouse, a 3-car garage with quarters above, a meditation building, and a cottage. The Site Plan meets all requirements needed.
- This is a retreat for women and is not associated with any religious group. It is a home for Ms. Cammilleri and women may reside in the house if the need presents itself.
- The quarters above the garage will not include a kitchen. It will have a bathroom. It is not considered a dwelling as there will be no cooking facilities. Residents may use a microwave, coffee pot, etc. but no stove will be installed. It will be considered an auxiliary building.
- The set backs are shown on the map presented by Mr. Mallette and are more than generous. The garage, and main house will have one septic system. The meditation building and cottage will have a separate septic system.
- The plan is for the cottage to be a separate dwelling.

**Old Business: (continued)**

- A question regarding the need to change the EAF as the garage is not considered a dwelling. Per Dan it is not necessary to change.
- Lois has reviewed the Site Plan regulations from 1997 and has found no concerns.
- Lois stated the Site Plan Review is complete.

**Motion made by Kathy Leahy, seconded by Harry Martin, to accept the Site Plan Review as presented 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.**

- There was some discussion regarding the need for a Special Use Permit. It was discussed and the Planning Board has no interest at this time as Ms. Camilleri will simply be housing guests. This is not a commercial venture. As long as any buildings erected meet code regulations there is no need for a Special Use Permit.

**Motion made by Mark Dye, seconded by Kathy Leahy, to declare that the project at 207 Bert Washburn Road with tax # 272.00-1-43.00 does not require a Special Use Permit. No further discussion.**

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

- There was discussion regarding concerns brought by Diane Carlton regarding the above property. All concerns have been addressed.
- The EAF for this property was completed and voted on at the May 2024 meeting.
- Mr. Mallette was made aware that the Planning Board must be involved prior to beginning work on the cottage or meditation building.

**New Business:** None

**Privilege of the Floor:** None

Next meeting: July 16, 2024 at 7:00 pm.

**Motion made by Mark Dye, seconded by Kathy Leahy, to adjourn the meeting. No discussion**

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

Meeting adjourned at 8:15 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary