

TOWN OF OTEGO PLANNING BOARD
Minutes of Regular Meeting
October 21, 2025

Planning Board Members Present:	Lois Chernin, Mark Dye, Kathy Leahy, 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:	Present
Members of the Public:	5

The regular meeting of the Town of Otego Planning Board opened at 7:04 pm.

The minutes from the September 16, 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: 4 No: 0 Motion Carried.

Report: Jimmy Hamm reported on the Town Board meeting:

- OSHA visited the highway department and issued several small violations. One large violation was the fork lift can no longer be used as it is too old. A new one will need to be purchased.
- The new truck should arrive this next Tuesday.

New Business:

- Alfred, Charles, and Cory Wilber are present regarding an application for a Minor Subdivision of the property owned by Alfred Wilber. The property is 59 acres located at 168 Flax Island Road, with tax # 317.00-1-31.01. The request is to create parcel #1 with 11.942 acres and 695' road frontage, parcel #2 with 34.058 acres and 176.5' road frontage, and parcel #3 with 12.563 acres and 175' road frontage.
- The road frontage is on Flax Island Road and meets all requirement.

Motion made by Mark Dye, seconded by Kathy Leahy, to declare the Planning Board of Otego lead agency in the matter of the Minor Subdivision for tax #317.00-1-31.01 made by Alfred Wilber. No discussion.
Vote: Yes: 4 No: 0 Motion Carried.

- Lois read the questions from the EAF form. This Minor Subdivision 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. No discussion.
Vote: Yes: 4 No: 0 Motion Carried.

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to accept this application as complete. No discussion.
Vote: Yes: 4 No: 0 Motion Carried.

- This action requires a Public Hearing which will be held on November 18, 2025 prior to the regular Planning Board meeting.
- The parties involved were informed of the need to send certified letters to all property owners within 500' of the property boundary. The proof of this will need to be presented prior to any action by the Planning Board.
- Lois will forward a form letter to Charles regarding the above. She will also let them know if Otsego County will require a mylar map.
- Lois explained the need to take this action to Cooperstown within 62 days of approval.

New Business: (continued)

- Dennis O'Hara is present regarding an application for a Simple Lot Split of property held by Briar Creek Partners, LLC with tax # 316.00-1-23.01 at 264 County Highway 5. This is a 300-acre parcel to be split into 2 parcels of approximately 100 and 200 acres.
- The road frontage for both parcels is within the zoning requirement.
- It is the process of being surveyed and when that is complete Mr. O'Hara will have the exact acreage.
- Since the property is held by Briar Creek Partners, LLC, the Planning Board requires a signature for Mr. O'Hara's brother prior to approval of this request.
- The Planning Board approved this application contingent on Lois receiving the required signature. At that time she will sign the approval.
- Lonnie Ridgway recused himself from this action as he has performed work for the LLC.

Motion made by Kathy Leahy, seconded by Mark Dye, to accept this application as complete. No discussion.
Vote: Yes: 3 No: 0 Motion Carried.

Motion made by Mark Dye, seconded by Kathy Leahy, to approve the Simple Lot Split of the 300-acre parcel with tax # 316.00-1-23.01 located at 264 County Highway 5 in Otego into two (2) parcels, parcel #1 to be 100-acres and parcel #2 to be 200-acres as requested by Briar Creek Partners, LLC contingent on Lois Chernin receiving the legal signature of Kevin O'Hara. No discussion.
Vote: Yes: 3 No: 0 Motion Carried.

- A letter of this action will be sent to Briar Creek Partners, LLC and the county.
- Lois informed Mr. O'Hara of the need to take this action to Cooperstown within 62 days.

Old Business:

- Lois states that Joshua Feyerabend has agreed to act as an alternate for the Planning Board once the Town Board approves it at the next meeting.

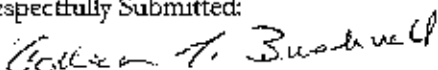
Privilege of the Floor: None

Next meeting: November 18, 2025 at 7:00 pm. **Note: Public Hearing prior to regular meeting.**

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to adjourn the meeting. No discussion
Vote: Yes: 4 No: 0 Motion carried.

Meeting adjourned at 7:50 pm.

Respectfully Submitted:


Colleen Bushnell, Secretary