

TOWN OF OTEGO PLANNING BOARD

Public Hearing November 18, 2025

The Public Hearing opened at 7:03 pm for a Minor Subdivision requested by Alfred and Dorothy Wilber. The property is about 59 acres located at 168 Flax Island Road in Otego, New York with tax # 317.00-1-31.01. The application is to make a total of 3 parcels from the one. Parcel one of 12 acres, parcel 2 of 12 acres, and the remaining parcel of 34.05 acres.

Discussion:

- A question was raised regarding the right of way for the Village of Otego to the water tower and the maintenance of that roadway. It was noted the Wilbers have provided maintenance for the right of way for many years. Mr. & Mrs. Wilber's sons stated they would continue to provide maintenance. However, if they are unable or unwilling to do that the Village has the responsibility to provide it.
- Another question was raised regarding why a Public Hearing was necessary. It was explained that New York State law requires it be done.
- A question was raised regarding how the property was to be subdivided. The map was shown and explained. It was also explained that this subdivision should not impact any of the adjoining property.
- Other adjoining land owners were present for information only and had no questions.

There was no further concerns or discussion offered from the floor and no written concerns were received.

Lois was provided the receipts from the adjoining property owners.

Motion made by Mark Dye, seconded by Kathy Leahy, to close this Public Hearing. No discussion.

Vote: Yes: 5 No: 0 Motion Carried.

Lois closed the Public Hearing at 7:19 pm.

TOWN OF OTEGO PLANNING BOARD

Minutes of Regular Meeting November 18, 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:	Joshua Feyerabend
Planning Board Recording Secretary Present:	Colleen Bushnell
Codes Officer - Dan Wilber:	Excused
Town Board Liaison - Jimmy Hamm:	Excused
Members of the Public:	10

The regular meeting of the Town of Otego Planning Board opened at 7:19 pm.

The minutes from the October 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: 5 No: 0 Motion Carried.

Report: Lois reported on the Town Board meeting:

- The new truck arrived. It is black and white. The labeling will be done as soon as possible.
- OSHA condemned the fork lift so it is unusable now. A new fork lift is \$35,000. JR is researching a new or used one.
- All other concerns from OSHA are being addressed.

Town of Otsego Planning Board
Minutes of Regular Meeting
November 18, 2025

Old Business:

Motion made by Mark Dye, seconded by Kathy Leahy, to approve the Minor Subdivision for property owned by Alfred and Dorothy Wilber at 168 Flax Island Road with tax # 317.00-1-31.01 to become 3 parcels of 12 acres, 12 acres, and 34.05 acres from the original parcel of 58.05 acres. No discussion.

Vote: Yes: 5 No: 0 Motion Carried.

- A letter will be sent to Alfred and Dorothy Wilber and Otsego County regarding this action.
- Lois will check with Otsego County to determine if a naylor map is required.
- They were notified of the need to notify the county within 62 days of this action.

- Lois informed the Planning Board regarding the letters for the O'Hara property from last month's action. The action was contingent on her receiving a legal signature from the other party. She did receive the signature and sent the required letters.

- The only future business at this time may be the request regarding the development of a campground by Dan Monti. The project is still in process.
- Mr. Monti is planning on 12-14 cabin type units. Four units will have 2 bedrooms, and the others will only have 1 bedroom.
- He is hoping to begin construction in 2026.
- Lois explained to him the requirements for a completed application.

- Training required for the Planning Board was discussed. To date the secretary has received no proof of training for the year from the Planning Board. Lois states the required four hours need to be completed before January 1, 2026.

New Business: None

Privilege of the Floor: None

Next meeting: December 16, 2025 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 800 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary