

TOWN OF OTEGO PLANNING BOARD

Minutes of Regular Meeting

January 20, 2026

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| 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: | Excused |
| Town Board Liaison – Jimmy Hamm: | Present |
| Members of the Public: | 2 |

The regular meeting of the Town of Otego Planning Board opened at 7:08 pm.

The minutes from the December 16, 2025 regular meeting were reviewed by members.

Motion made by Mark Dye, seconded by Kathy Leahy, to accept the minutes as written. No discussion.

Vote: Yes: 4 No: 0 Motion Carried.

Report: Jimmy Hamm reported on the Town Board meeting:

- The pad out back for the building for a generator is in process.
- Joseph Groves and David Clapper came to the Town Board meeting to discuss a problem with the village swimming pool. The village is trying to determine a plan of action – demolish the kiddie pool or repair the problem. There are grants that may be available to help with this.

Old Business:

- Lois states the project for Mr. Monti is still in process. A request was sent to the DEC regarding wetlands. He received a response in December which stated based on the parcels there are no wetlands. No wetlands permit is required.
- Mr. Monti is still working with an engineer on the project and is planning to move forward in the future.

New Business:

- Lois requested information received from training taken by the Board members:
- Mark Dye provided information from his training regarding Child Care as a Land Use, Regulating Controversial Uses, Regulating Short-term Rentals, and A Faster and Better Comprehensive Plan.
- A majority of the training he received was more applicable to urban areas and did not apply as much to our rural area.
- He provided some information on regulating renewable power:
- Some townships regulate how much can be used. If under 20 kw there are no regulations. If over 600 kw or under 600 kw there was only information for two townships that addressed it.
- It is not anything we need to address. The town does need to make sure when any renewable power is put in there is a contingency for removal.
- That training addressed constitutional limitations, i.e., 1st, 2nd, 4th, 5th, and 14th amendments.
- Lonnie discussed some of his training: Accessory Dwelling Units – garage, etc. into apartment. NYS is encouraging auxiliary housing.
- Catskill Energy is discussing the watershed for Westchester County and filtering the water. They are considering solar power at all reservoirs.

New Business: (continued)

- Lois states wind power costs ten times more than natural gas and solar power is seven times more expensive.
- Training on Regulating Controversial Land Use – The Planning Board can address with Special Use Permits.
- The Planning Board must treat all developers equally and fairly as this will bring more developers to the area. The Chamber of Commerce is helpful when dealing with any developer.
- Kathy took training on Short Term Rentals which was very informative.
- Per Lois – The Zoning Regulations are still with the lawyers. Lois and the lawyers have discussed concerns. They are still working on the regulations. When complete the Planning Board will review them.
- The Secretary received certifications for training from Lois and Mark. Lonnie and Kathy will provide at next meeting.

Privilege of the Floor: None

Next meeting: February 19, 2026 at 7:00 pm.

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

Meeting adjourned at 7:56 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary