

TOWN OF OTEGO PLANNING BOARD

Minutes of Regular Meeting

June 17, 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:	Excused
Town Board Liaison – Jimmy Hamm:	Present
Members of the Public:	6

The regular meeting of the Town of Otego Planning Board opened at 7:15 pm.

The minutes from the May 20, 2025 regular meeting were reviewed by members.

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

Vote: Yes: 4 No: 0 Motion Carried.

Report: Jimmy Hamm was not at the last Town Board meeting. Lois Chernin reported:

- The bridge on Secor Road is now open for traffic.
- The Town Highway Department has been waiting for a new truck for three years. The Town Board is considering cancelling the order.
- The Town continues to seek members for the Town Planning Board.

Old Business:

- The Zoning Commission has been reviewing and revising the Town Zoning Regulations for some time. They met with the lawyer to review the changes to the regulations. Afterward the regulations will be submitted to the Town Board for approval

New Business:

- Darryl Novak is present requesting a Simple Lot Split for property located at 993 County Highway 7 in Otego with tax # 285.0-1-7.02. The property has a five (5) acre parcel on one side of the highway and a three (3) acres parcel on the other side of the highway. He is requesting the parcel of eight (8) acres be split into two (2) separate parcels as divided by the county highway 7. This will provide two different tax numbers.

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

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to approve the Simple Lot Split of the eight (8) acre parcel with tax # 285.00-1-7.02 located at 993 County Highway 7 in Otego into two (2) parcels as divided by the highway, parcel #1 to be 5-acres and parcel #2 to be 3-acres as requested by Darryl Novak. No discussion.

Vote: Yes: 4 No: 0 Motion Carried.

- A letter of this action will be sent to Mr. Novak and the county.

New Business: (continued)

- Mr. Novak was informed of the requirement to go to Cooperstown regarding this action with 62 days. The county will assign new tax #s as needed.
- Melissa Rosenbush Hamm is present requesting a Simple Lot Split for an 11-acre parcel located at 1197 County Highway 7 in Otego with a current tax # of 285.00-1-14.01. Her request is to split the property into two (2) parcels each 5.5 acres both with the required road frontage. This will provide two different tax numbers.
- The 11-acre parcel contains a home at this time and they are requesting the Simple Lot Split as they wish to construct another home on the second parcel.

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

Motion made by Kathy Leahy, seconded by Lonnie Ridgway, to approve the Simple Lot Split of the 11-acre parcel with tax # 285.00-1-14.01 located at 1197 County Highway 7 in Otego as requested by Melissa Rosenbush Hamm making two (2) parcels of 5½ acres. No discussion.
Vote: Yes: 4 No: 0 Motion Carried.

- A letter of this action will be sent to Ms. Hamm and the county.
- Ms. Hamm was informed of the requirement to go to Cooperstown regarding this action within 62 days. The county will assign new tax #s as needed.
- Brad and Noel Feik are present requesting a Simple Lot Split for a 1½-acre parcel located at 3937 and 3943 State Highway 7 in Otego with a current tax # of 308.00-1-33.00. They are requesting to make a split of the Cross Roads Motel and their home.
- Lonnie Ridgway is recusing himself from this action as he has done an appraisal of the property in the past.

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

- There was some discussion regarding the Town of Otego zoning regulations as follows:
- In Article IV-Design Standards, Section 4.2-Lot Size, Layout, and Monumentation, A-Conformance with Zoning Ordinance Law, #1 and #3 it states, “All newly created subdivisions shall meet the zoning requirements of the town” and “If a new lot is created, the new parcel, as well as the parent parcel, shall conform with the town’s zoning regulations in all aspects. Creation of the new parcel shall be subject to this law.”
- In Article VIII-Nonconforming Uses, Structures and Lots, Section 801-Intent it states, “It is the intent of this Article to permit nonconforming lots, structures, and uses to continue until they are removed, but not to encourage their survival.
- In Section 804-Nonconforming Lots, C-Subdivision, it states “A nonconforming lot may be subdivided if every part of such lot is purchased by the owners of adjoining properties to increase the dimensions of such adjoining properties. Otherwise, the dimensions of a nonconforming lot may not be reduced.
- Due to the above the Town Planning Board cannot grant this request.

New Business: (continued)

Motion made by Mark Dye, seconded by Kathy Leahy, to decline approval for the Simple Lot Split of the 1 ½ acre parcel with tax # 308.00-1-33.00 located at 3937 and 3943 State Highway 7 in the town of Otego, Cross Roads Motel, and the home of Brad and Noel Feik as requested by Brad and Noel Feik.

No discussion. **Vote: Yes: 3 No: 0 Motion Carried.**

- A letter of the denial of this action will be sent to Mr. and Mrs. Feik as well as the Zoning Regulations quoted above.
- Mr. and Mrs. Feik were informed their next step in this action is to contact the Zoning Board of Appeals by contacting Dan Wilbur.

Privilege of the Floor:

Lois reminded the Planning Board members of the Learning at Lunch training available on the internet from New York State. There will be one available on June 24, 2025 regarding “Building Health for Infrastructures”. There is also a one-day conference available on July 11th. If interested please contact Lois.

Next meeting: July 15, 2025 at 7:00 pm.

Motion made by Lonnie Ridgway, seconded by Kathy Leahy, to adjourn the meeting. No discussion

Vote: Yes: 4 No: 0 Motion carried.

Meeting adjourned at 7:45 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary