

TOWN OF OTEGO PLANNING BOARD
Minutes of Regular Meeting
July 15, 2025

Planning Board Members Present:	Lois Chernin, Mark Dye, Lonnie Ridgway
Planning Board Members Absent:	None
Planning Board Member Excused:	Kathy Leahy
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:	1

The regular meeting of the Town of Otego Planning Board opened at 7:07 pm.

The minutes from the June 17, 2025 regular meeting were reviewed by members.

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

Vote: Yes: No: 0 Motion Carried.

Report: Jimmy Hamm reported on the Town Board meeting:

- JR Hurlburt is working with a concern regarding the Otego Creek eroding the area at the Little League Field. He is waiting for the DEC and NYS to approve work. Nothing can be started until they have approval from both entities.
- The Town is working on a grant for a generator.
- There was some discussion regarding taxes being collected by the County rather than the town. There have been 5 or 6 individual townships considering this. No decision made at this time.

Old Business: None

New Business:

- Dan Monti is present to obtain information regarding the possibility of developing a “Campground at Bunnell Mills”. This is a 100-acre parcel on County Highway 7 with tax # 285.00-1-8.02.
- He would like to build 12-16 cabins for the persons attending baseball camps in the area. He is considering building less cabins depending on finances, etc.
- A soil test is in the process so a plan can be devised.
- Mr. Monti will also be working with ARC. It would also be a baseball camp and work place development for developmentally challenged clients. The camp would provide training in housekeeping and other essential tasks. It would include staffing and community involvement.
- Dan Wilbur related concerns to Lois including:
 1. the need for an engineer of record,
 2. the need to be proposals for septic and water approved by NYS Health Department
 3. a site plan prepared by professionals addressing the distances of water, septic, and electric
 4. the plan must go through the Department of Health and the county for approval.
- Mr. Monti states he has been in contact with people in Cooperstown regarding suggestions for baseball camps and has obtained information.

New Business: (continued)

- Major concerns discussed:
 1. The Department of Health and the necessary professionals must approve and sign off on any plans.
 2. Needs to be a caretaker on site when Mr. Monti not there.
 3. May need a holding cistern or pond for water in case of fire.
 4. Driveways and roads will need to be discussed with the Otego Highway Department. There must be durable road surface with access to each cabin and access for emergency vehicles. There must also be a turn-around area for emergency vehicles. Mr. Monti stated he has been in contact with the County Highway Department regarding this.
 5. Electricity will be in-ground with service to each cabin.
 6. Will this be seasonal only? There should not be persons living in the cabins year-round.
- Mr. Monti stated a perc test will be done within a month.
- There will probably be on occupancy until the summer of 2027.
- Mr. Monti stated he has considered the possibility of use for hunters and wedding venue.
- Jimmy Hamm gave him the contact number for the Town Highway Supervisor.
- Mr. Monti was made aware of all above concerns. He was informed of the need for a Special Use Permit when all plans and approvals are complete.
- This was a conceptual discussion. The DEC, Highway Department, NYS DOH, etc. must be consulted before the Planning Board can act on this proposal.
- Mr. Monti answered all concerns. Lois stated it sounds like a possible plan and will await the first plans and approvals.

Privilege of the Floor: None

Next meeting: August 19, 2025 at 7:00 pm.

Motion made by Lonnie Ridgway, seconded by Mark Dye, to adjourn the meeting. No discussion
Vote: Yes: 3 No: 0 Motion carried.

Meeting adjourned at 8:25 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary