

# **TOWN OF OTEGO PLANNING BOARD**

## **Minutes of Regular Meeting**

**August 19, 2025**

<b>Planning Board Members Present:</b>	Lois Chernin, Mark Dye, Kathy Leahy
<b>Planning Board Members Absent:</b>	None
<b>Planning Board Member Excused:</b>	Lonnie Ridgway
<b>Planning Board Alternate Present:</b>	None
<b>Planning Board Recording Secretary Present:</b>	Colleen Bushnell
<b>Codes Officer - Dan Wilber:</b>	Present
<b>Town Board Liaison - Jimmy Hamm:</b>	Excused
<b>Members of the Public:</b>	4

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The regular meeting of the Town of Otego Planning Board opened at 7:02 pm.

The minutes from the July 15, 2025 regular meeting were reviewed by members.

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

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

**Report:** There was no report from the Town Board meeting.

### **Old Business:**

- Deanna Feyerabend is present regarding two actions approved by the Planning Board on May 20, 2025.
- Ms. Feyerabend's lawyer requested more time to complete his work so the actions will not be received by Otsego County within the 62-day period. Ms. Feyerabend is requesting a recertification of these actions.
- Action 1: The Planning Board approved a Boundary Line Adjustment to combine two parcels with tax # 307.00-1-18.00 and tax # 307.00-1-23.05 located at 592 Flax Island Road in Otego.
- Action 2: The Planning Board approved a Simple Lot Split of the above combined parcel with tax # 307.00-1-18.00 located at 592 Flax Island Road in Otego making one parcel of 72 acres and one parcel of 20 acres.
- A letter approving these actions was sent to Ms. Feyerabend and to Otsego County.

**Motion made by Lois Chernin, seconded by Kathy Leahy, to recertify the actions as approved on May 20, 2025. No discussion.**

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

- A letter regarding this recertification will be sent to Ms. Feyerabend.

### **New Business:**

- Mr. and Mrs. Rick Brockway are present to discuss information regarding short term rentals in Otsego County. The Planning Board is requesting this information so as to be prepared for any future applications regarding short term rentals.
- Mr. Brockway states there are thousands of tourists that come to rent for baseball camps spending money in our local communities. This tourism is expanding quickly and our communities must have ways to deal with the influx. It is one of the largest money makers in this area.

**New Business: (continued)**

- There are many local and state regulations regarding short term rentals. It is not always an easy process to provide rentals to tourists. Completing the necessary requirements can be quite daunting. One of the differences is in the number of rentals a person owns and the requirements for residential versus commercial. If one owns five or more rentals it becomes commercial which has much more stringent inspections. However, that would not affect the Planning Board actions.
- Dan Wilbur discussed the difference in inspections for cabins versus RN type rentals. He is researching this.
- Dan spoke with Mr. Monti regarding his plans as discussed at the July 15, 2025 Planning Board meeting. He made sure Mr. Monti understood the rentals must be made to families and not just children.
- Mr. Monti stated to Dan that his plan is to place RV type units which are built to standard. Dan is questioning the inspection of those units. Dan is waiting for Mr. Monti to provide him with information regarding this.
- There was much discussion regarding whether or not the existing zoning would allow campgrounds. It was determined that they are allowed in R-2 and R-3 with a Special Use Permit according to the existing zoning.
- It was noted that due to the many NYS and DOH regulations a campground becomes a very involved issue.
- New York State now mandates Air B&Bs must register with NYS and pay taxes for that income.
- Fire inspections are done annually and that sets the number of occupants allowed in any one unit.
- There was discussion regarding possible limitations put on a Special Use Permit such as noise, hours, months of use, required fencing, etc. Dan states the Planning Board can make any stipulations that are reasonable. Those stipulations will need to be enforced.
- The Planning Board can approve a certain number of rentals. If that number is increased the Board can make further stipulations.
- Lois states one stipulation that must be addressed is having someone in the area to deal with the rentals if the owner does not live on site.
- The consensus of the Planning Board is that it will be some time before Mr. Monti will be prepared to begin rentals and the Board will all be seeking information pertaining to the regulations that pertain to them.

**Privilege of the Floor:** None

Next meeting: September 16, 2025 at 7:00 pm.

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

Meeting adjourned at 8:00 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary