

TOWN OF OTEGO PLANNING BOARD  
Minutes of Regular Meeting  
April 21, 2026

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, Absent
Planning Board Recording Secretary Present:	Colleen Bushnell
Codes Officer - Dan Wilber:	Present
Town Board Liaison – Jimmy Hamm:	Present
Members of the Public:	3

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The regular meeting of the Town of Otego Planning Board opened at 7:05 pm.

The minutes from the March 17, 2026 regular meeting were reviewed by members.

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

Vote: Yes: 4 No: 0 Motion Carried.

Reports: Jimmy Hamm reports for the Town Board:

- The Town Board met with Rich Haven from the Otego Food Pantry. They are continuing to research what is necessary to use the Town Hall basement.
- The Fire Department will hold their annual barbeque on May 15th.
- There will be a tire day on May 9th.
- The Fire Department is going to do a controlled burn on a home on State Route 7.

Old Business:

- There is no new information on the Monti project.
- The owner of property on State Route 7 has ignored the Stop Work order issued by Dan Wilber regarding placing fill on wetlands. Lois will speak with the Town lawyer and report the response to Dan regarding this issue.

New Business:

- Michael Dunphy and Carl Leidig are present regarding an application for a Boundary Line Adjustment. A parcel at 315 Wheaton Creek Road in Otego of 6.52 acres with tax # 316.00-1-32.02 is owned by Mr. Dunphy. A parcel at 251 Wheaton Creek Road in Otego of 41.53 acres with tax # 316.00-1-32.01 is owned by Mr. Leidig.
- Mr. Leidig is requesting a change of the boundary line to add 12.87 acres to the property owned by Mr. Dunphy. This will increase the property owned by Mr. Dunphy to 19.39 acres and reduce the property owned by Mr. Leidig to 28.66 acres.

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New Business: (continued)

Motion made by Mark Dye, seconded by Kathy Leahy, to approve the application for a Boundary Line Adjustment moving 12.87 acres from 251 Wheaton Creek Road with tax # 316.00-1-32.01 to 315 Wheaton Creek Road with tax # 316.00-1-32.02. No discussion.

Vote: Yes: 4 No: 0 Motion carried.

Motion made by Mark Dye, seconded by Kathy Leahy, to approve the chairperson signature of the map when it is received. No discussion.

Vote: Yes: 4 No: 0 Motion carried.

- The parties involved were made aware this action needs to be reported to Otsego County within 62 days.
- A letter regarding this action will be sent to Otsego County, Mr. Dunphy, and Mr. Leidig.
  
- Dan Wilber presented a request regarding the possible purchase of property on Wheaton Creek Road with tax # 316.00-1-3.22. The buyer would like to improve the lot and sell. The survey states the parcel is 2.0 acres, the County GIS states 1.9 acres. Otego Zoning regulations state it must be 2.0 acres. The interested party is asking if the purchase would be within the regulations prior to buying.
- Lois states the parcel was subdivided in 2014 and approval was given by the Planning Board. Lois will discuss this with the Town lawyer and report back to Dan.

Communications: None

Privilege of the Floor: None

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

Motion made by Lonnie Ridgway, seconded by Kathy Leahy, to adjourn the meeting.

Vote: Yes: 4 No: 0 Motion carried.

Meeting adjourned at 7:54 pm.

Respectfully Submitted:

Colleen Bushnell, Secretary