

## **TOWN OF BUTTERNUTS PLANNING BOARD**

### **APPROVED: January 13, 2026 (subject to change)**

Members: Greg Favinger, Katherine Fiduccia, Patti Hammond, Keith Klingman, Barbara Lilley and John Sheldon

**ROLL CALL:** all present

**REGULAR MEETING:** call to order –

**-Motion to approve December 2025 minutes made by Katherine Fiduccia and seconded by John Sheldon. Motion passed.**

### **CORRESPONDENCE and REPORT**

- Jacki Stonier – county code
- Received Clevis Acquisitions TWO LLC subdivision map filings on Jan. 4, 2026.
- 46 certificates of training for planning – total of 46 hours

### **OLD BUSINESS:**

### **NEW BUSINESS:**

- Site Plan Review: James Amalfitano, 133 Pitsley Road, Tax Map#252.-1-5.02 want to build 12’x 55’ small dwelling. **NO SHOW**
- Site Plan Review: Timothy and Katelyn Gordon, 453 Musson Erwin Rd., Tax Map#268.00-1-14.06 want to build a 24’ x 24’, 2 bay equipment shed ( prefab unit from Catskill She, Sidney ) for mower, tools for land improvement. **ON HOLD**
- Site Plan Review: Dennis E. Lauchman, 156 Coye Brook Rd., Tax Map# 269.00-1-3.04 wants to place a 12’ x 32’ shed on west side of the garage. Motion to approve SP1.26 made by Barbara Lilley and seconded by John Sheldon. Motion passed.
- Sub Division: Ryan and Jacob Marshall, Taylor Rd., Tax Map# 284.00-2-3.00 want to divide the deed. Motion to categorize as a Minor SubDivision was made by Greg Favinger and seconded by Katherine Fiduccia. Motion passed. SEQR review completed. Motion to declare a negative declaration was made by Greg Favinger and

seconded by Patti Hammond. Motion passed. Chair opened the public hearing at 7:41. Motion made by Katherine Fiduccia and seconded by John Sheldon to close the public hearing at 7:43. Motion passed. A deed description was presented and received. Motion made by Greg Favinger and seconded by Patti Hammond to approve MI1.26. Motion passed. Payment was received.

Other Business:

- Site Plan Review application must be presented by the applicant/representative to Otsego County Code.
- Workshop January 22, 2026 - “Nuts and Bolts of SEQR”
- Town of Pittsfield requested a copy/draft of Town of Butternuts SubDivision Regulations.
- Concern expressed about short term rental properties

ADJOURN MEETING: Motion made by Katherine Fiduccia and seconded by Greg Favinger to adjourn at 9:00. Motion passed.

NEXT MEETING: February 10, 2026