

Town of Otsego Zoning Board of Appeals (ZBA)

Minutes – January 3, 2023

(Will be approved with any necessary amendments at the next meeting)

REGULAR MEETING

A special Town of Otsego Zoning Board of Appeals (ZBA) meeting was held on this date at the Town Office Building in Fly Creek, NY (the November meeting was cancelled due to inclement weather, and the December meeting was cancelled due to lack of a voting quorum). Chairman Greg Crowell called the meeting to order at 7:02 PM and led the Pledge of Allegiance.

Roll call was taken by clerk Bill Deane. Board members present were Crowell, Sal Furnari, and Tony Scalici. With John Dewey (vice-chairman), Corinne Armstrong, and alternate member Mary Anne Whelan absent, alternate members John Tedesco and Dean Robinson joined the meeting table. Also present was Town Zoning Enforcement Officer Wylie Phillips.

Chairman Crowell asked whether any Board members had an ethical or legal conflict with tonight's application. No one reported any conflict.

The Board reviewed the minutes of October 18, 2022, e-mailed to the members. Chairman Crowell moved to approve them as written. Robinson seconded the motion and it was approved, 5-0.

There was no correspondence received since the last meeting. The Board moved on to the application.

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APPLICATION

22.11 – Brian Pyle (Barb Monroe) – Area variances, replacement of home within 100 feet of Otsego Lake in RA1 district (revised plan) – 6830 State Highway 80 (#69.44-1-36.00)

Applicant Brian Pyle and representative Barb Monroe were present. They submitted a new site plan (dated 12/19/22), as requested during the October 18, 2022 meeting. Zoning Enforcement Officer Phillips said the application fee had been paid.

The Board examined the new plans. They determined that the proposed construction would need a 13-foot variance on the south side, a 20'10" variance on the east or Lake side, and a variance from *Land Use Law* 4.04, which prohibits new construction within 100 feet of Otsego Lake. In answer to questions, Pyle said he would be using the current septic system, and the building height would be 31'6". He gave members permission to visit the property.

Chairman Crowell moved to deem the application complete and schedule a public hearing for January 17. Tony Scalici seconded the motion and it was approved, 5-0. Clerk Bill Deane advised Pyle that, if the ZBA granted the variances on that date, he could next go before the Planning Board on February 7. That Board may waive their public hearing based on the ZBA hearing result.

OTHER BUSINESS

Zoning Enforcement Officer Phillips said he had nothing new to report. The Board discussed 2023 personnel. Greg Crowell (Chairman), John Dewey (2023-27 member), John Tedesco (alternate member #2), and Bill Deane (Clerk) are up for reappointment. Crowell said he had spoken to Town Supervisor Ben Bauer, who said they would make 2023 appointments at their

January 11 meeting, effective retroactively to January 1. Tony Scalici moved to recommend that the Town Board reappoint each of the aforementioned four people to their respective positions. Dean Robinson seconded the motion and it was approved, 5-0. The ZBA can appoint its Vice-Chairman following the Town Board's appointments.

With no further business, at 7:13 Chairman Crowell moved to adjourn the meeting. Dean Robinson seconded the motion and it was approved, 5-0.

Respectfully submitted,
Bill Deane, Clerk