

Town of Otsego Zoning Board of Appeals

Minutes (Unapproved) – January 15, 2019

PUBLIC HEARING

18.08 – Scott Curtis (Jon McManus) – Area variance, garage with breezeway in H-R district – 215 County Highway 26 (#130.15-2-7.00)

Chairman Greg Crowell opened the Curtis public hearing at 7:03 PM, and asked if anyone from the public had questions or comments about the application.

Neighbor John Finch said he was there to see what was going on, but did not know enough about the application to ask questions or make comments. Representative Jon McManus invited him to look at the site plan and other documents, and ask questions during the “application” portion of the meeting if he desired. At that time, Finch expressed concerns about visibility for motorists, particularly neighbor Louise Wayman. After seeing and hearing the details of the project, Finch said that he didn’t think there would be a problem with it. Crowell closed the hearing at 7:17.

REGULAR MEETING

The monthly Town of Otsego Zoning Board of Appeals (ZBA) meeting was held on this date at the Town Office Building in Fly Creek, NY. Chairman Greg Crowell called the meeting to order at 7:04 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, Dean Robinson, and John Dewey. John Tedesco (Vice-Chairman) and alternate member Tony Scalici were absent. According to Town Supervisor Meg Kiernan, the Town Board is interviewing people on January 25 for the vacancies left by Christopher Voulo and Bill Michaels (alternate). Secretary Bill Deane reminded the Board that, with only three members present, a unanimous vote would be needed to pass any motion.

Chairman Crowell asked if anyone had a potential conflict with tonight’s applicants. No one reported any conflict.

The Board reviewed the minutes of December 18, 2018, e-mailed to the members. Dewey moved to approve them as written. Chairman Crowell seconded the motion and it was approved, 3-0.

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

APPLICATION

18.08 – Scott Curtis (Jon McManus) – Area variance, garage with breezeway in H-R district – 215 County Highway 26 (#130.15-2-7.00)

Applicant Scott Curtis wants to build a one-car garage attached by a four-foot breezeway to his existing residence. Secretary Bill Deane read aloud from the minutes of December 18, 2018 relevant to the application.

Representative Jon McManus submitted a revised site plan, dated “12/3/18 – REV. 12-27-18.” He said that the height of the building had been raised by four feet, and that it would not be in the County right-of-way. McManus said there may yet be changes to the proposed garage, but no change to the footprint or variance request. The Board determined that, based on the revised site plan, the garage would necessitate a nine-foot variance on the east side.

With input from the other members, John Dewey moved to approve the requested variance. Dewey said that no undesirable change will be produced in the character of the neighborhood nor detriment to nearby properties; that the benefit sought cannot be achieved by any other feasible method; that the requested variance is not substantial; that the proposed area variance will have no adverse effect or impact on the physical or environmental conditions in the neighborhood, as the project is not in the County right-of-way, and the proposed removal of trees will actually improve visibility; and that, although the alleged difficulty is self-created, it will produce an improvement in the property.

Dean Robinson seconded the motion and it was approved, 3-0.

OTHER BUSINESS

Zoning Enforcement Officer Ed Hobbie said he had no ZBA news to report, but discussed some cases involving the Planning Board.

The Board discussed the 2019 Vice-Chairman position, under the assumption that the Town Board will reappoint Greg Crowell as Chairman. Dean Robinson moved to reappoint John Tedesco as Vice-Chairman. John Dewey seconded the motion and it was approved, 3-0.

Robinson signed the forms for Cooperstown High School students in attendance. With no further business, at 7:28 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary