

Town of Otsego Zoning Board of Appeals
Minutes – January 19, 2016

PUBLIC HEARING

15.09 – Brian Reagan (Susan Snell) – Area variances, addition of vestibule and porch to existing residence – 156 Browdy Mountain Road (#84.08-1-15.00)

Chairman Greg Crowell opened the Reagan public hearing at 7:08 and noted that no one from the public was present. He read aloud a January 5 letter from neighbors Bill and Brenda Michaels, offering support of the project. Crowell closed the public hearing and said he would reopen it if anyone showed up. He did so at 7:11, when neighbors Joan Hopkins, Kathy Allen, and Ali Visco arrived, asking about the proposed project. Chairman Crowell invited them up to see the plans and explained why a variance was needed, after which the three neighbors expressed their “OK” with the project. Crowell closed the hearing at 7:16.

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 7:09 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell (reappointed to a new five-year term expiring 12/31/20, and also reappointed as Chairman), John Tedesco, and newly-appointed members Dean Robinson (promoted from alternate member, replacing Meg Kiernan, with term expiring 12/31/16) and Tony Scalici (replacing Mike Pelcer, with term expiring 12/31/17; Pelcer was changed to first alternate member). Christopher Voulo, Pelcer, and newly-appointed second alternate member Bruce Miller were absent. Chairman Crowell noted that Robinson had not yet been sworn in, thus could not vote.

Other than the letter read during the public hearing, the only correspondence received since the last meeting was the January/February 2016 issue of *Talk of the Towns & Topics*; copies were distributed.

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

The Board reviewed the minutes of December 15, 2015, e-mailed to the members. Tedesco moved to approve the minutes as written. Chairman Crowell seconded the motion and it was approved, 3-0.

The Board moved on to the application.

APPLICATION

15.09 – Brian Reagan (Susan Snell) – Area variances, addition of vestibule and porch to existing residence – 156 Browdy Mountain Road (#84.08-1-15.00)

Applicant Brian Reagan was present, along with architect/representative Susan Snell. Bill Deane read aloud from the minutes of December 15, 2015 relevant to the application. The Board re-examined the application packets submitted at that time, and asked questions.

Tony Scalici noted that the project would have no visible impact to the neighborhood. He and Chairman Crowell expressed concerns about erosion control due to the steep slope.

After discussion, and with some input from Chairman Crowell, John Tedesco moved to approve the variance requested (a 22-foot variance on the west side), conditional on appropriate erosion control precautions. Tedesco said there would be no undesirable change produced in the character of the neighborhood nor detriment to nearby properties created; the benefit sought by the applicant cannot be achieved by any better method; the requested area variance is not substantial; the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and, while the alleged difficulty is self-created, the existing building is already within the setback.

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

OTHER BUSINESS

Bill Deane explained that Zoning Enforcement Officer Tavis Austin had resigned effective 12/31/15, thus there was no ZEO report. Deane said that the Town had scheduled interviews with two applicants for the position.

The consensus of the Board was to hold off on selecting a Vice-Chairman until a more full Board was present.

John Tedesco, Tony Scalici, and Dean Robinson said they probably could not make the next scheduled meeting on February 16. Deane said he would wait to see if there were any agenda items in time for the February 2 deadline, then poll the members to see if a date change was advisable.

With no further business, at 7:28 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary