

# Town of Otsego Zoning Board of Appeals

Minutes – January 20, 2015

## 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 (there were no meetings in October-December, 2014, due to no agenda items). Chairman Greg Crowell called the meeting to order at 7:01 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Christopher Voulo, Meg Kiernan, and John Tedesco, appointed by the Town Board to replace Sam Hoskins, whose term expired and who did not seek reappointment. Michael Pelcer and alternate member Nicholas Weir were absent. Zoning Enforcement Officer Tavis Austin was also present.

The Board reviewed the minutes of September 16, 2014, e-mailed to the members. Kiernan moved to approve them as written. Voulo seconded the motion and it was approved, 3-0, with Tedesco abstaining because he was not on the Board at that time.

The only correspondence received since the last meeting was the November/December 2014 issue of *Talk of the Towns & Topics*, copies of which were distributed. The Board moved on to the applications.

## APPLICATIONS

### **15.01 – Addison “Peter” Bissell – Area variance, existing art studio building within side-yard setback – 6515 State Highway 80 (#84.12-1-6.00)**

Cheryl Bissell Phillips represented her brother, Addison “Peter” Bissell (authorization letter filed). Zoning Enforcement Officer Tavis Austin gave a history of the property and various legal issues which have arisen. Phillips said she agreed with the description.

Brothers Boyd and Addison Bissell own adjoining lots which have been used as a single property, more than 100 feet from but within 500 feet of Otsego Lake. There was a small building called an “art studio” on the property line. At some point, the building was either moved to, or razed and rebuilt on, Addison’s side of the property line. The building is now only 9.6 feet from Addison’s southern property line, thus needs a variance of 20.4 feet.

The Board examined the application and site plan. Phillips gave permission for members to visit the site, but asked that they call her first.

Chairman Crowell moved to deem the application complete and schedule a public hearing for February 17. Christopher Voulo seconded the motion and it was approved, 4-0.

### **15.02 – Boyd Bissell – Area variance, existing deck within 500 feet of Otsego Lake – 6505 State Highway 80 (#84.12-1-7.00)**

Cheryl Bissell Phillips represented her brother, Boyd Bissell (authorization letter filed). Zoning Enforcement Officer Tavis Austin gave a history of the property and various legal issues which have arisen. Phillips said she agreed with the description.

Brothers Boyd and Addison Bissell own adjoining lots which have been used as a single property, more than 100 feet from but within 500 feet of Otsego Lake. There was a deck on Boyd's property which was removed and replaced with a slightly larger (by about two feet) deck, with grading done on the land nearby. Austin issued a "stop-work" order, because the work was being done in violation of the Town's *Land Use Law*. Because the deck is only 0.2 feet from the southeast property line, Boyd needs a variance of 29.8 feet before going to the Planning Board for site plan review.

The Board examined the application and site plan. Phillips gave permission for members to visit the site, but asked that they call her first.

Chairman Crowell moved to deem the application complete and schedule a public hearing for February 17. Christopher Voulo seconded the motion and it was approved, 4-0.

### **OTHER BUSINESS**

The Board discussed its Vice-Chairman position, previously held by Sam Hoskins. Chairman Crowell moved to appoint Meg Kiernan as Vice-Chairman for 2015. Christopher Voulo seconded the motion and it was approved, 3-0, with Kiernan abstaining.

Chairman Crowell discussed training for ZBA members. Each member is required to complete at least four hours of training each year. Crowell suggested some on-line as well as physical training opportunities.

Secretary Bill Deane said he was updating the ZBA directory, and asked for any new information. He will e-mail or give copies of the revised directory to the members.

Christopher Voulo said he would not be able to attend the February 17 meeting. Chairman Crowell said that Michael Pelcer would not be there, either, and Pelcer is seeking to be replaced on the Board due to his work commitments. The Board discussed replacing Pelcer and also adding a second alternate member. The Planning Board has three alternate members; perhaps one of them could be transferred to the ZBA. Bill Michaels has also expressed interest in rejoining the ZBA.

With no further business, at 7:52 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary