

## **Town of Otsego Zoning Board of Appeals**

Minutes – January 21, 2020

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

### **PUBLIC HEARING**

#### **19.09 – Michael Quinn – Area variances, replacement of camp within 100 feet of Canadarago Lake – 202 Bibik Road (#52.11-1-29.02)**

Chairman Greg Crowell opened the Quinn public hearing at 7:10 PM, noted that no one from the public was present, and closed the hearing.

### **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 7:11 PM and led the Pledge of Allegiance.

The Town Board recently appointed two new full-fledged ZBA members. Mary Anne Whelan, formerly an alternate member, was appointed through 2024 to replace John Tedesco, whose term expired and who did not seek reappointment. Sal Furnari was appointed through 2023 to replace Wally Melnichenko, who abandoned his position. The Town Board is seeking a new alternate member, and neglected to appoint a 2020 ZBA chairman.

Roll call was taken by Secretary Bill Deane. All regular Board members were present: Crowell, Dean Robinson, John Dewey, Furnari, and Whelan. Alternate member Tony Scalici was absent.

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 17, 2019, e-mailed to the members. Robinson moved to approve them as written. Whelan 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.

### **APPLICATION**

#### **19.09 – Michael Quinn – Area variances, replacement of camp within 100 feet of Canadarago Lake – 202 Bibik Road (#52.11-1-29.02)**

Secretary Bill Deane read aloud from the December 17, 2019 minutes relevant to the Quinn application. Applicant Michael Quinn said that he had measured the height of the existing camp at 15'8".

Chairman Crowell reviewed the criteria (from *Land Use Law* Section 9.03 (2)) for granting area variances. He said that, during a site visit, he had counted seven other two-story camps on Bibik Road, and determined that nobody's view of the Lake would be obscured by Quinn's proposed project. Other members offered input.

John Dewey moved to approve the variances sought: a 14-foot variance on the northeast side, and a variance from *Land Use Law* 4.04, which prohibits construction within 100 feet of the Lake. Dewey said that the benefit sought cannot be achieved by any other feasible method; that no undesirable change will be produced in the character of the neighborhood, nor detriment to nearby properties; that the requested variance is not substantial, as it does not encroach on the setback any more than the existing camp; that the project will have no adverse

effect or impact on the physical or environmental conditions of the neighborhood; and that, though the alleged difficulty is self-created, it produces an improvement in the property.

Dean Robinson seconded the motion and it was approved, 5-0. Deane said that Quinn would receive a formal resolution of approval, and that he would put him on the February 4 Planning Board agenda.

**OTHER BUSINESS**

Ed Hobbie said he had no Zoning Enforcement Officer report.

Chairman Crowell said the Board would appoint its 2020 vice-chairman (replacing John Tedesco) at the next meeting.

With no further business, at 7:27 Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary