

Town of Otsego Zoning Board of Appeals

Minutes – February 17, 2021

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

REGULAR MEETING

The monthly Town of Otsego Zoning Board of Appeals (ZBA) meeting was held on this date (rescheduled from the previous day due to inclement weather) at the Town Office Building in Fly Creek, NY. Chairman Greg Crowell called the meeting to order at 7:06 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, John Dewey (vice-chairman), Dean Robinson, and Mary Anne Whelan. Sal Furnari, and alternate members Tony Scalici and Corinne Armstrong were absent. Town Supervisor Meg Kiernan was also present.

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

The Board reviewed the minutes of January 19, 2021, e-mailed to the members. Chairman Crowell noted that the minutes had been corrected before they were posted on the Town web-site. Whelan moved to approve the minutes as written. Dewey seconded the motion and it was approved, 4-0.

Deane distributed copies of the 2021 ZBA directory. There was no other correspondence received since the last meeting. The Board moved on to applications.

APPLICATIONS

20.08 – Leatherstocking Association Common Area/Vince Pyle (Chad Whitbeck) – Area variances, stairway & deck within 100 feet of Otsego Lake in RA1 district – 162 Browdy Mountain Road (#84.08-1-29.00)

Clerk Bill Deane read aloud from the ZBA minutes of January 19 relevant to the Leatherstocking application. Representative Chad Whitbeck was present. He said he had e-mailed documentation to Zoning Enforcement Officer Jess Lanza, but Lanza was not present, nor was the documentation.

Chairman Crowell advised Whitbeck to submit the following at the next meeting: Something showing his ownership/authority to represent the Association; a list of neighbors within 200 feet of the property lines, along with deed-owners of the Common Area, and their mailing addresses; and setback measurements to determine the variances being requested. Whitbeck said he would return to the March 16 meeting.

21.02 – Bruce Kramer & Laura Kilty (Jackson Dubois/Redpoint Builders) – Area variance, construction of garage in RA1 district – 242 Johnston Road (#98.00-1-78.00)

Jackson Dubois of Redpoint Builders said he was representing applicants Bruce Kramer and Laura Kilty (Kilty also attended via Zoom). They want to build a garage on their vacant property. Dubois said there were only two neighbors within 200 feet of the property lines, both listed on the application.

The Board examined the application documents and determined that, accounting for the roof overhang, Kramer and Kilty would need a 16-foot variance on the west (Johnston Road) side. The desired location accounts for geothermal heating, a well, and a rock outcropping.

Chairman Crowell moved to deem the application complete and schedule a public hearing for March 16. Dean Robinson seconded the motion and it was approved, 4-0.

OTHER BUSINESS

Jess Lanza was absent, and there was no Zoning Enforcement Officer report. He had alerted the Board about a new application for the March 16 meeting: Constantine Gavalas (represented by Jon McManus and/or Joe Galati) for upgrading of a restaurant in the Hamlet Business district at 6208 State Highway 28, Fly Creek.

With no further business, at 7:26 Crowell adjourned the meeting.

Respectfully submitted,

Bill Deane, Secretary