

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

Minutes (Unapproved) – February 20, 2018

## **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 7:01 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, John Tedesco, Dean Robinson, and John Dewey (newly-appointed for 2018-22 to replace Tony Scalici, whose term expired). Christopher Voulo and alternate members Scalici and Bill Michaels were absent.

The Board reviewed the minutes of December 19, 2017, e-mailed to the members. Robinson moved to approve them as written. Dewey seconded the motion and it was approved, 4-0.

The only correspondence received since the last meeting was a December 21, 2017 e-mail from Karen Sullivan, withdrawing the Otsego County Solid Waste application, and asking that the public hearing be cancelled. Thus, there was no ZBA meeting in January, 2018.

Chairman Crowell asked if anyone had a potential conflict with any of tonight's applicants. No one reported any conflict. The Board moved on to the application.

## **APPLICATION**

### **18.01 – Arthur Calhoun – Area variance, addition to existing residence – 45 Linden Avenue (#131.00-1-24.00)**

Applicant Arthur Calhoun was present, and submitted an application package. The site plan indicates that he wants to build a 20x32' addition to his existing home; the addition would be 22 feet from the center of Linden Avenue, and 11 feet from the side-yard boundary on the north side, adjoining the Cooperstown Central School property.

After checking the Town map, Zoning Enforcement Officer Ed Hobbie said that the property is in the GB-1 district. Per *Land Use Law* Section 2.06, the minimum front-yard setback in that district is "20 feet from the State right-of-way," and the minimum side-yard setback is "25 feet from residential and agricultural properties and 10 feet from commercial properties." The consensus of the Board was that closest description of the school property is commercial, and that the proposed addition would cause no change to the character of the neighborhood.

Dean Robinson moved to deem that the Cooperstown Central School property be considered commercial, thus that no variance would be required for the proposed project. John Tedesco seconded the motion and it was approved, 4-0.

## **OTHER BUSINESS**

The Board discussed the Vice-Chairman position, previously held by Tony Scalici, who is now an alternate member. Chairman Crowell moved to appoint John Tedesco as Vice-Chairman for 2018. Dean Robinson seconded the motion and it was approved, 3-0, with Tedesco recusing himself.

Zoning Enforcement Officer Ed Hobbie said he had no report.

With no further business, at 7:18 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary