

Town of Otsego Zoning Board of Appeals
Minutes – March 15, 2016

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, Christopher Voulo, Tony Scalici, John Tedesco, and Dean Robinson. Second alternate member Bruce Miller and Zoning Enforcement Officer Barb Monroe were also present. First alternate member Michael Pelcer was absent.

The Board reviewed the minutes of January 19, e-mailed to the members. Voulo moved to approve them as written. Robinson seconded the motion and it was approved, 5-0.

Chairman Crowell asked if anyone had a potential conflict with tonight's applicant. Robinson disclosed that he works with the applicant, but said he did not feel that would influence his objectivity.

The only correspondence was a 2016 ZBA directory, prepared by Deane and distributed to the members.

The Board moved on to the application.

APPLICATION

16.01 – Peter & Anouk Van der Riet (Teresa Drurup, Altonview Architects) – Area variances, indoor tennis facility – Linden Avenue (#131.00-1-16.01 & -16.02)

Applicant Peter Van der Riet was present, along with architect Teresa Drurup. They had gone before the Planning Board on March 1, but that Board advised them they would need variances from the ZBA first. Secretary Deane read aloud from the minutes (not yet approved) of that meeting.

Van der Riet added more information about the application. He wants to build an indoor tennis facility, containing three courts for schoolchildren and other youths, on the land where the Cooperstown Little League field was proposed a few years ago. The facility would straddle two lots in the RA2 district, owned by the Clark Foundation and Cooperstown Central School (CCS), respectively, with the Village of Cooperstown having permanent easements. The Van der Riets submitted a site map/plan and brochure for the proposed facility, and letters of permission/representation from the Village and CCS. Secretary Deane asked if they had a similar letter from the Clarks. Drurup said they did not, but have been advised that the Village's easement trumps the Clarks' permission.

The Board examined the documents. Christopher Voulo noted that the land is on a former dump site, presenting potential safety concerns. Drurup said that the Village had spent thousands of dollars to remediate any issues on the site, and noted that the proposed project is completely indoors. Van der Riet said he is well aware of the situation, and if the land were not safe, he would not want to build on it, as health is his primary concern. Deane asked if there would be any roof appendages higher than 46 feet; Van der Riet said there would not.

After discussion, the Board determined that the Van der Riets would need the following variances: a 35-foot rear-yard setback variance on the south, on the CCS lot (#131.00-1-16.02); a 60-foot front-yard setback variance on the north, on the Clark lot (#131.00-1-16.01); and a six-foot height variance on both lots.

Voulo moved to deem the application complete and schedule a public hearing for April 19. Dean Robinson seconded the motion and it was approved, 5-0.

OTHER BUSINESS

Zoning Enforcement Officer Monroe said she had no written report, but would start preparing monthly reports in April. Tony Scalici asked if she had any questions of the Board. Monroe asked some procedural questions, which were answered.

The Board discussed the ZBA Vice-Chairman position. Christopher Voulo moved to nominate Scalici for the position, and John Tedesco seconded the motion. Chairman Crowell asked Scalici if he would be willing to serve in that role. Scalici said he would, as long as someone could drive him to the meetings in Crowell's absence. The members assured him that would be no problem and passed the motion, 5-0, with Scalici abstaining and alternate Bruce Miller voting in his stead.

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

Respectfully submitted,
Bill Deane, Secretary