

Town of Otsego Zoning Board of Appeals

Minutes (Unapproved) – March 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 7:09 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, John Tedesco, and Dean Robinson. With Christopher Voulo, John Dewey, and second alternate member and Bill Michaels absent, first alternate member Tony Scalici joined the meeting table.

The Board reviewed the minutes of February 20, 2018, e-mailed to the members. Robinson moved to approve them as written. Tedesco seconded the motion and it was approved, 4-0.

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

Deane passed out copies of the 2018 ZBA Directory. There was no other correspondence received since the last meeting. The Board moved on to the application.

APPLICATION

18.02 – Robert Milnikiewicz – Area variance, addition to existing residence – [983 County Highway 26](#) (#98.00-1-7.00)

Jeb Rosenberger, a draftsman for Simple Integrity, said he was representing applicant Robert Milnikiewicz. He had no letter of representation, and said he had never even met Milnikiewicz; nor did he have a completed ZBA application. The Board gave him time to begin filling one out.

Rosenberger said Milnikiewicz wants to remove a 6x18' front porch, replacing it with a 12x18' porch. Zoning Enforcement Officer Ed Hobbie said the property is in the hamlet residential district, whose front-yard setback requirement is 60 feet from the center of the road. It was unclear from the documents how far the proposed porch would be from the road or whether a variance would even be needed; after the meeting, Hobbie determined that the porch would be 43'6" from the center of the road, requiring a 16½-foot variance on the east.

Board members reviewed the criteria for variances in Section 9.03 of the *Land Use Law*. They agreed that the applicant needed to provide the following: a completed application form, citing the rationale for the variance request; a letter from the applicant, giving Simple Integrity permission to represent him; a sketched site plan, locating the building, septic system, and well, and giving accurate distances to the property lines; and a list of neighbors (with addresses) within 200 feet of the property lines.

Dean Robinson moved to deem the application complete, contingent on the aforementioned documents to be provided by April 3, and to schedule a public hearing for April 17. Tony Scalici seconded the motion and it was approved, 4-0.

OTHER BUSINESS

Zoning Enforcement Officer Hobbie said he had no formal report, but discussed some situations of interest.

With no further business, at 7:47 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary