

Town of Otsego Zoning Board of Appeals
Minutes (Unapproved) – April 17, 2018

PUBLIC HEARING

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

Chairman Greg Crowell opened the Milnikiewicz public hearing at 7:03 PM, and noted that no one from the public was present. He 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 7:04 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. All regular Board members were present: Crowell, John Tedesco (Vice-Chairman), Christopher Voulo, John Dewey, and Dean Robinson. Alternate members Tony Scalici and Bill Michaels were 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 March 20, 2018, e-mailed to the members. Tedesco moved to approve them as written. Voulo seconded the motion and it was approved, 5-0.

Chairman Crowell noted the latest edition of *Talk of the Towns & Topics*, on a table in the back of the room. 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)

Secretary Bill Deane read aloud the minutes of the March 20 meeting relevant to the Milnikiewicz application. All requested documents were received in time to schedule the public hearing. Simple Integrity representatives Jeb Rosenberger and Josh Edmonds were present.

Milnikiewicz wants to remove a 6x18' front porch, replacing it with an enclosed 12x18' porch. The porch would be 43'6" from the center of the road, requiring a 16½-foot variance on the east side. John Dewey and Christopher Voulo, who missed the previous meeting, asked questions which the

representatives answered. Chairman Crowell noted that neighboring buildings were at least as close to the road as the proposed addition, therefore it is in keeping with the neighborhood. He also said he didn't see any other feasible method to achieve the desired effect.

Edmonds said there would be two 11-inch steps to the porch, the lower one extending beyond the roof overhang. The Board discussed adding one foot to the variance request to include the steps.

Voulo moved to approve a 17½-foot variance on the east side. With input from Dean Robinson, Voulo said that no undesirable change will be produced in the character of the neighborhood; that there is no other feasible method to achieve the benefit sought; that the requested variance is not substantial in comparison to the existing footprint; that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and that, though the alleged difficulty is self-created, the benefits outweigh any detriments. Dewey seconded the motion and it was approved, 5-0.

OTHER BUSINESS

Zoning Enforcement Officer Ed Hobbie distributed copies of his report, and explained various projects listed on it, including potential future ZBA applications.

With no further business, at 7:23 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary