

Town of Otsego Zoning Board of Appeals

Minutes – April 20, 2010

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 7:03 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Bill Kitchen, Sam Hoskins, and Ed Hobbie. Tony Scalici (Vice-Chairman) was absent. Zoning Enforcement Officer Hank Schecher was also present.

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

The Board reviewed the ZBA minutes of February 16, 2010, mailed to the members. Hobbie moved to approve them as written. Hoskins seconded the motion and it was approved, 4-0.

Copies of correspondence were distributed: the March/April 2010 issue of *Talk of the Towns&Topics*, and an e-mail from Terry Bliss of Otsego County, regarding training sessions to be held in Cooperstown on April 21, April 28, and May 5.

The Board moved on to applications.

APPLICATIONS

10.02 – Robert Jalbert – Area variances, replacement of existing house within 100 feet of Canadarago Lake – 2259 County Highway 22 (#38.16-2-5.00)

Applicant Robert Jalbert explained his proposal to raze an existing house located within 100 feet of Canadarago Lake, and replace it with a new one. The new house will have the same-sized footprint, but have one fewer story, and be farther away from the Lake and the property lines. It will also have an upgraded septic system. Because it is within 30 feet of the side property boundaries, the new house will require variances of one foot on the north side, and three feet on the south side, in addition to a variance from *Land Use Law* 4.04, prohibiting building within 100 feet of Canadarago Lake.

The Board examined the application and supporting documents. Jalbert amended his application to reflect the variances sought.

Sam Hoskins moved to deem the application complete and schedule a public hearing for May 18. Ed Hobbie seconded the motion and it was approved, 4-0.

Bill Deane explained the Planning Board process to Jalbert. He asked to start that process in May to work concurrently with the ZBA.

10.03 – Douglas Cannon – Area variances, expansion of existing house within 500 feet of Otsego Lake – 6723 State Highway 80 (#69.68-1-10.00)

This was brought up by Zoning Enforcement Officer Schecher as an item of other business. Douglas Cannon has submitted a site plan application for an addition to an existing camp within 500 feet of Otsego Lake. The current building is within the 30-foot setbacks; though the expansion will not decrease the distances to the property boundaries, it will be within those setbacks. Schecher wasn't sure if Cannon would need variances from the ZBA. The consensus of the Board was that he would need variances.

The Board examined the site plan application package, and agreed that it was complete for their purposes, except for an actual ZBA application. Sam Hoskins moved to schedule a public hearing for May 18, contingent upon a completed ZBA application being received by May 4. Ed Hobbie seconded the motion and it was approved, 4-0. Schecher will contact the applicant.

With no further business, at 7:38 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary