

Town of Otsego Zoning Board of Appeals
Minutes – May 17, 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, Tony Scalici (Vice-Chairman), Christopher Voulo, and Dean Robinson. With John Tedesco and first alternate member Michael Pelcer absent, second alternate member Bruce Miller joined the meeting table. Zoning Enforcement Officer Barb Monroe 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 minutes of April 19, e-mailed to the members. Voulo moved to approve them as written. Scalici seconded the motion and it was approved, 5-0.

There was no correspondence received since the last meeting. The Board moved on to applications.

APPLICATIONS

16.03 – Tom Bouton (Jon McManus) – Area variance, lot size (boundary line adjustment to increase parking for Fly Creek General Store) – 6216 State Highway 28, Fly Creek (#114.05-1-13.00 & -14.00).

Applicant Tom Bouton was present, along with representative Jon McManus. Bouton owns the Fly Creek General Store (tax map #114.05-1-14.00), and a house next-door at 6216 State Highway 28 (tax map #114.05-1-13.00). Both are on pre-existing, non-conforming lots, less than the required one-acre lot-size for the hamlet business district: the store's lot is .244 acres, and the house's is .388 acres. Bouton wants to do a lot line adjustment to make the store lot bigger (.297 acres) and allow for more parking. This would decrease the house lot size to .335 acres. Chairman Crowell said that he would need variances from *Land Use Laws* 2.05 (minimum lot size) and 1.04 ("Non-conformities of lots... may not be increased").

Bouton gave a history of the properties. McManus submitted an application and an April 12 site map showing the proposed boundary line adjustment. The Board examined the documents. Chairman Crowell had McManus make an amendment to the application.

McManus said that the house lot currently has only 72 feet of road frontage, but that it would be increased to the required 75 feet by the new boundary line. He acknowledged that a survey would be needed, but Bouton wants to wait until the application is approved.

Christopher Voulo moved to deem the application complete, contingent on a list of neighbors within 200 feet of the property (received May 19), and to schedule a public hearing for June 21. Dean Robinson seconded the motion and it was approved, 5-0.

OTHER BUSINESS

Zoning Enforcement Officer Monroe distributed copies of her May report (filed). She also discussed an application from Richard & Michelle Eastman, which she said would be on next month's ZBA agenda. The Board briefly discussed it. Chairman Crowell advised Monroe on what the ZBA expects in a completed application.

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

Respectfully submitted,
Bill Deane, Secretary