

# **Town of Otsego Zoning Board of Appeals**

## **Minutes – May 18, 2010**

### **PUBLIC HEARINGS**

#### **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)**

Chairman Greg Crowell opened the Jalbert public hearing at 7:04 PM, and asked if anyone from the public had comments or questions. No one responded. Crowell closed the hearing at 7:13 PM.

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

Chairman Greg Crowell opened the Cannon public hearing at 7:04 PM, and asked if anyone from the public had comments or questions. No one responded. Secretary Bill Deane noted that two pieces of correspondence in support of the application had been received and filed: an April 28 letter from C. Norman Winter, and a May 12 e-mail from Joe Galati. Crowell closed the hearing at 7:13 PM.

### **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 7:06 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Tony Scalici (Vice-Chairman), Bill Kitchen, and Ed Hobbie. Sam Hoskins 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 April 20, 2010, mailed to the members. After an aborted motion to approve, Chairman Crowell noted that, under the Cannon application, it should clarify that a variance was needed due to the increase of non-conformity. Crowell moved to approve the minutes as amended. Bill Kitchen seconded the motion and it was approved, 4-0.

Copies of correspondence were distributed:

- The May/June 2010 issue of *Talk of the Towns&Topics*.
- The Spring 2010 issue of the New York Planning Federation's *Planning News*.
- A flier from the Catskill Center for Conservation and Development, regarding a training opportunity.
- Letters from Lorman Education Services, advertising a program, "Administration and Enforcement of Wetlands in New York," to be held at East Syracuse on July 13.

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)**

The Board briefly reviewed applicant Robert Jalbert's proposal to raze an existing house located within 100 feet of Canadarago Lake, and replace it with a new one.

Tony Scalici moved to approve the variances sought: 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. Scalici said there would be no adverse effect on the neighborhood, as the replacement building will have the same-sized footprint, with an increased distance from the Lake and the side property boundaries; that Jalbert would be upgrading the septic system and effecting an overall improvement to the property. Ed Hobbie seconded the motion and it was approved, 4-0.

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

Builder Tim Horvath submitted a letter authorizing him to represent applicant Douglas Cannon, who plans an addition to an existing camp within 500 feet of Otsego Lake. The addition of a 100-square-foot bathroom will require a 15-foot variance on the south side.

Tony Scalici moved to approve the variance sought. Scalici said that there would be no adverse effect on the neighborhood; that there is no other feasible way to achieve the desired effect; that the increase to the building size is minimal; and that the project represents an overall improvement. Chairman Crowell seconded the motion and it was approved, 4-0.

With no further business, at 7:21 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary