

Town of Otsego Zoning Board of Appeals

Minutes – June 15, 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 7:05 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Tony Scalici (Vice-Chairman), and Bill Kitchen. Ed Hobbie and Sam Hoskins were 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 May 18, 2010, mailed to the members. Kitchen moved to approve the minutes as written. Scalici seconded the motion and it was approved, 3-0.

Copies of correspondence were passed around:

- A June 10 e-mail from Town Supervisor Meg Kiernan, advising the ZBA that Christopher Voulo had been appointed as an alternate Board member, to serve in case of absence of or conflict involving any regular member. Kiernan had asked Voulo to attend tonight's meeting, but he was not in attendance.
- A flier from the Association of Towns, describing summer training opportunities.
- A letter from Lorman Education services, advertising a "Building Codes" seminar to be held at Latham on August 31.

The Board moved on to the application.

APPLICATION

10.04 – Michael & Susan Otis – Area variance, construction of detached garage – 376 Huff Road (#84.00-1-1.02)

Applicants Michael and Susan Otis were not present, but the Board opted to go forward with their application. The Otises want to construct a new detached garage measuring 24 by 36 feet. The proposed building would be only 41 feet from the center of Huff Road as compared to the 60 feet required by the *Land Use Law*, thus requiring a 19-foot variance on the west side. The existing house and garage are 45 feet from the center of the road.

With input from Zoning Enforcement Officer Schecher, the Board examined the application package, trying to determine the rationale behind the project. According to the application, the applicants' viewshed would be blocked if they constructed 60 or more feet from the road. Tony Scalici said that the applicant should provide photos showing the existing viewshed, and scale drawings including the dimensions of existing buildings.

Chairman Crowell moved to deem the application complete, contingent on the aforementioned documents being provided by July 6, and to schedule a public hearing for July 20. Scalici seconded the motion and it was approved, 3-0. Schecher will contact the applicants.

With no further business, at 7:28 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary