

Town of Otsego Zoning Board of Appeals

Minutes – June 15, 2021

(Will be approved with any necessary amendments at the next meeting)

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. Board members present were Crowell, John Dewey (vice-chairman), Dean Robinson, and Mary Anne Whelan. With Sal Furnari and alternate members Tony Scalici and John Tedesco absent, alternate member Corinne Armstrong joined the meeting table. Town Supervisor Meg Kiernan and Zoning Enforcement Officer Jess Lanza were also present.

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

The Board reviewed the minutes of May 18, 2021, e-mailed to the members. Robinson moved to approve the minutes as written. Crowell seconded the motion and it was approved, 5-0.

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

APPLICATION

21.08 – Brad Marcus – Area variance, addition of swimming pool, deck, and fence in hamlet residential district – 129 Schoolhouse Road (#114.05-1-22.00)

Applicant Brad Marcus said that he had recently bought the former Schoolhouse Furniture property. He wants to put in an in-ground swimming pool with a deck, and a border fence connected to the building. Marcus submitted letters of support signed by neighbors Jeffrey Allerton, Christine Winslow, and James Knodel. Architect Susan Snell submitted a photo of the property, and a 6/2/21 site plan showing the proposed additions. Zoning Enforcement Officer Lanza provided a list of neighbors (with addresses) within 200 feet of the property lines.

Chairman Crowell said the boundary fence would not require a variance, but the fencing connecting it with the building would. Since that extends to the edges of the property lines, it would necessitate the full variances of 20 feet on the east and west sides, and 30 feet on the north (rear) side.

John Dewey asked if the pool could be located elsewhere. Snell said that the septic field precludes that. Marcus gave Board members permission to visit the property, but asked that they knock on the door.

Dewey moved to deem the application complete and schedule a public hearing for July 20. Dean Robinson seconded the motion and it was approved, 5-0.

OTHER BUSINESS

Zoning Enforcement Officer Lanza said he had received six applications in May. He has been communicating with Chad Whitbeck about the Leatherstocking Association Common Area, but there are no updated plans as yet.

Mary Anne Whelan, a full-fledged member, and Corinne Armstrong, an alternate, said that they would like to switch roles. This was brought to the attention of Supervisor Kiernan, as it would require a Town Board vote.

With no further business, at 7:20 Chairman Crowell adjourned the meeting.

Respectfully submitted,

Bill Deane, Secretary