

## Town of Otsego Zoning Board of Appeals

Minutes – June 18, 2013

### 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 (there were no meetings in the previous seven months, due to no agenda items). Chairman Greg Crowell called the meeting to order at 7:01 PM and roll call was taken by Secretary Bill Deane. All Board members were present: Crowell, Sam Hoskins (vice-chairman), Ed Hobbie, Michael Pelcer, and Carina Franck. Also present were alternate member Christopher Voulo and Zoning Enforcement Officer Tavis Austin.

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

The Board reviewed the minutes of October 16, 2012, e-mailed to the members. Hobbie moved to approve them as written. Hoskins seconded the motion and it was approved, 5-0.

Correspondence received since the last meeting consisted of the March/April issue of *Talk of the Towns&Topics*, copies of which were distributed; and a December 21, 2012 memo (filed in "general correspondence") from the County Planning Department, reminding the Board that any site plans or subdivisions within 500 feet of any New York State highway or right-of-way must be referred to the Department of Transportation.

The Board moved on to the application.

### APPLICATION

**13.01 – Steve & Mercedes Gotwald – Area variances, addition to Leatherstocking Farm Boathouse within 100 feet of Otsego Lake – State Highway 80 (#99.00-1-27.01)**

Steve Gotwald described his proposal to add a screened porch to his existing boathouse on Otsego Lake. Because the addition is within 100 feet of the Lake, it will need a variance before the Planning Board can consider site plan review. The ZBA members examined the application packet, including a site plan; existing and proposed floor plans; exterior elevations; a March 14, 2011 letter from the state Historic Preservation Office (SHPO), with findings of "no adverse impact"; a September 26, 2012 Army Corps of Engineers permit; an October 12, 2012 Department of Environmental Conservation (DEC) permit; copies of May 22, 2013 letters to SHPO and DEC, requesting their updated review; and a June 17 letter from the Moffatts (the only neighbors within 200 feet of the property lines), expressing "no objection" to the project.

Chairman Crowell noted that the applicants would need a 30-foot

rear-yard setback variance on the east side, in addition to a variance from the lakeshore protection law (4.04).

Sam Hoskins moved to deem the application complete and schedule a public hearing for July 16. Ed Hobbie seconded the motion and it was approved, 5-0.

### **OTHER BUSINESS**

The Board discussed the position of ZBA vice-chairman for 2013. Ed Hobbie moved to reappoint Sam Hoskins to the position. Chairman Crowell seconded the motion and it was approved, 4-0, with Hoskins abstaining.

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

Respectfully submitted,  
Bill Deane, Secretary