

**Town of Otsego Zoning Board of Appeals**  
Minutes – June 19, 2012

**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 was no meeting in May, due to no agenda items). Chairman Greg Crowell called the meeting to order at 7:06 PM and roll call was taken by Secretary Bill Deane. All Board members were present: Crowell, Sam Hoskins (vice-chairman), Ed Hobbie, Christopher Voulo, and Carina Franck. Also present was Zoning Enforcement Officer Hank Schecher. Alternate member Michael Pelcer was absent.

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 17, 2012, mailed to the members. Chairman Crowell said that, in the last paragraph on page 1, "New York Planning Federation regulations" should be changed to "New York State regulations quoted in New York Planning Federation literature." Hoskins moved to approve the minutes as amended. Voulo seconded the motion and it was approved, 5-0.

The only correspondence received since the last meeting was the May/June 2012 issue of *Talk of the Towns&Topics*, copies of which were distributed.

The Board moved on to the application.

**APPLICATION**

**12.04 – Edwin & Judi Cook – Area variance, construction of garage – 108 Feed Store Road, Fly Creek (#114.09-1-11.00)**

Applicants Edwin and Judi Cook want to erect a single-story, two-car garage on their property on Feed Store Road, partly to store various debris now sitting on the property. Because the garage would be only 32 feet from the center of the road, less than the required 60, the Cooks are seeking a 28-foot variance on the north side. Chairman Crowell added the requested variance to the application and had Judi Cook initial it.

The Board briefly reviewed the application and supporting

documents. Chairman Crowell noted that the garage could not be moved farther from the road, due to a retaining wall just five feet behind the proposed building. Christopher Voulo noted that the proposed building is not excessively large. Members expressed familiarity with the neighborhood, just a very short distance from the Town building.

Sam Hoskins moved to deem the application complete and schedule a public hearing for July 17. Voulo seconded the motion and it was approved, 5-0.

### **OTHER BUSINESS**

Ed Hobbie reported on “SEQRA Process: An Introduction,” a New York Planning Federation Conference held at Saratoga Springs on April 15-17 this year. Hobbie attended the conference and found it very informative. He passed out handouts related to the program. He thinks Town, Planning, and Zoning Board members should attend conferences like this before serving on their respective Boards.

Hobbie described a mock Board meeting held during the conference, designed to illustrate how not to run a meeting. Among the things he learned was that it is legal for multiple members of a Board to go to a site to discuss an application, without notice, as long as no opinions are discussed. Hobbie thinks the ZBA should do more site visits.

From what he learned at the conference, Hobbie believes the ZBA could and should have issued an interpretation on the Bohm application submitted in April. Chairman Crowell disagreed and said he would check into it further.

Following a suggestion from Hobbie, Sam Hoskins moved to ask that the Town Board set aside money for two ZBA members to attend a conference like this each year. Chairman Crowell seconded the motion and it was approved, 5-0. The members thanked Hobbie for his report.

With no further business, at 7:48 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary