

**Town of Otsego Zoning Board of Appeals**  
Minutes (Unapproved) – June 20, 2017

**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 April or May, due to no agenda items). Chairman Greg Crowell called the meeting to order at 7:06 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, Tony Scalici (Vice-Chairman), John Tedesco, and Dean Robinson. Christopher Voulo was absent. Zoning Enforcement Officer (ZEO) Ed Hobbie was 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 March 21, e-mailed to the members. Scalici moved to approve the minutes as written. Tedesco seconded the motion and it was approved, 4-0.

Chairman Crowell reviewed correspondence received since the last meeting: a copy of a March 29 letter from Thomas & Kathleen Chase, regarding their intent to file suit against the ZBA's decision on Blackbird Hollow; and a copy of an April 25 letter from Janis & Curtis Wilbur, regarding the Cobblecote property.

The Board moved on to applications.

**APPLICATIONS**

**17.03 – Todd Collier – Area variance, construction of new home and garage in RA2 district – Haggerty Road (#114.00-1-30.00)**

Applicant Todd Collier described his proposed construction of a new home and garage. Due to the topography of the property, part of the garage would be 40 feet from the center of Haggerty Road, instead of the required 60 feet, so he would need a 20-foot variance on the west side. Collier gave Board members permission to visit the property. Chairman Crowell asked him to put out stakes, showing the location of the proposed buildings.

The Board examined the documents submitted, including photos and a topographical map. They asked Collier to submit a site plan showing the location of the proposed buildings, septic, and well; and a list of neighbors (with addresses) within 200 feet of the property boundaries.

Dean Robinson moved to deem the application complete, contingent on the aforementioned documents to be submitted to the ZEO by July 4, and to schedule a public hearing for July 18. John Tedesco seconded the motion and it was approved, 4-0.

**17.02 – Bianca Bello – Area variances, addition of 40x60' pole barn – 2438 County Highway 26 (#53.00-1-8.02)**

Applicant Bianca Bello wants to erect a 40x60' pole barn near her existing residence. To allow for clearance of vehicles, it would be only 20 feet from her side-yard property line, instead of the required 30, thus requiring a ten-foot variance on the northwest side. Bello gave Board members permission to visit the property.

The Board examined the documents submitted, including a list of neighbors within 200 feet of the property boundaries, and a letter from neighbors Steve & Jason Purcell, expressing support of the variance request. Members asked Bello to submit a completed application form, including written reasons for the variance request (Chairman Crowell referred her to Section 9.03 of the *Land Use Law* for guidance); and a survey/site plan showing the location of the proposed building.

Tony Scalici moved to deem the application complete, contingent on the aforementioned documents to be submitted to the ZEO by July 4, and to schedule a public hearing for July 18. John Tedesco seconded the motion and it was approved, 4-0.

**17.04 – Jayne Guchone & Jack Zito – Area variance, addition of 40x48’ pole barn in RA1 district – 294 County Highway 28 (#99.00-1-21.23)**

Applicants Jayne Guchone and Jack Zito want to erect a 40x48’ pole barn near their existing residence. They said there formerly was a barn only about ten feet from the road, and the proposed new barn would be 42 feet from the *edge* of the road; the *Land Use Law* requires 60 feet from the *center* of the road. The proposed building location (which they staked out) is due to the locations of the existing watershed, septic system, and easement road. Guchone and Zito gave Board members permission to visit the property.

The Board examined the documents submitted, including photos of neighboring buildings close to the road, and a list of neighbors within 200 feet of the property boundaries. They asked Guchone and Zito to determine the distance of the proposed building from the center of the road, so they can determine the variance requested; if it is 60 feet or more, no variance would be needed.

Dean Robinson moved to deem the application complete, contingent on the aforementioned distance to be submitted to the ZEO by July 4, and – if a variance is necessary – to schedule a public hearing for July 18. Tony Scalici seconded the motion and it was approved, 4-0.

**OTHER BUSINESS**

Zoning Enforcement Officer Hobbie distributed copies of an undated report. He gave updates on various properties, including ones owned by Bissell, Ossont, and Hummel.

With no further business, at 8:12 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary