

Town of Otsego Zoning Board of Appeals
Minutes – June 21, 2011

PUBLIC HEARING

11.03 – Craig Morrow – Area variance, addition of garage – 102 Glimmerhill Lane (#84.08-1-17.00)

Chairman Greg Crowell opened the Morrow public hearing at 7:03, and noted that no one from the public was present. Crowell read aloud from two letters (filed) received from neighbors in support of the application: one dated May 23 from Edward and Junice Walker, and the other dated June 5 from H. William Michaels. Crowell closed the public hearing at 7:07.

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), Sam Hoskins, and Bill Kitchen. With Ed Hobbie absent, alternate member Christopher Voulo joined the meeting table. 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 minutes of May 17, 2011, mailed to the members. Scalici moved to approve them as written. Hoskins seconded the motion and it was approved, 5-0.

Correspondence received since the last meeting was passed around. It consisted of a flier from the Association of Towns on "Planning and Zoning Summer Schools," and one from Lorman Educational Services on "Wetland Restoration Education."

The Board moved on to applications.

APPLICATION

11.03 – Craig Morrow – Area variance, addition of garage – 102 Glimmerhill Lane (#84.08-1-17.00)

Applicant Craig Morrow wants to add a 22x25' garage near his

existing home, extending about 12 feet from the southern property boundary. The Board reviewed his application package. Scalici noted the absence of depictions of neighboring properties, and Zoning Enforcement Officer Schecher printed out and filed an aerial map of the neighborhood.

Scalici moved to approve the variance sought (18 feet on the south side). Scalici said the proposed project was consistent with neighboring properties; that the difficulty is not self-created, due to property limitations; that the proposed building is modest in size; that the neighbors most affected expressed their approval of the project; that there is no other feasible method to achieve the desired effect; and that the proposed project represents an improvement in the property and an overall positive effect, which the Board encourages. Sam Hoskins seconded the motion and it was approved, 5-0.

OTHER BUSINESS

Zoning Enforcement Officer Schecher discussed an application which he expects to come before the ZBA. Ronald Bales of 6413 State Highway 28, Fly Creek (#97.00-2-32.00) wants to build a pole barn which would come within 10 feet of one of his side property lines. However, there is conflicting information as to what district his property is in: the zoning map on the Town wall indicates it is in the Residential-Agricultural 2 district, while the Town's web-site shows it in the Hamlet Business district. The amount of variance he will need depends on which is correct (five feet if H-B, or 20 feet if RA-2). Schecher asked for direction from the ZBA.

After discussion, the consensus of the Board was that Schecher should use his discretion to determine what the correct district is, and the ZBA would proceed accordingly.

With no further business, at 7:35 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary