

Town of Otsego Zoning Board of Appeals
Minutes – July 16, 2013

PUBLIC HEARING

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)

Chairman Greg Crowell opened the Gotwald public hearing at 7:05 PM, and noted that no one from the public was present. Crowell closed the hearing at 7:06.

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 7:06 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Michael Pelcer, and Carina Franck. Also present was Zoning Enforcement Officer Tavis Austin. Members Sam Hoskins (vice-chairman), Ed Hobbie, and alternate member Christopher Voulo were absent. Deane noted that a unanimous vote would be necessary to pass any motion.

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

The Board reviewed the minutes of June 18, e-mailed to the members. Franck moved to approve them as written. Chairman Crowell seconded the motion and it was approved, 3-0.

The only correspondence was an updated ZBA Directory prepared by Deane and distributed to the members. 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)

Chairman Crowell asked Steve Gotwald if there were any changes to his application; Gotwald said there were not. The Board briefly reviewed his application package.

With input from Chairman Crowell, Carina Franck moved to approve the variances sought: a 30-foot rear-yard setback variance on the east side, and a variance from lakeshore protection law #4.04. Franck said that the proposed project has minimal impact and fits in with the surroundings, thus there will be no undesirable changes to the character of the neighborhood; that there is no other feasible way to achieve the desired

effect; that, while the variance is substantial, it is appropriate for the project; that there will be minimal excavation, and the project will be monitored by other agencies, thus there does not appear to be any adverse effect or impact on the environment; and that, while the difficulty is self-created, the positive effects of the project outweigh any negatives. Mike Pelcer seconded the motion and it was approved, 3-0.

With no further business, at 7:16 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary