

Town of Otsego Zoning Board of Appeals

Minutes (Unapproved) – July 17, 2018

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 May or June, due to no pending applications). 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, John Tedesco (Vice-Chairman), and John Dewey. Christopher Voulo, Dean Robinson, and alternate members Tony Scalici and Bill Michaels were absent.

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

The Board reviewed the minutes of April 17, 2018, e-mailed to the members. Tedesco moved to approve them as written. Dewey seconded the motion and it was approved, 3-0.

The only correspondence received since the last meeting was a notice (filed) addressed to James Peterson for the April 17 Milnikiewicz public hearing, returned to sender due to no mail receptacle.

The Board moved on to applications.

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APPLICATIONS

18.04 – Joseph Stagliano (Jon McManus) – Area variance, replacement of deck with structure within 100 feet of Otsego Lake – 6723 State Highway 80 (#69.68-1-10.00)

Engineer Jon McManus submitted a ZBA application, a letter authorizing him to represent applicant Joseph Stagliano, a site plan, photos, and a \$25 check (handed to Town Clerk Pam Deane) for the application fee.

Stagliano wants to remove a deck within 100 feet of Otsego Lake, replacing it with a 1½- to two-story structure for storage (no bathrooms or bedrooms). The consensus of the Board was that this would not need any setback variances due to its being in the same footprint; therefore, it would need only a variance from *Land Use Law* 4.04, which prohibits new construction in the Lakeshore protection area.

There were no architectural drawings, so McManus was unable to say how tall the new structure would be. Chairman Crowell asked McManus to submit preliminary elevation plans.

John Tedesco moved to deem the application complete, contingent on preliminary elevation plans being submitted by August 7, and to schedule a public hearing for August 21. John Dewey seconded the motion and it was approved, 3-0.

18.03 – Lisa Roberts – Area variance, addition of deck to existing house – 101 Cemetery Road (#113.00-1-27.00)

Tracy Roberts, sister of applicant Lisa Roberts, arrived at 7:28. The applicant had built a deck which was not in the previously-approved site plan, and which is only ten feet from the rear property line; therefore, she needs a 20-foot variance on the west side.

The Board noted that there was no ZBA application in the file. They will also need a scale drawing or sketch, showing the dimensions of the deck and its proximity to the property line. Since there is no urgency involved, Chairman Crowell asked Roberts to return to the next ZBA meeting with those items. She said she thought she would be out of town on August 21, but would plan to return to the September 18 meeting unless the Board heard otherwise from her.

OTHER BUSINESS

Ed Hobbie was absent, so there was no Zoning Enforcement Officer report.

With no further business, at 7:40 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary