

Town of Otsego Zoning Board of Appeals
Minutes – July 19, 2011

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. After waiting for a quorum to be present, Chairman Greg Crowell called the meeting to order at 7:11 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell and Bill Kitchen. With Tony Scalici (Vice-Chairman), Sam Hoskins, and 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 June 21, 2011, mailed to the members. Voulo moved to approve them as written. Kitchen seconded the motion and it was approved, 3-0.

No correspondence was received since the last meeting. The Board moved on to the application.

APPLICATION

11.04 – Ronald Bales – Area variance, addition of pole barn – 6413 State Highway 28 (#97.00-2-32.00)

As discussed during the June meeting, applicant Ronald Bales wants to build a pole barn which would come within five feet of his eastern side property line. After the discussion at that meeting, Zoning Enforcement Officer Schecher determined that the property is in the Hamlet Business district. Since the minimum side-yard setbacks in the H-B district are 15 feet, Bales will need a ten-foot variance on the east side.

The Town Board will be reviewing Schecher's determination. Bill Deane noted that the minimum setbacks in the Residential-Agricultural district are 30 feet. If the Town Board later determined the property is in the RA-2 district, Bales's variances would be insufficient. The consensus of the Board was that this was not their issue.

Bales submitted an application package, including a tax map and photos of the property. He noted that there had once been a pole barn in the same location before it was razed in the 1990s. He said he had spoken with his neighbors about the proposed barn, and offered to replace the fence on the east side of his property. Board members examined the documents.

Bill Kitchen moved to deem the application complete and schedule a public hearing for August 16. Christopher Voulo seconded the motion and it was approved, 3-0.

With no further business, at 7:25 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary