

**Town of Otsego Zoning Board of Appeals**  
Minutes – July 20, 2010

**PUBLIC HEARING**

**10.04 – Michael & Susan Otis – Area variance, construction of detached garage – 376 Huff Road (#84.00-1-1.02)**

Chairman Greg Crowell opened the Otis public hearing at 7:00 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 7:00 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Bill Kitchen, Ed Hobbie, and Sam Hoskins. With Tony Scalici (Vice-Chairman) absent, new ZBA 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 ZBA minutes of June 15, 2010, mailed to the members. Hobbie moved to approve the minutes as written. Hoskins seconded the motion and it was approved, 5-0.

The only correspondence received were outdated invitations to a Glimmerglass Opera event; and an e-mail from the New York Planning Federation, regarding its annual conference to be held at Lake Placid on September 26-28. The correspondence was passed around.

The Board moved on to the application.

**APPLICATION**

**10.04 – Michael & Susan Otis – Area variance, construction of detached garage – 376 Huff Road (#84.00-1-1.02)**

Applicant Michael Otis was present. He and his wife want to construct a new detached garage measuring 24 by 36 feet. The proposed building would be only 47 feet (revised from the 41 shown in the original application) from the center of Huff Road, as compared to the 60 feet required by the *Land Use Law*, thus requiring a 13-foot variance on the west side. Otis said that building the garage farther back would interfere with his view. The Board examined the revised application package, including photos showing the existing viewshed and scale drawings including the dimensions of existing buildings, as requested at the previous meeting.

Sam Hoskins moved to approve the variance sought. Hoskins said that the project would not produce an undesirable effect in the neighborhood; that the benefit sought cannot be achieved by any other feasible method; that, though the difficulty is self-created, the variance sought is minimal; that the proposed project is in keeping with neighboring properties; and that the proposed project produces an improvement in the property and an overall positive effect, which the Board encourages. Chairman Crowell seconded the motion and it was approved, 5-0.

With no further business, at 7:18 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary