

**Town of Otsego Zoning Board of Appeals**  
Minutes – July 21, 2009

**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 7:14 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Tony Scalici (Vice-Chairman), and Sam Hoskins. Bill Kitchen and Ed Hobbie were absent; Crowell said that Hobbie would probably miss the August meeting as well. Zoning Enforcement Officer Hank Schecher was also present. Chairman Crowell asked if anyone had a potential conflict with either of tonight's applicants. No one reported any conflict.

The Board reviewed the ZBA minutes of May 19, 2009, mailed to the members. Deane noted that, in the last paragraph under application #09.06, "Barton" should be "Marietta." Hoskins moved to approve the minutes as amended. Scalici seconded the motion and it was approved, 3-0.

The only correspondence received since the last meeting was the July/August 2009 issue of *Talk of the Towns&Topics*, copies of which were distributed to the members. The Board moved on to the application.

**APPLICATION**

**09.08 – John & Stacey Hatem (Jon McManus) – Area variance, replacement of seasonal home within 100 feet of Canadarago Lake – 2105 County Highway 22 (#38.20-1-28.00)**

Engineer Jon McManus said he was representing applicants John and Stacey Hatem, who want to replace their seasonal home within 100 feet of Canadarago Lake on the west. McManus submitted drawings showing the existing and proposed new structures. He said that the outhouse would be eliminated, and that he had submitted an application to the Department of Environmental Conservation (DEC).

The Board examined the drawings, noting that the deck and the building's roof overhang should be factored into the dimensions. McManus said that the overhang was no more than one foot on all sides of the building. Based on this, the building would be 12.9 feet from the south side boundary, 8.1 feet from the north side boundary, and 13.1 feet from Canadarago Lake; so, the applicants would need variances of 17.1 on the south and 21.9 feet on the north, plus a variance from *Land Use Law* Section 4.04 (lakeshore protection), since the construction would be within 100 feet of the Lake.

Bill Deane noted that McManus would need a letter of representation from the applicants.

Chairman Crowell also asked McManus to provide a map or photo, showing the building sites of neighboring properties. Sam Hoskins moved to deem the application complete, contingent on the receipt of these two items by August 4, and to schedule a public hearing for August 18. Tony Scalici seconded the motion and it was approved, 3-0.

Deane explained the Planning Board procedure which would follow the ZBA's.

With no further business, at 7:39 Chairman Crowell adjourned the meeting.

Respectfully submitted,

Bill Deane, Secretary