

# Town of Otsego Zoning Board of Appeals

Minutes – July 21, 2015

## **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 led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, Meg Kiernan (Vice-Chairman), Christopher Voulo, and John Tedesco. With Michael Pelcer and first alternate member Nicholas Weir absent, second alternate member Dean Robinson joined the meeting table. Zoning Enforcement Officer Tavis Austin was also present.

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

The Board reviewed the minutes of June 16, 2015, e-mailed to the members. Referring to page 2, paragraph 2, Chairman Crowell wanted it noted that the square footage of the proposed addition in the amended plan was less than that in the original plan. Crowell moved to amend the minutes. Kiernan seconded the motion and it was approved, 5-0. Kiernan moved to approve the minutes as amended. Tedesco seconded the motion and it was approved, 5-0.

The only correspondence received since the last meeting was the 2016 Town budget estimate. Chairman Crowell said he would discuss it with Town Supervisor Geddes-Atwell.

The Board moved on to the application.

## **APPLICATION**

15.07 – Barbara Polgar – Area variances, expansion of deck within 100 feet of Otsego Lake – 6584 State Highway 80 (#84.08-1-30.00)

Applicant Barbara Polgar wants to expand her existing residence in the RA1 district, within 100 feet of Otsego Lake, adding a deck (underneath the existing deck) which would extend about 30 feet to the concrete retaining wall. Zoning Enforcement Officer Austin explained that she had gone before the Planning Board for a sketch plan conference in June, but had been advised that they could not do anything until or unless she got variances from the ZBA.

Polgar distributed copies of her application package, including photos and diagrams. Board members examined it and asked questions. They determined that she would need a 35-foot rear-yard setback variance on the east (Lake) side, plus a variance from Land Use Law section 4.04 (lakeshore protection). Polgar gave members permission to make site visits.

Chairman Crowell said that he would like to see a sketch showing the elevation of the new deck at the next meeting, but that that would not be a requirement. Secretary Bill Deane explained that, if the ZBA granted the variances on August 18, Polgar could return to the Planning Board for site plan review on September 1.

John Tedesco moved to deem the application complete and schedule a public hearing for August 18. Christopher Voulo seconded the motion and it was approved, 5-0.

### **OTHER BUSINESS**

Tavis Austin distributed copies of his July 7 Zoning Enforcement Officer report. He discussed some lakeshore property issues, including the Bissells'.

With no further business, at 7:34 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary