

Town of Otsego Zoning Board of Appeals
Minutes – August 18, 2009

PUBLIC HEARING

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)

Chairman Greg Crowell called the Hatem public hearing to order at 7:04 PM, and noted that there was no one from the public present. He left the hearing open during the regular meeting, and then closed it at 7:12.

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 7:05 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Tony Scalici (Vice-Chairman), and Bill Kitchen. Sam Hoskins and Ed Hobbie were absent. 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 July 21, 2009, mailed to the members. Scalici moved to approve the minutes as written. Kitchen seconded the motion and it was approved, 3-0.

With no correspondence received since the last meeting, 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 represented applicants John and Stacey Hatem, who want to replace their seasonal home within 100 feet of Canadarago Lake on the west. McManus said there were no changes to the ZBA application. The board reviewed the file, including the documents requested at the last meeting: a letter authorizing McManus to represent the Hatems, and an aerial photo of the area, showing that neighboring buildings are as close as or closer to the Lake than the proposed building.

Tony Scalici moved to grant the variances sought: 17.1 feet on the south side and 21.9 feet on the north, plus an 86.9-foot variance from *Land Use Law* Section 4.04 (lakeshore protection). Scalici said that the project is consistent with neighboring properties, producing no undesirable change in the neighborhood; that the variances sought are not substantial; that the overall footprint of the building is essentially the same, while the outhouse is being eliminated; that the new building will actually be farther from the Lake and from the northern property line; and that it represents an overall improvement in the property, including a modern septic system. Chairman Crowell seconded the motion and it was approved, 3-0.

Engineer Jon McManus answered some questions about septic systems in the lakeshore protection area. With no further business, at 7:19 Chairman Crowell adjourned the meeting.

Respectfully submitted,

Bill Deane, Secretary