

**Town of Otsego Zoning Board of Appeals**  
Minutes – August 19, 2014

**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 6:59 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Sam Hoskins (vice-chairman), Christopher Voulo, and Meg Kiernan. With Michael Pelcer absent, alternate member Nicholas Weir joined the meeting table. Zoning Enforcement Officer Tavis Austin was absent. Former member Ed Hobbie was in attendance. Chairman Crowell moved to thank Hobbie for his years of service to the ZBA. Voulo seconded the motion and it was approved, 5-0. Hobbie thanked the Board, saying he enjoyed his time on it and learned a lot. He encouraged members to make site visits before deciding on applications.

Chairman Crowell asked if anyone had a potential conflict with tonight's applicant. Kiernan said that she may be working with representative Jon McManus on a future project, but that it won't affect her judgment on tonight's application.

The Board reviewed the minutes of October 15, 2013 e-mailed to the members last fall. The Board had neglected to review these during the November, 2013 meeting. Since so much time had elapsed, Deane summarized the minutes for the benefit of the members. Hoskins moved to approve them as written. Voulo seconded the motion and it was approved, 3-0, with Kiernan and Weir abstaining because they weren't on the Board at that time.

The Board reviewed the minutes of November 19, 2013 e-mailed to the members last fall. Deane summarized them for the benefit of the members. Voulo moved to approve them as written. Hoskins seconded the motion and it was approved, 3-0, with Kiernan and Weir again abstaining because they weren't on the Board at that time.

Correspondence received since the last meeting consisted of:

- Volume 27, issue 6 and volume 28, issues 1, 2 and 4 of *Talk of the Towns & Topics*.
- A directory of ZBA members prepared by Deane.
- Zoning Enforcement Officer Austin's August 4 report.
- Photos of the Hummel property from Tammy Graves.

Copies of the first three items were distributed to the members, and the fourth was put in Zoning Enforcement Officer Austin's office for filing. The Board moved on to the application.

**APPLICATION**

**14.01 – John Caven (Jon McManus) – Area variance, enlargement of existing residence and addition of deck to within 100 feet of Otsego Lake – 6458 State Highway 80 (#84.12-1-12.01)**

Jon McManus submitted an August 4 memo (filed), authorizing him to represent applicant John Caven. McManus was accompanied by colleague Frank Novak. Caven wants to build an 11'6"x16'4" addition to his existing camp within 100 feet of Otsego Lake, and add an 8x24' pervious deck close to the Lake. McManus distributed copies of a site plan and photos of a neighboring property. He said that the proposed project would not affect anyone's view of the Lake. The Board reviewed the documents.

The Board determined that Caven would need the following variances: a 30' variance on the front (west); an 11'6" variance on the rear (east, or Lake side); a 20' variance on the south side; and a variance allowing construction within 100 feet of the Lake.

Christopher Voulo moved to deem the application complete and schedule a public hearing for September 16. Sam Hoskins seconded the motion and it was approved, 5-0.

#### **OTHER BUSINESS**

The Board discussed training requirements and opportunities for 2014.

The Board discussed the Vice-Chairman position for 2014. Christopher Voulo moved to reappoint Sam Hoskins for the position. Meg Kiernan seconded the motion and it was approved, 4-0, with Hoskins abstaining. Hoskins noted that his term as member ends on December 31, 2014, and he does not plan to seek reappointment.

With no further business, at 7:49 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary