

**Town of Otsego Zoning Board of Appeals**  
**Minutes – September 21, 2010**

**PUBLIC HEARING**

**10.05 – Jack Snyder – Area variance, construction of garage – 343 Hoke Road (#97.00-1-28.00)**

Chairman Greg Crowell opened the Snyder public hearing at 7:05 PM, and asked if anyone from the public had questions or comments about the application. No one responded. Tony Scalici noted that there was a letter of support from neighbor Dorothy Aufmuth. Crowell closed the hearing at 7:10.

**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 (there was no meeting in August as there were no agenda items). Chairman Greg Crowell called the meeting to order at 7:07 PM and roll call was taken by Zoning Enforcement Officer Hank Schecher, acting as Secretary in absence of Bill Deane. Board members present were Crowell, Tony Scalici (Vice-Chairman), Bill Kitchen, and Ed Hobbie. With Sam Hoskins absent, alternate member Christopher Voulo joined the meeting table.

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 20, 2010, mailed to the members. Scalici moved to approve the minutes as written. Hobbie seconded the motion and it was approved, 5-0.

The only correspondence received since the last meeting was the July/August 2010 issue of *Talk of the Towns&Topics*, distributed to the members. The Board moved on to applications.

**APPLICATIONS**

**10.05 – Jack Snyder – Area variance, construction of garage – 343 Hoke Road (#97.00-1-28.00)**

Applicant Jack Snyder wants to construct a garage on his property on Hoke Road. Because it would be only 15 feet from the northeast property boundary, instead of the required 30, he will need a side-yard variance of 15 feet. The Board members examined the application and supporting documents, including photos.

Snyder said that the site of the garage was chosen due to the location of the driveway and septic system. He said that he would be moving a storage shed that was currently at that site.

Tony Scalici moved to approve the variance sought. Scalici said that the project was consistent with neighboring properties; that the location of the garage was appropriate, given the existing circumstances; that there would be no detrimental effects to the environment or character of the neighborhood; and that the difficulty is not self-created. Bill Kitchen seconded the motion and it was approved, 5-0.

**10.06 – Stephen & Susan Barron – Area variance, replacement of existing home within 100 feet of Otsego Lake – 104 Lake Shore Drive (#69.44-1-32.00)**

Applicants Stephen and Susan Barron want to replace an existing home near the shore of Otsego Lake. Because the new home will be larger, they will require a variance from *Land Use Law* 4.04, restricting construction within 100 feet of the Lake. Board members examined the application and supporting documents, asking questions, and determining that the Barrons would also need side-yard variances of 10'6" on the east side, 11'11" on the west side, and 19 feet from the center of Lake Shore Drive. Chairman Crowell asked Stephen Barron to amend his application to reflect these variances sought, which he did.

Ed Hobbie moved to deem the application complete and schedule a public hearing for October 19. Bill Kitchen seconded the motion and it was approved, 5-0.

With no further business, at 7:55 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary