

## **Town of Otsego Zoning Board of Appeals**

Minutes – October 16, 2012

### **PUBLIC HEARING 12.05 – Daphne Mason (Susan Snell) – Area variances, expansion of house – 154 Stone House Road (#98.00-1-39.00)**

Chairman Greg Crowell called the Mason public hearing to order at 7:07 PM, and asked if anyone from the public had questions or comments about the application. No one responded. Crowell closed the hearing at 7:09.

### **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 7:08 PM and roll call was taken by Secretary Bill Deane. Board members present were Crowell, Christopher Voulo, and Carina Franck. Also present was Zoning Enforcement Officer Tavis Austin. Sam Hoskins (vice-chairman), Ed Hobbie, and alternate member Michael Pelcer were absent. Deane pointed out that a unanimous vote would be necessary to pass any motion.

The Board reviewed the minutes of September 18, 2012, e-mailed to the members. Voulo moved to approve the minutes as written. Chairman Crowell seconded the motion and it was approved, 3-0.

There was no correspondence received since the last meeting. The Board moved on to the application.

### **APPLICATION**

#### **12.05 – Daphne Mason (Susan Snell) – Area variances, expansion of house – 154 Stone House Road (#98.00-1-39.00)**

Bill Deane noted that Christopher Voulo had recused himself from this application last month, and wondered if he should be doing so tonight. Voulo said that the house had since been sold to Daphne Mason, so he no longer had any financial interest in the property.

The Board briefly reviewed the application and supporting documents. Voulo moved to approve the variances sought: seven feet on the front (west) side and two feet on the rear (east) side. Voulo said that the variance sought is minimal, there is no other feasible method to achieve the desired effect, and that the project is not intrusive or out of character with the neighborhood. Carina Franck seconded the motion and it was approved, 3-0.

### **OTHER BUSINESS**

Bill Deane discussed his sending the minutes and agenda to the members via e-mail rather than regular mail, and asked if everyone was agreeable to that. All present approved of that method.

Zoning Enforcement Officer Austin asked about a situation on Sugar Hill Road. He had asked the Planning Board about it on October 2, and their consensus was that this would constitute a lot line adjustment rather than a non-conforming subdivision. Chairman Crowell said that he agreed with the Planning Board.

With no further business, at 7:22 Chairman Crowell adjourned the meeting.

Respectfully submitted,  
Bill Deane, Secretary