

Town of Otsego Zoning Board of Appeals
Minutes – October 18, 2011

PUBLIC HEARING

11.06 – Alfred & Debra DaCostaFaro – Area variance, addition of shed – Bibik Road & County Highway 22 (#52.00-2-12.02)

Chairman Greg Crowell opened the DaCostaFaro public hearing at 7:03 PM, explained the variance sought, and asked if there were any questions or comments from the public.

Francis and Greta Bogart, the DaCostaFaros' neighbors to the east, said they had no objection to the project. Chairman Crowell read aloud an October 2 letter (filed) from the Bogarts, expressing the same thing.

With no further comments or questions, Chairman Crowell closed the public hearing at 7:19.

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, Vice-Chairman Tony Scalici, Sam Hoskins, and Bill Kitchen. Ed Hobbie and alternate member Christopher Voulo 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 minutes of September 20, 2011, mailed to the members. Scalici moved to approve them as written. Hoskins seconded the motion and it was approved, 4-0.

Other than that mentioned elsewhere in these minutes, there was no correspondence received since the last meeting. The Board moved on to applications.

APPLICATIONS

11.05 – Salvatore Licari – Area variance, addition of garage – 105 Schoolhouse Road, Fly Creek (#114.05-1-6.00)

Bill Deane read aloud an October 7 letter from applicant

Salvatore Licari, withdrawing his application. Deane said that removed the Board's obligation to rule on the application.

11.06 – Alfred & Debra DaCostaFaro – Area variance, addition of shed – Bibik Road & County Highway 22 (#52.00-2-12.02)

Alfred and Debra DaCostaFaro want to put up an 18x18-foot metal shed on their property near (but more than 500 feet from) Canadarago Lake. The shed would be within 26 feet of the eastern property line, necessitating a four-foot side-yard variance. The Board examined the application and supporting documents, including an aerial photo/map, photos of the property, and an annotated tax map.

After discussion, Sam Hoskins moved to approve the variance sought. Hoskins said that, while there would be a minor change in the neighborhood, there would be no undesirable effect produced; that the benefit sought cannot be achieved by any other feasible method, due to the location of the septic system; that, though the difficulty is self-created, the variance sought is minimal; that the proposed project is in keeping with neighboring properties; that there is no objection from the neighbors most affected by the project; and that the proposed project will improve the property and have an overall positive effect. Tony Scalici seconded the motion and it was approved, 4-0.

OTHER BUSINESS

Chairman Crowell said that there would be a Land Use seminar, including ZBA issues, held at the Otesaga on November 1 from 8:30-10 AM. He encouraged the members to attend, reminding them of their annual training requirements. Crowell said he would contact Ed Hobbie and Christopher Voulo about this.

With no further business, at 7:31 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary