

Town of Otsego Zoning Board of Appeals
Minutes (Unapproved) – October 29, 2019

PUBLIC HEARING

19.08 – Caleb Edgington (Josh Edmonds) – Area variance, construction of new home – 1133 County Highway 26 (#98.00-1-1.01)

Chairman Crowell opened the Edgington public hearing at 7:00 PM, and noted that no one from the public was present. Representative Josh Edmonds said he had a letter of support from neighbor Alfred Tinger, which he would print for the file.

Crowell closed the hearing at 7:07.

REGULAR MEETING

A special 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 7:01 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, John Tedesco (Vice-Chairman), and John Dewey. With Dean Robinson, Wally Melnichenko, and alternate member Tony Scalici absent, alternate member Mary Anne Whelan joined the meeting table. Zoning Enforcement Officer Ed Hobbie was also present.

Chairman Crowell asked if anyone had a potential conflict with today's applicant. No one reported any conflict.

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

APPLICATION

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Josh Edmonds of Simple Integrity represented applicant Caleb Edgington. Chairman Crowell asked whether the house could be located farther back on the lot. Edgington said that, due to the contours of the land, the next-nearest feasible location would be several-hundred feet from the road, producing a long, hilly driveway.

With input from Mary Anne Whelan, Chairman Crowell moved to approve the variance sought, a ten-foot variance on the east side. Crowell said that no undesirable change will be produced in the character of the neighborhood, nor detriment to nearby properties; that the benefit sought cannot be achieved by any other feasible method, as moving the house back would cause significant difficulty for the applicant; that the requested variance is not substantial; that the project is in keeping with the neighborhood, and will have no adverse effect or impact on its physical or environmental conditions; and that the alleged difficulty is not self-created, as it was dictated by NYSEG's easement.

John Tedesco seconded the motion and it was approved, 4-0.

OTHER BUSINESS

Zoning Enforcement Hobbie noted that Wally Melnichenko had moved to North Carolina months ago, and would not be returning, though he hasn't formally

resigned from the Board. Chairman Crowell suggested that Mary Anne Whelan be appointed as a full-fledged member to replace Melnichenko. Whelan said she did not feel qualified, and would prefer to remain as an alternate, or swap with someone on the Planning Board. John Tedesco said that he does not plan to seek reappointment when his term ends in December, though he would be willing to remain as an alternate.

With no further business, at 7:19 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary