

Town of Otsego Zoning Board of Appeals
Minutes (Unapproved) – November 19, 2019

PUBLIC HEARING

19.07 – Stacey Smith – Area variance, addition of garage near existing residence – 205 County Highway 26 (#130.15-2-13.00)

Chairman Greg Crowell opened the Smith public hearing at 7:01 PM, and noted that nobody from the public was present. Crowell closed the hearing at 7:08.

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 7:02 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, John Tedesco (Vice-Chairman), Dean Robinson, John Dewey, and alternate member Mary Anne Whelan, who joined the meeting table. Alternate member Tony Scalici was absent.

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

The Board reviewed the minutes of October 15, 2019, e-mailed to the members. Dewey moved to approve them as written. Tedesco seconded the motion and it was approved, 5-0.

The Board reviewed the minutes of October 29, 2019, e-mailed to the members. Chairman Crowell moved to approve them as written. Robinson seconded the motion and it was approved, 5-0.

The only correspondence received since the last meeting were copies of the New York Planning Federation's Fall 2019 Planning News, distributed to members.

The Board moved on to the application.

APPLICATION

19.07 – Stacey Smith – Area variance, addition of garage near existing residence – 205 County Highway 26 (#130.15-2-13.00)

Applicant Stacey Smith was accompanied by Mark Kirby. Secretary Deane read aloud from the minutes of October 15 relevant to the application. Deane said the documents requested by the Board at that meeting were submitted timely.

The Board reviewed the application documents, and asked questions of the applicant. Chairman Crowell suggested a 25-foot variance on the north side, to allow for any miscalculation.

John Tedesco moved to grant the variance requested. Tedesco said that the benefit sought cannot be achieved by any other feasible method; that no undesirable change will be produced in the character of the neighborhood, nor detriment to nearby properties; that, though the requested variance is substantial, it

does not encroach on the setback any more than the existing house; that the project will have no adverse effect or impact on the physical or environmental conditions of the neighborhood; and that, though the alleged difficulty is self-created, it produces a necessary improvement in the property.

Dean Robinson seconded the motion and it was approved, 5-0. Secretary Deane advised Smith that she would get a formal resolution in the mail, but could begin her project in the meantime.

OTHER BUSINESS

Ed Hobbie distributed copies of his Zoning Enforcement Officer report, and discussed cases of interest to the Town.

The Board discussed 2020 personnel. John Tedesco's five-year term ends in December, and he is not seeking reappointment, opening a position for the 2020-24 term; a replacement is also needed for Wally Melnichenko, whose term ends in 2023. Chairman Crowell said that the Town Board would be looking for candidates. Secretary Deane said he had brought up Mary Anne Whelan's idea of switching with a Planning Board member, but no one from the Planning Board expressed interest.

Crowell (Chairman) and Deane (Secretary) are also due for reappointment. Crowell moved to recommend that the Town Board reappoint Deane as Secretary. Dean Robinson seconded the motion and it was approved, 5-0.

John Dewey moved to recommend that the Town Board reappoint Crowell as Chairman. Dean Robinson seconded the motion and it was approved, 4-0, with Crowell abstaining.

With no further business, at 7:34 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary