

## Town of Otsego Zoning Board of Appeals

Minutes – December 15, 2015

### 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 were no meetings in October or November due to no agenda items). Chairman Greg Crowell called the meeting to order at 7:04 PM and led the Pledge of Allegiance.

Roll call was taken by Secretary Bill Deane. Board members present were Crowell, Meg Kiernan (Vice-Chairman), Michael Pelcer, and John Tedesco. With Christopher Voulo and alternate member Nicholas Weir absent, alternate member Dean Robinson joined the meeting table. (Chairman Crowell said that Voulo advised him he would not be present, and that Weir had moved out of the Town, therefore vacated his ZBA position.) Zoning Enforcement Officer Tavis Austin also was present.

The Board reviewed the minutes of September 15, 2015, e-mailed to the members. Kiernan moved to approve the minutes as written. Tedesco seconded the motion and it was approved, 5-0.

Chairman Crowell asked if anyone had a potential conflict with tonight's applicant. Kiernan disclosed that representative Susan Snell had designed a deck for her, but that she did not feel that would influence her voting. Robinson, Tedesco, and Crowell each related similar situations and sentiments.

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

### APPLICATION

#### **15.09 – Brian Reagan (Susan Snell) – Area variances, addition of vestibule and porch to existing residence – 156 Browdy Mountain Road (#84.08-1-15.00)**

Applicant Brian Reagan was present, along with architect/representative Susan Snell. Reagan wants to add an 8'x24' entry vestibule and porch to an existing residence in the RA1 district, more than 500 feet from Otsego Lake. They submitted application packets, including a survey map, proposed floor plans and elevations. The Board members examined the documents.

Most of the existing house is already within the setback limits (60 feet from the center of Browdy Mountain Road on the west side), thus the addition would also be. The Board determined that the addition would be about 40 feet from the center of the road, thus Reagan would need a 20-foot variance on the west side. Chairman Crowell suggested a 22-foot variance to be safe. Zoning Enforcement Officer said that the right-of-way may be modified by the Town.

Meg Kiernan moved to deem the application complete and schedule a public hearing for January 19, 2016. John Tedesco seconded the motion and it was approved, 5-0.

### OTHER BUSINESS

The Board discussed 2016 ZBA personnel. Greg Crowell's five-year term ends on December 31, and Meg Kiernan will be leaving the Board at that time as she begins as Town Supervisor on January 1, 2016. Alternate member Nicholas Weir's vacancy should also be filled. Kiernan said that the Town Board was interviewing applicants for Planning and Zoning Board positions.

Chairman Crowell moved to recommend that the Town Board reappoint Bill Deane as ZBA Secretary. John Tedesco seconded the motion and it was approved, 4-0, with Kiernan abstaining.

Tedesco moved to recommend that the Town Board reappoint Crowell as a ZBA member for 2016-20. Dean Robinson seconded the motion and it was approved, 5-0.

Deane said the Board should wait until January to discuss the Chairman and Vice-Chairman positions.

Zoning Enforcement Officer Tavis Austin distributed copies of his December 8 report (filed). He said there was "not much going on." Regarding demolition matters, Austin suggested that the Town Board consider laws like the Village of Cooperstown has.

With no further business, at 7:35 Chairman Crowell adjourned the meeting.

Respectfully submitted,

Bill Deane, Secretary