

Town of Otsego Zoning Board of Appeals

Minutes (Unapproved) – December 17, 2019

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 7:06 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 November 19, 2019, e-mailed to the members. Dewey moved to approve them as written. Robinson seconded the motion and it was approved, 5-0.

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

APPLICATION

19.09 – Michael Quinn – Area variances, replacement of camp within 100 feet of Canadarago Lake – 202 Bibik Road (#52.11-1-29.02)

Applicant Michael Quinn bought a camp within 100 feet of Canadarago Lake last year, and found it to be in disrepair. He plans to demolish it and replace it, and went before the Planning Board on December 3. While examining the plans, the Board noted that the new camp would have an additional 221-square-foot room, "squaring off" a corner. Although it would not change the setbacks, it also would not be in the same footprint. Chairman Tom Huntsman said that Quinn would thus need variance(s) from the ZBA before the Planning Board could do site plan review.

The ZBA members examined the documents submitted, including a site plan and photos. The Board determined that Quinn would need a 14-foot variance on the northeast side, and a variance from *Land Use Law* 4.04, which prohibits construction within 100 feet of the Lake. Quinn hopes to begin construction in the spring. The height of the proposed new building is 28 feet; Quinn said the current building is not as tall, but he was not sure of the exact height. Chairman Crowell asked Quinn's permission for Board members to visit the property, and Quinn granted it.

John Dewey moved to deem the application complete, contingent on the height of the existing camp being submitted by the end of the year, and to schedule a public hearing for January 21, 2020. Dean Robinson seconded the motion and it was approved, 5-0.

OTHER BUSINESS

Ed Hobbie said he had no formal Zoning Enforcement Officer report, but discussed cases of interest to the Town.

With no further business, at 7:18 Chairman Crowell adjourned the meeting.

Respectfully submitted,
Bill Deane, Secretary