

Town of Otsego Zoning Board of Appeals
Minutes (Unapproved) – December 18, 2018

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 7:03 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, and John Dewey. Christopher Voulo and alternate members Tony Scalici and Bill Michaels were absent.

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

The Board reviewed the minutes of November 20, 2018, e-mailed to the members. Chairman Crowell moved that they be amended as follows:

- On page 3, paragraph 4, replace "how a property is used" with "a permitted use itself."
- On page 3, paragraph 5, remove "and a new engineered septic system to be installed." This had been determined to be unnecessary.

Robinson seconded the motion and it was approved, 4-0. Deane noted that the approval letter had included the septic system requirement, and wondered whether a revised letter should be issued to applicant Jonathan Svahn. Representative Jon McManus said that was not necessary.

Chairman Crowell said the only correspondence received since the last meeting was a letter (filed in "general correspondence") from Bill Michaels, resigning as alternate member of the ZBA.

The Board moved on to applications.

APPLICATIONS

18.08 – Scott Curtis (Jon McManus) – Area variance, garage with breezeway in H-R district – 215 County Highway 26 (#130.15-2-7.00)

Applicant Scott Curtis wants to build a one-car garage attached by a four-foot breezeway to his existing residence. Representative Jon McManus submitted a site plan, photos, and a \$25 check (delivered to Town Clerk Pam Deane).

McManus said the proposed garage, including overhang, would be no less than ten feet from the property boundary, measuring from the side of County Highway 26. With the property being a corner lot, with roads on two sides, he was not sure what variance would be required. The consensus of the Board was that this would necessitate a ten-foot variance on the east side. He said it could not be much closer to the house, or the eaves would touch, and any other location would be impractical. McManus will stake out the proposed location for the benefit of the Board. It would involve the removal of three trees, which he said would mitigate any visibility issues, if not improve visibility. McManus said he may adjust the proposed height of the garage. Secretary Deane said that, if there were any changes to the site plan, the revised plan should be submitted by January 1.

McManus said the County has a right-of-way 33 feet from the center of the road, and the proposed garage might be within that. He will find out for sure before the next meeting. John Tedesco wondered whether the County would have to sign off on the project, and suggested the Board address that in any motion to approve.

Dean Robinson moved to deem the application complete and schedule a public hearing for January 15, 2019. John Dewey seconded the motion and it was approved, 4-0.

OTHER BUSINESS

Ed Hobbie was absent, so there was no Zoning Enforcement Officer report.

Secretary Deane and Chairman Crowell explained the Board's purpose and activities for the benefit of two Cooperstown High School students in attendance. Crowell signed their forms.

With no further business, at 7:28 Chairman Crowell adjourned the meeting.

Respectfully submitted
Bill Deane, Secretary