**Zoning Board of Appeals**

**Minutes of the Meeting**

**6/15/23**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 15th day of June 2023 at the Town Office Building, Cedar Street, Morrisville. The following were:

 Present: Charles Page Vice-Chairperson

 Fenton Groves Member

Donald Bigelow Member

 Shane Gallup Member

 Karen Jacobs Secretary

Others Present: 6 (sign in sheet attached)

Absent Michael Mazza Chairperson

Vice-Chairperson Page opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. The minutes of the May 18, 2023 meeting were accepted as printed.

**Public Hearing**

**7:00 p.m.—** JosephWicks, 3337 Northside Circle, Bouckville, NY 13310, has applied for an area variance in order to build a deck on property located at 3337 Northside Circle. Tax map #: 125.13-1-14

The public hearing opened at 7:02 p.m. The Madison County Planning Department GML Recommendation was not needed. There were no prior communications. All persons present for or against were heard. Vice-Chairperson Page made a motion to close the public hearing. Board member Groves seconded. All ayes. The public hearing was closed at 7:03 p.m.

**7:10 p.m.**---Paul & Ann Wood, 115 Horizon Dr., Chittenango, NY, 13037, have applied for an area variance in order to place a shed on vacant land located on Paddleford Rd., Eaton, NY Tax map #: 151.-1-16.126

The public hearing opened at 7:04 p.m. The Madison County Planning Department GML Recommendation was not needed. There were no prior communications. All persons present for or against were heard. Vice-Chairperson Page made a motion to close the public hearing. Board member Gallup seconded. All ayes. The public hearing was closed at 7:10 p.m.

**Public Hearings Closed—ZBA Decision**

**Wicks**

Board member Gallup made a motion for a negative SEQR. Board member Bigelow seconded. All ayes.

After review and discussion, Board member Groves made a motion to approve the variance request as presented and with the following condition:

 A variance of 34’ is granted for the lake side of the property. The deck shall come no closer than 16’ to the lake.

Board member Bigelow seconded. All ayes.

**Wood**

Board member Page made a motion for a negative SEQR. Board member Groves seconded. All ayes.

After review and discussion, Board member Bigelow made a motion to approve the variance request as presented, allowing an accessory building on a lot without a primary structure. Board member Groves seconded. All ayes.

**Other Business:**

Christopher Community received a variance on February, 16, 2023 to construct a new apartment building. Recently construction began and they have requested a corrected variance as the numbers given in February were incorrect. After review and discussion, Board member Gallup made a motion to approve the corrected variance request as presented:

1. A variance is granted to provide relief from Subdivision of Land, Chapter 165, section I-5, allowing an additional 230’ to be added to the existing 500’ right of way.
2. A variance of 23’ is granted for the north side of the apartment building on proposed lot #2. The building shall come no closer than 2’ from this property line.

 Board member Page seconded. All ayes.

Vice-Chairperson Page made a motion to adjourn the meeting, seconded by Board member Groves. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Karen Jacobs, Secretary