**Zoning Board of Appeals**

**Minutes of the Meeting**

**7/20/23**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 20th day of July 2023 at the Town Office Building, Cedar Street, Morrisville. The following were:

 Present: Michael Mazza Chairperson

 Charles Page Vice-Chairperson

 Fenton Groves Member

Donald Bigelow Member

 Shane Gallup Member

 Karen Jacobs Secretary

Others Present: 5 (sign in sheet attached)

Chairperson Mazza opened the meeting at 7:05 p.m. followed by the Pledge of Allegiance. The minutes of the June 15, 2023 meeting were accepted as printed.

Revision of the Notice of Determination given February 16, 2023 to Carl & Hollie Ruthberg, 4809 Westcott Rd., Eaton, NY 13334 regarding the construction a deck on property located at 4809 Westcott Rd., Eaton.

Since the original notice of determination was granted (2/16.23) the planned construction area has changed and a planned hot tub eliminated thus the applicant is asking for a revision of the notice. Construction has not begun. After review and discussion Vice-Chairperson Page made a motion to approve the variance request revision as presented and with the following condition:

A variance of 41 ft. is granted for the lake side. Construction shall come no closer than 9 ft. from the lake.

Board member Groves seconded. All ayes.

**Public Hearings**

**7:00 p.m.—**James Clarey, 462 Main St., Oneida, NY 13421, applied for an area variance in order to take out a trailer and build a new residence on 4026 Camp Rd. Bradley Brook. Tax map #: 151.13-1-20

The public hearing opened at 7:10 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. Chairperson Mazza made a motion to close the public hearing. Vice-Chairperson Page seconded. All ayes. The public hearing was closed at 7:20 p.m.

**7:10 p.m.**—Uvanni Family LTD, 458 Martin Rd., Eagle Bay NY 13331, applied for an area variance in order to construct a new car dealership on Rt. 12B. Tax map #: 137.-1-37.131

The public hearing was cancelled due to the receipt of new information from the Madison County Planning Board meeting. It will be rescheduled for a future date.

**(over)**

**Public Hearings Closed—ZBA Decision**

**Clarey**

Vice-Chairperson Page made a motion for a negative SEQR. Board member Gallup seconded. All ayes.

After review and discussion, Vice-Chairperson Page made a motion to approve the variance request as presented and with the following conditions:

1. A variance of 29 ft. is granted for the road side. The building shall come no closer than 21 ft. from the road.
2. A variance of 14 ft. is granted for the south side. The building shall come no closer than 11 ft. from the south property line.

Board member Bigelow seconded. All ayes.

**Other Business:**

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