

**Zoning Board of Appeals
Minutes of the Meeting
9/21/23**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 21st day of September 2023 at the Town Office Building, Cedar Street, Morrisville. The following were:

Present:	Michael Mazza	Chairperson
	Charles Page	Vice-Chairperson
	Fenton Groves	Member
	Karen Jacobs	Secretary
Others Present:	8	(sign in sheet attached)
Absent:	Donald Bigelow	Member
	Shane Gallup	Member

Chairperson Mazza opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. The minutes of the July 20, 2023 meeting were accepted as printed.

Public Hearings

7:00 p.m.—Kathryn T. Taylor, 19 Hickory Lane, Cazenovia, 13035, has applied for an area variance in order to build a new 2-story addition on a camp located at 1013 Camp Rd. One, Hatch Lake. Tax map #: 150.20-1-47

The public hearing opened at 7:01 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 7:07 p.m.

7:10 p.m.—Doris B. Guillmette, 6438 Paino Rd., Hamilton, NY 13346, has applied for an area variance in order to build a deck on the rear of a home located at 6438 Paino Rd., Leland Pond. Tax map #: 125.17-1-46.

The public hearing opened at 7:07 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 7:12 p.m.

7:20 p.m.—Darin A. Cope, 424 White St, Waterville, NY 13480, has applied for an area variance in order to build a new home on vacant property located at 3154 Westland Dr., Eaton. Tax map # 125.-3-24.231 Owner of record: Bikowsky Irrev. Trust

The public hearing opened at 7:12 p.m. The Madison County Planning Department GML Recommendation was not needed. There were no prior communications. Larry Phillips, Town of Eaton highway superintendent asked, in writing, where the driveway was going. The applicant said he had spoken with Larry several times, discussing this. Mr. Cope was advised to contact him again. 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 7:23 p.m.

(over)

Public Hearings Closed—ZBA Decision

Taylor

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

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

A variance of 16' is granted for the front (road side) of the property. The building, including overhang, shall come no closer than 34' from this property line.

Board member Groves seconded. All ayes.

Guilmette

Vice-Chairperson Page made a motion for a negative SEQR. Board member Groves 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:

A variance of 35' is granted for the rear (lake) side of the property. The deck, including stairs, shall come no closer than 15' from the water property line.

A variance of 12' is granted for the left side property line. The deck shall come no closer than 13' from this property line.

Board member Groves seconded. All ayes.

Cope

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

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

A variance of 15' is granted for the Westland Drive road side. The building, including overhang, shall come no closer than 35' from the edge of the road.

Board member Groves seconded. All ayes.

Other Business:

Board member Groves made a motion to adjourn the meeting, seconded by Vice-Chairperson Page. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,
Karen Jacobs, Secretary