

**Zoning Board of Appeals
Minutes of the Meeting
2/16/23**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 19th day of January, 2023 at the Town Office Building, Cedar Street, Morrisville. The following were:

Present:	Michael Mazza	Chairperson
	Fenton Groves	Member
	Charles Page	Member
	Donald Bigelow	Member
	Karen Jacobs	Secretary
Absent	Shane Gallup	Member

Others Present: 10 including applicants. Sign in list attached.

Chairperson Mazza opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. The minutes of the January 19, 2023 meeting were accepted as printed.

Public Hearing

7:00 p.m.— David and Deborah Rhyde, 2285 Smith Rd., Hamilton NY 13346, applied for a use variance due to receiving a Notice of Violation concerning the septic system not meeting the standards set forth in the Local Law #2 2019 Chapter 150-13-(e) on property located at 3349 North Side Circle, Leland Pond
Tax map #: 125.13-1-17 Meeting adjourned January 19, 2023

The public hearing was re-opened at 7:05 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. Board member Bigelow seconded. All ayes. The public hearing was closed at 7:06 p.m.

7:10 p.m.---David Blair, 1890 Fisk Rd., Eaton, NY 13334, has applied for an area variance in order to build a deck on property located at 4809 Westcott Rd., Eaton. Tax map #: 150.20-1-17
Owners of record: Carl & Hollie Ruthberg, 4809 Westcott Rd., Eaton, NY

The public hearing was 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. Board member Groves seconded. All ayes. The public hearing was closed at 7:12 p.m.

7:20 p.m.---Christopher Community, Inc., 990 James St., Syracuse, NY 13203, has applied for an area variance in order to build a 61 unit apartment on property located on South St., Morrisville Tax map#: 123.-2-32.12
Owner of record: Crouse Community Center, Inc., 101 South St., Morrisville, NY

The public hearing was opened at 7:12 p.m. The Madison County Planning Department GML Recommendation was returned for local determination, with comments. There were no prior communications. All persons present for or against were heard. Chairperson Mazza made a motion to close the public hearing. Board member Page seconded. All ayes. The public hearing was closed at 7:25 p.m.

(over)

Rhyde

After review and discussion, Board member Groves made a motion for a negative SEQR. Board member Bigelow seconded. All ayes.

After review and discussion, Board member Bigelow made a motion to approve the variance request as presented, noting receipt of a Septic System Review from Wayne C. Matteson, Jr. PE, Licensed Professional Engineer, stating that no evidence of failure was observed during the review.

Board member Groves seconded. All ayes.

Blair

After review and discussion, Board member Groves made a motion for a negative SEQR. Board member Bigelow seconded. All ayes.

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

1. A variance of 36' is granted for the lake side. The deck shall come no closer than 14' from this property line.
2. A variance of 8' is granted for the road side. The deck shall come no closer than 42' from this property line.

Board member Page seconded. All ayes.

Christopher Community

After review and discussion, Board member Bigelow made a motion for a negative SEQR. Board member Groves seconded. All ayes.

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

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 4' is granted for the north side of the apartment building on proposed lot #2. The building shall come no closer than 21' from this property line.

Board member Groves seconded. All ayes.

Other Business:

Information regarding an up-coming training opportunity in Onondaga County distributed.

Board member Bigelow made a motion to adjourn the meeting, seconded by Board member Page. The meeting was adjourned at 7:56 p.m.

Respectfully submitted,
Karen Jacobs, Secretary