

Town of Scipio
3705 Rte. 34. PO Box 71
Scipio Center, NY 13147

The Town of Scipio Zoning Board of Appeals met on Monday, October 6, 2025, in the Scipio Town office, 3705 State Rte. 34, Scipio Center, NY 13147.

Attending: Keith Welch, Zane Cramer, Greg Otis, Eric Devin
Others: Ann Robson, Matt Scuderi, Anne Scuderi, Ty Allen

1. Chair Welch called the meeting to order at 7:00 pm
2. Approved the October 6, 2025 meeting agenda.
Motion by Cramer, second by Devin. All in favor. 4/0
3. Approved the ZBA meeting minutes from September 30, 2025.
Motion by Otis, second by Cramer. All in favor. 4/0
4. Issues from property owners - None
5. Opened Public Hearing at 7:01 pm on the Scuderi application for an Area Variance
3692 Ensenore Rd, Moravia, NY, Tax Map #164.00-01-021 (Waterfront District)
 - Ty Allen with MBL Engineering, PLLC requested an Area Variance from the mean high-water mark of 6.7 feet. The new construction will be 43.3' from mean high-water mark. The present structure (to be demolished) is 41.3' from mean-high water mark. The shape of the lot, factoring in setbacks, placement of porch, garage, well and new septic system creates a hardship in siting new construction at 50' from mean high-water mark.
 - According to the town ordinance:
Definition of Deck (pg. 7) – A deck is a roofless outdoor space built as an above platform projecting from the wall of a building and is connected by structural supports and grade or by the building structure.
Definition of Porch (pg. 15) – A roofed but unenclosed projection from the main wall of a building. That may or may not use columns or other ground supports for structural purposes and this is not used for livable space.
Article IV, Section 4.08 - Additional Regulations in the Waterfront District
(A) (2) exceptions – Lakeshore setback zone. No structure shall be built or expanded within 50 feet of the mean high-water mark, except the following, subject to the restrictions and conditions in Section 7.03 and Section 7.04 of this Ordinance. Gazebos, patios and decks on foundations other than posts or piers, which shall be considered structures for the purpose of calculating open space percentage.
Clarification - the portion of the new build that caused a denial was the porch and not part of the living quarters. Per our Code definitions a deck would not have required a Variance, but the proposed porch with roof necessitated the Variance request.

No one from the public spoke at the public hearing in favor or against the variance.

Motion to accept Area Variance request by Otis, second by Devin. Discussion introduced by Welch was to accept the variance with one condition. The following condition will remain with the property known as Tax Map # 164.00-1-21 in the Waterfront District:

"At no time will the approved porch be enclosed by screens, windows, plexiglass or any other man-made materials, which are not mentioned here, whose purpose may be construed to become an additional room attached to the house whether permanent or temporary."

Revised motion to approve Area Variance request with stipulated condition by Devin, second by Otis. All in favor. 4/0

6. New business - None
7. Motion to close Public Hearing made by Welch at 7:11 pm, second by Otis. All in favor. 4/0
8. November 4, 2025 is Election Day. There will be no ZBA meeting in November.
9. The December ZBA meeting will be scheduled on Tuesday December 9, 2025 at 7pm.
10. Adjournment at 7:20 pm. Motion made by Otis, second by Cramer. All in favor. 4/0

Respectfully submitted,

Ann M. Robson

Secretary to the Town of Scipio ZBA