

The Town of Scipio Zoning Board of Appeals convened on Tuesday, June 4, 2024 at 7 pm in the Town of Scipio Office, 3705 Rte. 34, Scipio Center, NY 13147.

Attending;     Zane Cramer                     Howard Nelson  
                       Greg Otis                                     Keith Welch, chair  
Excused:         Eric Devin

Others present: Patrick Doyle, Ann Robson, Melissa Alford, Greg Snyder, Pat Byrne

1. Meeting called to order at 7 pm by Chairperson Welch.
2. Approve the June 4, 2024 meeting agenda. Motion by Nelson, second Cramer. All in favor. 4/0
3. Approve the May 7, 2024 meeting minutes. Motion by Otis, second by Nelson. All in favor. 4/0
4. Chairperson Welch opened the Public Hearing on Greg Snyder’s Area Variance Request, at 4486 State Route 38 (West Lake Rd.) at 7:01pm. He inquired if Snyder had any additional information. Snyder stated he put in a stake at the 50’ Mean High-Water mark as a reference point.
  - Pat Byrne, neighbor at 4392 State Route 38, spoke in favor of the proposed building application. Board member Nelson inquired and learned that additional gabion walls were going to be installed along the front of the structure to protect against erosion. Melissa Alford inquired and learned that the applicant has received two homeowners’ insurance policy contracts to cover the proposed dwelling and property.
  - Cramer motioned for board discussion, second by Nelson. All in favor. 4/0  
Otis commented after his site visit, he thought the structure could be turned to fit the space so no variance request would be necessary. He feels the requested setback variance is too close to the Mean High-Water Mark. Nelson completed a site visit, saw the extensive reinforced banks along the lakeshore and was impressed with the work. Welch interjected he would like to see a condition stating no further addition to the front of the property be made. The current setback at the Northeast corner is 36’ and southeast corner is 38’ from the Mean High-Water mark.

Motion by Nelson to approve Greg Snyder’s Request for an Area Variance placing the structure’s northeast corner at 36’ and southeast corner at 38’ from Mean High-Water Mark, including the condition to restrict enlarging the structure along the front of the swelling (East side). Second by Otis was defeated. 2-2

Welch – Yea                     Otis – Nay             Cramer – Nay                     Nelson - Yea

Welch stated the Public Hearing will remain open.

5. Issues from property owners - none
6. New Business
  - CEO Doyle updated the ZBA on the status of their October 2023 denial to Irene McSweeney's request to keep a storage shed at the lake shore. It is eight months later, and the storage shed has not been removed. Doyle could issue an appearance ticket.
7. Next meeting: Tuesday July 2, 2024, 7 pm
8. Adjournment: Motion to adjourn was made at 7:34pm made by Cramer, second by Nelson. All in favor. 4/0

Respectfully submitted,

Ann Robson

Town Of Scipio ZBA Secretary