

Town of Scipio  
3705 State Route 34  
Scipio Center, NY 13147

Town of Scipio ZBA July 2022 Meeting Minutes

Members present: Keith Welch, Greg Otis, Eric Devin, Howard Nelson; Zane Cramer (excused)  
Guests: Cathy Komarisky, Brian & Marie Robison, Joe Paluga, Jeannine Larose, Scott & Monique DeJoy, Mike Oropallo

- The meeting was called to order at 7:01 PM
- Motion to approve Agenda (Nelson/Devin) 4-0
- Motion to approve Minutes from 6/7/2022 (Otis/Nelson) 4-0
- No issues from property owners
- Public Hearing concerning a request for an Area Variance by the Robison's was opened at 7:04 PM

Brian Robison presented their proposal to add a deck and stairs on the north side of their property at 4564 W Lake Rd., Tax Map #144.00-1-9.65 (Waterfront District). The new footprint would be minimal and not encroach on the lakefront any further than the existing structure. The genesis of this project was the need to replace unsafe, concrete stairs on the south side of the structure without somewhat intense excavation.

6 letters of recommendation were submitted by owners of neighboring properties and their physical attendance was also duly noted.

The question arose concerning the mitigation of the existing steps and the Robison's agreed that they would make the upper part of the steps inaccessible but needed a couple of the lower steps to access the mechanics of the house which are underneath the house.

A motion was made to grant the Variance with the following stipulation: "This Area Variance was approved by the ZBA with the stipulation that the degrading concrete steps on the south side of the structure be made inaccessible from the ground level of the driveway. Removal is inadvisable as that likely would lead to a detrimental environmental impact; thus encapsulation is the recommended suggestion for this condition of the Variance approval." (Nelson/Otis) 4-0

Motion was made to close the Public Hearing (Otis/Devin) 4-0

- Welch asked members to respond to Draft Agendas and inform him of intent of attendance for the purpose of ensuring a quorum.
- Motion to adjourn at 7:47 PM (Otis/ Devin)

The next scheduled meeting of the ZBA is August 2, 2022 at 7 PM at the Town Offices

Keith R Welch  
Chair