

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

The Town of Scipio Zoning Board of Appeals met on Tuesday, September 30, 2025, in the Scipio Town office, 3705 State Rte. 34, Scipio Center, NY 13147.

Attending: Keith Welch, Zane Cramer, Greg Otis

Excused: Eric Devin

Others: Patrick Doyle, Ann Robson, Matt Scuderi, Ann Scuderi, Ty Allen

- Chair Welch called the meeting to order at 6:56 pm.
 - Approved September 30, 2025 meeting agenda.
Motion made by Cramer, second by Otis. All in favor. 3/0
 - Approved October 1, 2024 Town of Scipio ZBA meeting minutes
Motion made by Cramer, second by Otis. All in favor. 3/0
 - Issues from property owners - None
 - Scuderi Area Variance application
3692 Ensenore Rd., Moravia, NY 13118
Tax Map # 164.00-01-021 (Waterfront District)
 - Town of Scipio Zoning Ordinance Section 4.08 A requires a minimum 50' setback from the mean high-water mark of Owasco Lake.
 - Scuderi's plan is to demolish the current structure which is closer to the waterfront than the proposed structure. The proposed new construction will be of smaller footprint than current structure and sited at 43.3' from the mean high-water mark.
- Hardships cited were:
- Constraints with already approved septic system plans and well setbacks.
 - Constraints with layout of land parcel factoring in property lines, grades, drainage, and creek bed.
 - Constraints with inaccessibility to garage.
- New Business - none
 - Next Meeting – Monday, October 6, 2025, 7:00 pm. A Public Hearing will be held at the October meeting on the Scuderi Area Variance application.
 - Adjournment at 7:20pm
Motion made by Otis, second by Cramer. All in favor. 3/0

Respectfully submitted,

Ann M. Robson, secretary to the Town of Scipio ZBA