**Zoning Board of Appeals**

**Minutes of the Meeting**

**November 16, 2023**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 16th day of November 2023 at the Town Office Building, Cedar Street, Morrisville. The following were:

 Present: Michael Mazza Chairperson

 Charles Page Vice-Chairperson

 Fenton Groves Member

 Donald Bigelow Member

 Karen Jacobs Secretary

Others Present: Brian Chapin

 Brennan Marks

Absent: Shane Gallup Member

Chairperson Mazza opened the meeting at 6:58 p.m. followed by the Pledge of Allegiance. The minutes of the September 21, 2023 meeting were accepted as printed.

**Public Hearing**

**7:00 p.m.**— Uvanni Family LTD, 458 Martin Rd., Eagle Bay NY 13331, has applied for an area variance in order to construct a new car dealership on Rt. 12B. Tax map #: 137.-1-37.131

cc: Brennan Marks, Marks Engineering, 4303 Routes 5 & 20, Canandaigua, NY 14424

The public hearing opened at 7:01 p.m. The Madison County Planning Department GML Recommendation was returned for local determination with comments. There were prior communications. All persons present for or against were heard. Chairperson Mazza made a motion to close the public hearing. Vice-Chairperson Page seconded. All ayes. The public hearing was closed at 7:08 p.m.

**Public Hearings Closed—ZBA Decision**

**Uvanni**

Vice-Chairperson Page made a motion for a negative SEQR. Board member Groves seconded. All ayes.

After review and discussion, Vice-Chairperson Page made a motion to approve the variance request as presented and with the following condition:

 A variance of 40’ is granted from the rear Town of Eaton boundary line of this property. The building,

 including overhang, shall come no closer than 10’ from this Town of Eaton property line.

Board member Bigelow seconded. All ayes.

**Other Business:**

Board member Groves made a motion to adjourn the meeting, seconded by Vice-Chairperson Page. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Karen Jacobs, Secretary