

TOWN OF EDEN  
ZONING BOARD OF APPEALS  
2795 EAST CHURCH ST, EDEN, NY 14057

PUBLIC HEARING DATE: November 19, 2020

BOARD MEMBERS PRESENT: Kristin Kent, Chair  
Drew Riedel  
Curtis Neureuter  
Doug Scheu  
Candice Pineau

EXCUSED: Phil Muck  
ABSENT: Joe Winiecki

TOWN BOARD: Gary Sam

CODE ENFORCEMENT OFFICER: Dave Rice

APPLICANTS: Frank Mathews

RE: **Appeal No. 2020-5**  
**Frank Mathews**  
**8268 East Eden Road**

All participants attended by GoToMeeting or telephone call-in.

Ms. Kent called the hearing to order at 7:00 p.m. and asked for comments on the September minutes. **Ms. Kent moved to approve the minutes from the September 17, 2020 meeting; seconded by Mr. Riedel. Minutes approved unanimously.**

Ms. Kent then read the Legal Notice for the hearing published in the “The Sun”:

**Mathews:** Application for a permit at 8268 East Eden Road to allow enlargement of a residence in the Local Business district, under Code section 225-36 B(3).

Ms. Kent confirmed with Ms. Crowe that the property notice list was in substantial compliance with the requirements.

Mr. Mathews was then asked to explain the reasons he applied for the variance.

Mr. Mathews explained why he wishes to add to his residence: he and his wife are in their seventies and stairs are becoming increasingly difficult. The addition is quite small, 288 square feet, and is intended to add to the first floor living space. The addition would provide them with the ability to function fully on the first floor.

*In response to questions from the board, Mr. Matthews gave these answers to the standards to be met for an area variance:*

The proposed addition will not have a negative effect on the neighborhood. The windows, door, siding and shingles will be identical to the existing home. There will be no added traffic.

The proposed addition will not adversely alter the character of the neighborhood. The look of the neighborhood will not change or be detrimental in any way.

There will not be any issues with parking. The addition is for residential use only and will not affect traffic or parking in any way.

The proposed addition will not restrict fire or police protection of the property or any surrounding properties.

The addition is 84' from the side property line and will not be closer to the road than the existing house. Mr. Rice confirmed that the building plans comply with the Town Zoning Code, and will not increase the existing street setback non-conformity.

All board members indicated they had adequately discussed the standards and were satisfied with Mr. Mathews' answers. **Mr. Neureuter made a motion to approve the 288 square foot addition at 8268 East Eden Road as shown on the survey. Motion seconded by Ms. Pineau. Motion approved unanimously.**

Meeting was adjourned at 7:30 pm.

Respectfully submitted,  
Jen Crowe, Secretary Eden Zoning Board of Appeals September 28, 2020

The above minutes were reviewed and approved on \_\_\_\_\_, 2020 by

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