

**Meeting Minutes
of the
Town of Fabius Zoning Board**

Subdivision/Area Variance - Dwyer

Tuesday, June 11, 2024

Present:

Mr. – Tom Herlihy – Chairman
Mr. Jeremiah Eaton - Board Member
Mr. Jeffrey Skinner – Board Member
Mr. John Foster - Board Member
Mr. Craig Riker – Board Member
Mrs. Peggy Riker - Clerk
Mr. Robert DeMore – Town Attorney
Others: Mr. Daniel Dwyer, Applicant

The meeting was called to order by Mr. Herlihy at 7:00 PM. Mr. Herlihy read the public notice for tonight's meeting.

Motion by Mr. Foster, seconded by Mr. Eaton, to appoint the Town of Fabius as lead agency for SEQRA purposes for both the subdivision application and the area variance application.
Motion PASSED – Ayes – 5, Nays – 0. Voting aye – Herlihy, Skinner, Foster, Riker, Eaton.

Mr. DeMore read through the SEQRA part 2 and the Town Board responded. Mr. Herlihy executed the document.

AREA VARIANCE:

Zoning regulations require a minimum of 2 acres for a lot and 300 feet for road frontage. Mr. Dwyer requests the variance for a 1.93 acre lot and 175 feet of road frontage. Mr. Dwyer already has County driveway approval pending the Town's approval of application. Motion by Mr. Foster, seconded by Mr. Eaton, to approve the area variance. Motion PASSED – Ayes – 5, Nays – 0. Voting aye – Herlihy, Skinner, Foster, Riker, Eaton. Mr. DeMore will prepare an order to be filed with the County by Mrs. Riker.

SUBDIVISION:

Motion made by Mr. Skinner, seconded by Mr. Riker, to approve the subdivision application.
Motion PASSED – Ayes – 5, Nays – 0. Voting aye – Herlihy, Skinner, Foster, Riker, Eaton.

Mr. Herlihy signed all maps and gave three to Mr. Dwyer.

Motion by Mr. Skinner, seconded by Mr. Riker, to adjourn at 7:20 PM. Motion PASSED – Ayes – 5, Nays – 0. Voting aye – Herlihy, Skinner, Foster, Riker, Eaton.

Respectfully submitted,

Margaret M. Riker
Clerk