

**Town of Eaton Planning Board  
Minutes of the Meeting  
April 24, 2023**

At the regular meeting of the Town of Eaton Planning Board held on the 24<sup>th</sup> day of April 2023 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Paul Rhyde	Chairperson
	Aaron DeLand	Member
	James Crowell	Member
	Denise Lodor-Morris	Member
	Karen Jacobs	Secretary

Others Present:	Michele Reed	Applicant
	John Reed	
	Brian Chapin	
	Craig Jackson	

Absent:	Michael Johnston	Vice-Chairperson
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Chairperson Rhyde opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. Board member Rhyde made a motion to approve the minutes of the February 27, 2023 meeting as written. Board member Lodor-Morris seconded. All ayes.

**7:00 p.m** Michelle Reed, 3824 Whites Corners Rd., Bouckville, NY 13310, has applied for a minor 2-lot subdivision of property located at 3824 Whites Corners Rd. Tax map#: 112.-1-43  
Owner of record: John P. Reed, 3747 Whites Corners Road, Bouckville, NY 13310

The public hearing was opened at 7:01 p.m. The Madison County GML was not necessary. There was a concern regarding access to the remaining property via a driveway. All persons present for or against were heard. Board member Rhyde made a motion to close the public hearing. Board member DeLand seconded. All ayes. The public hearing was closed at 7:08 p.m.

Board member Rhyde made a motion for a negative SEQR. Board member DeLand seconded. All ayes. Board member Rhyde made a motion to approve the minor 2 lot subdivision as presented with the condition that the remaining portion of Lot 43 (112.-1-43) be combined with Lot 42 (112.-1-42) to allow required road frontage to the remaining portion. Board member Crowell seconded. All ayes.

**Other Business**

1. Brian Chapin brought information regarding an upcoming application No action taken.
2. Discussion regarding a substitute board member for ZBA, if needed.

Board member Rhyde made a motion to adjourn the meeting, seconded by Board member Lodor-Morris. All ayes. The meeting was adjourned at 7:38 p.m.

Respectfully submitted,  
Karen C. Jacobs, Secretary