**Town of Eaton Planning Board**

**Minutes of the Meeting**

**May 22, 2023**

At the regular meeting of the Town of Eaton Planning Board held on the 22nd day of May 2023 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present: Paul Rhyde Chairperson

Michael Johnston Vice-Chairperson

Aaron DeLand Member

James Crowell Member

Denise Lodor-Morris Member

Karen Jacobs Secretary

Others Present: 11 - sign-in list attached

Chairperson Rhyde opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. Board member DeLand made a motion to approve the minutes of the April 24, 2023 meeting as written. Board member Lodor-Morris seconded. All ayes.

**7:00 p.m** Kenneth Masker, 2750 St. Rt. 26, Eaton, NY, 13334, has applied for a special permit to operate a bed and breakfast on property located at 2750 St. Rt. 26. Tax map#: 150.-1-5.12

The public hearing was opened at 7:01 p.m. The Madison County GML was returned for local determination, with comments. There were no prior communications. All persons present for or against were heard. Board member Rhyde made a motion to close the public hearing. Board member Crowell seconded. All ayes. The public hearing was closed at 7:15 p.m.

Board member Rhyde made a motion for a negative SEQR. Board member Crowell seconded. All ayes. Board member Johnston made a motion to approve special permit as presented with the conditions that:

1. An owner will be present when the rooms are rented;
2. The whole house may not be rented at one time. Only the 2 upstairs bedrooms may be rented.

Board member Rhyde seconded. All ayes.

**7:10 p.m** Paul Noyes, PO Box 44, 4230 Rt.46, Munnsville, NY 13409, has applied for a minor 2-lot subdivision of property located at 4230 Rt. 46, Munnsville. Tax map#: 101.-1-5

The public hearing was opened at 7:21 p.m. The Madison County GML was not necessary. There were no prior communications. All persons present for or against were heard. Board member Lodor-Morris made a motion to close the public hearing. Board member DeLand seconded. All ayes. The public hearing was closed at 7:26 p.m.

Board member Rhyde made a motion for a negative SEQR. Board member Crowell seconded. All ayes. Board member Johnston made a motion to approve the minor 2-lot subdivision as presented with the condition that the new Lot 2 be combined with Masker property as planned. A new tax lot may not be created. Board member DeLand seconded. All ayes.

**7:20 p.m** Terri & Shawn Granger, 2641 Church St., Eaton, NY 13334, have applied for a minor 2-lot subdivision of property located at 2641 Church St. Tax map#: 136.18-1-58

The public hearing was opened at 7:33 p.m. The Madison County GML was not necessary. There was one prior communication. All persons present for or against were heard. Board member Rhyde made a motion to close the public hearing. Board member Crowell seconded. All ayes. The public hearing was closed at 7:38 p.m.

Board member Rhyde made a motion for a negative SEQR. Board member DeLand seconded. All ayes. Board member Johnston made a motion to approve the minor 2-lot subdivision as presented with the condition that the new Lot 2 be combined with the tax map # lot, 136.18-1-56 as planned. A new tax lot may not be created. Board member Rhyde seconded. All ayes.

**7:30 p.m** Ronald S. Jones, 1487 Billings Hill Rd., Earlville, NY 13332, has applied for a minor 3 lot subdivision of property located at 2707 English Ave and 4201 St. Rt. 26 Tax map#: 136.-1-24 & 23.2

The public hearing was opened at 7:46 p.m. The Madison County GML was not necessary. There was were no prior communications. The applicant presented a new map adjusting the property lines. All persons present for or against were heard. Board member Lodor-Morris made a motion to close the public hearing. Board member DeLand seconded. All ayes. The public hearing was closed at 7:54 p.m.

Board member Rhyde made a motion for a negative SEQR. Board member Crowell seconded. All ayes. Board member Crowell the Board approved the minor 3 lot subdivision as presented with the condition that Lot 3 be added to the existing lot 136.-1-41. A new tax map lot may not be created. Board member Johnston seconded. All ayes.

**Other Business**

Board member Johnston made a motion to adjourn the meeting, seconded by Board member DeLand. All ayes. The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Karen C. Jacobs, Secretary