**Town of Eaton Planning Board**

**Minutes of the Meeting**

**June 26, 2023**

At the regular meeting of the Town of Eaton Planning Board held on the 26th day of June 2023 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

 Present: Paul Rhyde Chairperson

Denise Lodor-Morris Member

Karen Jacobs Secretary

 Others Present: Brian Chapin

 Janet Conklin Representing applicant

 Absent: Michael Johnston Vice-Chairperson

 Aaron DeLand Member

 James Crowell Member

Chairperson Rhyde opened the meeting at 7:12 p.m. followed by the Pledge of Allegiance. Board member Lodor-Morris made a motion to approve the minutes of the May 22, 2023 meeting as written. Board member Rhyde seconded.

All ayes.

**7:00 p.m.** Conklin Family Irrev. Trust, 4558 Pratts Rd., Munnsville, NY 13409, applied for a minor 2-lot subdivision of property located on Lynch Rd., Munnsville, NY Tax map #: 100.-1-27

The public hearing was opened at 7:13 p.m. The Madison County GML was not needed. 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 Lodor-Morris seconded. All ayes. The public hearing was closed at 7:18 p.m.

Board member Lodor-Morris made a motion for a negative SEQR. Board member Rhyde seconded. All ayes. Board member Lodor-Morris made a motion to approve the minor 2-lot subdivision as presented.

Board member Rhyde seconded. All ayes.

**Other Business**

Revision of Notice of Determination given last month (May 22, 2023) to Kenneth Masker, 2750 St. Rt. 26, Eaton, NY, 13334

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 bedrooms-one upstairs and one downstairs- may be rented.

Board member Lodor-Morris made a motion to adjourn the meeting, seconded by Board member Rhyde. All ayes. The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Karen C. Jacobs, Secretary