**Town of Eaton Planning Board**

**Minutes of the Meeting**

**March 24, 2025**

At the regular meeting of the Town of Eaton Planning Board held on the 24th day of March 2025 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present: Paul Rhyde Chairperson

Aaron DeLand Member

James Crowell Member

Karen Jacobs Secretary

Others Present: Brennan Marks

Heidi Lewis Applicant

John Bresloff Applicant

Sign in sheet filed

Absent: Michael Johnston Vice-Chairperson

Denise Lodor-Morris Member

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 24, 2025 meeting as amended. Board member Crowell seconded. All ayes. The amended minutes were approved as written.

**7:00 p.m--** Heidi Lewis, 6023 Landon Rd., Eaton, NY 13334, who applied for a special use permit in order to have chickens on 2.11 acres at 6023 Landon Rd., Eaton. Tax map #: 152.-1-25

The public hearing was opened at 7:02 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 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 Crowell seconded. All ayes.

Board member Crowell made a motion to approve the special permit as presented: The applicant is allowed to have 8 chickens within a fenced in area. Board member DeLand seconded. All ayes. The permit is renewable yearly, without fee, as long as there are no complaints received by the Planning board

**7:10 p.m.** John & Autumn Bresloff, 3190 St. Rt. 26, Eaton, NY 13334, have applied for a special use permit in order to house small animals that are not domesticated pets on .62 acres at 3190 St. Rt. 26, Eaton

Tax map #: 151.-1-4 Amend minutes of the October 28, 20024 meeting.

The public hearing was re-opened at 7:10 p.m. by Chairperson Rhyde. The SEQR was approved at the October 28, 2024. After review and discussion the special use permit was approved as follows:

The animals on the property shall be no more than 20 poultry, in a shed, 10 adult rabbits (60 rabbits in total), in cages and 5 goats, in the garage. The permit is renewable yearly, without fee, as long as there are no complaints received by the Planning board

# **Other Business**

1. A representative from the Friendly Ford new building project on Rt. 12B, Eaton, was present to ask for a change in the previous building plans submitted to the board (11-27-23) and to the codes officer. Due to increased building supply costs and labor costs the project would like to have a reduced building size and reduced car area. After review and discussion, Chairperson Rhyde made a motion for a revised SEQR. Board member DeLand seconded. A voice vote was held:

Chairperson Rhyde: yes

Board member Crowell: yes

Board member DeLand: yes

Board member Johnston: absent

Board member Lodor-Morris: absent

After review and discussion Board member Crowell made a motion to approve the application and site plan as amended. Board member DeLand seconded. A voice vote was held:

Chairperson Rhyde: yes

Board member Crowell: yes

Board member DeLand: yes

Board member Johnston: absent

Board member Lodor-Morris: absent

The revised site plan and revised special permit were approved as presented.

1. A training session was held with the Town Attorney, Nadine Bell, on Tuesday, Feb. 25, 2025 from 7-9 p.m. regarding the special use permits and variances. Planning Board and Zoning Board members attended. The board members felt that the session was very informative and would like to have another. The secretary will schedule another one with the lawyer.

Board member Rhyde made a motion to adjourn the meeting, seconded by Board member Crowell. All ayes. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Karen C. Jacobs, Secretary