**Zoning Board of Appeals**

**Minutes of the Meeting**

**April 17, 2025**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 17th day of April 2025 at the Town Office Building, Cedar Street, Morrisville. The following were:

Present: Charles Page Vice-Chairperson

Fenton Groves Member

Don Bigelow Member

Karen Jacobs Secretary

Others Present: David Sullivan (KD Homes) Applicant

Ken Chapman Applicant

Jim Carey

Patrick Carey

Sign-in sheet filed

Absent Michael Mazza Chairperson

Shane Gallup Member

Vice-Chairperson Page opened the meeting at 7:07 p.m. followed by the Pledge of Allegiance. Board member Bigelow made a motion to accept the minutes of the January 16, 2025 meeting as printed. Board member Groves seconded. All ayes.

**Public Hearing**

**7:00 p.m** –Cheryl Hallam, PO Box 82, Eaton, NY 13334, applied for area variances in order to remove a burned out trailer home and replace it with a new modular home at 5218 Westcott Rd., Eaton Tax map #: 151.18-1-64

The public hearing opened at 7:09 p.m. The Madison County Planning Department GML Recommendation was returned for local determination. There were prior communications. All persons present for or against were heard. Vice-Chairperson Page made a motion to close the public hearing. Board member Groves seconded. All ayes. The public hearing was closed at 7:38 p.m.

**Public Hearing Closed—ZBA Decision**

**Hallam**

Board member Bigelow made a motion for a negative SEQR. Board member Groves seconded. All ayes.

After review and discussion, Board member Bigelow made a motion to approve the variance request as presented, and with the following conditions:

1. A variance of 45’ is granted for the front (lake) side to the proposed deck (as shown on the plot plan map dated 4/1/25 done by Chapin Land Surveyors). The deck shall come no closer than 30’ from the centerline of Westcott Rd.
2. A variance of 20’ is granted for the west side. The proposed deck shall come no closer than 5’ from this property line.
3. A variance of 17’ is granted for the east side. The home shall come no closer than 8’ from this property line.

Board member Groves seconded. All ayes.

The next step is for the applicant to contact the Codes Officer for a building permit. Also, please note that all setbacks granted by this board must be verified by and the pins must be set by a licensed surveyor prior to the start of construction.

**Chapman**

Ken Chapman, 2678 Eaton Rd., Eaton, NY applied for and received an area variance in order to place a garage and storage shed in the back yard of property located at 2678 Eaton Rd., Eaton.

Tax map #: 136.18-1-13 Revision of former NOD issued on 1-16-25

A variance of 9’ is granted from the north side property line. The garage shall come no closer than 16’ from this property line.

A variance of 11’ is granted from the north side property line. The shed shall come no closer than 14’ from this property line.

The next step is for the applicant to contact the Codes Officer for a building permit. Also, please note that all setbacks granted by this board must be verified by and the pins must be set by a licensed surveyor prior to the start of construction.

**Other Business:**

Board member Page made a motion to adjourn the meeting, seconded by Board member Bigelow. The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Karen Jacobs, Secretary