**Zoning Board of Appeals**

**Minutes of the Meeting**

**May 15, 2025**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 15th day of May 2025 at the Town Office Building, Cedar Street, Morrisville. The following were:

 Present: Michael Mazza Chairperson

 Charles Page Vice-Chairperson

 Fenton Groves Member

 Don Bigelow Member

 Karen Jacobs Secretary

 Nadine Bell Attorney for the Town of Eaton

Others Present: Sign-in sheet filed

Absent Shane Gallup Member

Chairperson Mazza opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. Board member Bigelow made a motion to accept the minutes of the April 17, 2025 meeting as printed. Board member Groves seconded. All ayes.

**Public Hearing**

**7:00 p.m** –Brian D. Hastings, 3748 Sanderson Rd., Erieville, NY 13061, has applied for area variances in order to place a new carport that does not meet the setbacks over a motorhome (accessory structure) that is stored on property that does not have a principal structure at 3247 Route 26, Eaton. Tax map #: 135.18-1-43

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. The applicant did not show up nor send a representative. This matter will be turned over to the Codes Officer for follow-up. Chairperson Mazza closed the public hearing at 7:10 p.m.

**7:10 p.m** –Marie and Michael Malsch, 65 Colehammer Ave., Troy, NY 12180, have applied for area variances in order to build a new home and deck within 25’ of the right side property line and within 50’ of the rear property line at 2955 Woodshore Rd., Eaton Tax map #: 134.11-1-2 Mr. & Mrs. Malsch attended as well as their contractor, Michael Pettinato.

The public hearing opened at 7:17 p.m. The Madison County Planning Department GML Recommendation was not needed. There were no prior communications. All persons present for or against were heard. Chairperson Mazza made a motion to close the public hearing. Board member Page seconded. All ayes. The public hearing was closed at 7:33 p.m.

**Public Hearing Closed—ZBA Decision**

**Malsch**

It was determined that this was a type 2 action thus no SEQR was needed.

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

1. A variance of 1’ is granted for the north side to the proposed home. The home shall come no closer than

24’ from this property line.

1. A variance of 3’ is granted for the south side. The proposed home shall come no closer than 22’ from this property line.
2. A variance of 27’ is granted for the lake side. The home shall come no closer than 23’ from this property line.

Board member Groves seconded. All ayes.

Town Attorney Bell will write up a resolution including these approved variances to be sent to the applicant.

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:**

Chairperson Mazza made a motion to adjourn the meeting, seconded by Board member Bigelow. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Karen Jacobs, Secretary