**Zoning Board of Appeals**

**Minutes of the Meeting**

**January 16, 2025**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 16th day of January 2025 at the Town Office Building, Cedar Street, Morrisville. The following were:

 Present: Michael Mazza Chairperson

 Charles Page Vice-Chairperson

 Fenton Groves Member

 Karen Jacobs Secretary

Others Present: Ken Chapman Applicant

 Larry Monaghan Applicant

Absent Donald Bigelow Member

 Shane Gallup Member

Chairperson Mazza opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. Board member Page made a motion to accept the minutes of the November 21, 2024 meeting as printed. Board member Groves seconded. All ayes.

**Public Hearing**

**7:00 p.m** –Ken Chapman, 2678 Eaton Rd., Eaton, NY, has applied for 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

The public hearing opened at 7:02 p.m. The Madison County Planning Department GML Recommendation was returned for local determination. 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 7:07 p.m.

**7:10 p.m** –Larry Monaghan 4 Cresmont Dr., Dover, NJ 07891, has applied for an area variance in order to build 2 decks on a camp located at 5345 Paddleford Rd., Eaton Tax map #: 151.18-1-17

The public hearing opened at 7:07 p.m. The Madison County Planning Department GML Recommendation was not necessary. 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 7:11 p.m.

**Public Hearing Closed—ZBA Decision**

**Chapman**

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

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

 **(over)**

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

**Monaghan**

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

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

A variance of 26’ is granted from the lake side property line. The deck shall come no closer than 24’ from this property line.

A variance of 5’ is granted from the west side property line. The deck shall come no closer than 20’ 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.

**Other Business:**

Board member Groves made a motion to adjourn the meeting, seconded by Board member Page. The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Karen Jacobs, Secretary