

**Town of Eaton Planning Board
Minutes of the Meeting
August 25, 2025**

At the regular meeting of the Town of Eaton Planning Board held on the 25 day of August 2025 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Paul Rhyde	Chairperson
	Denise Lodor-Morris	Member (Acting Chairperson)
	Aaron DeLand	Member
	Michael Johnston	Vice-Chairperson

Applicants Present:	Tim Yousey	Applicant
	Mike & Margaret Woodcock	Applicant
	Ron Millback	Applicant
	Tory Clark (rep. solar)	Applicant

Others Present:	Dawn Smith; Susan Miller; Joseph Cavender; John Stevens; Charlene Nourse; Michael Clark; Mary Helmer; Gerald Clark; Brian Chapin
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Absent:	James Crowell	Member
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Chairperson Paul Rhyde opened the meeting at 7:01 p.m. followed by the Pledge of Allegiance

7:01 p.m—Tim Yousey Special Use Permit, Public Hearing continued, 2831 Roberts Road, Tax Map # 110-1-6.211

Mr. Yousey wishes to build a garage greater than 1500 square feet. According to Town of Eaton Land Use Law he requires a Special Use Permit to do so.

The public hearing was reopened at 7:02 pm by Board member Lodor-Morris and seconded by Board member DeLand. The Madison County GML was not needed. There was no written communication regarding this application. All persons present for or against were heard.

Chairman Rhyde made a motion for the applicant to withdraw the previous subdivision application that he presented at last meeting for the lot with the pole barn as presented: Board member DeLand seconded. All ayes.

Chairman Rhyde made a motion to review the SEQRA form and make a negative declaration: Board member Lodor-Morris seconded. All ayes.

7:08 pm Board member Johnston made a motion to approve the special use permit as presented: Board member DeLand seconded. All ayes.

7:09 pm Tim Yousey, Minor Subdivision, Public Hearing continued, 2831 Roberts Road, Tax Map # 110-1-6.211

Mr. Yousey wishes to subdivide what is lot #1 on the Subdivision map provided by the applicant. This is the second review of this application. Mr. Yousey wishes to divide "lot 1" according to the map provided.

Chairman Rhyde made a motion to review the SEQRA form and make a negative declaration: Board member Lodor-Morris seconded. All ayes.

7:14 pm Board member Lodor-Morris made a motion to approve the subdivision as presented: Board member Johnston seconded. All ayes.

Ron Millback, Special Use Permit, Public Hearing continued, 5355 State Route 20, Tax Map # 112-2-15.1

Mr. Millback wishes to build offices for his business along Route 20. According to the Town of Eaton Land Use Law 120-10-C6 a Special Use Permit is needed.

7:18 pm The public hearing was reopened at by Board member Lodor-Morris and seconded by Board member DeLand. The Madison County GML was not needed. There was no written communication regarding this application. All persons present for or against were heard.

The applicant has brought revised drawings and an engineer, Joseph M. Cavender, to review the wetland impact or lack thereof for the Board. Other topics covered were number of employees, hours of operation, lighting, and safety.

7:45 pm Public hearing was closed on a motion made by Chairman Rhyde and seconded by Board member Lodor-Morris. All ayes.

Chairman Rhyde made a motion to review the SEQRA form and make a negative declaration: Board member Johnston seconded. All ayes.

7:55 pm Chairman Rhyde made a motion to approve the Special Use Permit with the following conditions: Approval of DOT for the curb cut; Approval of building plans for the Pole barn to be approved by the Town's Codes Officer; Low light lighting. Board member Johnston seconded.

Mike Woodcock, Special Use Permit, 2291 Leach Road, Tax Map # 135.-1-18.31

Mr. Woodcock wishes to put in a double-wide manufactured home on his lot which according to Town of Eaton Land Use Law Article 4 120-10-C2 he is required to get a Special Use Permit.

The applicant's surveyor is present to ask about a possible subdivision for this property to be done at a later date.

8:00 pm Public hearing was closed on a motion made by Board member Lodor-Morris and seconded by Chairman Rhyde. All ayes.

Board member Deland made a motion to review the SEQRA form and make a negative declaration: Board member Lodor-Morris seconded. All ayes.

8:06 pm Board member Lodor-Morris made a motion to approve the Special Use Permit as presented to the Board to place a double wide manufactured home on their property. Board member Johnston seconded. All ayes.

Madison CSG 1, Special Use Permit and Site Plan Review, Second Review, Rocks Road, Tax Map # 112-1-5

Madison ACSG 1 wishes to build a solar facility on Rocks Road. Town of Eaton Local Law #1 of 2024 requires them to seek a Special Use Permit and a Site Plan Review to construct such a facility.

8:20 pm Board member Johnston made a motion to make the Town of Eaton Planning Board Lead agency on this application. Board member Lodor-Morris seconded. All ayes

Other Business

Board member Johnston made a motion to approve the minutes of the June 23, 2025 meeting as written. Board member Lodor-Morris seconded. All ayes. The minutes were approved as written.

Board member DeLand made a motion to approve the minutes of the July 28, 2025 meeting as written. Board member Lodor-Morris seconded. All ayes. The minutes were approved as written.

Board member DeLand made a motion to adjourn the meeting, seconded by Board member Lodor-Morris. All ayes. The meeting was adjourned at 8:25 p.m.

Respectfully submitted,
Elisa E. Robertson, Secretary