

**ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
SEPTEMBER 18, 2025**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 18th day of September 2025 at the Town Office Building, Cedar Street, Morrisville, NY. The following were:

Present:	Michael Mazza	Chairperson
	Charles Page	Vice Chairperson
	Fenton Groves	Member
	Jean Hilts	Acting Secretary

Others Present: Sign-in sheet filed

Absent:	Don Bigelow	Member
	Shane Gallup	Member

Chairperson Mazza opened the meeting at 7:00 pm followed by the Pledge of Allegiance. Board Member Page made a motion to accept the minutes of the August 21, 2025 meeting as printed, seconded by Board Member Groves. All ayes.

PUBLIC HEARING

7:00 p.m. Michael Hiser – 5116 Westcott Road, Tax Map. 151.18-1-46. Applicant was not present at the hearing and was represented by Wayne Matteson, who noted that the property in question was recently purchased (July 2025). Applicant desires to replace the metal septic tank with an upgraded 1,000 gallon, two compartment tank.

The public hearing was opened at 7:02 p.m. The board felt comfortable with the material presented by Wayne Matteson. There were no other persons present to comment. Chairperson Mazza closed the public hearing at 7:04 PM

7:04 p.m. Russ Conrad (listed owner Kelsey Conrad) – 4872 Westcott Road. Tax Map 150.20-1-33. Applicant was not present at the hearing and was represented by Daniel Maciag. There are two requests.

Request #1 – a second-story, 10' X 10' addition – he had provided Larry Cesario with the application information, including blueprints, on August 9, 2025. Daniel Maciag does have a survey on his email. Daniel indicated this matter was time sensitive.

Request #2 – side porch – 4' X 8' on east side of home. Requesting variance due to the porch being only 1 ½' off of property line.

Public hearing opened at 7:05 p.m.

Chairperson Mazza indicated the board would need to review the plot plan, as a variance could not be considered until they are able to review the plan.

Neighboring landowner, Gilbert R. Conrad, was present at the hearing. He is the property owner next door, specifically for request #2. He indicated he had no objections to the porch. No other persons were present for comment.

Daniel Maciag lives a short distance from the town hall and would return with the requested information prior to the end of the meeting. The public hearing was adjourned at 7:11 p.m.

7:11 p.m. Harminder Saluja (landowners: Marion Saluja and Shirley Sastry) – 2403 Tollerup Road – Indicated he had been granted a variance in August 2025 but codes officer felt variance needed more definition in order to grant a building permit. Mr. Saluja was going to be out of town beginning the next day. Chairperson Mazza placed a call to codes officer, Larry Cesario, asking him if he was able to join meeting. Larry is on his way. Applicant has plot plan. Applicant discussed the variance that was issued and Chairperson Mazza felt that the plans were technically not outside the variance that was issued.

The public hearing opened at 7:15 p.m. Mr. Saluja's wife, Marion, co-landowner, was present but there were no comments, positive or negative, given by her. The public hearing closed at 7:16 p.m.

7:16 p.m. Co-Applicant, Sandra Abbott was present (Edwin was unable to attend) due to being under the impression that wetland issues were present on land owned by them at 2831 Roberts Road, Town of Eaton. Tax Map No. 134.-1-10.32

The public hearing opened at 7:18 p.m. Discussed the wetland issue along with other aspects of the application, they are:

- Acreage – property is 2.8 acres which is ample acreage for request
- Accessory Structure (barn) is present on the property and has been there for over 20 years-Sandy indicated that Larry Cesario had no issue with structure since it has been there for many years
- Sandy indicated that she and Highway Superintendent, Larry Phillips, did numerous measurements on the property that indicated there was plenty of distance between desired leachfield and the wetlands (must have a 100' buffer from the wetlands). All measurements obtained were shared with the board. An overlay of the wetlands and the property map attest to this as well. Wayne Matteson provided some input in the event a variance would be needed. Wayne felt that a variance would most likely need to be issued by the state as it could fall outside of local jurisdiction.
- Road frontage – needs 250' and there is 347' of frontage per property map
- Proposed house (manufactured housing) will be more than 25' from boundary

There were no other persons present to comment. The public hearing closed at 7:35 p.m.

7:35 p.m. – Russ Conrad – The public hearing was reopened. Daniel Maciag returned with the requested plot plan. At 7:37 p.m., Larry Cesario joined the hearing, reviewed the plot plan and approved all measurements.

The public hearing was closed at 7:40 p.m.

Public Hearing closed – ZBA decisions

Hiser – Motion to allow 1,000 gallon, 2 compartment, plastic tank to replace existing metal tank. Motion by Chairperson Mazza, seconded by Board Member Page.

Conrad – Two items

--for the 4' X 8' porch, 24' variance on East property line; the structure shall come no closer than one foot.

--for the 10' X 10' second-story addition, a 9' variance on the East side of the property, no closer than 16'; a 17' variance on South boundary of property, no closer than 8'.

Motion by Board Member Page, seconded by Board Member Groves

Saluja – After discussion with codes officer, Larry Cesario, building permit will be issued. ZBA will grant a 7' variance on north side of property, no closer than 18'. Larry Cesario will issue an amendment. Motion by Chairperson Mazza, second by Board Member Groves.

Abbott – After reviewing the application to ZBA and discussion with codes officer, the ZBA has decided no need for variance in this case and referred onto Planning Board for manufactured housing. There is plenty of acreage and roadside frontage. Motion by Board Member Groves, second by Board Member Page.

With no other business being brought forward, a Motion to adjourn the meeting was made by Board Member Mazza and seconded by Board Member Page at 8:07 pm. All ayes.

Respectfully submitted,

Jean Hilts, Acting Secretary