

**Town of Eaton
Planning and Zoning Board
Minutes of the Meeting
March 24, 2026**

At the regular meeting of the Town of Eaton Planning and Zoning Board held on the 24th day of March 2026 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Michael Mazza	Chairperson (Absent)
	Don Bigelow	Member
	Paul Rhyde	Deputy Chair
	Michael Johnston	Member
	Denise Lodor-Morris	Member
	Aaron DeLand	Member
	James Crowell	Member
	Shane Gallup	Alternate (Absent)
	Charlie Page	Alternate
Applicants Present:	Randy Horton	Applicants Father
	Brian Hastings	Applicant
	Torrey Clark	Applicant (Solar Rep)
	Carol MacBain	Applicant
	Warren Seitz	Applicant
	Dan Sterle	Applicant

Others Present: John Stevens and John Dunkle

Deputy Chairperson Rhyde opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance

Board member Crowell made a motion to approve the minutes of the February 24, 2026 Planning and Zoning Board meeting as written. Board member DeLand seconded. All ayes. The minutes were approved as written.

Carol Macbain, Area Variance, Public Hearing, 2728 Bradley Brook Road, Tax Map #151.-2-51

Ms. Macbain has applied for a variance for a pre-existing shed that does not meet the required setback.

Deputy Chairperson Rhyde opened the Public Hearing at 7:02 pm. There was no written communication regarding this application. No one present to speak for or against application.

Deputy Chairperson Rhyde closed the Public Hearing at 7:18 pm.

Carol is to come back next month after clarifying with Larry Cesario, Codes Enforcement Officer, which sheds need to be moved or reviewed for a variance.

Brian Hastings, Area Variance and Use Variance, Public Hearing, 3247 Route 26, Tax Map # 135.18-1-43

Mr. Hastings has applied for an area variance in order to place a new carport that does not meet the setbacks over a motorhome (accessory structure) that is stored on a property that does not have a principal structure.

Deputy Chairperson Rhyde opened the Public Hearing at 7:27 pm. There was no written communication regarding this application. No one present to speak for or against application.

Deputy Chairperson Rhyde closed the Public Hearing at 7:33 pm.

7:34 pm - Board member Page made a motion to approve the Area Variance application as presented to the Board with a 45' variance. Board member DeLand seconded. All ayes.

7:36 pm - Board member Lodor-Morris made a motion to approve the Use Variance application as presented to the Board. Board member Crowell seconded. All ayes.

The board completed a Short Environmental Assessment Form for the proposed Area Variance and Use Variance. Deputy Chairperson Rhyde made a motion that the proposed action will not result in any significant adverse environmental impacts. Board member Crowell seconded. All ayes.

Brian Horton, Special Use Permit, Public Hearing, 4122 State Route 26, Tax Map # 152.6-1-39

Mr. Horton wishes for approval to have chickens, one horse, one goat and one highland cow but needs a Special Use Permit as he does not meet the minimum of five acres that is required for non-domestic animals.

Deputy Chairperson Rhyde opened the Public Hearing at 7:38 pm.

There was one written communication regarding this application from a neighbor concerned with proper shelter for animals. The board verified with Randy Horton that proper shelter would be provided for animals. No one present to speak for or against application.

Deputy Chairperson Rhyde closed the Public Hearing at 7:41 pm.

7:42 pm - Board member Lodor-Morris made a motion to approve the Special Use Permit application as presented to the Board. Board member DeLand seconded. All ayes.

The board completed a Short Environmental Assessment Form for the proposed Special Use Permit. Deputy Chairperson Rhyde made a motion that the proposed action will not result in any significant adverse environmental impacts. Board member Lodor-Morris seconded. All ayes.

Warren Seitz, Special Use Permit, Preliminary Review, 4224 State Route 26, Tax Map # 152.-1-29.121

Mr. Seitz wishes to purchase chickens but needs a Special Use Permit as he does not meet the minimum of five acres that is required for non-domestic animals.

Mr. Seitz presented his application to the board. Deputy Chairperson Rhyde concerned about Wetland Determination, requests Christine Boyden, Board Clerk to submit request to DEC prior to next meeting. Mr. Seitz will return next month for Public Hearing.

Daniel Sterle, Subdivision, Preliminary Review, 2282 Bradley Brook Road, Tax Map #151.-2-15.11

Mr. Sterle wishes to subdivide 12 acres from 67.87 acres for a ranch modular home to be built.

Mr. Sterle presents his Subdivision application to the board, the survey does not have the required road frontage per Town of Eaton code. Mr. Sterle is to have the surveyor edit the map to comply with code and then return with updated map.

Madison CSG 1, Special Use Permit and Site Plan 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.

John Dunkle went through SEQR with the board. The board wants to have the Town Lawyer, Nadine Bell, also review the SEQR prior to making a determination. Mr. Clark is to return at the next meeting for further SEQR evaluation.

Board member DeLand made a motion to adjourn the meeting, seconded by Board member Lodor-Morris. All ayes. The meeting was adjourned at 9:12 p.m.

Respectfully submitted,
Christine Boyden, Secretary