

**Town of Eaton
Planning and Zoning Board
Minutes of the Meeting
June 23, 2026**

At the regular meeting of the Town of Eaton Planning and Zoning Board held on the 23rd day of June 2026 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Michael Mazza	Chairperson
	Don Bigelow	Member
	Paul Rhyde	Member
	Michael Johnston	Member
	Denise Lodor-Morris	Member
	Aaron DeLand	Member
	James Crowell	Member (Absent)
	Charlie Page	Alternate

Applicants Present:	Jamie & Clyde Benedict	Applicants
	Rebecca Nelson	Applicant
	Mike Marr	Applicant
	Heather Sgroi	Applicant
	Sean Wilkinson	Applicant

Others Present:

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

Board member Lodor-Morris made a motion to approve the minutes of the May 26, 2026 Planning and Zoning Board meeting as written. Board member DeLand seconded. All ayes. The minutes were approved as written.

Rebecca Nelson, Area Variance, 3210 McClure Dr, Tax Map #125.17-1-17

Ms. Nelson has applied for a variance to construct an enclosed porch attached to side of existing house. The porch would not meet the required front yard setback.

Chairperson Mazza opened the Public Hearing at 7:03 pm. There was no written communication regarding this application. No one present to speak for or against application.

Chairperson Mazza closed the Public Hearing at 7:04 pm.

7:10 pm - Board member Lodor-Morris made a motion to approve the Area Variance application as presented to the Board. Board member Bigelow seconded. All ayes.

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

Mike Marr, Boundary Line Change, 4872 Westcott Road, Tax Map # 150.20-1-33

Mike is selling 0.5 acres of land to his neighbor, Gilbert Conrad.

The board reviewed the survey of the boundary line change provided by Mr. Marr.

7:15 pm - Board member Bigelow made a motion to approve the Boundary Line Change application as presented to the Board. Board member Lodor-Morris seconded. All ayes.

Heather Sgroi, Special Use Permit, Preliminary Meeting, 6084 Fearon Road, Tax Map #112.-1-9

Ms. Sgroi wishes to purchase chickens but needs a Special Use Permit as she does meet the minimum of five acres that is required for non-domestic animals.

Heather wishes to have poultry and fowl on her 1.46 acres of land. A max number of birds is being considered, the limit wished to be set is 50.

Sean Wilkinson, Boundary Line Change, Preliminary Meeting, 3690 State Route 26, Tax Map # 151.-1-27

Mr. Wilkinson wishes to buy land from George Perry, which would change his acreage from 0.571 acres to 1.167 acres.

The board reviewed the survey of the boundary line change provided by Mr. Wilkinson.

7:28 pm - Board member Lodor-Morris made a motion to approve the Boundary Line Change application as presented to the Board. Board member DeLand seconded. All ayes.

Clyde and Jamie Benedict, Area Variance, Special Use Permit, and Subdivision, Public Hearing, Brooklyn St and Route 26, Tax Map #136.18-1-81

The Benedicts wish to subdivide a lot into three separate lots and wish to put a mobile home on one of them, which requires a Special Use Permit. The proposed subdivision creates lots that do not meet the minimum dimensions of 2 acres thus needing an area variance.

Not enough notice was given to the public to satisfy NYS requirements, Public Hearing postponed until June 30, 2026.

Board member Lodor-Morris made a motion to adjourn the meeting, seconded by Board member DeLand. All ayes. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Christine Boyden, Secretary