

**Town of Eaton
Planning and Zoning Board
Minutes of the Meeting
July 28, 2026**

At the regular meeting of the Town of Eaton Planning and Zoning Board held on the 28th day of July 2026 at the Town of Eaton Office Building, Cedar Street, Morrisville, the following were:

Present:	Michael Mazza	Chairperson
	Don Bigelow	Member
	Paul Rhyde	Member (Absent)
	Michael Johnston	Member
	Denise Lodor-Morris	Member
	Aaron DeLand	Member
	James Crowell	Member
	Charlie Page	Alternate
Applicants Present:	Heather Sgroi	Applicant
	Marion Saluja	Applicant
	Cheyenne Luyster	Applicant
	Travis Dutcher	Applicant

Others Present: Jamie and Clyde Benedict

Chairperson Mazza opened the meeting at 7:01 p.m. followed by the Pledge of Allegiance

Board member Bigelow made a motion to approve the minutes of the June 23, 2026 Planning and Zoning Board meeting as written. Board member Page seconded. All ayes. The minutes were approved as written.

Board member Bigelow made a motion to approve the minutes of the June 30, 2026 Planning and Zoning Board meeting as written. Board member Page seconded. Board members Lodor-Morris and DeLand abstained from approving as they were absent for the June 30th board meeting. The minutes were approved as written.

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

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

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 7:05 pm.

7:06 pm - Board member DeLand made a motion to approve the Special Use Permit application as presented to the Board. The board has set a condition that the maximum amount of birds (poultry/fowl) be set at 50. Board member Crowell seconded. All ayes.

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

Marion Saluja, Boundary Line Change, 2403 Tollerup Road, Tax Map #150.16-1-21, 150.16-1-22, 150.16-1-58.2

Marion Saluja owns three lots of land and would like to combine the three into one lot.

7:10 pm - Board member Lodor-Morris made a motion to approve the Boundary Line Change application as presented to the Board and shown on the survey dated August 20, 2025. Board member Bigelow seconded. All ayes.

Regina and Frank Luyster, Snomoon Kennels, Special Use Permit, Preliminary Meeting, 4479 State Route 26, Tax Map #136.-1-52

The Luyster's applied for a Special Use Permit to breed and sell dogs.

The board asked Cheyenne Luyster, daughter of applicants to present their application to the board. Cheyenne explained that they breed Corgis and Min Pins. The board discussed the maximum amount of dogs allowed at the residence to be 20 dogs.

A GML has been sent to Madison County. The Luysters will return next month for a public hearing.

Dutchers Inc., Special Use Permit, Preliminary Meeting, 4495 Cramer Road, Tax Map #99.-1-45.2

Dutchers Inc. applied for a Special Use Permit to build a 128 x 120 Pole Barn for cold storage.

Travis Dutcher presented engineered plans for the proposed pole barn. Mr. Dutcher will return next month for a public hearing.

Public Courtesy of the floor:

- Jamie and Clyde Benedict explain that their building permit was denied by the codes enforcement officer and they wish to get another variance to allow for the placement of their mobile home.

Board member Johnston made a motion to adjourn the meeting, seconded by Board member Page. All ayes. The meeting was adjourned at 8:08 p.m.

Respectfully submitted,
Christine Boyden, Secretary