

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

Call to order

Pledge of Allegiance

Minutes from June 23, 2026 Planning and Zoning Board Meeting

Minutes from June 30, 2026 Planning and Zoning Board Meeting

ZONING

PLANNING

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.

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.

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

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

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.

NOTES

- Moving forward, Special Use Permits for non-domesticated animals will only be one meeting.
- There are new SEQR forms.
- Larry and Dean will be reviewing all applications and ensuring they are complete before they come to the board.