

**Town of Eden  
Planning Board Minutes  
March 1, 2017**

**MEMBERS PRESENT:**

Bill Mahoney – Chairman  
Dr. Frank Meyer D.D.S.  
Dr. Kevin O’Gorman M.D.  
Juanita Majewski  
Brian Reed  
David Johnson

**MEMBERS ABSENT:**

Andrew Romanowski  
Tony Weiss  
Bill Zittel

**GUESTS:**

Mr. William Drew Eckhardt Road Major Sub-division  
Susan Wilhelm – Town Council member  
Richard Ventry – Town Council member  
Mr. Donald Schreiber – Eden self-storage facility  
Wende Paas – Eckhardt Road Major Subdivision  
Dennis Horrigan – Eckhardt Road Major Subdivision  
Phil Muck – Zoning Board member  
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**Chairman Bill Mahoney called the March 1, 2017 Planning Board meeting to order at 7:02 p.m. Brian Reed and David Johnson will be an acting members tonight due to the absence of a few members. Bill asked for a motion to approve the February 1, 2017 minutes as printed and distributed. Juanita Majewski made a motion, Dr. O’Gorman seconded, hearing no further comments or corrections – Vote: all “Ayes” motion carried.**

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**NEW & UNFINISHED BUSINESS:**

**1. 4446 Eckhardt Road Major Subdivision – Mr. William Drew**

Bill Mahoney – history of the property at 4446 Eckhardt Road:

- Original larger parcel was submitted as a Minor Subdivision into 3 lots
- 3 lots were approved and finalized through the town’s Minor Subdivision Committee
- Applicant wanted to subdivide an additional 3 lots: which triggered a Major Subdivision Review under the Town Code through the Planning Board
- Mr. Drew has been through all the requirements for a Major Subdivision
- A Public Hearing was held last month – most concerns were about drainage towards south east corner of property

- Compliance with a request from the Planning Board to add 2' contours and wetlands delineated on plat

The planning board had discussions centering around the following that resulted in the motions below:

- Short Environmental Assessment form received
- This board reviewed the impacts of the subdivision as it relates to SEQR
- The board discussed the need for an additional public hearing and decided to waive the final public hearing.
- The board discussed the need for a final plat vs combining the combining the preliminary plat and final plat as one

**We as the Planning Board, carefully reviewed this project and considered all “Criteria” for Determination of Significance listed in SEQR Regulations. Based upon the foregoing, the Town of Eden Planning Board concludes that the proposed project *will not* adversely affect the natural resources of the State and/or health, safety and welfare of the public and is consistent with social and economic considerations. The result of this review is that a Notice of Determination of Non-Significance (Negative Declaration) is hereby Resolved for the subdivision of parcels 1, 2, & 3 at 4446 Eckhardt Road. Dr. O’Gorman made a motion to approve the Negative Declaration. Seconded by Dr. Meyer; all “Ayes”.**

**Dr. O’Gorman made a motion to combine the preliminary plat and final plat requirement and approve the Final site plan for the Major Subdivision at 4446 Eckhardt Road. Seconded by Juanita Majewski; All “Ayes” motion approved.**

Dr. O’Gorman commented that this project should have been done all in one. He shouldn’t have done a minor subdivision and then decide he wanted to do another minor subdivision. Moving forward we need to watch this process, this is a good example of how to get around the code.

Bill Mahoney stated that with the Comprehensive Plan under review at this time, this is something that can be discussed and improved.

## **2. Schreiber Self-Storage – Amendment of Special Use Permit**

Bill Mahoney- Mr. Schreiber has a self-storage facility at 8750 South Main Street and now would like to expand. Mr. Schreiber was at our last meeting with a pre-submission of adding two additional units and a possible subdivision of the property. The subdivision is no longer in the plans just the addition of two buildings. Mr. Schreiber is in possession of an existing Special Use Permit granted by the Town Board from 2003. He is now seeking an amendment to that and he has applied to the Town board for this. The Town Board has now referred this matter to us for a review and comment.

Mr. Schreiber commented that there were some engineering questions he had to address about drainage, detention and land disturbance and it was determined this project will be under 1 acre. We had asked Mr. Schreiber for all the buildings to be correctly plotted on

the survey, which is what is in front of us tonight. Mr. Schreiber then asked the Chairman what the next process will be for his submission.

Bill Mahoney – it is our understanding that you are here tonight so the planning board can make a recommendation to the Town Board regarding the special use permit application they have in front of them. After we make a recommendation the town board will schedule a public hearing and act as lead agency for the issuance of the special use permit. After all processes have been completed the Town Board will or won't grant the Amended Special Use Permit and then our board will review and approve or comment on your Site Plan in accordance with the town code. During this process if you are going to be finalizing plans in anticipation of a favorable outcome of the SUP please direct any engineering questions to our town engineer.

Mr. Schreiber indicated that he understood he was in front of the planning board for our recommendation of the SUP and for site plan approval.

Dr. O'Gorman asked the Chairman if we could conditional approve the site plan based on the SUP being issued from the town board.

Bill Mahoney stated that we need the engineering review and that it was our understanding that the applicant was in front of us tonight for us to provide a recommendation to the town board on the SUP.

Bill Mahoney told Mr. Schreiber he would like to get this moving forward as soon as possible but we have to have the Amended Special Use Permit approved by the Town board before we can give final site plan approval. It was suggested that if the applicant chose to move the process ahead at his risk without the SUP approval he could finalize the site plans and get on the planning board agenda concurrently with the town board's review and approval process. This would allow for the quickest possible review per the town code.

Discussion then turned to the differences from the approved site plan on file with the town and the proposed site plan. The proposed site plan and the original site plan has different locations and drainage plans. It was agreed that the proposed site plan has the buildings and contours as built. These changes needed to be reviewed and understood.

Mr. Schreiber explained to the board what is exactly built as of today and how the proposed documents represent what is actually built.

Bill Mahoney: There are 6 buildings on site now including the plaza out front. Tonight all we are looking at an addition to the climate controlled building and one additional extension to one row of storage units (the grayed out building on the site plan). Bill then asked the board if there were any questions, concerns or thoughts. He then said that we need to send the Town Board a recommendation as to what we want to do with regards to the Special Use Permit. Mr. Schreiber has had a Special Use Permit in place since 2004 for his Self- Storage Business and it is renewed every year.

**Dr. O’Gorman made a motion to recommend to the Town Board to amend Schreiber Self- Storage Special Use Permit for two additional buildings per the site plan that is submitted. Seconded by; Dr. Meyer, all “Ayes” motion approved.**

Bill Mahoney then asked the board if there were any thoughts or concerns with the site plan, there were none.

**REPORTS:**

- **Reminding members about training obligation, 4 hours per year. Most members have already completed 2017 and if any member has training that was not added for this year please get the documentation to Diane. Also, volunteering on other committees and board for your time and research on projects will count towards training provided it related to the planning board.**
- **Brian Reed – Update on Solar Legislation - We will have another opportunity to review the new solar code legislation before it is approved.**

**ANNOUNCEMENTS: Discussion about how important attendance is at our meetings.**

*Bill Mahoney made the motion to adjourn the meeting at 7:34p.m. Seconded by Dr. Meyer. All “Ayes” motion carried.*

The next meeting is tentatively scheduled for April 5, 2017 at 7:00 p.m.

Respectfully submitted,

Diane Herzog