

## TOWN OF EDEN – PLANNING BOARD MINUTES

EDEN TOWN HALL – 7:00PM

MARCH 7, 2018

MEMBERS William Mahoney – Chairman  
PRESENT: Andrew Romanowski – Vice Chairman  
Frank Meyer, D.D.S.  
Joseph Eppolito  
David Johnson  
Tony Weiss  
Scott Green  
William Zittel  
EXCUSED: Brian Reed  
OTHERS: Town Engineer – GHD – Greg Keyser  
Town Council – Susan Wilhelm  
Daniel Canfield – DC Farms, LLC  
Nicholas Ingrassia – Mr. Canfield’s Attorney  
Charlotte Dylon – resident  
Ruby Davis – resident  
Mark Rowland – resident

### Minutes from last meeting

Bill Zittel made a motion to approve the minutes of November 1, 2017 meeting. Seconded by Andrew Romanowski; All “Ayes” motion approved.

### Kevin O’Gorman, M. D.

Bill Mahoney wanted it to be noted that this board and the Town are very appreciative of all the time and effort Dr. O’Gorman has volunteered to this community over his time on the planning board. The planning board and the town thank him for his time, commitment and services.

### Appointments

Chairman Mahoney welcomed and congratulated new/renewed members to the board.

Joseph Eppolito – 7 year term

Scott Green – 1 year term (alternate)

David Johnson – 1 year term (alternate)

Pre-Submission Conference – Special Use Permit – DC Farms, LLC – 7800 Bley Road

The application for a Special Use Permit was referred to the Planning Board from the Town Board at their February 28, 2018 meeting. Dan Canfield is the owner of DC Farms, LLC, Juniors Landscaping and the property owner of 7800 Bley Road. The reason for the Special Use Permit is for storing equipment materials and vehicles from his landscape business – Junior’s Landscaping on site and within the existing structure. On the survey that was submitted you will find areas that will be used for agricultural development. Currently the tillable acreage is rented for agricultural production. Mr. Canfield intends to begin using a portion of this property to produce corn and or beans for a different business he owns. The rest of the tillable property will be rented for agricultural. Mr. Canfield stated that there will be no additional lighting or any signs erected on property. The lot is in the Agricultural District. This is a 30- acre parcel with 15 acres of woods and wetlands and 15 acres of tillable ground that is used for agricultural.

- Juniors Landscaping – Owner Dan Canfield
  - 8-10 employees
  - Hours 6:45am until jobs done – off site
  - Season Mid- April – November (will be no storage of plows for winter or winter operations)
  - Current equipment 5-6 lawnmowers, skid steer, shovels, racks, rototiller, trailers – 2 flat-bead – 1 utility- 1 30’ enclosed – 2015 camper, mulch stored, trucks
  - 400 gallon fuel cell on property
  - Inside barn – 10’ x 30’ space for storing equipment and his brother’s hobby of building cars
- Questions asked of applicant – answers from applicant.
  - Property use – timber / wetlands (15 acres+/-) Farming (14acres+/-) Landscaping use of existing barn, parking and area immediately adjacent.
    - How does it work operationally during the landscape season? - Workers arrive in the morning load equipment and leave for the day return in the evening / sunset to return the equipment.
  - Future ideas – purchase another tractor possibly building another pole barn on property
  - Plan on growing nursery products – No
  - Chipping for mulch or will mulch be produced on site – No
    - Storage of mulch on site - Yes
    - Storage of landscape rocks on site - Yes
  - Use property to grow products that support Juniors Landscaping – No
  - Does barn have electric and water – Yes

- Does it have restroom - No
- Was the barn built before 1977 - Yes
- Will equipment and trailers be stored outside – Yes
- Will the burning of brush on site occur? – No (we had one large fire in the past and we will not continue to do so)
- Will brush be stored on site – No

Mr. Canfield's attorney stated it is his understanding, "The Primary use of the parcel is Agricultural the Business use is under Accessory Use which is why the Special Use Permit is needed."

Chairman Mahoney asked the residents present to speak as to why they were present. There were complaints made to the CEO of the Town of Eden by them. They felt if they did not complain things would only get worse. Items have been addressed by the CEO and effort has been made to clean up property. Residents were very concerned property values will be decreased due to a non-agricultural business moving in on their street.

Mr. Greg Keyser, Eden Town Engineer indicated to the applicant that the SEQR form should be revised to read:

Question 12b - should be checked yes because the parcel is in a sensitive archaeological area.

Question 13a - should be checked yes because there are wetlands on the property.

Chairman Mahoney explained the special use permit process to all those in attendance and when the general public will have an opportunity to tell the Town Board their concerns via the application process for the special use permit.

Mr. Canfield and his lawyer were given the Site Plan Checklist and advised to include everything on their Site Plan for review by this board as part of the special use permit process. Examples included; parking, trailers defined, striping, screening, trees, fencing, location of fuel cell and mulch pile.

#### REPORT: Comprehensive Master Plan Draft

Chairman Mahoney asked the board to view the Master Plan Draft which is on the Town's website and if anyone had comments there is a public meeting Wednesday March 28 @ 7:00 pm. Mr. Mahoney also advised the board that once the plan is adopted the planning board will be working to implement some of the initiatives.

## ANNOUNCEMENTS

Training – The Zoning Board would like to coordinate required training with the Planning Board including the Code Enforcement Officer and Town Engineer about Town Codes etc.. All members are required to have 4 hours a year. If you have anything that relates to our responsibility as a board you can submit that and it will be reviewed to see if it complies.

Tony Weiss made a motion to adjourn the meeting; Seconded by William Zittel, all “Ayes” motion carried.

The next deadline for April’s meeting is March 21, 2018

The next meeting is tentatively scheduled for April 4, 2018 at 7:00 p.m.

Respectfully submitted

Diane Herzog

Secretary Eden Planning Board