

# TOWN OF EDEN – PLANNING BOARD MINUTES

EDEN TOWN HALL – 7:00PM

JUNE 6, 2018

MEMBERS: William Mahoney – Chairman

PRESENT: Andrew Romanowski – Vice Chairman  
Frank Meyer, D.D.S.  
Joseph Eppolito  
David Johnson  
Brian Reed  
William Zittel

EXCUSED: Tony Weiss  
Scott Green

OTHERS: Town Engineer – GHD – Greg Keyser  
Town Council – Susan Wilhelm  
Town Council – Rich Ventry  
Town Code Enforcement Officer – Jesse Baker  
SASI – Karen Gustine  
Resident – Donald Schreiber  
Resident – Paul Zittel  
Student -Paul Banko  
Student -Jon Haier  
Student -Chris Daniels

## Minutes from last meeting

Mr. Romanowski made a motion to approve the minutes of March 7, 2018 meeting. Seconded by Mr. Zittel; All “Ayes” motion approved.

## **Pre-Submission Conference – Minor Sub-division – Schreiber & Winkelman – 8750 S. Main Street**

This application for a Minor Sub-division at 8750 S. Main Street was in front of our Minor Sub-division Committee but then was referred to the Planning Board due to the complexity of it.

Mr. Schreiber would like to split his property into 3 separate lots of record.

- Lot 1 – Eden Self Storage
- Lot 2 – Contractors Plaza
- Lot 3 – Vacant

Mr. Schreiber will need to amend his current Special Use Permit to reflect this minor sub-division. If and when the Contractors Plaza is sold that new owner will also need to apply for a Special Use Permit for the Laundry Mat.

Concerns from the board about the Minor Sub-division:

1. Drainage/ Drainage Easement
2. Driveway/ possible easement between properties – cross access agreement per legal description
3. Wetlands
4. Parking under one owner of lot of record worked well but if the Minor Sub-division is approved will have to comply with the Town Code.
5. Must comply with the requirements for a Minor Sub-division according to Eden Town Code.
6. Please see the attached summary from GHD (the town's engineer).

**Pre-Submission Conference – Special Use Permit – Suburban Adult Services Inc. – 8703 S. Main Street.**

The Town Board referred this Special Use Permit application to the Planning Board at their May 9, meeting. Ms. Gustine was asked if she could brief the board on what they would like to do. Ms. Gustine told the board that Suburban Adult Services would like to repurpose their current building at 8703 S. Main Street into a residence. This building was built in 2010 as a day service building. Now, SASI would like to have single bedrooms, kitchen, dining room, living room, office for staff, laundry room and roll in showers. There will be 3 shifts 7-3, 3-11, 11-7 and approximately 4-5 employees plus one manager and supervisor. We have 2 wheelchair vans that will be parked there at all times, 2 handicap parking spaces and over 10 parking spots for staff. The building is 3000 sq. ft. The Planning Board told Ms. Gustine to reach out to her design professional to design the site plan that SASI can submit to this board to comply with what is needed per Town Code. Ms. Gustine was given the Site Plan Review Checklist as well as the attached letter from GHD the town engineer further explaining what is needed. Ms. Gustine was also notified of the need to obtain a special use permit from the town board.

**Pre-Submission Conference – Minor Sub-Division – Paul Zittel – 3065 Bley Road**

This application for a Minor Sub-division at 3065 Bley Road was in front of our Minor Sub-division Committee but then was referred to the Planning Board. Per our Code Enforcement Officer, the applicant will need to apply for several area variances to be able to split his property per his survey. Mr. Zittel explained to the board that his dad bought the property in 1956 then sold the farm to his boys in 1968. Mr. Zittel has two sons and one son did not want the farm so his other

son bought that part back. Mr. Zittel stated that he would like the house separated out from the protected farmland. The Planning Board will have to recommend you go to the Zoning Board of Appeals to seek your variances and if and when that process is completed you will need to come back in front of this board for Final Approval. Some items we are looking for if you receive your variances would be:

- Reference whole lot / cut away lot
- Bulk requirements on the side in a text box
- Note if shed is not permanent
- Distances to buildings

Mr. Zittel was provided the attached letter from GHD the town engineer further explaining what is needed.

#### **REPORT: Comprehensive Master Plan Committee**

Chairman Mahoney asked the board if any members would like to be part of a committee and that time spent on the committee can be used towards your required continuing training requirement.

#### **ANNOUNCEMENTS**

Next Planning Board meeting falls on a holiday July 4, the board unanimously decided to meet the next day, July 5 at 7pm.

Mr. Mahoney made a motion to adjourn the meeting; Seconded by Mr. Romanowski, all "Ayes" motion carried.

The next deadline for July's meeting is June 21, 2018

The next meeting is tentatively scheduled for July 5, 2018 at 7:00 p.m.

Respectfully submitted  
Diane Herzog  
Secretary Eden Planning Board



June 5, 2018

Reference No. 11146206

**Original sent via email**

Town of Eden Planning Board  
Eden Town Hall  
2795 East Church Street  
Eden, New York 14057

Attention: Mr. William Mahoney  
Planning Board Chairman:

**Re: Pre-submission Review  
8750 South Main Street Minor Subdivision**

GHD has completed a review of the pre-submission application for the above referenced minor subdivision. It is our understanding that the applicant is proposing a 3-lot subdivision on a 7.10-acre parcel with frontage along South Main Street. The proposed subdivision is illustrated on a drawing prepared by Nussbaumer and Clarke with a survey date of 03/28/18.

Based on our review, we offer the following comments.

Minor Subdivision Approval – The proposed minor subdivision requires Sketch Plat and Final Subdivision Plat approval from the Planning Board. Application requirements and specifications for documents can be found in Chapter 184 of the Town Code.

Bulk Regulations – The site is zoned General Business and is situated within the Industrial/Economic Development area of the Route 62 Hamlet Overlay. Bulk regulations for existing and future uses can be found in §225-15.1 and §225-18 of the Town Zoning Code.

Environmental Review – The proposed subdivision does not appear to exceed any Type 1 thresholds or meet the definition of a Type 2 action under the State Environmental Quality Review Act (SEQR). Therefore, it appears the project would be classified as an unlisted action and it is recommended the applicant complete a short environmental assessment form as part of the sketch plat application.

County Planning Referral – The proposed subdivision is located within 500-feet of New York State Route 62 and county planning referral will be required in accordance with §239-n of General Municipal Law for sketch plat and final subdivision plat approval.

Special Use Permit – The existing self-storage facility and commercial mini-plaza is permitted under terms and conditions set forth in a special use permit. The proposed subdivision will separate these uses and a



new special use permit may be required for each use. It is recommended the applicant review the current special use permit and consult with the building department regarding future approvals that may be necessary for existing development on proposed lots.

If you have any questions, please contact me at your convenience.

Sincerely,

GHD

A handwritten signature in cursive script that reads "Gregory D. Keyser".

Gregory D. Keyser  
Environmental Planner

GDK/jap/1

cc: Town of Eden Building Department



June 5, 2018

Reference No. 11146206

**Original sent via email only**

Town of Eden Planning Board  
Eden Town Hall  
2795 East Church Street  
Eden, New York 14057

Attention: Mr. William Mahoney  
Planning Board Chairman:

**Re: Pre-submission Review  
8703 South Main Street Site Plan**

GHD has completed a review of the pre-submission application for the above referenced site plan. It is our understanding that the applicant is proposing to convert an existing day habilitation building to an individualized residential care facility. The property is zoned General Business and is situated within the Central Business District of the Route 62 Hamlet Overlay. The proposed floor plan is illustrated on a drawing prepared by Long Associates Architects with a date of 03/06/18.

Based on our review, we offer the following comments.

Special Use Permit – The purpose of the proposed use is to operate an individual residential care facility that provides general medical care to long-term residents. The proposed use is subject to special use permit approval by the Town Board in accordance with §225-32G and §225-46 of the Zoning Code. It is recommended the applicant provide a proposed plan in accordance with §225-46B.

Site Plan Approval – The applicant is proposing a change of use in the Hamlet Overlay District and is therefore subject to site plan approval by the Planning Board. Application requirements, specifications for documents and bulk regulations can be found in §225-15.1, §225-18 and §225-30 of the Zoning Code.

Environmental Review – The proposed subdivision does not appear to exceed any Type 1 thresholds or meet the definition of a Type 2 action under the State Environmental Quality Review Act (SEQR). Therefore, it is recommended the applicant complete a short environmental assessment form (SEAF) as part of the special use permit and site plan application.

Short Environmental Assessment Form (SEAF) – The applicant has submitted an outdated version of the SEAF. It is recommended that Part 1 of the updated SEAF be completed. Current environmental assessment forms are available on NYSDEC website found at [www.dec.ny.gov/permits/6191.html](http://www.dec.ny.gov/permits/6191.html).



County Planning Referral – The proposed use is located within 500 feet of New York State Route 62 and county planning referral will be required in accordance with §239-m of General Municipal Law for special use permit and site plan approval.

Sincerely,

GHD

A handwritten signature in black ink, reading 'Gregory D. Keyser'. The signature is written in a cursive style with a long, sweeping underline.

Gregory D. Keyser  
Environmental Planner

GDK/jap/2

cc: Town of Eden Building Department



June 5, 2018

Reference No. 11146206

**Original sent via email**

Town of Eden Planning Board  
Eden Town Hall  
2795 East Church Street  
Eden, New York 14057

Attention: Mr. William Mahoney  
Planning Board Chairman:

**Re: Pre-submission Review  
3065 Bley Road Minor Subdivision**

GHD has completed a review of the pre-submission application for the above referenced minor subdivision. It is our understanding that the applicant is proposing a 2-lot subdivision on a 58.5-acre parcel with frontage along Bley Road. The proposed subdivision is illustrated on a drawing prepared by Nussbaumer and Clarke with a survey date of 04/12/18.

Based on our review, we offer the following comments.

Minor Subdivision Approval – The proposed minor subdivision requires Sketch Plat and Final Subdivision Plat approval from the Planning Board. Application requirements and specifications for documents can be found in Chapter 184 of the Town Code.

Bulk Regulations – The site is zoned Agriculture and bulk regulations can be found in §225-11 of the Town Zoning Code. The proposed subdivision does not appear to meet the minimum zoning standards for lot development and may require area variances from the Zoning Board of Appeals.

Environmental Review – The proposed subdivision does not appear to exceed any Type 1 thresholds or meet the definition of a Type 2 action under the State Environmental Quality Review Act (SEQR). Therefore, it appears the project would be classified as an unlisted action and it is recommended the applicant complete a short environmental assessment form as part of the sketch plat application.





County Planning Referral – The proposed subdivision is located within 500-feet of County Road 474 (Bley Road) and county planning referral will be required in accordance with §239-n of General Municipal Law for sketch plat and final subdivision plat approval.

Sincerely,

GHD

A handwritten signature in black ink, reading 'Gregory D. Keyser'. The signature is written in a cursive style with a long, sweeping tail on the final letter.

Gregory D. Keyser  
Environmental Planner

GDK/jap/3

cc: Town of Eden Building Department