

TOWN OF EDEN – PLANNING BOARD MINUTES

EDEN TOWN HALL – 7:00PM

July 10, 2018

MEMBERS William Mahoney – Chairman
PRESENT: Andrew Romanowski – Vice Chairman
Frank Meyer, D.D.S.
David Johnson- alternate
Scott Green - alternate
William Zittel
EXCUSED: Brian Reed, Joseph Eppolito, Tony Weiss
OTHERS: Town Engineer – GHD – Greg Keyser
Town Council – Richard Ventry
Karen Gustina - SASI
Ryan Waters – Pond Permit

Minutes from last meeting

Dr. Frank Meyer made a motion to approve the minutes of June 6, 2018 meeting. Seconded by Andrew Romanowski; All “Ayes” motion approved.

Active Members

Bill Mahoney wanted it to be noted that our two alternate members will be active tonight due to several members being excused.

SASI – Suburban Adult Services Inc. – 8703 S. Main Street – Site Plan Review

This application is in front of the Planning Board due to it being in the Route 62 overlay district.

- The project will not have any exterior changes, all interior
- There is no Special Use Permit needed per the code enforcement officer’s research.
- There is sufficient parking at the site
- Suggested that the applicant add greenspace to the site for the residents to have the ability to go outside
- Suggested that the applicant replace the fence that is already between the building and the neighboring property – full length of property. This must be represented in the documents submitted to the Code Enforcement Officer. The applicant agreed to make this change.

- Code Enforcement Officer did visit site and would like the parking lot restriped after all alterations are completed. The applicant agreed to make this change.
- David Johnson recalled in the original site plan from 2010 that the site engineer promised additional greenery around the detention area - some shrubs to beautify the site and small trees. The applicant agreed to make this change.

Dr. Frank Meyer made a motion to declare a Negative Declaration for the site at 8703 S. Main Street, known as Suburban Adult Services Inc. Seconded by Bill Zittel; all “Ayes” motion approved.

Bill Zittel made a motion to conditionally approve the Site Plan for 8703 S. Main Street, known as Suburban Adult Services Inc. with the following conditions:

- 1. To replace the fencing along the South property line from the West corner of the structure to the South East corner of the property.**
- 2. Adding additional shrubbery around the detention area**
- 3. Update the parking lot stripping**
- 4. Submit updated plans to the Code Enforcement Officer for compliance**

Seconded by Dr. Frank Meyer; all “Ayes” motion approved.

Pond site review – Ryan Waters – 2020 Pontiac Road

Mr. Waters explained to the board that he would like to build this pond to create natural drainage for the house for water on the foundation I would use the materials to build up the exterior area of the new house. Per my contractor he suggested that I do a Soil Investigation report and it was found that this is an excellent area for a pond.

Chairman Mahoney stated that per the Town Code this board is to review all Pond site plans. According to the Short Environmental Assessment Form that Mr. Waters has completed based on that information there is no significant impact. From a site plan stand point we usually ask for more information but because this is specific to a pond this graphically shows us what we need to review.

Town Engineer Greg Keyser noted that this application is within the bulk requirements for the Town.

David Johnson added that in the past approvals the Town required Hydrology Information from the design engineer. Examples of this would be: minor calculations of how much water in and out when it rains, evaporation, soil maintaining water, surface area, swales etc.

Chairman Mahoney explained that what we need is a few calculations in a narrative letter of how much water is going to flow into the pond and how much water the pond can sustain.

Andrew Romanowski made a motion for a Negative Declaration for the Pond Application at 2010 Pontiac Road that there is no negative impact. Seconded by Dr. Frank Meyer; all “Ayes” motion approved.

Bill Zittel made a motion to contingently approve the Site Plan as submitted for a Pond at 2010 Pontiac Road with the contingency that Mr. Waters is going to submit to our Town Engineer from his design engineer, hydraulic calculations showing that the surface area of a rain event and the volume of the pond rates are appropriate sized. Seconded by Dr. Frank Meyer; all “Ayes” motion approved.

Schreiber & Winkelman Minor Sub-Division Application Sketch Plat– 8750 South Main Street

Chairman Mahoney -

No one was in attendance for this matter but the board would like to review the application. The survey information from Nussbuamer and Clarke has many updates added to it. Last time Mr. Schreiber was here we talked about the subdivision and there were a number of things that were in play in regards to that. We talked about the Minor Sub-division, the Special Use Permit process that was required, the existing properties that were there. The Self- Storage has a Special Use Permit in the General Business Zone as well as the Laundry Mat has a Special Use Permit. One use permit for everything as one single property. With respect to the Special Use Permit, the Code Enforcement Officer has done research on that and it will be handled through the Town Board at Special Use Permit renewal time, in respect to the sub-division of the property. Last month there were concerns in regards to drainage easements and cross access agreements as well as accessing the site from the initial drive that is cut in. We talked about not wanting to see another drive cut in only a few feet away from the existing drive to access the block building. Unless there is an opportunity to share that so the applicant has come back and put in place common driveway access parcels 1 & 2. Lot 3 is a vacant lot and not associated with that it is on the opposite side of the property. Added notes read a 10’ drainage easement for parcel 1 centered on the existing pipes. The drainage actually comes from Lot 1 through Lot 2 and back into Lot 1. This information is an updated survey based on what is built on site now understanding there are some other issues surrounding the property from past approved site

plans as well as building permits all of which does not play into what the Planning Board has to do with regards to the sub-division of the property. It will be handled by the Code Enforcement Officer and the Town Board as appropriate at the right time.

Items that need to be addressed:

1. Water and Sewer service to the site currently it is not represented on the plan
2. Topography required per Town Code – see below

This is a two- step process

1. Sketch Plat - followed by a public hearing
2. Final Plat

Next step:

1. This board would like on file the cross access agreement's/ easement's for all utilities (water, sewer, drainage if applicable) to the site.

Andy Romanowski made a motion to exercise our option to allow the applicant not to show the topography contours on the site plan. Seconded by Bill Zittel; all "Ayes" motion approved.

Chairman Mahoney made a motion to approve the Sketch Plat just submitted contingent upon adding the water, sewer providing any cross easement's agreement's for the drainage, water, sewer as well as the access points. Seconded by Bill Zittel; all "Ayes" motion approved.

We can now set the public hearing for next month for August's meeting.

REPORT: Code Review Committee meeting

Next meeting is scheduled for July 31, 2018 @ 7pm – time spent on this committee can be used towards your 4-hour required training.

ANNOUNCEMENTS: None

Respectfully submitted

Diane Herzog

Secretary Eden Planning Board

July 22, 2018