

TOWN OF EDEN – PLANNING BOARD MINUTES

EDEN TOWN HALL – 7:00PM

February 6, 2019

MEMBERS William Mahoney – Chairman
PRESENT: Andrew Romanowski – Vice Chairman
Frank Meyer, D.D.S.
Joe Eppolito
William Zittel
EXCUSED: Scott Green, Brian Reed
ABSENT: Tony Weiss
OTHERS: Town Council – Susan Wilhelm
Town Council – Richard Ventry

Minutes from last meeting

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

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### **Planning Board Alternate interviews**

Mr. Mahoney – David Johnson, who is an alternate member of this board will have to step down due to his engineering firm being chosen to represent the Town of Eden in 2019. We now have one vacancy for an alternate member. The Town Board had asked the planning board to have two of our members present during interviews as well as Supervisor Hartman and Ms. Wilhelm, representing the Town Board. The board had five candidates apply, but we only interviewed four candidates, due to one not showing up for the interview. All candidates would have brought exceptional knowledge and enthusiasm to this board. It was a very difficult decision. The interview committee has chosen Ms. Bethany Fancher-Herbert; she has extensive background in commercial real estate.

**Mr. Zittel made a motion to request the Town Board appoint Ms. Bethany Fancher-Herbert to fill the vacancy of alternate member on the Planning Board for a one year term. Seconded by Mr. Meyer; All “Ayes” motion approved.**

### **Update on Comprehensive Plan**

Discussion – The Comprehensive Plan process was adopted on April 11, 2018. CPL Engineering was the firm hired to help the Town with the requirements of this massive undertaking. Implementation of the plan has begun. There were three committees formed to help with the implementation, Team A, B & C. Each team has their own agenda to complete. Team A’s focus right now is on Form Based Zoning in the hamlets, the top goal is to encourage businesses development and to create code that meets the intent of the approved comprehensive plan. Team A meets every 3 weeks and is comprised of six members; Doug Scheu, Brian Reed, Pam Henrich, Missy Hartman, Susan Wilhelm and Bill Mahoney. The team is focusing on trying to achieve the “Vision of Eden” within the hamlet of the town.

*Provide “business friendly” zoning regulations that encourage quality development, clearly outline the desired intent for the hamlet and adjacent commercial corridors, and balance economic development with hamlet character.*

Recently, the Town of Eden was awarded a grant in the amount of \$300,000 for Main Street businesses. This grant would help businesses by matching funds up to 50% of their project.

The next Team A’s (Form Based Zoning in the hamlets) meeting is February 28, 2019 @ 6:30 pm all are welcome to attend.

Team B and C have been combined and additional information about their status will be forth coming along with the next meeting date.

**Member training requirements and attendance**

**Training** - According to NYS law every member of the Planning Board is required to have four hours of training each year designed to enable such members to more effectively carry out their duties. Any Planning Board member may be removed for non-compliance with minimum requirements for training by the town board.

*Discussion* - the importance of attendance/training. Members discussed the importance of attendance and how it is a critical part of accepting an appointment. Form Based Zoning will be coming very soon and the board will need to learn together how this is going to affect our decisions. It was also discussed how we all have busy lives with jobs, kids, and commitments but if the board members can’t fully commit to the board it would be better if members step aside. The Planning Board interview committee had many very eager and qualified candidates that would be a great asset to this board. This Town will only continue to grow with Form Based Zoning and as a board we need to be ready.

**Attendance** – All planning board members are asked to be excused from meetings they can’t attend by notifying the Chairman and / or Diane Herzog with as much advance notice as possible. The town board will be reviewing attendance records at time of reappointment.

If you can’t attend a meeting, please call or email Diane so the board will know if they have a quorum or not.  
(716) 992-3576 Diane@edenny.gov

**Mr. Zittel made a motion to adjourn the Planning Board meeting. Seconded by Mr. Mahoney; All “Ayes” motion approved.**

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The next meeting is tentatively scheduled for March 6, 2019 at 7:00 p.m.

Respectfully submitted
Diane Herzog
Secretary Eden Planning Board