

Town of Eden - Planning Board Minutes

Eden Town Hall - 7:00 PM

November 6, 2019

MEMBERS William Mahoney, Chairman
PRESENT Brian Reed
Scott Green
Frank Meyer, DDS
Joseph Eppolito
Tony Weiss
Bethany Fancher-Herbert
EXCUSED: Andrew Romanowski, Vice Chairman
William Zittel
OTHERS: Town Engineer - David Johnson
Town Council - Susan Wilhelm, Richard Ventry
Code Enforcement Officer - David Rice
Residents - Judy & Susan Miceli

Minutes from last meeting

Mr. Weiss made a motion to approve the minutes of the October 2, 2019 meeting. Seconded by Dr. Meyer; All "Ayes" motion approved.

Miceli Pre-Submission for Site Plan Review:

The proposed addition to the Miceli family home would create a second dwelling unit.

The Miceli family has lived in their home on Hemlock Road since 1976. Their daughter and young grandson have recently moved in to help out. The goal is to create additional living space and a sensory room for their autistic grandson.

Mr. Rice said that the special use permit would be required because they are creating a two-family dwelling in the Suburban Residential district. He said that there are no zoning issues with the addition because it will not be built any closer to the road than the existing home.

Mr. Mahoney explained the Special Use permit process and the Site Plan Review process. He further explained to the Micelis that they would need to return with a Site Plan that covers all items listed in Town Code 225-30 (Site Plan Review). They could make a request, in writing, that certain requirements be excluded from their site plan if considered not applicable.

Create Local Law for Regulating Small Wireless Facilities:

Mr. Reed led the Board in discussing small wireless facilities and what to expect to see in the future. Utility poles and street lights offer multiple locations for mounting antennae. As a municipality, we have no jurisdiction over a utility pole, but we do have the ability to regulate street lights and the structures that are used to house the equipment. The technology is growing rapidly, much like windmills and cell towers have. Which leads to the need of a Code Review Committee.

Reactivate the Code Review Committee:

The committee hasn't met in over two years and we are actively seeking volunteers. The Town's Code needs to be updated to accommodate today's technology. Mr. Rice is leading the communication to coordinate volunteers for this committee. There are currently nine interested members and the first meeting is scheduled for November 19th at 7:00 pm. This is an opportunity for Planning Board members to join the Code Review Committee and complete some of their training hours.

Mr. Eppolitto made a motion to adjourn the Planning Board meeting. Seconded by Dr. Meyer; All "Ayes". Motion approved.

The next meeting is tentatively scheduled for December 4, 2019 at 7:00 pm.

Respectfully submitted,

Jen Crowe

Secretary Eden Planning Board