

**Town of Eden - Planning Board Minutes**

Eden Town Hall - 7:00 PM

July 1, 2020

**MEMBERS** William Mahoney, Chairman  
**PRESENT** Andy Romanowski, Vice Chairman  
Frank Meyer, DDS  
Joseph Eppolito  
Tony Weiss  
Bethany Fancher-Herbert  
**EXCUSED:** Brian Reed  
Bill Zittel  
Dave Brodzinski  
**OTHERS:** Kyle & Maggie Jablonski - Applicant  
Dave Rice – Code Enforcement Officer

**Minutes from last meeting**

**Bill Mahoney made a motion to approve the minutes of the June 3, June 18 and June 25, 2020 meetings. Seconded by Frank Meyer; Motion approved unanimously.**

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**RDJ Development:**

Bill Mahoney read the following:

The Eden Planning Board has received a Site Plan from RDJ Development, (hereafter “developer”) for development of property at 2139 Southwestern Blvd. in the Town of Eden as an Office/Shop Building for operations of a contractor (hereinafter “Project”), and based upon the review by CPL Team, it was determined that the proposed project be declared an Unlisted Action under 6 NYCRR Part 617 (SEQR), therefore the Eden Planning Board does hereby declare itself Lead Agency under SEQR.

**Joe Eppolito made a motion to approve the resolution declaring the Planning Board as lead agency. Seconded by Andy Romanowski; Motion approved unanimously.**

**Bill Mahoney made a motion to declare a negative declaration for this project. Seconded by Andy Romanowski; Motion approved unanimously.**

Bill Mahoney led the group in discussing the site plan feedback from CPL:

- The project is located on a State highway, therefore a NYSDOT Highway Work Permit must be obtained. The applicant has already received this permit and has provided it to the Board.

- CPL's previous comments required the preparation of a Stormwater Pollution Prevention Plan. The applicant's engineer has provided one with all of the necessary calculations, plans and figures. The submitted material conforms to State, Federal and local requirements and can be considered approvable. Once the Board approves the Site Plan application, the Stormwater Management Officer (SMO) can sign the MS4 Acceptance Form for the applicant to submit to the NYSDEC for permit coverage.
- The engineering plans are acceptable from a grading, drainage and site plan perspective.
- The applicant has provided the requested lighting and landscaping information. The Board should determine if this is adequate based upon the latest adopted Comprehensive Plan.

**Joe Eppolito made a motion to approve the site plan. Seconded by Andy Romanowski; Motion approved unanimously.**

**Solar Code Review – Recommendations:**

Planning Board members and Code Review Committee members discussed the proposed changes to the Town of Eden Solar Code. Dave Rice stated that these proposed changes are in reference to residential solar, not commercial solar. Bill Mahoney questioned the sizes of solar panels in comparison with kilowatt size. Bill also recommended that the solar code changes be compared to the Comprehensive Plan. The proposed changes to the Solar Code were tabled until further research could be completed.

**Mr. Mahoney made a motion to adjourn the Planning Board meeting. Seconded by Dr. Meyer; Motion approved unanimously.**

The next meeting is tentatively scheduled for August 5, 2020 at 7:00 pm.

Respectfully submitted,  
Jen Crowe