

## Town of Eden - Planning Board Minutes

May 5, 2021 7:00 pm

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**MEMBERS** William Mahoney, Chairman  
**PRESENT** Andy Romanowski, Vice Chairman  
Brian Reed  
Dave Brodzinski  
Frank Meyer, DDS  
Joseph Eppolito  
Bethany Fancher-Herbert  
**EXCUSED:** Bill Zittel  
**OTHERS:** Town Council - Susan Wilhelm, Richard Ventry  
Code Enforcement Officer – Dave Rice  
Applicant – Don Schreiber

Mr. Mahoney called the meeting to order at 7:00pm

Mr. Mahoney began the meeting with a tribute to Tony Weiss for his dedication and commitment to the Planning Board for over 25 years. Tony was also an active volunteer for the East Eden Fire Department. Tony brought level-headed common sense to the Planning Board for many years. He will be greatly missed.

Mr. Mahoney announced that both alternate members will be acting at full capacity for tonight's meeting.

### **Minutes from last meeting:**

**Mr. Eppolito made a motion to approve the minutes from the April 7, 2021 meeting. Seconded by Mr. Reed; Motion approved unanimously.**

### **Schreiber & Winkelman Inc. – Sonnybrook Subdivision Phase III Part 2:**

Mr. Mahoney reviewed the history of the Sonnybrook Subdivision Phase III (see attached Timeline). The original Phase III plan was approved in 2003. The current proposal is considerably different from the original plan. Don Schreiber Jr. was present to represent Schreiber & Winkelman for the proposed sketch plat. The current proposal creates three permanent dead-end streets with seven lots. The original plan was for fifteen lots and connected the three roads. Mr. Schreiber stated that there are a number of dead-end streets in town (Roswell Pkwy. and Maple Ave.) that have more homes than Hillbrook and West Pleasant. Mr. Schreiber also said that the newly proposed plan has an added easement at the end of Cherry Lane. The easement would allow for a potential road to be added connecting Cherry Lane and East Church Street. This could benefit future development of the East Church Street property that is currently grape fields. Discussion continued regarding the public turnaround areas, snow removal, right of way areas and space for school buses to turnaround. Mr. Mahoney asked if there has been contact with county sewer and water authorities. Mr. Schreiber replied that he would make contact with them if the current proposal were approved. Mr. Mahoney reminded the board that they could approve the proposal as presented, approve with conditions, or disapprove the proposal as presented. Mr. Schreiber repeated the fact that the original plan to develop 15 lots is just not financially feasible. Seven lots with potential homes is better than nothing.

**Mr. Mahoney made a motion to disapprove the Sonnybrook Subdivision Phase III Part 2 sketch plat as presented for the following reasons:**

- a. Inconsistent with the originally approved Sonnybrook Subdivision and associated SEQRA negative declaration and Town Board approval.**

- b. This proposal creates three dead end streets, two of which are in direct conflict with Town Code section 184-31E(2).**
- c. This proposal creates dead-end water supply lines of which the county water department would have to provide direction.**
- d. Inconsistent with the 4/11/2018 adopted Comprehensive Plan.**

**Seconded by Mr. Brodzinski; Mr. Romanowski abstained. All others present voted to disapprove the subdivision as presented. Motion approved.**

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

The next meeting is tentatively scheduled for June 2, 2021 at 7:00 pm.

Respectfully submitted,  
Jen Crowe, Secretary  
Town of Eden Planning Board

## Sonnybrook Subdivision - History

### **I Sonnybrook Phase I** (Hillbrook and E. Pleasant almost to Sonnybrook)

- 1/13/1989 Final Plat approved by the Planning Board (**see attachment 1**)
- 9/15/1989 Final Plat filed with Erie County Clerk

### **II Sonnybrook Phase II** (Hillbrook from Sonnybrook to current location and Randall Place)

- 12/6/1990 Final Plat approved by the Planning Board (**see attachment 2**)
- 12/21/1990 Final Plat Filed with Erie County Clerk

### **III Sonnybrook Phase III** (Parts 1, 2 & 3)

- 1/1/2003 Proposed Final Plat submitted (**see attachment 3**)
- 1/8/2003 SEQR submitted (**see attachment 4**)
- 5/1/2003 Planning Board declared a negative impact for Phase III (**see attachment 5**)
- 7/1/2003 Erie County Water Authority declared a water moratorium
- 1/1/2008 Water moratorium was lifted
- 5/27/2008 Final Plat was approved (**see attachment 6**)
- 11/19/2008 Town Board Resolution accepting Sonnybrook Phase III (**attachment 7**)
- 12/15/2008 Part 1 Final Plat approved by the Planning Board (**attachment 8**)
- 12/15/2008 Part 1 Final Plat filed with Erie County Clerk