

## Town of Eden - Planning Board Minutes

November 3, 2021 7:00 pm

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**MEMBERS** William Mahoney, Chairman

**PRESENT** Brian Reed

Bill Zittel

Dave Brodzinski

Frank Meyer, DDS

Bethany Fancher-Herbert

**EXCUSED:** Andy Romanowski

Joseph Eppolito

**OTHERS:** Town Engineer – Ted Donner

Town Council - Susan Wilhelm, Richard Ventry

Code Enforcement Officer – Dave Rice

Sunset Custom Homes – Ed Wojcik, Tom Pecora

Landowner of 8310 Evelyn Dr. & 2600 Beverly Ave. - Dick Minekime

Engineer for Sunset Custom Homes – Jason Burford

Cazenovia Recovery – Suzanne Bissonette, Dan Howles

Engineers for Cazenovia Recovery – Kristin Savard, Jarret Johnston

Architect for Cazenovia Recovery – Colleen Powers

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

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

**Mr. Zittel made a motion to approve the minutes from the September 1, 2021 meeting. Seconded by Mr. Reed; Motion approved unanimously.**

### **Sunset Custom Homes – Major Subdivision Review at 2600 Beverly Ave. & 8310 Evelyn Dr.:**

Mr. Burford reviewed the sketch plans for the Major Subdivision at 2600 Beverly Ave. (north parcel) and 8310 Evelyn Dr. (south parcel).

The plans for the north parcel are intended to be phase II of the project, a concept plan that could happen in the future. The focus right now is to develop the south parcels, phase I. The road right of way is 70'. The road is curved towards West Church Street. The sewer would be gravity fed. There is a 30' access for the Town property, this parcel would be deeded over to the Town and could be developed into a park for Town residents. Mr. Mahoney asked about the triangular shaped lot at the corner of Schreiner and West Church. This is a tricky location and could create a blind driveway. Mr. Reed questioned if 250' from Schreiner to the new road would be adequate and compliant with zoning. Mr. Rice confirmed that it meets the minimum requirement. Mr. Mahoney confirmed that the variance for lot width and total square footage received by the Zoning Board of Appeals was in reference to the south parcels only, 8310 Evelyn Dr. Mr. Mahoney added that these plans do support the Town's Comprehensive Plan to include a densely populated Hamlet area.

Mr. Burford stated that they have not yet completed the topography plans for the north lot and there has only been a preliminary storm water prevention study. Mr. Wojcik added that they are pursuing a wetland

delineation of the north parcel and the study should be completed by winter. The proposed north parcel would include 48 lots, connecting to the existing sewer and water. Mr. Mahoney asked about the three dead ends in the proposal for the north lot. He stated that this is problematic, ideally, all the roads should connect. If the wetlands were delineated, the roads could be connected.

The Board agreed that they would like to see detailed plans for the south lot that include topography. The next step will be to submit a preliminary plat.

**Cazenovia Recovery, Turning Point – Site Plan Review at 9136 Sandrock Road:**

Kristin Savard presented for the Cazenovia Recovery project at 9136 Sandrock Road. The Turning Point House is a recovery house for people with substance abuse disorders. They currently have 24 beds and hope to increase the new facility to 30 beds. The Special Use Permit for the increase to 30 beds was approved by the Town Board on October 13, 2021. The site plan shows a new 15,800 square foot facility; the existing structure will be demolished. All improvements are zoning compliant. The driveway has been relocated to alleviate the existing blind spot. The site plan shows the effort in preserving as much green space as possible. Ms. Savard stated that there will be a new pump station and water line installed and that the net change in sewer will not be significant because of the efficiency improvements. Mr. Donner questioned the sewer switch valves and how they will work. Mr. Howles confirmed that the old line and check valves will be removed once the new building is up and running. Mr. Mahoney expressed concern over the number of parking spaces. Seventeen parking spaces does not seem sufficient when there is potential for 30 residents plus their families and staff members. A minimum of 25 parking spots seems more sufficient. Additional questions were raised in regards to state code and emergency vehicle access. Ms. Savard agreed to checking with the Town's Emergency Services Department to confirm adequate road right of way and access. Mr. Rice also agreed to share the site plan with the fire chief. Mr. Mahoney referenced the SEQR process and read the following resolution.

RESOLUTION #03-2021

SEQRA NOTICE LEAD AGENCY DESIGNATION AND DETERMINATION OF SIGNIFICANCE  
FOR CAZENOVIA RECOVERY SYSTEMS, INC./TURNING POINT HOUSE

On motion of Bill Zittel, seconded by Frank Meyer, the following resolution was adopted by the Planning Board of the Town of Eden, New York:

**Whereas**, Cazenovia Recovery Systems, Inc./The Turning Point House Alcohol Rehabilitation Center (“the Center”) has proposed site improvements at its current location, 9136 Sandrock Road, that entails the demolition of the existing structure and driveway and the construction of a new 30-bed facility with associated parking and outdoor amenities; and

**Whereas**, in accordance with the provisions of 6 NYCRR Part 617 (SEQRA), the project is determined to be an Unlisted Action which will not be subject to a coordinated review.

**Now Therefore Be It Resolved** that the Planning Board hereby designates itself as Lead Agency for the proposed action pursuant to 6 NYCRR Part 617.

On motion of Bill Mahoney, seconded by Bill Zittel, the following was adopted by the Planning Board of the Town of Eden, New York.

**Be It Further Resolved** that based upon examination of the Environmental Assessment Form (EAF), its own independent analysis of the Proposed Action, and comparison with the criteria for determining significance under 6 NYCRR 617.7, the Planning Board finds that the Proposed Action will not have a significant environmental impact and hereby issues a Negative Declaration; and

**Be it Further Resolved** that this determination is based on the facts and conclusions as noted in the attached EAF.

#### VOTE

AYES: Bill Mahoney, Frank Meyer, Bill Zittel, Brian Reed, Bethany Fancher-Herbert, Dave Brodzinski

NOES: None

ABSENT: Andy Romanowski, Joe Eppolito

DATE: 11/3/2021

Board members agreed that another public hearing would not be necessary after the Town Board held a public hearing for the Special Use Permit changes with no objections. Ms. Bissonette asked about the next steps. Mr. Mahoney stated that the Planning Board does have the power to approve the site plan, but they would like to see increased parking spaces and confirm adequate access for emergency services. Mr. Rice will need to be involved during construction, as well as the transition from old building to new building.

#### **Code Review Recommendations:**

The following code recommendations were referred to the planning Board from the Town Board:

- Fire Department Rapid Entry System
- Transient Retail Merchants
- Peddling and Soliciting
- Mobile Food Vending
- Schedule of Fees
- Solar Code

Mr. Mahoney asked where the suggestions come from, who makes the request for the Code Review Committee to look at certain codes or rewrite codes. Mr. Rice explained that most requests come from the Town Board and typically are initiated because of a reoccurring problem in town. Board members will review the code proposals and reconvene with their ideas at the December meeting.

Mr. Mahoney reminded Board members to complete their required training hours.

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

The next meeting is tentatively scheduled for December 1, 2021 at 7:00 pm.

Respectfully submitted,

Jen Crowe, Secretary

Town of Eden Planning Board