

## Town of Eden - Planning Board Minutes

December 1, 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

Andy Romanowski

Joseph Eppolito

**OTHERS:** Town Engineer – Ted Donner

Town Council - Susan Wilhelm, Richard Ventry

Code Enforcement Officer – Dave Rice

Cazenovia Recovery – Suzanne Bissonette, Dan Howles

Engineer for Cazenovia Recovery – Jarret Johnston

Architect for Cazenovia Recovery – Colleen Powers

Wesleyan Church – Greg Niver, Mitch Donnelly

Alliance Homes - Bill Burke, Andy Romanowski

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 November 3, 2021 meeting. Seconded by Mr. Romanowski; Motion approved unanimously.**

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

Mr. Johnston spoke about the updated site plan. All of the Town Engineer comments have been addressed, Ted Donner from CPL was present and confirmed that all concerns had been answered. The Town of Eden Fire Chief submitted a letter stating that there were no concerns with accessibility for emergency services. Sue Bissonette addressed the parking concerns. The proposed new build will have a maximum of 30 residents, without vehicles. Only staff and visitors will utilize parking. There are 10 – 12 staff members scheduled during the day at peak times, plus visitors. Evening staff is a maximum of 5 members. Alcoholics Anonymous and Narcotics Anonymous meetings are open to the public and held once per week during the evening. These meetings are limited to 20 additional people maximum. There are no visitation hours during the evening. The total number of parking spaces available on site will be 25, the current site has 10 parking spaces.

**Mr. Mahoney made a motion to approve the updated site plan dated November 16, 2021, seconded by Mr. Reed; Motion approved unanimously.** Mr. Mahoney recommended that the Town Board update the Special Use Permit to reflect the number of residents, staff and meeting attendees for maximum occupancy purposes.

### **Wesleyan Church – Proposed Signs at 2063 Shadagee Road**

The church would like to upgrade the 2 existing ground signs and add a 4’x8’ wall sign to the Community Center building. The plan is to reface both ground signs, 4’x8’ and 5’x11’, there will be no lighting on the signs. The property is on a corner lot and one ground sign faces South Creek Road while the other faces

Southwestern Blvd. This property is zoned Rural Residential, but does border the Planned Industrial zone. The Board discussed the sign code requirements for the RR zone and PI zone. **Mr. Zittel made a motion to approve refacing both ground signs and adding one wall sign, seconded by Dr. Meyer; Motion approved unanimously.**

**Alliance Homes – Pre-Submission for a Major Subdivision at 2744 Paxon Road**

Mr. Romanowski recused himself from the Board for voting on this proposed major subdivision.

Mr. Burke presented the proposal. 2744 Paxon Road is a 31.7-acre corner lot, located in the Rural Residential zone, with 1300' frontage on Paxon Road and 825' frontage on Sandrock Road. They are proposing a 7-lot subdivision designed with RR requirements, 200' frontage, single family homes with public water, but no sewer. This parcel does border the Hamlet Residential zone. Mr. Mahoney referenced the Town's Master Plan and that this type of long, skinny lots are not the most desirable from the Town's perspective. Mr. Mahoney asked if they have considered doing cluster lots. Mr. Burke replied that may not be suitable here with no sewer access. They feel that the 2-acre lots are desirable in Eden. New York State Subdivision Law, which is regulated by Erie County Health Department, allows for 3 splits every 4 years when the lot size is less than 5 acres and has no sewer access. Mr. Mahoney explained that this could be an opportunity to create dense housing because the parcel borders the Hamlet Residential zone. The option of creating a private road with additional lots was discussed. Mr. Romanowski agreed that he would like to develop this parcel with dense housing, but there would be a number of obstacles to overcome. The 31-acre lot has a 10–12-acre wetlands area. A delineation request was submitted to the Army Corps of Engineers in July and they are waiting to hear back. The Board agreed that developing this property would benefit the Town and finding creative ways to maximize the number of lots on this parcel would support the Town's Master Plan. Mr. Mahoney confirmed that density is the goal, 10-12 lots would be preferred over the current 7 lot proposal. The possibility of purchasing the corner lot of Sandrock near Oakland was discussed. This could potentially provide sewer access to the Paxon Road parcel. After further discussion, Mr. Romanowski agreed to revisit the proposal and try to find some creative ways to maximize the number of lots and create dense housing.

Mr. Mahoney reminded board members of training requirements that are due by the end of the year. If members serve on additional boards or committees, that time will count towards your training time.

Mr. Mahoney thanked Bethany for her time and commitment to the Town. She is relocating to East Aurora and will no longer be serving on the Planning Board. We wish her the best of luck on her new endeavors.

**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 January 5, 2022 at 7:00 pm.

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