

Town of Eden - Planning Board Minutes

March 2, 2022 7:00 pm

MEMBERS William Mahoney, Chairman

PRESENT Brian Reed

Joe Eppolito

Marc Timblin

Andrew Tarasek

Bill Zittel

Frank Meyer, DDS

Dave Brodzinski

Andy Romanowski

OTHERS: Town Council – Rich Ventry, Susan Wilhelm

Code Enforcement Officer – Dave Rice

Crescent Manufacturing – Rich Frazer, Emily Frazer

8122 N. Main Street – Bob Skora, Rich Skora, Mike Laing

9086 Sauer Road – Joe & Kristin Pinker

Mr. Mahoney called the meeting to order at 7:00pm and asked for comments on the February minutes.

Mr. Zittel made a motion to approve the minutes from the February 2, 2022 meeting. Seconded by Mr. Eppolito; Motion approved unanimously.

Crescent Manufacturing – Special Use Permit for 8800 S. Main Street:

Mr. Mahoney provided a brief recap of the January meeting regarding the Special Use Permit application for Crescent Manufacturing. At the January meeting, the Planning Board requested that Crescent Manufacturing provide a short form SEQR, a basic site plan, and a brief written summary of daily operations (traffic and number of employees) currently and projected.

Emily Frazer summarized the details of operations at the Eden location; currently 3 full-time employees and 2 box truck drivers, 8 trucks in and out daily. They are planning to use the Eden location for a pick and pack location – shipping product to Tops, Wegmans and Aldi's. Future operations will not fit at the North Collins location. Future expansion of the business is planned for 2023 or 2024 and the Eden location can provide adequate space for their growing business. They hope to relocate the heat transfer labeling process to Eden which could potentially add 6 employees. This would also increase the number of trucks and trips per day. Mr. Reed asked if adequate parking currently exists at the property. Ms. Frazer replied that there would be no need to add to the parking area. Mr. Mahoney reminded the Frazers of the need for a sprinkler system to be installed within the next year and to work with Mr. Rice, Code Enforcement Officer, throughout the process.

Mr. Mahoney made a motion to declare the Planning Board as lead agency for site plan review for Crescent Manufacturing at 8800 S. Main Street; seconded by Mr. Reed. Motion approved unanimously.

Planning Board members completed part 2 of the SEQR. The project was determined to have no large impact on the community and is therefore listed as a type II action.

Mr. Mahoney made a motion to provide the following Planning Board recommendation to the Town Board:

The Planning Board of the Town of Eden has completed the required review of the site plan and associated Special Use Permit standards for the proposed storage, shipping and receiving at 8800 South Main Street in the Town of Eden.

The Planning Board utilized all information submitted by the applicant as well as the following points that the applicant made during the meeting to further describe their business use daily:

- On site operation requires 3 full-time employees
- 2 box truck drivers (will work at the facility while not making deliveries) making daily deliveries to and from approximately 4 times per day each resulting in 8 plus or minus trips per day.
- Over the road delivery trucks will also make daily deliveries up to 4 -8 times per day.
- Future plans: 2–3-year forecast is to relocate the heat transfer labeling process from the North Collins location to Eden. This would potentially add 6 employees and slightly increase the number of trips per truck to 16-24 per day.

Based on the information provided, reviewed and discussed, the Planning Board recommends that the Town Board approve the request for the Special Use Permit.

Seconded by Mr. Zittel; All approved. Motion approved unanimously

Richard Skora 8122 N. Main Street – Single Family Home in MU-1 District

Rich Skora wishes to build a new single-family home on vacant land next to his father's business. The Zoning Board of Appeals approved an area variance for the front yard setback to allow the home to be built in line with the existing structures as opposed to 20' from the road right-of-way. Mr. Mahoney explained that the new Comprehensive Plan and the MU-1 Zoning code were written to encourage density and a walkable community. The new code has a number of front and side yard setback restrictions. Rich Skora said he was willing to split the land into two parcels to accommodate the side yard setbacks, but would prefer not to. If he splits the land, his taxes will increase by creating a second buildable lot that he has no intention of selling or building a second home next to his. Bob Skora shared an aerial view of his three properties; his home, his business and the vacant land where his son plans to build. The board reviewed the house plans, elevations and site plan. Board members agreed that a number of measures were taken to accommodate the MU-1 standards to include a cape style home, side-load garage, open porch, first floor 40% glass front and landscaping. The board further discussed splitting the property into two parcels and side-yard setbacks. The majority of the board felt it was fair to allow them to keep the property as one parcel as long as the new home is built as shown on the approved site plan to allow for a future property split.

Motion was made by Mr. Romanowski to approve the site plan as presented and not require the Skoras to split the land; Seconded by Mr. Zittel. Motion approved unanimously.

Doug Opiela 9198 Sauer Road – Frisbee Golf Course

The Opielas were not present to discuss their pre-submission request to host glow-in-the-dark disc golf. Joe and Kristin Pinker, from the neighboring property 9086 Sauer Road, were in attendance and they requested to speak to the board about their experience with the disc golf course. The Pinkers have many concerns with the golf course. Mr. Pinker said that the Opielas have never followed the rules as stated in the Planning Board's original site plan approval in 2010. They continue to host night golf which was never approved by the Planning Board. They host night parties with several people camping overnight in tents. The 50' buffers at the property line have not been respected, there are still tee boxes in place that are closer than 50' to the property line. The Opielas have expanded the course without returning to the Planning Board for approval. The Pinkers are very frustrated with the golf course customers coming onto their property and partying late into the night. They asked who they can go to that will enforce the original rules stated by the board in 2010. Mr. Rice stated that he has been in touch with the Opielas and they are in the process of relocating the tee boxes that are in violation. He also said that the Opielas will need to correct the violations as well as bring the pro-shop, restrooms and golf course to full compliance before they can move forward with any new site plan changes.

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

The next meeting is tentatively scheduled for April 6, 2022 at 7:00 pm.

Respectfully submitted,
Jen Crowe, Secretary