

Town of Eden - Planning Board Minutes

May 4, 2022 7:00 pm

MEMBERS William Mahoney, Chairman

PRESENT Brian Reed

Joe Eppolito

Marc Timblin

Bill Zittel

Frank Meyer, DDS

Andy Romanowski

EXCUSED: Dave Brodzinski

Andrew Tarasek

OTHERS: Town Council – Rich Ventry, Susan Wilhelm

Code Enforcement Officer – Dave Rice

Schreiber Self-Storage – Don Schreiber

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

Mr. Zittel made a motion to approve the minutes from the April 6, 2022 meeting. Seconded by Mr. Eppolito; Motion approved unanimously.

Schreiber Self-Storage - 8750 S. Main Street:

Mr. Schreiber is interested in adding a new 30' x 125' storage building to the existing storage facility site. He is requesting a site-plan waiver for the additional building as it represents less than 10% of the existing structures and will not require additional parking. Mr. Zittel questioned the total lot coverage, Mr. Rice noted that it is well under the limit of total lot coverage. Mr. Romanowski asked if the new building will be attached to an existing structure. Mr. Schreiber confirmed that this is a new free-standing building. Mr. Reed questioned if there would be any changes to drainage, Mr. Schreiber replied that no drainage changes would be necessary. Mr. Mahoney inquired about the contour of the land and if the ground is level in the area of the proposed new build. Mr. Schreiber stated that the ground is level in that area and ready to go. Mr. Mahoney questioned the lighting and outdoor vehicle storage. Mr. Schreiber confirmed that there is outdoor lighting and outdoor vehicle storage. Mr. Mahoney further inquired about the outdoor vehicle storage and if construction materials are being stored at the site. Mr. Schreiber replied that only recreational vehicles and equipment are being stored at the property. The board questioned the approved site plan that is on file and what year it was approved. Mr. Rice confirmed that the approved site plan on file is from 2004 when the outdoor storage spaces were added. Mr. Mahoney noted that according to Town Code chapter 225-30(E), a site plan waiver could be appropriate because of the minor changes to the site and no additional parking requirements. However, an as built site plan needs to be submitted showing current conditions, including contours, DI's and setbacks from property lines. Mr. Rice suggested that the Town Board amend the current Special Use Permit conditions to remove "DMV registered vehicles" as a requirement and adjust the number of outdoor parking spaces to the current number. Mr. Schreiber agreed to update the site plan showing current as-built conditions; to include outdoor parking spaces, updates to the drainage pond and the proposed new building. Mr. Rice noted that the new building plans will need to be stamped and engineered construction plans.

Mr. Romanowski made a motion to approve the site plan waiver request because of the minor changes to the site and no additional parking requirements, with the condition of Mr. Schreiber providing an updated C-100 plot plan showing the site as built to-date and the proposed new building. Mr. Zittel seconded; motioned approved unanimously.

Mr. Mahoney stated that moving forward, any future changes to the site should be presented to the Planning Board as a whole, a full master plan of the site, allowing the board to make an educated decision on the project.

The Planning Board will recommend that the Town Board amend the SUP requirements by removing the DMV registered vehicles and adjust the number of outdoor parking spaces to the current number.

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 June 1, 2022 at 7:00 pm.

Respectfully submitted,
Jen Crowe, Secretary