

## Town of Eden - Planning Board Minutes

January 4, 2023 7:00 pm

---

**MEMBERS** Brian Reed, Chairman

**PRESENT:** Marc Timblin

Joe Eppolito

Andy Romanowski

Andy Tarasek

Katrina Schmitt-Ruof

Larry Dibble

**EXCUSED:** Frank Meyer, DDS

Bill Zittel

**OTHERS:** Town Council - Susan Wilhelm

Code Enforcement Officer – Dave Rice

Eden Valley Growers – Keith Baskerville

Eden Dairy Queen – Eric & Nikki Gawron

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

**Mr. Romanowski made a motion to approve the minutes from the December 7, 2022 meeting. Seconded by Mr. Eppolito; Motion approved unanimously.**

Mr. Reed welcomed new alternate board members Larry Dibble and Katrina Schmitt-Ruof. The board congratulated Frank Meyer on his reappointment for another 7-year term. Andy Tarasek and Marc Timblin were also congratulated. Andy for a position as a regular member for a 7-year term and Marc was appointed as a regular member to complete Mr. Mahoney's term. Mr. Reed was appointed as Chairman.

### **Eden Valley Growers – Sign Permit Application for 7502 N. State Road**

Keith Baskerville, Director of Operations, presented the board with his sign proposal. The current sign is weathered and needs replacing. The new sign would be a refreshing improvement. It is the same size and color scheme and will be placed in exactly the same location. Mr. Rice referenced the sign code to explain why Mr. Baskerville was seeking approval from the board. The proposed sign is a pillar sign which is not permitted in the Ag Priority Zone. A ground sign is permitted, but would be very difficult to see because the road is at a higher elevation than the property. Mr. Baskerville was asked about lighting for the new sign. He explained that they would be using the same style of lighting which is a downward lit gooseneck light at the top of the sign. Board members reviewed and discussed the sign proposal. **Mr. Eppolito made a motion to approve the new sign for Eden Valley Growers; seconded by Mr. Tarasek. Motion approved unanimously.**

### **Convenient Store & Fuel Facility, Eric & Nikki Gawron – 8396 N. Main Street**

Eric and Nikki Gawron, owners of 8396 N. Main Street, were present to discuss their resubmission for the convenient store and fuel facility. Mr. Reed reviewed the comments from the Town Engineer as listed below. *Mr. Gawron's responses are in italics.*

- Applicant needs to provide a separate existing and proposed site plan that can be compared.  
*We submitted that document after the December meeting, but it wasn't included in this submission packet.*
- Include fence description on the site detail sheet.  
*We added it to the site detail sheet C-101, but it was also not included in this submission packet.*
- Consider a brick base for the monument sign to match the building.  
*We would prefer to keep this area landscaped as shown on the site plan.*
- Confirm that the lighting for the monument sign is internal.  
*Yes, I will provide the spec sheet showing the lighting.*
- Detail/cut sheet for pole mounted light should be provided or otherwise noted on LP-100.  
*All 3 lights are the same, I have the updated specs with me tonight.*
- Size of the monument sign is shown as 50 SF, but was previously discussed as a 32 SF sign.  
*I have the correct copy of the monument sign drawings with me tonight. It is a 32 SF sign.*  
Mr. Rice noted that the Planning Board has the ability to allow variations from the sign code. In this example, the monument sign is 2 feet over the maximum of 30 SF.
- Is there adequate space for convenience store customers (parking) during times when the underground tanks are being filled?  
*The underground tanks will be filled overnight.*

Mr. Reed explained the importance of submitting a complete submission package by the deadline in order to be heard by the board. Too many of your submissions have been piecemealed which makes it very difficult for the board and the Town Engineer to review and see the full scope of your project.

Mr. Reed asked about the gooseneck lighting; it is shown on the renderings, but is not listed on the site plan. Mr. Gawron stated that these are just accent lights. Mr. Rice agreed to accept the cut sheets and renderings alone for the gooseneck lighting.

Board members completed parts 2 and 3 of the Short Environmental Assessment Form. They concluded with a determination of non-significance. Mr. Reed read the following resolution:

**This project is an Unlisted Action under the SEQR process. As part of this process, The Planning Board carefully reviewed this project, comparing it to all the listed "Criteria" for determination of significance set forth in SEQR Regulations (6NYCRR 617.7). Based upon the foregoing, the Town of Eden Planning Board concludes that the proposed project will not adversely affect the natural resources of the State and/or health, safety and welfare of the public and is consistent with social and economic considerations. The result of this review is that a Notice of Determination of Non-Significance (Negative Declaration) is hereby RESOLVED for the proposed Convenience Store updates and alterations as follows:**

**WHEREAS, the Town of Eden Planning Board has reviewed the plans and information submitted by the applicant including a Short Environmental Assessment Form (EAF) – Part 1, 2 and 3 and found them to be in compliance with the applicable standards; and**

**WHEREAS, the Town of Eden Planning Board has found no item of significant impact to the Town of Eden and that the project is in accordance with all zoning and plans for the development of the Town;**

**NOW, THEREFORE BE IT RESOLVED, that the Town of Eden Planning Board hereby issues a Negative Declaration of environmental impact for the development of this project.**

**Mr. Eppolito motioned to approve the resolution, seconded by Mr. Tarasek. Motion approved unanimously.**

**Mr. Romanowski made a motion to approve the site plan with the following conditions:**

- **Provide the updated C-101 showing the fence details**
- **Provide the sign sketch showing the 32 SF sign**
- **Provide a listing of all lights and cut sheets**
- **Provide a list of all updated documents with revisions**

**Seconded by Mr. Eppolito. Motion approved unanimously.**

**Mr. Romanowski motioned to adjourn the Planning Board meeting at 7:55pm. Seconded by Mr. Tarasek; Motion approved unanimously.**

The next meeting is tentatively scheduled for February 1, 2023 at 7:00 pm.

Respectfully submitted,  
Jen Crowe, Secretary