

Town of Eden - Planning Board Minutes

May 3, 2023 7:00 pm

MEMBERS Andy Romanowski

PRESENT: Joe Eppolito

Marc Timblin

Katrina Schmitt-Ruof

Frank Meyer, DDS

Bill Zittel

Andy Tarasek

EXCUSED: Brian Reed

OTHERS: Code Enforcement Officer – Dave Rice

Applicants – Kevin O’Gorman, MD, Pamela O’Gorman, DVM & Connor O’Gorman

Mr. Romanowski 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 5, 2023 meeting. Seconded by Mr. Eppolito; Motion approved unanimously.

Proposed Veterinarian Office at 8600 Depot Street- Dr. Kevin O’Gorman

Dr. Kevin O’Gorman converted 8600 Depot Street, originally a train depot, into a doctor’s office in 1982. The thriving office remained open for nearly 40 years, closing in the year 2020. Dr. Kevin O’Gorman addressed the board with his thoughts and ideas on converting the building from a human medical office to an animal medical office. He wishes to add a 1924 steel sleeper car as additional space will be needed. The caboose would be disconnected and moved to the south and then reconnected to the sleeper car. A small breezeway/awning would be added to connect the passenger car to the caboose. The adjacent properties are owned by The Erie County Railroad and Laing Gro Fertilizer. Part of the caboose will be on Laing Gro’s property, but the caboose is mobile. Laing Gro has agreed to lease the property to the O’Gormans indefinitely. The caboose will be a lunch room/break area. Dr. Pamela O’Gorman is planning a potential opening date of April or May 2024.

Mr. Romanowski stated that a veterinarian’s office is a permitted use in the MU-1 district. It is the Planning Board’s job to provide guidance and direction to the O’Gormans. This includes potential site plan requirements as well as the option of a public hearing. Board members discussed parking, lighting, signage, garbage disposal, overnight kenneling and medical waste with the applicant. Dr. Kevin O’Gorman explained that the existing parking lot and street parking were more than enough for the doctor’s office and will be sufficient for the veterinarian’s office. The current parking lot has 2 handicap spaces available. Dr. Pamela O’Gorman noted that there will be 2 veterinarians and a maximum of 4-5 additional employees on site. The O’Gormans further explained that the current light fixtures are 75’ from the nearest building and there will be no change to the existing exterior lighting. The existing sign will be updated for the new business. The office will be using the Town’s garbage disposal service so there will be no dumpster on site. There will be very little medical waste and no overnight kenneling. Board members asked if the train cars will be compliant with New York State Fire Code. Mr. Rice explained that the O’Gormans will need to get a commercial alterations/repairs permit from the

Building Department and they will need to pass all fire inspections before a C/O is issued. Board members continued to discuss options for a conditional site plan.

Dr. Meyer made a motion to waive a public hearing and grant a site plan waiver with the following conditions:

- **Exterior lighting remains the same.**
- **Maintain existing handicap parking spaces.**
- **Use existing sign and comply with current sign code.**
- **No overnight kenneling.**
- **Currently no dumpster on site. If needed in the future, provide an enclosure for the dumpster.**
- **Provide the Code Enforcement Officer with a copy of the property lease with Laing Gro.**

Seconded by Mr. Zittel, Motion approved unanimously.

Dr. Meyer motioned to adjourn the Planning Board meeting, seconded by Mr. Eppolito; Motion approved unanimously.

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

Respectfully submitted,
Jen Crowe, Secretary