

Town of Eden - Planning Board Minutes

July 11, 2023 7:00 pm

MEMBERS PRESENT:

Brian Reed, Chairman
Andy Romanowski
Frank Meyer, DDS
Bill Zittel

EXCUSED: Katrina Schmitt-Ruof

Joe Eppolito
Marc Timblin
Andy Tarasek

OTHERS: Code Enforcement Officer – Dave Rice

Town Council – Susan Wilhelm, Vincent Vacco
Applicant – Melissa Singer Dumars, 9411 Sandrock Road
Architect – Erica Abbondanzieri, 9411 Sandrock Road
Applicant – Todd Laing, 8161 Schreiner Road
Applicant – Frank Lignos, 8081 N. Main Street

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

Dr. Meyer made a motion to approve the minutes from the June 7, 2023 meeting. Seconded by Mr. Romanowski; Motion approved unanimously.

Site Plan Review for proposed Farm-to-Table Catered Dinners at 9411 Sandrock Road

Melissa Singer Dumars presented an updated site plan for hosting Farm-to-Table Catered Dinners at her farm. She also provided documentation from New York State Liquor Authority and New York State Health Department permitting her to host catered events on the property. Ms. Singer Dumars agreed to keep these documents on site at all times. The location of serving and consumption areas were noted on the updated site plan as well as ADA compliant parking spaces and restrooms. A lighting plan was not provided due to the hours of operation. All events will be held from 30 minutes after dawn until 30 minutes before dusk so no additional lighting will be needed. Mr. Rice confirmed that the Fire Chief has no concerns or objections to the site plan. The site plan shows adequate access and the driveway won't be blocked. Ms. Singer Dumars also provided written permission from neighbor Kevin O'Gorman allowing use of his property at 9433 Sandrock Road for additional parking. Board members discussed the proposed site plan and the minimal impact to the land and neighborhood. Mr. Reed read the following:

RESOLUTION OF THE EDEN PLANNING BOARD

RECOGNIZING SEQRA TYPE 2 ACTION for the Development of property located at 9411 Sandrock Road in the Town of Eden for hosting Farm-to-Table Catered Events.

On motion of Mr. Romanowski, seconded by Mr. Zittel, the following resolution was adopted by the Town of Eden Planning Board:

Whereas, the Town of Eden Planning Board has reviewed the proposed site plan for Farm-To-Table Catered Events; and

Whereas, in accordance with the provisions of 6 NYCRR Part 617 (SEQRA), specifically Part 617.5(c)(21), the Proposed Action is a Type 2 action as described, “minor temporary uses of land having negligible or no permanent impact on the environment.”

Therefore, Be It Resolved that this project has been determined not to have a significant impact on the environment and is not subject to further review under SEQRA.

VOTE:

AYES: Mr. Reed, Dr. Meyer, Mr. Zittel, Mr. Romanowski

NOES: None

ABSENT: Mr. Tarasek, Mr. Timblin, Mr. Eppolito, Ms. Schmitt-Ruoff

Motion approved unanimously.

Board members discussed the option of a public hearing. **Mr. Romanowski made a motion to waive the public hearing, seconded by Mr. Zittel. Motion approved unanimously.**

Mr. Reed made a motion to approve the site plan as presented, seconded by Dr. Meyer. Motion approved unanimously.

After reviewing the site plan and special use permit application, the following recommendation was made to the Town Board:

RECOMMENDATION FROM THE TOWN OF EDEN PLANNING BOARD

To: Richard Ventry, Supervisor
Eden Town Board Members
From: Brian Reed, Chairman
Town of Eden Planning Board
Re: **Special Use Permit Review and Recommendation**
Farm-to-Table Catered Events at Crown Hill Farm 9411 Sandrock Road

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 Farm-to-Table Catered Events at Crown Hill Farm 9411 Sandrock Road in the Town of Eden.

The Planning Board would like to recommend this Special Use Permit be approved with the following conditions:

- All permitting documents (State Liquor Authority, Erie County Department of Health) must be available on site at all times
- No more than 2 food vendors and 2 alcohol vendors per event
- Hours of operation will be 30 minutes after dawn until 30 minutes before dusk

- Maximum of 50 guests (plus workers) per event

Mr. Zittel made a motion to approve the recommendation, seconded by Dr. Meyer. Motion approved unanimously.

Pre-Submission for Constructing a Pole Barn on Vacant Land at 8161 Schreiner Road

Todd Laing recently purchased 5 acres of vacant land at 8161 Schreiner Road. Mr. Laing plans to build a single-family home within a few years, but wishes to construct a 36'x60' pole barn first. According to Town Code, constructing an accessory building over 1,000 SF on vacant land must be reviewed by the Planning Board. Depending on the proposed use of the building, the board can request a full site plan or issue a site plan waiver. Mr. Laing stated that the barn would be for his personal use only. He plans to use it for storing vehicles and a boat. Board members discussed the site plan options. Based on the residential use of the pole barn, **Motion was made by Mr. Zittel, seconded by Mr. Romanowski to issue a site plan waiver. Motion approved unanimously.**

Review Sign Permit Application for Eden Shurfine at 8081 N. Main Street

Frank Lignos, owner of Shurfine, wishes to replace the street sign to match the recently updated building sign. He would like to reface the existing pole sign with the new color scheme and wording. The face of the new sign is the same, 72 SF.

Mr. Reed made a motion to approve alterations to the existing street sign to coordinate with existing building sign. Seconded by Dr. Meyer. Motion approved unanimously.

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

The next meeting is tentatively scheduled for August 2, 2023 at 7:00 pm.

Respectfully submitted,
Jen Crowe, Secretary