

Town of Eden - Planning Board Minutes

September 6, 2023 7:00 pm

MEMBERS PRESENT:

Frank Meyer, Acting Chairman
Katrina Schmitt-Ruof
Joe Eppolito
Marc Timblin
Andy Tarasek

EXCUSED:

Brian Reed
Andy Romanowski
Bill Zittle

OTHERS:

Code Enforcement Officer – Dave Rice
Town Council – Susan Wilhelm, Vincent Vacco

Dr. Meyer called the meeting to order at 7:00pm and asked for comments on the July minutes.

Mr. Timblin made a motion to approve the minutes from the July 11, 2023 meeting. Seconded by Mr. Eppolito; Motion approved unanimously.

Review Change of Zoning District for 2119 and 2023 Derby Road

Mr. Rice explained the history of both parcels which are currently owned by Joseph Violanti. Mr. Violanti has requested that the zoning be returned to Rural Residential (RR) as opposed to Light Industrial (LI). This area was overlooked when the Town updated all zoning districts in 2021. The Violantis operate a commercial farm on approximately 138 acres on Derby Road. With the new LI zoning, they are not permitted to construct an additional barn for farming operations. The adjacent parcel 8127 Eden Evans Townline Road is a former garbage dump/land fill which should remain zoned as LI to prevent any residential development. The zoning change is a Town Board decision and they are looking for a recommendation from the Planning Board. It was noted that this is a Type I action under SEQR because it is a zoning change affecting more than 25 acres.

Dr. Meyer lead the group in discussing part 1 of the Long EAF. The board discussed and completed parts 2 and 3 of the EAF in order to provide a recommendation to the Town Board. The following recommendation was made:

RECOMMENDATION FROM THE TOWN OF EDEN PLANNING BOARD

Re: **Rezone/Map Change Recommendation
2023 Derby Road & 2119 Derby Road
Light Industrial (LI) to Rural Residential (RR)**

Date: September 6, 2023

The Planning Board of the Town of Eden has completed its review of the requested zoning/map change for 2023 and 2119 Derby Road. The board has reviewed part 1 of the Long EAF. We have also completed parts 2 and 3 for your consideration and further review prior to issuing final SEQRA determination.

The Planning Board would like to recommend that the zoning of these 2 properties be changed from Light Industrial to Rural Residential.

Dr. Meyer motioned to approve the recommendation of rezoning 2023 and 2119 Derby Road to RR while leaving 8127 Eden Evans Townline Road LI. Seconded by Mr. Tarasek. Motion approved unanimously.

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

The next meeting is tentatively scheduled for October 4, 2023 at 7:00 pm.

Respectfully submitted,
Jen Crowe, Secretary