

## Town of Eden - Planning Board Minutes

October 4, 2023 7:00 pm

---

### MEMBERS PRESENT:

Brian Reed, Chairman  
Katrina Schmitt-Ruof  
Joe Eppolito  
Andy Tarasek  
Frank Meyer, DDS

### EXCUSED:

Marc Timblin  
Andy Romanowski  
Bill Zittle

### OTHERS:

Code Enforcement Officer – Dave Rice  
Town Council – Susan Wilhelm, Vincent Vacco  
Applicant - Todd Giolando, Buffalo Botanicals

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

**Dr. Meyer made a motion to approve the minutes from the September 6, 2023 meeting. Seconded by Ms. Schmitt-Ruof; Motion approved unanimously.**

### **Pre-Submission for Hemp Manufacturing at 2729 Hemlock Road (part of 8698 S. Main Street)**

Todd Giolando, owner of Buffalo Botanicals Inc, presented his plans to the board. Mr. Giolando wishes to lease a portion of the building at 8698 S. Main Street to be used for post-harvest manufacturing of goods such as bird seed and protein powder. We plan to use approximately 3,000 SF for our business. Our space will be separated from the rest of the building by a solid wall. All processing will take place inside the building and there will be no exterior changes to the building. This location will not be used as a retail store or dispensary and there will be no signs on the building. OCM (Office of Cannabis Management) standards would prohibit this in the future because the property is less than 200' from a church. Mr. Giolando further explained his farm operations on Sturgeon Point Road as well as his business relationship with multiple local growers.

Mr. Reed explained that this is a pre-submission conference and the board can choose to request a detailed site plan or issue a site plan waiver. The parcel is zoned MU1 where manufacturing is encouraged and is a use by right.

Mr. Giolando was asked the following questions by the board (*his answers are in italics*):

- Will there be any waste once the manufacturing process is complete? *A decorticator machine will be used to strip the plant from the stem. All parts of the plant are used, there will be no waste.*
- Will there be any odors produced by the manufacturing process? *There is no exterior ventilation, we use a charcoal air filter and air scrubbers. We follow GMP (Good Manufacturing Practices) guidelines and there is a very limited amount of odor produced.*

- How many employees will be working at this location? *There will be 3-5 employees on site during second shift hours.*
- Will there be noisy machinery used during these hours? *No, there is no loud machinery. None of the equipment we use requires ear protection.*
- What will be the impact from transportation? *There will be little to no impact. We use our own personal vehicles for transporting materials and shipping product.*
- What type of security systems will be in place? *We have a security camera system that sends alerts directly to my phone and I have already met with the Town Police Department to inform them of our plans. We plan to add steel security gates to the glass doors. There are 3 locked doors to get through and all product will be locked in 350lb steel cages.*
- Is there any exterior lighting? *Yes, there is a parking lot light and a light on the building by the door.*

Board members continued to discuss the site plan options and conditions for approval.

**Mr. Reed made a motion to grant a site plan waiver with the following conditions:**

- **The applicant must return to the Planning Board for any future expansion beyond 3,000 SF**
- **All current and updated licenses listing the Hemlock Road address must be provided to the Town Building Inspector**
- **Steel gates must be installed on all glass doors and steel locker cages must be maintained to secure all product within the building. Motion activated cameras must be maintained.**
- **The Town Building Inspector is recommending the addition of a Knox Box**
- **No more than 3-5 employees and their vehicles will be on site at any time.**
- **There will be no external ventilation and all internal air scrubbers and charcoal filters will be maintained and used as described.**
- **There will be no retail sales at this location.**

**Seconded by Dr. Meyer; 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 November 1, 2023 at 7:00 pm.

Respectfully submitted,  
Jen Crowe, Secretary