

Town of Eden - Planning Board Minutes

March 5, 2025 7:00 pm

MEMBERS PRESENT: Brian Reed, Chairman
Andy Romanowski
Joe Eppolito
Marc Timblin
Andy Tarasek
Katrina Schmitt-Rouf
Dan Buchanan

EXCUSED: Frank Meyer, DDS
Fran McLaughlin

OTHERS: Town Council – Susan Wilhelm and Mike Byrns
Applicants – **Green Acres Family Farm – 3618 Eckhardt Road**
Suzanne Cross – Operations Manager
Clemente Toffolo – Landscape Designer, Carmina Wood

Mr. Reed called the meeting to order at 7:00pm. **Mr. Reed made a motion to approve the minutes from the January 9, 2025 meeting; seconded by Mr. Eppolito. Motion approved unanimously.**

3618 Eckhardt Road – Green Acres Family Farm

Green Acres Family Farm has applied for a Special Use Permit from the Town Board as many items in the proposal are allowed with a Special Use Permit in the R2 district. The Town Board has referred the proposed project to the Planning Board for site plan review and Special Use permit recommendation.

Ms. Cross stated that the concept will include a wide variety of offerings to include:

- Educational space to teach homesteading and farming
- Nature play space & petting farm
- U-pick berries and flowers
- Livestock – miniature cows and horses
- Equestrian boarding, possible equestrian events in the existing indoor arena
- Farm store with a micro café in existing gate house
- Air B&B in main house temporarily. Ultimately an owner will likely reside there.
- Hiking and horse trails in the back of the property in the future

The Planning Board discussed the following points (applicant response in italics):

- The Site Plan should clearly indicate where all buildings will be.
- How many vehicles do you expect on the property at any given time? We don't want vehicles parked along Eckhardt Road. It's a narrow country road. *We are not sure at this stage. Once the program is finalized, we will ensure there is sufficient parking throughout the property.*

- There is a neighbor directly west of the gatehouse. If there will be parking there, some type of screening should be considered, whether that's fencing, shrubbery or even a berm.
- To the east we may want no parking a certain distance from Eckhardt Road to accommodate the neighbor on that side.
- ADA parking spaces will need to be made available at the farm store.
- If you're going to paved lots or disturb soil, that may trigger a SWPPP. *We intend to do stone lots.*
- Will you be installing a sign out front? *Yes.* This will need a building permit application unless it is included in the site plan for review and approval.
- Applicant may want to check with Erie County Sewer to ensure property can handle the volume with guests. Are portables allowed in Town? Mr. Rice believes the existing sewer could handle daily needs. Portable units could be used for larger events.
- During large events, you will need to ensure that the driveway is unobstructed in the event that emergency services is needed. Overflow parking should be indicated on the site plan.
- A Knox Box is recommended. Applicants can work with the Building Department on that.
- Mr. Rice noted there is a substantial water line on the property with hydrants near the back that should be kept in mind when considering parking and overflow parking. You may want to consider a walk through with the Fire Department once the plans are complete so they understand how things will be laid out.
- What will the hours of operations be? *We anticipate the farm store being open 8am – 5pm, six days a week. Special occasions and events would likely be on the weekend, but not into the night.*
- Photometrics should be provided for any outdoor lighting.

Mr. Reed provided the applicant with a Site Plan Review checklist and suggested they also refer to Town Code §225-30 when working on the Site Plan. The applicant will need to complete a SEQR long form for submission along with the Site Plan.

Mr. Reed made a motion to set escrow for the proposed project at \$3,000, seconded by Ms. Schmitt-Rouf; Motion approved unanimously.

Mr. Reed motioned to adjourn the Planning Board meeting, seconded by Mr. Buchanan; Motion approved unanimously.

Respectfully submitted,
Shelly Griebel, Secretary