

Town of Eden - Planning Board Minutes

May 7, 2025 7:00 pm

MEMBERS PRESENT: Andy Romanowski, Vice Chairman
Joe Eppolito
Marc Timblin
Andy Tarasek
Katrina Schmitt-Rouf
Dan Buchanan
Fran McLaughlin

EXCUSED: Brian Reed, Chairman
Frank Meyer, DDS
Andy Tarasek

OTHERS: Town Council – Susan Wilhelm and Mike Byrnes
Applicants – **Mitch and Kelly Martin – 2605 Hemlock Road**

Mr. Romanowski called the meeting to order at 7:00pm. **Mr. Eppolito made a motion to approve the minutes from the March 5, 2025 meeting; seconded by Ms. Schmitt-Rouf. Motion approved unanimously.**

Pre-submission for constructing a pole barn on vacant land at 2506 Hemlock Road

The Martins have purchased the vacant land at 2506 Hemlock Road with the intent to build their new home. They would like to build the pole barn first with the intent of using it as a base of operations to build the home. The barn will also house a lift and tools for our son's drift cars as well as a lift and tools.

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.

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

- What is the timeframe to have the house built? *Within one year for both the barn and the house.*
- The cars being stored in the barn will be only your own? *Yes.*
- How far set back will the barn be? *Approximately 300'.*
- You're doing the barn before the house. Do you know what your finished garage floor elevation is going to be? *We're still working on the elevations, but we're probably going to put the house four or five feet up so we'll do the same thing for the barn.*

Based on the residential use of this pole barn, Mr. Eppolito made a motion to issue a site plan waiver, seconded by Mr. McLaughlin; Motion approved unanimously.

Mr. Buchanan motioned to adjourn the Planning Board meeting, seconded by Ms. Schmitt-Rouf; Motion approved unanimously.

Respectfully submitted,
Shelly Griebel, Secretary