

Town of Eden - Planning Board Minutes

June 4, 2025 7:00 pm

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

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

OTHERS: Applicants – **Greene Family Acres – 3618 Eckhardt Road**
Suzanne Cross – Operations Manager
Clemente Toffolo – Landscape Designer, Carmina Wood

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

Greene Acres Family Farm – Site Plan Review

Greene Acres Family Farm will require site plan approval from the Planning Board which will require a public hearing. They will also require a Special Use Permit for the additional agricultural uses from the Town Board which will also require a public hearing. After review of the proposed site plan by board members and the Town's Engineers at CPL, the below points were discussed:

- The site plan reflects roadways with limited areas of road widening. The concern here is access for emergency vehicles. Mr. Rice noted that Code does allow for pull-offs throughout rather than a 20-foot-wide roadway throughout. The pull-offs are sufficient as long as there is 26 feet of hardpack within 50 feet of the hydrant.
- After speaking with the Fire Chief, a measurement of the distance between the back fire hydrant to the buildings along with a basic waterflow test.
- The site plan needs to show all drain inlets and where they discharge.
- The size and specifications of the septic system must be noted on the site plan.
- Restrooms in the store and barn will be available to the public. Portable bathrooms will be used for any larger events.
- Larger events to be held will be subject to a special event permit. This will allow for all necessary staff i.e. Highway Department, Police department to be aware of the function. It is currently anticipated that these events will occur a couple times a year. Should they become more frequent, a modification to the Special Use permit would be required.
- The greenhouse will not be open to the public so no ADA compliance is necessary.
- The store has existing handicap accessible parking but designated parking will need to be added in the back area. This additional parking should be noted on the site plan.
- The storefront and security gates will both require the KnoxBox system. This will be coordinated with the Fire Department.
- On the site plan it appears that large trees are in close proximity to power lines. This should be reviewed and moved as needed.

- The area of disturbance needs to be indicated on the site plan. Any disturbance of an acre or more would trigger a SWPPP. Mr. Toffolo noted that it is .49 acre of disturbance. The greenhouse and coop are prefabricated, movable structures.

The anticipated timeline moving forward will be to review the requested changes at the July Planning Board meeting as well as schedule the public hearing for August at that time with site plan approval in August or September.

Nexamp – Site Plan Modifications

Nexamp has submitted updated site plans to reflect two changes being required by National Grid:

- Relocation of utility pole
- Addition of a turn around outside of the fenced area

Mr. Buchanan made a motion to approve the site plan modifications, seconded by Dr. Meyer; Motion approved.

Dr. Meyer motioned to adjourn the Planning Board meeting, seconded by Mr. McLaughlin; Meeting adjourned.

Respectfully submitted,
Shelly Griebel, Secretary