

Town of Eden - Planning Board Minutes

July 10, 2025 7:00 pm

MEMBERS PRESENT:	Frank Meyer, DDS Marc Timblin Katrina Schmitt-Rouf Fran McLaughlin
EXCUSED:	Brian Reed, Chairman Andy Romanowski, Vice Chair Andy Tarasek Joe Eppolito
TOWN BOARD:	Susan Wilhelm
OTHERS:	Applicant – Proline Concrete -7341 Southwestern Boulevard Dan Buchanan, Carmina Wood

Ms. Schmitt-Rouf called the meeting to order at 7:00pm. **Mr. McLaughlin made a motion to approve the minutes from the June 4, 2025 meeting; seconded by Mr. Timblin. Minutes approved.**

Proline Concrete – Pre-submission

Mr. Buchanan spoke on behalf of Proline Concrete. This project is construction of three new buildings that were actually built two and a half years ago without building permits – the concrete plant and two storage buildings. The approach is to correct what has been done and bring the site up to where it currently stands

We are proposing some general clean up related to materials stored and the main driveway. There is a large grassy berm. A lot of stone and aggregate is stored there. The stone and aggregate are getting pushed into the right of way. We will reset the concrete boxes that stone is stored in and then bank the back side of them. We will also plant landscaping and screening to clean up the site a bit. The project is to get caught up, get everything on record and follow proper protocol.

The board reviewed the recommendations from the Town engineers, noting the following:

- Given the intensity of the project and proximity to residences, a Long Form EAF is requested.
- Information about acquired permits related to stormwater/pollution prevention, transportation access and air quality.
- Review the site plan review checklist and provide a full, complete plan set.
- Review the below Town code sections for compliance:
 - Landscaping & environmental control (§225-31)
 - Commercial, industrial and institutional uses (§225-15)
 - Performance standards (§225-28)
 - Stormwater Management outside MSS Overlay (Chapter 177, Article 1)
 - Noise Control (Chapter 146, Article 2)
 - Air Pollution (Chapter 61)

- There exists potential concerns for traffic, noise, odors, errant dust and visual impacts that should be addressed with the Board as part of the site plan application.

Ms. Wilhelm noted that many residents have come to Town Board meetings concerned about the dust, noise outside of normal business hours and the dirt and mud in the street.

In anticipation of a full site plan review, Dr. Meyer made a motion to set escrow at \$5,000.00, seconded by Mr. Timblin. Motion approved.

Mr. McLaughlin made a motion to adjourn the meeting, seconded by Dr. Meyer. Meeting adjourned.

Respectfully submitted,
Shelly Griebel, Secretary