

Town of Eden - Planning Board Minutes

August 6, 2025 7:00 pm

MEMBERS PRESENT: Brian Reed, Chairman
Joe Eppolito
Fran McLaughlin
Frank Meyer, DDS
Katrina Schmitt-Rouf
Andy Tarasek
Marc Timblin

EXCUSED: Dan Buchanan
Andy Romanowski, Vice Chair

TOWN BOARD: Mike Byrnes

OTHERS: Applicant - Jesse Konstabel – 3673 Hardt Road
Applicant – Ehab Tadrous, Petrolift Holdings – 8698 S Main Street
Applicant – Greene Acres Family Farm – 3618 Eckhardt Road
Suzanne Cross, Operations Manager
Chris Wood, P.E., Carmina Wood

Mr. Reed called the meeting to order at 7:00pm. **Dr. Meyer made a motion to approve the minutes from the July 10, 2025 meeting; seconded by Ms. Schmitt-Rouf. Minutes approved.**

3673 Hardt Road - Stand Alone Storage Structure

Mr. Konstabel tore down the existing home and intends to build a new home and pole barn. He would like to build the 40' x 80' barn first to use for storage. Ultimately the barn will be attached to the home via a breezeway. The barn will be in front of the house. Mr. Rice confirmed that, because the house and barn will be attached, code allows the barn to be forward of the house. The barn placement meets all setback requirements.

Mr. Reed made a motion to approve the placement of the accessory structure in the proposed location with the understanding that a house will be built and connected to the accessory structure via a breezeway, adhering to Town Code setback requirements. Seconded by Mr. Eppolito; motion approved.

8698 S. Main Street – Pre-Submission

This building was previously condemned due to structural issues in the back of the building. Repairs were made and the condemnation has been lifted. However, there is currently no approved use on the building. Mr. Tadrous would like to use approximately 80% of the building for car/vehicle storage. The other 20% may be utilized for food processing in the future. The board discussed the below requirements with Mr. Tadrous:

- An engineer needs to review and provide a list of upgrades necessary for the intended vehicle storage use. The review should also include what would be necessary for mixed use, if the food processing is part of the plan.
- A site plan will need to be provided to the Planning Board for review. Items of note for the site plan would be:
 - The sprinkler system and exit lighting will need to be repaired. These items should be part of the engineer review.
 - Vehicle storage is an allowed use but must be indoor only. No vehicles can be stored outside, even temporarily.
 - Once stored, batteries will need to be removed from all vehicles.

3618 Eckhardt Road – Site Plan Review Cont’d

Mr. Reed read the following resolution declaring Lead Agency Status for Site Plan Approval at 3618 Eckhardt Road:

RESOLUTION OF THE TOWN OF EDEN PLANNING BOARD **Declaring Lead Agency Status for Site Plan Approval of Greene Acres Family Farm** **at 3618 Eckhardt Road**

WHEREAS, the Eden Planning Board has received a Site Plan from Greene Acres Family Farm, (hereafter “developer”) for the property at 3618 Eckhardt Road in the Town of Eden (hereinafter “project”), and

WHEREAS, based upon the review by CPL Team, it was determined that the proposed project be declared an Unlisted Action under 6 NYCRR Part 617 (SEQR),

NOW, THEREFORE, IT IS RESOLVED, that the Town of Eden Planning Board does hereby declare itself Lead Agency under SEQR.

Mr. Reed motioned to approve the resolution, seconded by Mr. Eppolito. Motion approved unanimously.

Board members have reviewed the updated site plan and noted the below (*Applicant responses are in italics*):

- The firetruck turn around has been added. Mr. Rice noted that the turnarounds meet Fire Code. He will coordinate a walk through with Eden and East Eden fire chiefs.
- The size and specifications of the septic system are noted on the utility plan.
- Paved handicapped parking is proposed at the farm store and barn.
- The front security gate is no longer proposed at the front entrance. Knox Box will be required for farm store.

- The plans should note that the farm store is first floor only, as there is no ADA access to it.
- It appears some of the proposed landscaping on the left side of the property has been removed from the plans. *The view on that side will remain the same. We did include screening where the parking spaces will be created.*
- The dry hydrant system in place will be sufficient, with the addition of the pull offs. Fire trucks can stage there if needed.
- There will be no public access to the greenhouses.
- Any roadside signage for the farm stand should be placed in such a way that vehicles can safely pull off the road.

Mr. Wood noted that no real excavation or construction will be performed and questioned whether SHIPO involvement (as noted by CPL) would be required. The Building Department will reach out to CPL to determine if this is needed.

Next steps will be a public hearing to allow residences to comment and SEQRA review. Providing no major issues arise from the public hearing or SEQRA review, the Planning Board may determine approval with conditions of the site plan.

Mr. Reed motioned to set a public hearing for Site Plan Review and public comments related to Greene Acres Family Farm at 3618 Eckhardt Road for Wednesday, September 3, 2025 at 7pm. Seconded by Mr. McLaughlin; motion approved unanimously.

Pending site plan approval, Mr. Reed motioned to recommend the Town Board move forward with a public hearing of the Special Use Permit application for Greene Acres Family Farm at 3618 Eckhardt Road. Seconded by Ms. Schmitt-Ruof; motion approved unanimously.

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

Respectfully submitted,
Shelly Griebel, Secretary