

Town of Eden - Planning Board Minutes

September 3, 2025 7:00 pm

MEMBERS PRESENT: Dan Buchanan
Joe Eppolito
Fran McLaughlin
Frank Meyer, DDS
Andy Romanwoski, Vice Chair
Katrina Schmitt-Rouf
Andy Tarasek
Marc Timblin

EXCUSED: Brian Reed, Chairman

OTHERS: Applicant - Greene Acres Family Farm – 3618 Eckhardt Road
Suzanne Cross, Operations Manager
Jennifer Greene, Owner
Chris Wood, P.E., Carmina Wood
Applicant – Kelly’s Place – 8121 North Main Street
Alex Laks, Elite Property Management
Curtis Martin, TG Estates
Applicant – DC Farms – 7800 Bley Road
Christian Canfield
Dan Canfield

Mr. Buchanan called the meeting to order at 7:00pm. **Dr. Meyer made a motion to approve the minutes from the August 6, 2025 meeting; seconded by Mr. Eppolito. Minutes approved.**

3618 Eckhardt Road – Site Plan Public Hearing

Mr. Buchanan opened the public hearing, asking if anyone present would like to speak:

Joann DePue - 3623 Eckhardt Road (comments paraphrased)

As a right to farm community, if this property is being rezoned commercial, there are different rules and regulations that come with that. Have those been considered?

- Signage to denote what is public vs. private access
- Will this be ADA compliant and include signage?
- Is there enough parking for both employees and visitors?
- For the noted picnic areas, will there be garbage receptacles? How will garbage be managed?
- Will there be additional signage and lighting for the store?
- Living in this area, there is a concern about increased traffic. What will be the increase in traffic? Will there be enough parking? It appears from the site plan that there will be 00 spots. What would maximum capacity be for events? How do you control it when you run out of room?

Mr. Rice advised that this property is not being rezoned. This parcel is in the R2 zone. This project is permitted by Special Use Permit. This means that the Town Board can implement conditions to the use.

This permit must be reviewed and renewed annually, which consists of a site visit by the Building Department to ensure all conditions are being met. Many of Ms. DePue's concerns will fall under the Building Department and NYS regulations rather than the Planning Board.

Mr. Buchanan closed the public hearing at 7:13pm

Mr. Wood advised that there is a lot of open space that could be utilized for overflow parking, if needed. Groups visiting will be by appointment only. For large events a dumpster would likely be utilized for garbage.

Ms. Schmitt-Rouf noted that, as previously discussed, hours of operation will be during the day so no lighting should be needed. The additional landscaping will block any possibly light.

Dan - not zoned commercially; building related will go through Building Department
Katrina - hours of operations will be during the day - no other lighting that will bother neighbors - additional landscaping will block any possible lighting.

Mr. Romanowski made a motion to approve the site plan without conditions; seconded by Ms. Schmitt-Ruof. Motion approved.

Mr. Romanowski made a motion to recommend that the Town Board move forward with the public hearing for the Special Use Permit application; seconded by Ms. Schmitt-Ruof. Motion approved.

8121 N. Main Street – Site Plan Review Cont.

The following items were discussed:

- The majority of comments provided by CPL in January have been addressed.
- Colors for the new buildings will match the existing.
- While the applicant's engineer indicates that disturbance is below one acre, we need a boundary of the area of disturbance so that we can determine the size of it. If it is over one acre a new SWPPP will be required. Per CPL, the previously approved SWPPP for Phase 2 was terminated in 2017. CPL did provide a list of necessary revisions.
- The Planning Board will schedule the public hearing for the site plan review for October 1, 2025. However, approval of the site plan will not be given until the SWPPP is resolved.

7800 Bley Road – Pre-Submission

Dan and Christian Canfield would like to establish a wellness retreat/short-term rental area with sauna, hot tub and cold plunge on their property. It could possibly be a wedding venue in the future as well. They would like to build a 3.5-to-4-acre pond with small A frame cabins around it. The cabin size would be roughly 25 x 35. The following points were discussed (*applicant responses in italics*):

- Is this an existing lot? *It is currently two parcels – 7800 & 7804 Bley Road, 64 acres in total. We would like to merge the two lots and split off the existing home at 7804 Bley. This would allow us to use the back for the retreat. It would be approximately 1,500 feet off the road. A Split/Merge application will need to be completed.*
- This use would fall under a Special Use Permit as part of the campgrounds/vacation colonies code.

- It was noted that the pond will need to be engineered, either through a private engineer or Erie County Dept of Soil and Water.
- A site plan will be required outlining the plan. The site plan should include items such as lighting, screening, drive access, safety measures, accessibility, etc. A checklist will be provided to assist with what is required.
- Septic needs will be handled through Erie County Department of Health.
- An escrow account will need to be set up to pay for administrative and engineering costs incurred by the Town related to review of this project.

In anticipation of a full site plan review for DC Farms, Mr. Buchanan made a motion to set escrow at \$5,000.00, seconded by Mr. Tarasek. Motion approved.

Meeting adjourned at 7:41pm.

Respectfully submitted,
Shelly Griebel, Secretary