

## Town of Eden - Planning Board Minutes

March 4, 2026 7:00 pm

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**MEMBERS PRESENT:** Dan Buchanan, Chairman  
Andy Romanowski, Vice Chair  
Mark Clark  
Joe Eppolito  
Andy Tarasek  
Marc Timblin  
Katrina Schmitt-Rouf

**EXCUSED:** Frank Meyer, DDS  
Fran McLaughlin

**OTHERS:** Glenn Christner, Code Enforcement Officer  
Dave Johnson, Town Engineer  
Susan Wilhelm, Town Board

**APPLICANTS:** Southwest Materials – 7341 Southwestern Boulevard  
Jon Barniak, Civil Engineer – Carmina Wood Design

Mr. Romanowski called the meeting to order at 7:00pm.

**Mr. Buchanan made a motion to approve the minutes from the October 1, 2025 meeting; seconded by Mr. Eppolito. Minutes approved.**

### **7341 Southwestern Boulevard – Site Plan Review**

Mr. Buchanan recused himself from this matter and left the meeting.

Jon Barniak spoke on behalf of Southwest Materials: We understand that the Town is retroactively seeking site plans for improvements to the property since 2020, including three new buildings. We prepared a landscaping plan that identifies all the current buildings, site features, and the corrective measures to address the potential concerns that we've received of the site. We're essentially proposing a general cleanup of all the site operations that have raised concerns:

- Material storage bins along Southwestern Boulevard - we're suggesting that these bins be reset back into the site, locked on the back sides, then new landscaping planted along Southwestern Boulevard to screen these bins.
- There are various pieces of equipment being stored down at the southwest corner of the site, near Townline Road. We're suggesting to remove this equipment and let this area be reclaimed by natural vegetation.
- To reduce dust and sediment being tracked onto Southwestern Boulevard, we're proposing a new internal paved driveway from the concrete plant back out to the road. Additionally, prior to trucks entering the road there will be a new truck wash-off spring-flow system to remove any sediment.
- We've prepared a full EAF and have also reviewed recommendations from the Town engineer related to stormwater and SWPPP. The site does not currently have an onsite drainage system or

defined drainage outlet point. Run off sheet drains from the north side of the site across the site toward the southwest side. The site has historically consisted of compacted surface for a number of years. It also appears that no additional land clearing has occurred in several years.

- Our approach to preparing the SWPPP will be dependent on what contents the Town would like covered, whether that be stormwater improvements, pollution prevention, sediment control or all of the above.

The Planning Board reviewed the submitted Site and Landscaping Concept Plans and had the below comments (*Applicant responses in italics*):

- The Board discussed eliminating the northern entrance on Southwestern Boulevard and extending the berm and landscaping. The goal is to have as much robust vegetative screening as possible to soften the view from Southwestern Boulevard.
- The updated site plan should delineate which buildings were existing and not subject to this review. The proposed, built without permit, buildings should be indicated with year built.
- Drainage and stormwater appear to be of concern. *Many things have been done on the site over the last six years so it would likely add up to more than an acre and requiring a SWPPP. However, the land is well compacted.* Mr. Johnson noted that some things would be considered redevelopment so the scope would be reduced.
- It was discussed if an oil separator would be required at the truck wash station. *It's a valid concern. I will follow up with Mr. Sickau.*
- Site plan review requires that utilities be shown on the site plan; this plan does not show them. Mr. Johnson noted that if the sewer ties into Southwestern Boulevard, that would fall under Erie County. If it hasn't been permitted, it would require a separator.
- There are neighbor concerns about air pollution. The site plan does not adequately address air pollution. *Mr. Sickau does make efforts to screen these productions in ways that are acceptable by the DEC.* Mr. Christner advised that Southwest Materials does have an air pollution permit with DEC. However, it needs to be updated to include these buildings.
- There is a concern for standing water in the driveway. The truck wash will make this worse.
- Concerns with the EAF:
  - The EAF lists the property as commercial. Industrial is more accurate.
  - The description states two buildings, but later it notes three buildings
  - The EAF indicates no increase in water usage. Comments from the Erie County Water Authority indicate there would be an increase.
  - Question related to increased demand for energy is marked no; this should be yes.
  - Fleet vehicle question is marked no.
  - Question E3h asks if the site is located within five miles of any officially designated and publicly accessible federal, state or local scenic aesthetic resource. You indicated no. Lake Erie, 18-Mile Creek County Park, as well as the ball fields and recreational area of the church are all there.

For the next meeting, Southwest Materials should provide the following:

- A full site plan to include utilities, changes as discussed as well as clearly indicating what is existing, existing proposed and proposed.
- Topography
- SWPPP – the EAF indicates 11.7 acres of disturbance. Your SWPPP will need to address that, unless you revise that number.
- Capture all involved agencies on the EAF i.e. Department of Transportation, Erie County Water Authority etc.
- Updated DEC permit

Mr. Barniak indicated Southwest Materials likely will not be ready for the April meeting. After discussion, the Board indicated there will be a public hearing related to the site plan review to allow neighbors to receive an update and voice concerns. If updated site plan review occurs at the May meeting, the public hearing will likely be in June.

Mr. Buchanan returned to the meeting.

**Old Business Update – Evergreen Acres III, Phase I**

This project was originally submitted without phasing. However, as the plan developed it was approved as Phase I and Phase II. Previous records did not indicate where phases would start and stop, turn arounds, or utilities. This update provides that information.

Mr. Buchanan read the following motion conducted via email into the record:

**Ms. Schmitt-Ruoff made a motion to set the escrow for Evergreen Acres III, Phase I at \$5,000.00, seconded by Mr. Buchanan. Motion approved.**

**Mr. Eppolito made a motion to adjourn the meeting, seconded by Ms. Schmitt-Ruof. Motion approved, meeting adjourned.**

Respectfully submitted,  
Shelly Griebel, Secretary