

Town of Eden - Planning Board Minutes

April 1, 2026 7:00 pm

MEMBERS PRESENT:	Dan Buchanan, Chairman Joe Eppolito Frank Meyer, DDS Andy Tarasek Marc Timblin
EXCUSED:	Mark Clark Fran McLaughlin Andy Romanowski, Vice Chair Katrina Schmitt-Rouf
OTHERS:	Mike Byrnes, Town Board Glenn Christner, Code Enforcement Officer Dave Johnson, Town Engineer
APPLICANTS:	National Grid – 9733 Gowanda State Road David Saxton, Project Manager – National Grid Ari Goldberg, Counsel – Barclay Damon

Mr. Buchanan called the meeting to order at 7:01pm.

Mr. Buchanan made a motion to approve the minutes from the March 4, 2026 meeting; seconded by Mr. Eppolito. Ayes: All; Opposed: None; Abstain: None. Motion approved.

9733 Southwestern Boulevard – Pre-submission Conference

Mr. Goldberg spoke advised this proposal is for a new substation to be located at 9733 Southwestern Boulevard. The substation is a permitted use with a Special Use Permit, which they have applied for through the Town Board. We do anticipate the Planning Board will have initial comments on the site plan. It's a relatively straightforward plan; clearing the strip of land just north of the creek and existing forested area and adding the new substation there. There is room to add more landscaping if that is a concern.

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

- Can you explain what this substation will do and about the equipment that will be there? *The substation will increase reliability throughout the region. It will reduce the load on existing substations which will result in a rate savings. It will also allow for additional things to be added on i.e. business improvements etc. Equipment will be a metal switch gear, single transformer and the sub-transmission lines. Are lines already going through there? Yes. There is one existing sub-T line there.*
- Will there be noise associated with the new substation? *The sound was metered from two dwellings across the way and compared to other substations, coming in at 28dwb and 22dwb.*

This location is not seeing high decibels because it's a single transformer and is a small station.

- The elevation change between Gowanda State Road and the southwest corner of the transformer pads is 18'-30'. This will be roughly 12' above the road and there will be a fence going there. We will require landscape buffers; something natural that will fit in well.
- We would like the fencing to be black to reduce the visibility of it, if that will fit with any fencing requirements you have.
- We would suggest a KnoxBox or another means of access for our fire department and police to have access in the event of an emergency.
- The lighting indicates 31 feet to the head lamp. We'd like to see that much lower, perhaps at 12 feet. A photometric plan will be required to ensure dark sky compliance etc.
- SWPPP will be required.
- The access road on Gowanda State Road is marked temporary. *That road provides access to get the large equipment onto the site.* Please indicate on the plans that this is a temporary road and will be removed.
- Dave Johnson, Town Engineer noted the following:
 - The acreage is listed as 4 acres in some spots, 3 in others. Please review and ensure the correct acreage is listed.
 - Gowanda State Road is a DOT highway. You will need a DOT highway work permit for the access driveway. DOT should also be listed as an involved agency in the EAF paperwork.
 - There is one area that may be developed but untreated or not collected. All disturbed areas must be captured and treated on the SWPPP.
 - EAF lists work hours as 7am – 7pm. Is the Board okay with that? *Our working hours will reflect what your Code says.*
 - Photometrics and lightning plan are required.

Mr. Buchanan made a motion to set site plan review escrow for \$10,000; seconded by Mr. Tarasek. Ayes: All; Opposed: None; Abstain: None. Motion approved.

Old Business Update – Evergreen Acres III, Phase I

Resolution Town of Eden Planning Board

Re: Evergreen Subdivision Phase One; Street Lighting

Whereas:

The streetlight foundations and standards are delayed for installation on Jennifer Drive Phase One exhibiting an “extraordinary hardship or practical difficulty” as described in Chapter 184 Subdivisions section 13 Adjustment of regulations.

Whereas:

Superintendent of Highways, Code Enforcement, Town Supervisor together with the Developer have agreed to delay installation of Streetlights.

Therefore, be it resolved:

The Planning Board of the Town of Eden consents to the delayed installation of Two Streetlights to facilitate transfer of the Jennifer Drive to the Town of Eden and may proceed under the following conditions:

1. All work be done by qualified and insured contractors.
2. No certificates of occupancy will be issued until street lights are completed.

Mr. Buchanan made a motion to approve the resolution as read, seconded by Dr. Meyer. Ayes: All; Opposed: None; Abstain: None. Motion approved.

Mr. Tarasek made a motion to adjourn the meeting, seconded by Mr. Eppolito. Ayes: All; Opposed: None; Abstain: None. Meeting adjourned.

Respectfully submitted,
Shelly Griebel, Secretary