

Town of Eden - Planning Board Minutes

May 6, 2026 7:00 pm

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

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

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

9733 Southwestern Boulevard – Site Plan Review

Mr. Buchanan stated that during the Pre-Submission Conference last month, the Board provided National Grid with a list of updates/changes. He asked for an update on that list.

Mr. Auerbach advised the following:

- **Landscaping:** National Grid is more than amenable to increase landscaping. The hope is to improve that once the temporary road is removed. The landscaping plan will be revised.
- **Black fencing:** National Grid has already purchased galvanized fencing and would prefer to move forward with that. They would be willing to paint it black. Mr. Buchanan noted that painting galvanized fence will not work; it will wear off. Mr. Auerbach proposed more robust landscaping to offset the fencing. If this is not acceptable, they will comply with the black fencing.
- **Light poles:** The (6) 31' foot light poles are to be used only in the event of an emergency. There is no intention for those lights to be used otherwise. There will be two wall packs lit at all times for general safety and security.
- **Knox Box:** Due to health and safety concerns, National Grid does not typically utilize a Knox Box system.

After further discussion it was agreed that National Grid would work with the Eden Fire Department Chief to formulate an emergency response plan.

The Planning Board continued discussions related to the site plan, with the following comments:

- The landscape plan completed by a landscape architect and should be more detailed; calling out specific plantings. We would like to see the landscaping be primarily focused on the developed area of the site.
- The Board would like the black fencing. If National Grid would prefer to use the galvanized fencing, we would want to see proposed additional landscape screening to offset.
- Relating to the 31' light poles, their use only under emergency circumstances will be made a condition of approval.
 - Cut sheets and dark sky compliance must be provided.
 - Photometrics for the wall packs are required.
- An emergency response plan coordinated with the Eden Fire Department will be a condition of approval.
- Removal of the temporary road will be a condition of approval.
- Dave Johnson, Town Engineer, addressed the SWPPP:
 - The approval from the Highway Superintendent was for the piping and silt fence.
 - Now that a detailed site plan exists, a SWPPP that conforms to the Town Code is required to show water quality volume, channel protection volume, overbank flooding etc.
- Dave Johnson noted that the emergency response plan should be very specific to include contact names, positions held and including the information necessary if the Town were to arrive on scene first.

Mr. Buchanan made a motion to set a public hearing for the site plan review for Wednesday, June 3, 2026; seconded by Mr. McLaughlin. Ayes: All; Opposed: None; Abstain: None. Motion approved.

Ms. Schmitt-Ruof made a motion to adjourn the meeting, seconded by Mr. Buchanan. Ayes: All; Opposed: None; Abstain: None. Meeting adjourned.

Respectfully submitted,
Shelly Griebel, Secretary