

Town of Eden - Planning Board Minutes

June 3, 2026 7:00 pm

MEMBERS PRESENT: Dan Buchanan, Chairman
Mark Clark
Fran McLaughlin
Katrina Schmitt-Rouf
Andy Tarasek
Marc Timblin

EXCUSED: Joe Eppolito
Frank Meyer, DDS
Andy Romanowski, Vice Chair

OTHERS: Mike Byrnes, Town Board Liaison
Glenn Christner, Code Enforcement Officer
Dave Johnson, Town Engineer
Bill Trask, Town Attorney
Rich Ventry, Town Board
Susan Wilhelm, Town Board Liaison

APPLICANTS: National Grid – 9733 Gowanda State Road
David Saxton, Project Manager – National Grid
Peter Uhteg, National Grid
Ari Goldberg, Counsel – Barclay Damon
Southwest Supply – 7341 Southwestern Boulevard
James Sickau, Applicant
Chris Wood, Carmina Wood
Ari Goldberg, Counsel – Barclay Damon

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

Mr. McLaughlin made a motion to approve the minutes from the May 6, 2026 meeting; seconded by Ms. Schmitt-Ruof. Ayes: All; Opposed: None; Abstain: None. Motion approved.

9733 Southwestern Boulevard – Public Hearing – Site Plan Review

Mr. Buchanan asked the applicant to give a brief update before opening up the public hearing. Mr. Goldberg spoke on behalf of National Grid, noting the following:

- We are in direct contact with the Eden Fire Department regarding our emergency response plan
- The SWPPP is under review by the Town Engineer
- National Grid has submitted an updated site plan responsive to the Planning Board comments.
 - Proposes to strengthen the existing buffer along Route 62 with 19 new trees and 11 shrubs, multiple species, and the intent of that is to create a layered vegetative buffer tight against the road. Mature vegetation is a security concern for Grid as it would invite people to access it.

- This plan blocks off the best view of northbound traffic. Southbound traffic would only see it for approximately 400 feet.
- The land outside of the fence is being leased back to Norman Thomas for agricultural use. Moving the landscaping could also cut into what can be farmed.
- We feel the landscaping is in the correct position and are open to further discussion about species, planting height etc.

Mr. Buchanan made a motion to open the public hearing for the site plan review of 9733 Gowanda State Road; seconded by Mr. Tarasek. Ayes: All; Opposed: None; Abstain: None. Motion approved.

Mr. Buchanan invited any interested parties to speak, asking that comments be kept to three minutes.

Thomas Barr, 2231 Sandrock Road

I have 880 feet of frontage on Sandrock Road between Gowanda State Road and the railroad tracks. I don't want to look at this building. Will there be landscaping on Sandrock Road as well? They've been cutting down trees but leaving the stumps. Will these be removed?

Susan Wilhelm, Town Board

Eden residents care about the views, greenery and sense of community. Residents have made it very clear that they do not want to see solar fields, wind farms, battery storage facilities etc. Therefore, screening and native vegetation are very important.

Mr. Buchanan closed public comments, asking the applicant to respond the concerns expressed. Mr. Saxton advised that:

- There is no tree removal associated with the new substation.
- There is an existing distribution line easement. Tree trimming has always existed there and will continue, especially with the upgrade in voltage and the new substation.
- All existing trees and screening on the Sandrock side will remain in place.

The Board has reviewed the updated information provided by National Grid, with the following comments (*applicant responses in italics*):

- Lighting has been significantly reduced – just enough for safety. Photometrics look good.
- Black galvanized fencing was originally requested; however, Grid advised that regular fencing had already been purchased. Upon requesting that screening be closer to the fence to improve the visual impact, Grid further advised that they could not do that as it would be a safety concern.
- While pleased with the species and diversity, the Board is not sure this screening is in the right location. The platform is 8.5 feet above the road surface. We would request a further revision to the site plan demonstrating adequate screening of the site, possibly a line of site study or rendering. In light of that, a vote on a recommendation to the Town Board of the Special Use Permit application would be delayed until the July meeting. *We do not want a delay. If purchasing black fencing with our current proposed landscaping will allow us to move forward, that is what we will do.*

- Mr. Johnson noted that the SWPPP looks good. He inquired about the DEC 60 day review. *The DEC acceptance was February 10, 2026 and the MS4 acceptance was February 2, 2026.* You have a DEC permit number you can provide? *Yes.*

Mr. Clark made a motion to recommend approval of the Special Use Permit for the new substation at 9733 Gowanda State Road, with the following conditions: coated black chain link fencing around the substation and final site plan approval; seconded by Mr. Timblin. Ayes: All; Opposed: None; Abstain: None. Motion approved.

7341 Southwestern Boulevard – Site Plan Review

Mr. Buchanan recused himself from this matter and left the meeting. Ms. Schmitt-Ruof will chair.

Ms. Schmitt-Ruof read the below resolution declaring lead agency for Site Plan Approval of Proline Concrete (Southwest Supply) at 7341 Southwestern Boulevard:

**RESOLUTION OF THE TOWN OF EDEN PLANNING BOARD
Declaring lead Agency Status for Site Plan Approval of Proline Concrete
At 7341 Southwestern Boulevard, Eden, NY 14057**

WHEREAS, the Eden Planning Board has received a Site Plan from Proline Concrete, (hereafter “developer”) for the property at 7341 Southwestern Boulevard in the Town of Eden (hereinafter “project”), and

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

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

Ms. Schmitt-Ruof made a motion to approve the resolution; seconded by Mr. Tarasek. Ayes: All; Opposed: None; Abstain: None. Motion approved.

Mr. Wood spoke about the updated site plan, based on the May meeting:

- The north entrance will be closed. The very south entrance will be gated and locked rather than closed to allow access in the event of an emergency.
- An exit path will be paved from the concrete path out to the driveway.
- Significant landscaping is proposed on the berm near the driveway as well as the berm behind the concrete storage bin.
- A new 6” water line and a series of hydrants will be installed, the placement of which will be coordinated with the Code Enforcement Officer.
- A temporary fence has been installed around the burned building, as requested.
- To address the concern of runoff from the site, we are installing an 18’ silt sock that will be maintained in perpetuity. There will also be a construction fence behind that.

After review of the updated site plan, the Board discussed the following (*applicant responses in italics*):

- Will the burned building be replaced as is? *The building will not be demolished; it will be repaired. Architectural plans will be submitted to the Building Department for review. Plans will also be submitted for the building with a partial roof.*
- Dave Johnson, Town Engineer, questioned the submitted number of .92-acre disturbance, which falls under the DEC requirement of a SWPPP. He asked about the existing demolished buildings from 2025 and noted the site was totally disturbed in 2009. *Mr. Sickau purchased this property in 2013. We have aerial photos that show what was and wasn't there.*
- With the area of disturbance being so close to one acre, we will require a full SWPPP. The DEC did also note in their letter dated March 23, 2026 that they would require a SWPPP.
- SEQR notes that the soils are poorly drained. There are already issues with standing water. With the addition of the truck wash station, where is the additional water going to go? *The water will be recycled. It goes through a filtration system and is used again.*
- Mr. Johnson inquired if the applicant has spoken to the DOT regarding the roadway. We will get the road permit, work permit for berm and closing the north entrance.
- Coordinate with the Eden Fire Department about a Knox Box.

Mr. Buchanan re-entered the meeting.

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

Respectfully submitted,
Shelly Griebel, Secretary