

Town of Eden - Planning Board Minutes

August 5, 2026 7:00 pm

MEMBERS PRESENT: Dan Buchanan, Chairman
Mark Clark
Joe Eppolito
Fran McLaughlin
Frank Meyer, DDS
Katrina Schmitt-Ruof

EXCUSED: Andy Tarasek
Marc Timblin

OTHERS: Glenn Christner, Code Enforcement Officer
Susan Wilhelm, Town Board Liaison

APPLICANTS: Southwest Supply – 7341 Southwestern Blvd
James Sickau, Owner
Ari Goldberg, Counsel – Barclay Damon

Mr. Buchanan called the meeting to order at 7:03pm.

Mr. Eppolito asked that the July 1, 2026 minutes be corrected to reflect the National Grid address as 9733 Gowanda State Road.

Mr. Buchanan made a motion to approve the minutes with correction from the July 1, 2026 meeting; seconded by Dr. Meyer. Ayes: All; Opposed: None; Abstain: None. Motion approved.

7828 East Eden Road has been tabled until September at the applicant's request.

7341 Southwestern Boulevard – Southwest Supply - Site Plan

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

The Board discussed items still needed before the site plan can be approved (*applicant responses in italics*):

- Department of Transportation permit
- Revised DEC air pollution certificate
- Erie County Water Authority Approval
- The Board stressed they're looking for agency approvals, not just applications. These approvals must be in place prior to site plan approval. *Some may require site plan approval from the Planning Board to receive. We will test a few.*
- The fire lane requires signage indicating it's a fire lane, do not block. *Is there a particular location you'd like to see that signage?* It's more important to see where the equipment will be stored to ensure it will not block the fire lane.

- Sign currently in the DOT right of way must be parked for removal.
- Indicate on site plan where that sign will be relocated.
- For parking it would be helpful to know how many employees, visitors and fleet vehicles are on site on a daily basis.
- On the site plan, parking spots should be marked to indicate if they're for employees, visitors or fleet vehicles.
- Parking spaces north of the building currently show touching the building; they must be 5 feet from the building.
- Required ADA parking spots should also be indicated.
- Lighting plan / cut sheet
- All building and/or demolition permits will need to be submission ready including application fees, stamped plans and insurance certificates. As -built drawings are not acceptable. Permits should be for the (2) north storage buildings, the east storage building and the 2-story plant building.
- Permits will also be required for all accessory structures including the truck wash station, tanks and bins. *There will be costs associated with creating drawings. If the site plan continues to change, then any existing drawings would have to be changed as well, with additional costs to our client.* We're trying to provide a comprehensive list so that when at your next appearance, we can approve the site plan.
- The previous air quality permit indicates one crusher. Is there just one? *Yes.*
- Each building should be labeled to indicate new or existing and if so, what year built.

Mr. Buchanan re-entered the meeting.

Review of proposed Code changes and additions by request from the Town Board

Mr. Buchanan asked that all members review the code recommendations/additions and provide recommendations and markups ahead of the September meeting.

Mr. 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