Town of Eden - Planning Board Minutes
September 2, 2026 7:00 pm

MEMBERS PRESENT:	Dan Buchanan, Chairman Mark Clark Joe Eppolito Fran McLaughlin Frank Meyer, DDS Andy Tarasek Marc Timblin
EXCUSED:	Katrina Schmitt-Ruof
OTHERS:	Glenn Christner, Code Enforcement Officer Susan Wilhelm, Town Board Liaison
APPLICANTS:	2305 Eden Evans Center Road – Dennis Lardo

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

Mr. Buchanan made a motion to approve the minutes August 5, 2026 meeting; seconded by Mr. Eppolito. Ayes: All; Opposed: None; Abstain: None. Motion approved.

2305 Eden Evans Center Road – Major Subdivision without public improvements

Mr. Lardo stated that his family would like to divide their 78.5-acre parcel into (8) lots. The Board had the below comments: (*applicant responses in italics*):

- This parcel is located in the R2 zoning district. In its' description of the R2 zoning district, Town Code **§225-5 Classes of Districts** discourages larger lots, preferring the density of smaller lot subdivisions with dedicated roadways. The minimum lot size required for this parcel would be .75-acre. *I would love to do more lots but it takes a lot of time and money to do.*
- It was suggested that Mr. Lardo may want to reach out to a developer for assistance and/or to buy the land outright for a subdivision.
- The Board noted that he could still proceed with the current plan and approval request. These are suggestions only, more in line with the Town Code.
- If Mr. Lardo proceeds as is, a public hearing would be required.

As this was an initial meeting, the Board suggested that Mr. Lardo review options and decide how he would like to proceed. If he chooses to continue as originally requested and be on the October agenda, the Building Department will need to be notified within the next two weeks.

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

Respectfully submitted,
Shelly Grieble, Secretary