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

MEMBERS PRESENT:	Dan Buchanan, Chairman Mark Clark Joe Eppolito Fran McLaughlin Katrina Schmitt-Ruof Marc Timblin
EXCUSED:	Frank Meyer, DDS Andy Tarasek
OTHERS:	Glenn Christner, Code Enforcement Officer
APPLICANTS:	3816 Hardt Road – John and Wendy Venditti

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

Mr. Buchanan made a motion to approve the minutes September 2, 2026 meeting; seconded by Mr. McLaughlin. Ayes: All; Opposed: None; Abstain: None. Motion approved.

7341 Southwestern Boulevard – Southwest Supply – Site Plan Review
This matter will be tabled for October, awaiting additional information.

3816 Hardt Road – Venditti – Accessory Building forward of the primary building
Mr. Venditti explained that they would like to put a pole barn 18 feet forward of the house and garage, which is not allowed in the Town Code. The Code does allow for Planning Board approval under §225-25. The barn will be 63 feet from the property line. He provided the Board with renderings showing where the barn would be located.

The Board reviewed the renderings and had the following comment/questions:

- Mr. Buchanan advised that, should it be approved, the Board would require the barn's appearance to look like a primary façade.
- Mr. Eppolito asked what the primary use of the barn would be. *It will be used for storage of hobby & woodworking tools as well as our four-wheeler and tractor.*
- Ms. Schmitt-Ruof asked what color the barn will be? *All black.*
- Mr. Timblin asked if moving the barn back would run into the sewer? *Yes.*
- The rendering shows a 4/12 pitch. We'd like to see something closer to the primary structure i.e. 6/12 pitch.
- Three windows on the street facing façade would more closely match the primary structure and garage.

After discussion with the Board, applicants agreed to adjust the pitch to 6/12 and install and similarly space (3) 36" x 54" windows on the street facing façade.

Mr. Buchanan made a motion to approve placement of an accessory building forward of the primary structure at 3816 Hardt Road, with the understanding the roof pitch will be changed to 6/12 and (3) 36" x 54" windows will be installed on the street-facing façade; seconded by Ms. Schmitt-Ruof. Ayes: All; Opposed: None; Abstain: None. Motion approved.

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

Respectfully submitted,
Shelly Grieble, Secretary

DRAFT