Town of Eden - Planning Board Minutes
November 4, 2026 7:00 pm

MEMBERS PRESENT:	Dan Buchanan, Chairman Joe Eppolito Fran McLaughlin Katrina Schmitt-Ruof Marc Timblin	
EXCUSED:	Mark Clark Frank Meyer, DDS Andy Tarasek	
OTHERS:	Glenn Christner, Code Enforcement Officer Dave Johnson, Town Engineer Susan Wilhelm – Town Board Liaison	
APPLICANTS:	2305 Eden Evans Center Road	Dennis Lardo Patrick Sportelli, Metro Roberts
	2551 March Road – VFW	Dan Ortel
	7828 East Eden Road –	Bob Weiss Corey Auerbach, Barclay Damon

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

Ms. Schmitt-Ruof made a motion to approve the minutes September 2, 2026 meeting; seconded by Mr. Eppolito. Ayes: All; Opposed: None; Abstain: None. Motion approved.

2305 Eden Evans Center Road – Lardo – Major Subdivision without public improvements

Mr. Buchanan asked Mr. Lardo if there were any updates since the October meeting. Mr. Lardo advised that the costs associated with more lots with infrastructure were astronomical. He did reach out to a few developers but they're unwilling to pay what the land is worth if they have to put in roads, etc. Mr. Sportelli stated that it's much more work than Mr. Lardo can do.

The Board has the below comments (*applicant comments in italics*):

- Town Code discourages spaghetti lots – long and narrow - in the R2 district. *That is not a fair description of these lots; they're not narrow. The proposed lot sizes are in keeping with the character of the area.*
- The intent of the Code is to create more density in zones in or near public sewer. Because the lot width minimum is 125 feet in R2, more lots could be created.
- Mr. Eppolito noted there are small lots available in town. There would likely be a market for more rural lots.
- If you choose to move forward with the current plan, it may be beneficial to provide documentation from developers stating they're not interested in the land.

Mr. Lardo was encouraged to review his site plan to include more density. If a new site plan is submitted before the deadline, it can be considered at the December meeting. Mr. Buchanan set the

public hearing for December 2, 2026. The Planning Board will get public input and make a decision at that time.

7341 Southwestern Boulevard – Southwest Supply – Site Plan Review

This matter will be tabled for November, awaiting additional information.

2551 March Road – VFW – Minor Site Plan – Accessory Building

Mr. Ortel stated the VFW would like to build a 30 x 40 pole barn for storage of their equipment.

The Board had the following questions/comments (applicant responses in italics):

- Will this building be used for anything other than storage? *No.*
- How tall will the building be? *12-foot walls with a man door and one overhead door.*
- The building will be 10 feet from the barbeque pit

After reviewing the SEQR short EAF form, the only thing of concern is the wetland area but the new building is not in that area.

Mr. McLaughlin made a motion to declare a negative SEQRA declaration; seconded by Mr. Timblin. Ayes: All; Opposed: None; Abstain: None. Motion approved.

Mr. Buchanan made a motion to approve placement of an accessory building without conditions at 2551 March Road; seconded by Ms. Schmitt-Ruof. Ayes: All; Opposed: None; Abstain: None. Motion approved.

7828 East Eden Road – Weiss Farms – Zoning Amendment Request – referral from Town Board

Mr. Auerbach stated that the Weiss family has been farming this property for 100 years. The request to rezone the property is an extension of that farming operation. Mr. Weiss is asking the Planning Board to recommend to the Town Board that this property be rezoned from R2 Residential to RR Rural Residential, allowing Mr. Weiss to continue the pursuit of sales of on-site cultivated cannabis. In the Town's Comprehensive Plan of 2018, Mr. Weiss' parcel is identified in the future land use plan for rural residential use. The parcel to the immediate west of the parcel is zoned Rural Residential so this request would be compatible. Mr. Weiss stated that he is looking to convert the front of the existing barn into a very discreet cannabis store.

Mr. Buchanan noted that the Planning Board must look at the impact of potentially rezoning 7828 East Eden Road from R2 Residential to RR Rural Residential and provide a report of recommendation to the Town Board.

The Board discussed the request and made the following comments (*applicant responses in italics*):

- Ms. Schmitt-Ruof stated that in an effort to preserve farmland in East Eden, Rural Residential zoning makes more sense. If down the line the property was subdivided, the lot size requirement would be greater. Bigger lot size would fit with the characteristics of East Eden.

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- All the properties around your property are R2. *The 100-year use of this property has been farming. It should be Rural Residential, where farming is expressly permitted.* You're not moving into a residential area and trying to farm. You're farming in an area that the Town determined it would like a residential area.
- Are there other options than re-zoning? *This is the only option. Cannabis sales are not allowed in the R2 Residential zone.* There are certain zones and neighborhoods the Town does not want cannabis sales. *Zoning this parcel as R2 Residential goes against the Comprehensive Plan.*
- The Comprehensive Plan does show this area as Rural Residential. However, a newer Zoning Map was created in 2022 that would supersede that. Re-zoning the parcel would fit with what Mr. Weiss is doing at the farm but would divide the R2 district running along East Eden Road.

Mr. Buchanan will compile all comments into a report and recommendation to provide to the Town Board for their determination on the rezoning request.

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

Respectfully submitted,
Shelly Grieble, Secretary

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