

**TOWN OF EDEN  
PLANNING BOARD MINUTES  
APRIL 30, 2013**

**MEMBERS PRESENT:**

**MARK AGLE – CHAIRMAN  
BILL MAHONEY – VICE CHRM  
KEVIN O’GORMAN, M.D.  
FRANK MEYER, D.D.S  
TONY WEISS  
BILL ZITTEL**

**MEMBERS NOT-PRESENT:**

**JUANITA MAJEWSKI  
ANDREW ROMANOWSKI**

**GUESTS:**

**GREGORY KEYSER – CRA INFRASTRUCTURE & ENGINEERING  
MARK CAVACOLI – CRA INFRASTRUCTURE & ENGINEERING  
DAVE JOHNSON – APPLICANT FOR ALTERNATE POSTION  
MIKE BOLO – REPRESENTING OWNER OF 8800 S. MAIN STREET  
DANIEL & THERESA WRIGHT – ASCION, LLC  
ED KRYCIA – COUNCILMEMBER**

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Chairman Agle called the April 30<sup>th</sup>, 2013 meeting to order at 7:00pm and asked the board if there were any changes to the August 28<sup>th</sup>, 2012 minutes as printed. Tony Weiss made a motion to approve the minutes seconded by Bill Zittel all “ayes” motion approved.

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**NEW AND UNFINISHED BUSINESS:**

**1. PRE-SUBMISSION FOR ASCION, LLC**

The owner of Ascion, LLC Mr. Daniel Wright explained the history of his company to the board. The company is growing out of their current locations in Dunkirk and Silver Creek and is looking at the property at 8800 South Main Street to consolidate operations. They manufacture mattresses like Temper Pedic (one of their biggest customers) and their own name brand Reverie. The owners are looking at cost effectiveness and being able to do all aspects of their operation in the US in the future. The whole operation consists of having a mattress kit

shipped from Taiwan, to the warehouse and then assembles the product on line tables using electronic screw guns. The building will have finished goods, line tables, storage and mattresses as part of the square footage; the only waste is plastic and cardboard. The area they intend to utilize is approximately ninety six thousand square feet. The overall building is about one hundred thirty thousand total square feet. We currently have an 18-month lease with the owners of the building. The company produces about one thousand units a month right now and is only looking to grow. The production line consists of the assembly of a kit then testing of mattress certification and end of line. The amount of people on the line tables now is about fourteen and they produce two hundred beds a week. The building currently has eight truck bays and they intend to only be using six of them. Within a five-year period they would like to employ about two hundred to two hundred fifty workers. Our long- term goal is to manufacture our product one hundred percent in the United States.

Chairman Agle stated that the area is zoned General Industrial and the last approved use for this building was indoor storage, so this will be a change of use.

Therefore, because this constitutes a change of use, the Planning Board will need to review a site plan for the property which would include, among other things; parking, traffic flow, number of employees, truck delivery location, signage, lighting, etc. All of this required site plan information is in our Site Plan Review checklist (given to applicant). Your design professional should be familiar with site plan preparation. Also, the SEQRA Short Environmental Assessment Form will need to be filled out (given to applicant).

Mr. Bolo asked, on behalf of the applicant, if the planning board were to act at its next meeting, whether that meant they could start activities at the site the following day. Agle advised that there are two components to obtaining the necessary prior approvals. One is the Site Plan approval by this Board. The other is meeting any building code requirements as deemed applicable by the Code Enforcement Officer. The applicant was advised to work closely with Mr. Henry in that regard.

Mr. Wright would like to be before the next board meeting with his site plan for review, which is only three weeks away (May 21, 2013). He was advised to press his design consultant to complete the site plan

drawings in time for that meeting if planning board action is to be considered at that meeting.

## **2. CRA Engineering**

Chairman Agle introduced Mr. Mark Cavacoli and Mr. Gregory Keyser of CRA Engineers (our new Town Engineering Firm) to the Board,. Mark Cavalcoli acknowledged the introduction and went on to say that CRA is looking forward to serving the Planning Board's needs and that of the Town as a whole.

## **3. Alternate board member applicant**

Chairman Agle announced that the Town Board had approved two alternate positions on the Planning Board. Currently we have one vacancy for an alternate. Mr. David Johnson has applied for the vacancy. He has a lot of expertise in the field of engineering, drainage, planning and zoning. He lives in Eden and has had exposure to our Planning Board activities having been the representative for Nussbaumer and Clarke Engineering, the former Town Engineering firm.

**Bill Zittel made the motion that the Planning Board send a memo to the Town Board recommending that Mr. David Johnson be appointed to fill the vacant alternate position on the Planning Board, seconded by William Mahoney all "ayes"; motion approved.**

### **REPORTS:**

All members were given information about upcoming training opportunities to meet their required training hours. Also, handed out was some online information about upcoming training opportunities.

### **ANNOUNCEMENTS:**

Next months meeting will be one week early due to a conflict with the conference room. It will be held on May 21<sup>st</sup>, 2013 @ 7pm.

### **ADJOURNMENT:**

**Bill Zittel made the motion to adjourn the Planning Board Meeting at 7:55pm, seconded by Dr. Kevin O’Gorman, all “ayes”.**

**Next Planning board meeting is scheduled for May 21<sup>st</sup>, 2013 @ 7:00pm.**

**Respectfully submitted,**

**Diane Herzog, Secretary Eden Planning Board**