MINUTES
Eden Planning Board
September 29, 2015

MEMBERS PRESENT:
Mark Agle- Chairman
Dr. Frank Meyer
Bill Zittel
Andrew Romanowski
Tony Weiss
Juanita Majewski

MEMBERS ABSENT:
Bill Mahoney
Dr. Kevin O'Gorman

GUESTS:
Greg Keyser (Engineer – GHD)
Mr. Thomas Ford
Mr. Mike Bolo
Sue Yale

Chairman Mark Agle called the September 29, 2015 Planning Board meeting to order at 7:02 p.m. Mark asked for a motion to approve the July 2015 minutes as printed and distributed. Bill Zittel made a motion, Tony Weiss seconded, hearing no further comments or corrections – Vote: all "Ayes" motion carried.

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NEW & UNFINISHED BUSINESS:

1: Mr. Thomas Ford Site Plan – 8159 North Main Street

Chairman Agle started the meeting off by saying that Mr. Ford was in a few months ago at our July meeting with plans to convert the old Mama Mia's Restaurant back to a residential use. This will require a Special Use Permit (SUP) to be granted by the Town Board. The Town Board has a public hearing scheduled for October 14th to receive public comment on the proposal. Under the SUP procedure we are to review the site plan that Mr. Ford has provided and provide our input to the Town Board so they can consider that in conjunction with their public hearing. In our packets you will find a survey of the property with the house located on the property. Does anyone have any questions or
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comments concerning the site plan? Mark commented that he thought it looks and meets all of the bulk requirements for residential properties in nearby zones. Part of our Board's responsibility is to make a recommendation to the Town Board based upon review of the plan. Chairman Agle read the proposed recommendation that will be submitted to the Town Board.

See Attached: Recommendation attached

RECOMMENDATION FROM THE EDEN PLANNING BOARD

To: **Glenn Nellis, Supervisor and Eden Town Board Members**

From: **Mark Agle, Chairman Planning Board**

Re: **Recommendation to Town of Eden Town Board**
Mr. Thomas *Ford Site Plan - 8159 North Main Street*

Date: **September 30, 2015**

The Planning Board of the Town of Eden completed its required reviews at its' September 29, 2015 meeting under the Code, including consideration of the elements of Section 225-46(A), and hereby provides the following input for consideration by the Town Board:

1. We understand that, as lead agency, the Town Board is in the process of conducting the required SEQRA reviews, including a 239m referral as necessary.

2. We further understand that the Town Board has scheduled a hearing for October 14, 2015 to receive public comments on the application of Mr. Ford for a Special Use Permit (SUP) to return the above referenced premises to its original residential use.

3. Based upon our review, the Planning Board has determined that the submitted Preliminary Survey/Site Plan is in substantial compliance with the Bulk Requirements of the Town Code for similar property uses in nearby zones.

4. We have no issues with the proposed concept of returning this property back to its original residential use.

5. If the Special Use Permit is granted by the Town Board, the applicant will need to obtain final Site Plan approval by the Planning Board.

6. The Planning Board has no recommendation regarding any additional conditions to be added to any SUP that the Town Board may grant.

The Planning Board of the Town of Eden respectfully submits this recommendation for the Ford Special Use Permit to the Town Board for their consideration when determining whether a Special Use Permit will be granted for this site and use.

Respectfully submitted,
Mark Agle, Chairman Eden Planning Board

Mark then offered that; if we want to move forward with this matter, we can issue a conditional approval of the site plan. Our Site Plan approval would be only be conditioned upon the Town Board granting the necessary Special Use Permit. If they don't grant the permit then there is no Site Plan approval. It is solely up to the Town Board as to whether they grant the Special Use Permit.

The Planning Board members all agreed with the recommendation as read, and also agreed to move forward with a conditional Site Plan approval.

Mark Agle made a motion to approve the site plan for Mr. Ford to convert the property at 8159 North Main Street back to a residence, Conditioned upon the granting of the necessary Special Use Permit by the Town Board. Seconded by Bill Zittel: Vote : all "ayes" motioned carried.

REPORTS:

Tony Weiss said that when he was driving over to the meeting it was raining and the crosswalk in front of the Boys and Girls Club is very poorly lit. I think we should see if the Town could get a light there. We can make that recommendation to the Town Board to request it from the NYS DOT. They will have to do their studies but a request from the Town Board can get that ball rolling. Bill Zittel commented that not that it was dark at the time but someone has already been injured there and this should be addressed.

PUBLIC COMMENTS:

Mike Bolo was in attendance and wanted an update on the proposed project from Roy Emerling behind Shurfine. Mark told him that we have had no further information submitted to us. Until we see a submittal from project sponsor we have nothing to update. There were some issues raised about wetlands but their consultant is working on addressing that issue. There may not be any wetlands on their site but it appears as though there are some

in the surrounding area. The concept of senior housing seems like a reasonable proposal and the need has been discussed at various meetings over the years.

Sue Yale was also in attendance and wanted the Board to know how important a project for senior housing would be to the citizens in Eden. She showed the Board a pamphlet from Brookfield Patio Homes in Boston, New York.

ANNOUNCEMENTS:

Training available October 21 + 27th.

Mark Agle surprised the Board with a letter that he was stepping down from the Planning Board effective as of the end of 2015. The Board members thanked him for his nearly 20 years of service and wished him the best of luck in his professional endeavors.

Bill Zittel made the motion to adjourn the meeting at 7:16p.m. Seconded by Juanita Majewski. All "Ayes" motion carried.

The next meeting is tentatively scheduled for November 17, 2015 at 7:00 p.m.

Respectfully submitted,

Diane Herzog