

TOWN OF PENDLETON
PLANNING BOARD MINUTES

August 18, 2015

MEMBERS PRESENT : Joe McCaffrey, Joe Kania, Dave Naus,
John Lavrich, Joe Killion and Tom Edbauer

Members Excused: Dan Vivian

Others Present: Dave Britton, Town Engineer

1. Meeting called to order by Chairman McCaffrey at 7:30PM.

2. Informal Business

Administrative Assistant Kania updated Members on a number of issues that may come before the Planning Board in the near future.

3. July 21, 2015 Meeting Minutes

A motion was made by Tom Edbauer and seconded by Joe Killion to approve the Minutes of the July 21, 2015 Planning Board Meeting. All agreed.

4. Public Hearing - 7:45 - Welka - Two Lot Minor Subdivision - Irish Road SBL#150-2-40.113

A Public Hearing was opened at 7:45PM for a Two Lot Minor Subdivision on the east side of Irish Road just south of Bear Ridge Road.

It is first noted that the Applicant/property owner Dennis Welka was in attendance.

The Subdivision consists of splitting a 2.7 acre parcel into two lots. Lot #1 will be triangular shaped with approximately 261.25' of Irish Road Frontage with a depth of approximately 331.25'. Lot #2 will have approximately 170' of Irish Road Frontage with a depth of approximately 549.11'.

No one in attendance had any questions on said Subdivision, so on a motion by Dave Naus and seconded by Joe Killion the Public Hearing was closed at 7:50PM. All agreed.

SEQR: The Planning Board then reviewed the Short Environmental Assessment Form and on a motion by Joe Kania and seconded by Joe Killion a Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQR Form. All agreed.

A motion was then made by Joe Killion and seconded by Joe Kania to approve the Subdivision conditioned on proper survey and filing deed description with Niagara County within one year of today's date. All agreed.

5. Public Hearing - 8:00 - Welka - Two Lot Minor Subdivision/Resubdivision - Irish Road SBL#150-2-40.112

A Public Hearing was opened at 8:00PM for a Two Lot Minor Subdivision/Resubdivision on the east side of Irish Road just south of Bear Ridge Road.

It is first noted that the Applicant/property owner Dennis Welka was in attendance.

The Subdivision/Resubdivision consists of splitting a 3.1 acre parcel into two lots. Lot #1 will be have approximately 30' of Irish Road Frontage with a depth of approximately 600'. Lot #2 will have approximately 170' of Irish Road Frontage with a depth of approximately 801.51'. Lot #1 will then be attached to an adjacent lot to the south also owned by Mr. Welka and will have 200' Irish Road frontage after Resubdivision.

No one in attendance had any questions on said Subdivision/Resubdivision, so on a motion by Dave Naus and seconded by Joe Killion the Public Hearing was closed at 8:06PM. All agreed.

SEQR: The Planning Board then reviewed the Short Environmental Assessment Form and on a motion by Tom Edbauer and seconded by

Joe Killion a Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQOR Form. All agreed.

A motion was then made by Joe Kania and seconded by Tom Edbauer to approve the Subdivision/Resubdivision conditioned on proper survey and filing deed description with Niagara County within one year of today's date. All agreed.

6. Site Plan Review - Gregory W Soemann / Hartland Real Estate LLC
6310 South Transit Road

HISTORY: Taken from the April 21, 2015 Planning Board
Meeting Minutes

Site Plan Application was received for proposed Parking Lot expansion and improvements on Applicants' Commercial Parcel located on South Transit Road. Awaiting Engineered Site Plan Drawings in order to continue the Site Plan Review process.

CURRENT:

Gregory Soemann was in attendance to discuss the status of his Site Plan Review. Mr. Soemann advised the Board that he was negotiating with Kristin Savard of Advanced Design Group for required engineered drawings. Mr. Soemann further advised that there was question as to the "Scope" of the project and the details of the engineered drawings.

After discussion, all agreed that Town Engineer Dave Britton will contact Kristin Savard to clarify the extent and content of engineered drawings that would be required to commence the Site Plan Review.

Tabled to the September 15 2015 Planning Board Meeting.

7. Site Sketch - Mike Smith Buick - 6014 S Transit Road

It is first noted that Thomas Hall of Chamberlain Construction was present representing Mike Smith Buick.

Mike Smith Buick made application for a Site Sketch Plan to construct a proposed 10' X 80' blacktopped Parking Lot (presently stones) located at 6014 S. Transit Road.

Thomas Hall then gave the Board a short presentation on the project which covered such items as:

1. Drainage
2. Inverts
3. Culvert Pipe - Town Highway Superintendent must be consulted by Applicant to make determination if Culvert can be removed.

SEQR: The Planning Board then reviewed the Short Environmental Assessment Form and on a motion by Dave Naus and seconded by Joe Killion a Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQR Form.
All agreed.

A motion was then made by Joe Killion and seconded by Dave Naus to approve the Site Sketch Plan

All agreed

8. Site Plan Review - Fred Hanania Self Storage Facility -
S. Transit Road

HISTORY: Taken from the July 21, 2015 Planning Board
Meeting Minutes

Applicant advised that project is on hold pending outcome of a Wetland Delineation which is currently in process.

Tabled to the August 18, 2015 Planning Board Meeting.

CURRENT:

Admin. Assistant Kania advised the Board that the Wetland Delineation is still in progress.

Tabled to the September 15, 2015 Planning Board Meeting.

9. Heritage Landings - Major Subdivision - Fiegle and Bear Ridge Road

HISTORY: Taken from the June 17, 2015 Planning Board Meeting Minutes

Kristin Savard of Advanced Design along with Applicant Bill Heitzenrater came before the Board to further discuss certain issues and ideas concerning the approved Major Subdivision Heritage Landings. Pros and Cons of various modifications to said Major Subdivision were discussed along with the procedural process to necessary to modify the Final Plat Approval. It was then concluded that some research had to be accomplished before meaningful discussion could be continued.

Tabled to the July 21, 2015 Planning Board Meeting.

CURRENT:

Kristin Savard of Advanced Design advised Admin. Assistant Kania that she was in progress of finalizing a Modified Final Plat for the approved Major Subdivision Heritage Landings. She expects to have the "Modification" ready for either the September or October 2015 Planning Board Meeting.

Tabled to the September 15, 2015 Planning Board Meeting.

10. Noise Ordinance Review

The Final Draft dated 7/22/2015 of the proposed Amendment to the Town Zoning Code relating to NOISE as requested by the Town Board was reviewed and discussed in detail.

A motion was then made by Dave Naus and seconded by Joe Killion to authorize Admin. Assistant Kania to draft a letter to the Town Board with details of the recommended amendment and advising the Town Board that the Planning Board recommends approval of said amendment. All Agreed.

11. Public/Press Comments and Questions

None

12. Adjourn

Meeting adjourned at 8:25PM

Respectfully Submitted

John Lavrich, Secretary
Planning Board, Town of Pendleton

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE September 15, 2015 PLANNING BOARD MEETING.

