

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
JANUARY 17, 2017

MEMBERS PRESENT: Joe McCaffrey, *Dan Vivian, Joe Killion,*
and John Lavrich

Members Excused: David Kantor

Others Present: David Naus (Town Engineer Dave Britton - Excused)

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

2. Informal Business

None

3. December 20, 2016 Meeting Minutes

A motion was made by Dan Vivian and seconded by Joe Killion to approve the Minutes of the December 20, 2016 Planning Board Meeting. All agreed.

4. Dollar General - Site Plan Review - 6396 Campbell Blvd.

Sketch Review

Request for Site Sketch Review was received from David Pawlik representing Creative Structures Services for construction of a Dollar General Store.

The proposed 9,100 sq. ft. building would be located on an approximately 2.7 acre parcel on the west side of Campbell Blvd. just north of Beach Ridge Road.

The Planning Board acknowledged receipt and then reviewed the Site Sketch Plan. Some items discussed included:

1. Building design and placement on parcel.
2. Screening of Residential Zoned property to the north and west.
3. Fencing.
4. Storm Water Management.

All agreed that the Applicant can now proceed to the fully engineered phase of the Site Plan Review Process. Full Site Plan Application along with payment of Site Plan Review Fees need be accomplished in order to initiate the next stage of the Site Plan Review Approval Process.

5. Heritage Landings - Major Subdivision (Modified) - Fiegel and Bear Ridge Road

HISTORY: Taken from the December 20, 2016 Planning Board Meeting Minutes

Applicant William Heizenrater is still reviewing his options.

Tabled to the January 17, 2017 Planning Board Meeting.

CURRENT:

Administrative Assistant Lavrich advised all Planning Board Members that William Heitzenrater via E-Mail stated that "we will have a definite response for next month meeting. (February 21, 2017).

Tabled to the February 21, 2017 Planning Board Meeting.

7. Meadows at Pendleton North - Major Subdivision Sketch Plan Campbell Blvd. between Fiegel Rd and Bear Ridge Road

HISTORY: Taken from the December 20, 2016 Planning Board Meeting Minutes

Sean Hopkins, Esq. representing the Applicants (Camp-Roll LLC, Richard Sinnott and Richard Sticht) came before the Board with an Application for Rezoning of Property.

Mr. Hopkins commenced to give the Board a presentation on the scope and merits of the Rezoning Request. It was noted that the rezoning (if approved) would convert 5.85 acres which includes the front property of the proposed Meadows of Pendleton North Major Subdivision along with two adjoining properties to the south which are presently Residential Use in a Commercially Zoned district. If the rezoning were to be approved, the frontage of the "Meadows" property would be utilized for single family residences as apposed to Multi-family Dwellings and the properties to the south would be enhanced with transfer and attachment of property and more importantly would become "Conforming Use" R-2 Residential Property. (Both residents to the south are now lacking the dimensions required for Commercial Use and are thus a "Nonconforming Use" at the present time)

After discussion, all Planning Board Members agreed that the rezoning would enhance the surrounding neighborhood and benefit those residing in the vicinity.

A motion was then made by Tom Edbauer and seconded by Dave Naus to authorize the Planning Board Administrative Assistant to draft and forward a letter of recommendation to the Town Board recommending approval of the Rezoning of property described above from Co-1 Commercial to R-2 Residential. All agreed.

CURRENT:

Tabled to the February 21, 2017 Planning Board Meeting pending outcome of Rezoning Application. It is noted that the Town Board has set a Public Hearing for the Rezoning Application for February 13, 2017 at 6:30PM.

8. Modified Site Plan Review - Hampton Inn -
6082 S. Transit Road

HISTORY: Taken from the October 18, 2016 Planning Board Meeting Minutes

It is first noted that the Site Plan Plan Review for the

Hampton Inn was approved by the Planning Board on July 21, 2015.

The Site Plan was approved with Two(2)entrances off South Transit Road. After approval, upon applying for Curb Cuts, the NYS DOT allowed only one(1) entrance causing conflict with the approved Site Plan. This Modified Site Plan addresses the conflict.

Modified Site Plan Review Engineered Drawings for the Hampton Inn and Parking Lot on a 4.31 acre parcel on the west side of S. Transit Road south of Robinson Road were received and reviewed

The Modified Site Plan was sent to the Wendelville Fire Chief for comment. As of this date the Planning Board has not received response. Since Fire Dept. response is paramount in making any decision on the Modified Site Plan, action is tabled to the November 15, 2016 Planning Board Meeting.

HISTORY: Taken from the November 15, 2016 Planning Board Meeting Minutes

Chairman MCCaffrey advised the Board that no further input or information was relieved from either the New York State DOT or Wendelville Fire Department regarding the One vs Two Entrance issue.

After discussion, all agreed that the Planning Board could go no further with the Modified Site Plan until either the DOT amends their decision and allows the second entrance or the Fire Dept. responds setting forth proposed modifications that they deem warranted to insure safety in case of emergency.

Tabled to the December 20, 2016 Planning Board Meeting.

HISTORY: Taken from the December 20, 2016 Planning Board Meeting Minutes

Awaiting DOT decision on allowing second entrance.
Tabled to the January 17, 2017 Planning Board Meeting.

CURRENT:

Awaiting confirmation on DOT decision to allow second
"emergency only" entrance.
Tabled to the February 21, 2017 Planning Board Meeting.

9. Public/Press Comments and Questions

None

10. Adjourn

*On a motion by Joe Killion and seconded by Dan Vivian the
meeting was adjourned at 8:25PM. All agreed.*

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
February 21, 2017 PLANNING BOARD MEETING.