

TOWN OF PENDLETON  
**PLANNING BOARD MINUTES**  
JANUARY 20, 2015

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

Members Excused: None

Others Present: Dave Britton, Town Engineer

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

2. Informal Business

Chairman McCaffrey distributed to all Board Members a copy of a rough Sketch which depicts a proposed layout for a commercial endeavor with major wetland implications. The Planning Board was asked to render an informal opinion on the viability of the layout in regards to building location and employee/customer parking.

After review and discussion, the Board unanimously agreed that the project was so compacted by wetland issues which makes usable area inadequate to serve the parking needs required for the proposed retail commercial building.

Appropriate individuals will be apprised of the Planning Boards informal opinion on the said Sketch.

3. December 16, 2014 Meeting Minutes

A motion was made by Dan Vivian and seconded by Tom Edbauer to approve the Minutes of the December 16, 2014 Planning Board Meeting. All agreed.

4. Public Hearing -7:45- Bruce Mauer - Two Lot Minor  
Subdivision - 4585 Meyer Road.

A Public Hearing was opened at 7:45PM for a Two Lot Minor Subdivision at 4585 Meyer Road corner of Beach Ridge Road.

It is first noted that applicant Bruce Mauer was in attendance.

The Subdivision consists of splitting an approximately 4.6 acre parcel into two lots. The first lot (Lot#1), containing an existing home, garage and other structures will measure approximately 276' (Kriston Ln. frontage) X 495' X 210' X 515' (Meyer Road frontage). The second lot (Lot#2) will measure approximately 382' (Meyer Road frontage) X 210' X 282' X 202' (Beach Ridge Road frontage).

Nobody had questions on said Subdivision, so on a motion by Dave Naus and seconded by Joe Killion the Public Hearing was closed at 7:55PM. All agreed.

SEQR: The Planning Board then reviewed the Short Environmental Assessment Form and on a motion by Dave Naus and seconded by Tom Edbauer 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 Dan Vivian 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. Beach Ridge Meadows - 19 Lot Major Subdivision - 4214 Beach Ridge Rd. - Preliminary Plat

HISTORY: Taken from the December 16, 2014 Planning Board Meeting Minutes

Town Engineer Britton advised the Board that the 30 day period for receiving responses to "SEQR Coordinated Review" has lapsed and only two responses were received (NYS Office of Parks...and NYSDEC). All comments have been addressed. Further Mr. Britton has been in touch with Kristin Savard of Advanced Design Group who stated that she is finalizing the Preliminary Plat Engineered Drawings and should have them available for review shortly.

Tabled to the January 20 2015 Planning Board Meeting.

CURRENT:

It is first noted that applicants Daniel and Craig D'Angelo along with Kriston Savard of Advanced Design Group were in attendance to discuss the Preliminary Plat Engineered Drawings for the Beach Ridge Meadows Major Subdivision.

Ms. Savard presented an updated Preliminary Plat for Board review and discussion. She then proceeded to give the Board a presentation on the major features contained within the Engineered Drawings. Some of the items presented and discussed included:

1. Green Infrastructure features.
  - A. Sizing of piping.
2. Extending pavement and utilities past Turnaround.
3. Niagara County Planning Board Referral.
4. Street Light at Beach Ridge Road.
5. Status of SEQR
6. Parkland determination.
  - A. Planning Board unanimously authorized Admin. Assistant Kania to draft and send letter to Town Board for their input.

All then agreed that the Preliminary Plat Engineered Drawings were at a point warranting the setting a Public Hearing. A motion was made by Dan Vivian and seconded by Joe Killion to set an 8:00PM Public Hearing on February 17, 2015. All agreed.

6. Wind Energy Conversion Systems (WECS) - Proposed Ordinance

An updated copy of a Draft dated January 12, 2015 outlining possible provisions of a Wind Energy Conversion Systems Ordinance was distributed to Board Members for review and discussion.

Issues that were discussed included:

1. Setbacks.
2. Height of tower.

3. Noise Levels and distance from adjacent property residences
4. Monopole Construction.
5. Guidelines and safety precautions

Chairman McCaffrey then asked Board Members to review the updated Draft" and be ready to further discuss at the February 2015 Planning Board Work Meeting.

7. Public/Press Comments and Questions

None

8. Adjourn

Meeting adjourned at 8:55PM

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 17, 2015 PLANNING BOARD MEETING.

