

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
January 19, 2016

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

Members Excused: Joe Killion

Others Present: Town Engineer, Dave Britton---Excused

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

2. Informal Business

1. Dan Vivian gave a short tribute in the memory of Richard Meinhold who served as Planning Board Chairman from 1996-2002. A page of the Minutes will be set aside in the memory of Richard Meinhold for his service to both the Planning Board and community.

2. A page of the Minutes will also be set aside in honor of Joseph Kania for his devotion to the Town as both a Member of the Planning Board and as its Administrative Assistant.

3. December 15, 2015 Meeting Minutes

A motion was made by Dan Vivian and seconded by Tom Edbauer to approve the Minutes of the December 15, 2015 Planning Board Meeting. All agreed.

4. Heritage Landings - Major Subdivision (Modified) - Fiegle and Bear Ridge Road

HISTORY: Taken from the December 15, 2015 Planning Board Meeting Minutes

A Memo dated December 9, 2015 from Richard Haight of Advanced Design Group stated: " We are currently working with the

utility

companies for the crossing of the gas and NHPA easements and the

connections to the County sewer line and are finalizing the drawings and design report/SWPPPP. We will not be at the December meeting but will be in contact with Dave Britton to keep him informed of our progress."

Tabled to the January 19, 2016 Planning Board Meeting.

CURRENT:

Richard Haight of Advanced Design was in attendance to present and discuss an updated Modified Final Plat for the approved Major Subdivision named Heritage Landings.

Mr. Haight proceeded to distribute Engineered Drawings and design report/SWPPPP. He then gave a short presentation on the "Modification" which would reduce the size of the Major Subdivision from 91 lots as approved down to 53 lots. Some of the other major changes included:

1. Two entrances on Fiegle Road. The Bear Ridge Road entrance would be eliminated.
2. One Retention Pond.
3. One instead of two Pump Stations.

Some further issues were then discussed:

1. Phasing of the Major Subdivision
2. Extending gravity sewer line to Fiegle Road.
3. Pump Station
4. Power line easement issues
5. Fill

It was then decided that the Modified Plat and SWPPP report would be forwarded to Town Engineer Dave Britton for review.

Tabled to the February 16, 2016 Planning Board Meeting.

5. Empire Pipe Line Inc. - Compressor Station Site Plan Review - Killian Road

HISTORY: Taken from the December 15, 2015 Planning Board

Meeting Minutes

Adam Walters of Phillips Lytle LLP and representing National Fuel Gas-Empire Pipe Line, Inc. along with a representative from Empire/National Fuel were in attendance to give a short update to the Planning Board on the 22,000 horsepower gas compressor station project.

Mr. Walter advised the Board that per Planning Board request a full set of up to date documents pertaining to the "FERC" filing for the National Fuel Gas-Empire Pipe Line, Inc. Northern Access 2016 Project were delivered to the office of the Planning Board Administrative Assistant.

Documents having impact on the Town of Pendleton will be reviewed by Town Engineer Dave Britton. Per Town Zoning Code Section 247-54J, the Town Engineer will prepare a statement of costs to review said documents which will be billed and paid by Applicant.

Tabled to the January 19, 2016 Planning Board Meeting.

CURRENT:

It was first noted that Site Plan Application and appropriate fees along with a \$7,500 payment that was placed in escrow for estimated additional Town Engineer review fees were all received.

Adam Walters of Phillips Lytle LLP and representing National Fuel Gas-Empire Pipe Line, Inc. along with a number of representatives from Empire/National Fuel were in attendance to update the Planning Board on the 22,000 horsepower gas compressor station project. Mr. Walters informed the Board that a set of the large version of Engineered Drawings would be forwarded to the office of the Town of Pendleton Engineer for review.

It was then noted that per Town Zoning Code a Planning Board determination categorization the Site Plan as a "Site Sketch" or "Full Site Plan Review" was still pending.

A motion was made by Dan Vivian and seconded by Dave Naus to categorize the Empire Pipe Line, Inc. site plan as a Full Site Plan Review. All agreed.

Tabled to the February 16, 2016 Planning Board Meeting.

6. Tonawanda Sportsman Club - Two Lot Minor Subdivision - Killion Road

HISTORY: Taken from the December 15, 2015 Planning Board Meeting Minutes

Adam Walters of Phillips Lytle LLP and representing the Tonawanda Sportsman Club was in attendance to update the Planning Board on the progress of the Minor Subdivision Application and related supporting documentation.

Mr. Walters advised the Board that he anticipates making Minor Subdivision Application in time for initial review at the January 2016 Planning Board Meeting.

Tabled to the January 19, 2016 Planning Board Meeting.

CURRENT:

It was first noted that Minor Subdivision Application and supporting documents along with appropriate fees were all received.

Adam Walters of Phillips Lytle LLP and representing the Tonawanda Sportsman Club was in attendance to update the Planning Board on the Minor Subdivision

Chairman McCaffrey then advised Mr. Walters that Town Engineer Dave Britton informed the Planning Board that a Biologist from GHD reviewed the Wetland Study completed for the NFG Killian Road site and has multiple significant concerns with the Wetland Delineation completed by Wilson Environmental. Mr. Walters then advised that he would be in touch with Town Engineer Dave Britton to seek resolution of any issues concerning the Wetland Delineation completed by Wilson Environmental.

Tabled to the February 16, 2016 Planning Board Meeting.

7. Public/Press Comments and Questions

All questions and comments from those present were fully

addressed.

8.

A page of the Minutes is set aside in the memory of Richard Meinhold for his service to both the Planning Board and Community.

9.

A page of the Minutes is set aside in honor of Joseph Kania for his devotion to the Town as both a Member of the Planning Board and as its Administrative Assistant.

10. Adjourn

Meeting adjourned at 8:15PM

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 16, 2016 PLANNING BOARD MEETING.

