

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
July 18, 2017

MEMBERS PRESENT: Joe McCaffrey, Joe Killion, Dave Kantor,
John Lavrich and Nick Kwasniak

Members Excused: Dave Naus and Dan Vivian

Others Present: Town Engineer Dave Britton

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

2. Informal Business

None

3. June 20, 2017 Meeting Minutes

A motion was made by Dave Kantor and seconded by Nick Kwasniak to approve the Minutes of the June 20, 2017 Planning Board Meeting. All agreed.

4. Heritage Landings - Major Subdivision (Modified) - Final Plat - Fiegel and Bear Ridge Road - 53 Lots

HISTORY: Taken from the May 16, 2017 Planning Board Meeting Minutes

Richard Haight of Advanced Design Group along with the Applicant William Heitzenrater came before the Board to discuss the revised Major Subdivision Engineered Drawings for the Heritage Landings Major Subdivision (Modification).

It was first noted that the awaited \$50 per lot (\$2,650) Final

Plat Review Fee has been received.

Richard Haight commenced to give the Board a presentation outlining the major components and updates to the Final Plat Engineered Drawings.

Upon closer review of the Final Plat, it was noted that a number of lots did not meet the 100' Road Frontage requirement per the Town Zoning Code.

Both Mr. Haight and Mr. Heitzenrater agreed that the Final Plat would be modified to bring the Final Plat into compliance.

The Heritage Landing Major Subdivision (Modified) Review was tabled to the June 20, 2017 Planning Board Meeting

HISTORY: Taken from the June 20, 2017 Planning Board Meeting Minutes

Richard Haight of Advanced Design Group came before the Board to discuss the revised Major Subdivision Engineered Drawings for the Heritage Landings Major Subdivision (Modification).

Richard Haight advised the Board that he had prepared revised engineered drawings for the Heritage Landing Major Subdivision (Modified) and planned to discuss details of the Final Plat. Mr. Haight further advised that he "unexpectedly" received notification that all utilities would have to go under as opposed to over the pipeline that runs through the property. That being the case, numerous changes would have to be made to the Engineered Drawings.

Discussion then took place concerning possible impacts to Storm Water Management, Sewers, Utilities etc.

After discussion, all agreed that it would be premature to make any decisions concerning the engineering of the Subdivision until a firm agreement was in place concerning restrictions in traversing the pipeline.

Tabled to the July 18, 2017 Planning board Meeting.

CURRENT:

Richard Haight of Advanced Design Group along with Applicant

William Heitzenrater came before the Board to discuss the revised Major Subdivision Engineered Drawings for the Heritage Landings Major Subdivision (Modification).

Discussion focused on the Applicant receiving notification that all utilities would have to go under as opposed to over the pipeline that runs through the property. This would require major changes to be made to the Final Plat Engineered Drawings.

After discussion, it was again agreed that it would be premature to make any decisions concerning the engineering of the Subdivision until a firm agreement was in place concerning restrictions in traversing the pipeline.

Mr. Heitzenrater then informed the board that he would prioritize making effort in meeting with the pipeline company to resolve the "crossing" issue.

It is noted that going under the pipeline with utilities would create both hardships for the Applicant as well as significant maintenance issues for the Town. That being the case, Chairman McCaffrey volunteered to accompany Mr. Heitzenrater when a meeting is set up with a representative of the pipeline company.

Tabled to the August 15, 2017 Planning Board Meeting.

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

HISTORY: Taken from the June 20, 2017 Planning Board
Meeting Minutes

Classification of the Subdivision Sketch Plan as requested by Sean Hopkins, Esq. representing the Applicant.

It was first noted that the 300' deep Co-1 Commercial Zoning that existed to the front of the Proposed Major Subdivision has been rezoned to R-2 Residential. It is also noted that the Town Zoning Board of Appeals has approved all the Area Variances that were required to continue the Major Subdivision

Review process.

The Planning Board along with Town Engineer Britton then completed their review of the Major Subdivision Sketch Plan. A motion was then made by Dave Naus and seconded by Joe Killion to classify the Sketch Plan as a Major Subdivision per Section 220-10B.(3) Subdivision of Land. All agreed.

It is noted that Section 220 B. states in part "Once classified as Major Subdivision no alterations or improvements to property may be made".

Applicant can now proceed to the Preliminary Plat stage of the review process and the sub-divider (Applicant) shall comply with Article III Section 220-12 through 220-16 Subdivision of Land.

CURRENT:

Preliminary Plat Application along with the Preliminary Plat Engineered Drawings are expected for initial review at the August 15, 2017 Planning Board Meeting

7. Public/Press Comments and Questions

None

8. Adjourn

On a motion by Joe Killion and seconded by Dave Kantor 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 August 15, 2017 PLANNING BOARD MEETING.