

TOWN OF PENDLETON
PLANNING BOARD MINUTES
JUNE 17, 2014

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 advised Members on a number of issues that may come before the Planning Board in the near future.

3. May 20, 2014 Meeting Minutes

A motion was made by Tom Edbauer and seconded by Joe Killion to approve the Minutes of the May 20, 2014 Planning Board Meeting. All agreed.

4. Public Hearing 7:45PM - Site Plan Review - Campbell Blvd. LLC
Chris Bogart - Campbell Blvd

HISTORY: Taken from the May 20, 2014 Planning Board
Meeting Minutes

Request for Site sketch and Site Plan Review was received from Campbell Blvd. LLC for proposed construction of a building to house both Retail and Storage space. The proposed building would be located on an 8 acre parcel on the east side of Campbell Blvd. north of Tonawanda Creek Road.

The Planning Board acknowledged receipt and then reviewed the Site Sketch Plan and all agreed that the Applicant can now proceed to the fully engineered phase of the Site Plan Review Process.

CURRENT:

A Public Hearing was opened at 7:45PM for a Site Plan Review for Campbell Blvd. LLC.

It was first noted that there were seven Town Residents that live in the vicinity of the proposed commercial building in attendance.

Site Plan Application along with Engineered Site Plan drawings were received for proposed construction of a 6,000 square foot Metal Pole Barn Style Building which will include both Retail and Storage Space with asphalt driveway and parking lot. The structure and improvements are proposed to be located on a 8 acre parcel on the east side of Campbell Blvd. north of Tonawanda Creek Road

Tim Arlington of Apex Consulting was present to give the Board a short presentation on the project and answer any questions concerning the Site Plan. Mr. Arlington also advised the Board that he was in attendance at the Niagara County Planning Board June 2014 Meeting and said Board recommended approval of the Site Plan.

A letter from Town Engineer Dave Britton dated June 17, 2014 was then presented to the Board. The letter contained a number of issues that were discussed and resolved and will be incorporated in both the Engineered Site Plan and Site Plan Check List.

All comments and questions from those in attendance were addressed, so on a motion by Joe Kania and seconded by Tom Edbauer the Public Hearing was closed at 7:52PM. All agreed

SEQR DETERMINATION: The Board then addressed the State Environmental Assessment Form and on a motion by Joe Killion and seconded by Dave Naus a negative SEQR determination was issued and the Planning Board Chairman was given authorization

to sign the SEQR Form. All agreed

A motion was then made by Tom Edbauer and seconded by Joe Kania to approve the Site Plan conditioned on the provisions outlined in the Technical Checklist for Site Plan Approval. All agreed.

5. Public Hearing - 8:00PM - Craig Holler - Three Lot Minor Subdivision - Irish Road

A Public Hearing was opened at 8:00PM for a Three Lot Minor Subdivision located on the east side of Irish Road approximately 950 feet south of Bear Ridge Road.

The Subdivision consists of creating three lots out of a 10.52 acre parcel. Lot #1 will be rectangular shaped being 425' wide by 570' deep. Lot #2 will be 207' wide by 820' deep at its deepest point. Lot#3 will be Approx. 143' wide by 1071.27' deep at its deepest point. All lots are fronted on Irish Road.

No one in attendance had any questions on said subdivision, so on a motion by Joe Killion and seconded by Dave Naus the Public Hearing was closed at 8:09PM. 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 SEQR Form. All agreed

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

6. Town Zoning Code Recommended Changes - Unsafe Structures

HISTORY: Taken from the May 20, 2014 Planning Board Meeting Minutes

The Final Draft of the proposed Amendment to the Town Zoning Code relating to Unsafe Structures as requested by the Town Board was reviewed and discussed in detail.

A motion was then made by Dave Naus and seconded by Dan Vivian 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.

Note: Administrative Assistant Kania then advised the Board that he would prepare the Niagara County Referral Form along with required SEQR Form and will forward both to the Town Board along with the Letter of Recommendation.

CURRENT:

Awaiting input from Niagara County Planning Board.
Tabled to the July 15, 2014 Planning Board Meeting.

6. Dan & Craig D'Angelo Major Subdivision - 4214 Beach Ridge Rd. - Sketch Plan

HISTORY: Taken from the May 20, 2014 Planning Board Meeting Minutes

Administrative Assistant Kania advised the Board that he had prepared and distributed a Denial Letter and the Applicants Danial and Craig D'Angelo will be going before the Zoning Board of Appeals seeking a Variance for an oversized Accessory Structure located on one of the proposed Major Subdivision lots.

Tabled pending Variance determination.

CURRENT:

Awaiting Town Zoning Board of Appeals determination at its June 2014 Meeting.
Tabled to the July 15, 2014 Planning Board Meeting.

8. Hidden Oak Phase 2 - Major Subdivision - Final Plat

HISTORY: Taken from the May 20, 2014 Planning Board Meeting Minutes

Conditional Final Plat Approval for the Hidden Oak Phase 2 Major Subdivision was granted at the December 17, 2013 Planning Board Meeting. It is further noted that per Section 220-13G(3) of the Town Subdivision Regulations; Conditional Approval expires in 180 days from date of Conditional Final Plat Approval and Planning Board has authority to issue two 90 day extensions.

Administrative Assistant Kania then advised the Board that he had received an E-Mail from Mike Metzger of Metzger Engineers asking for a 90 day extension of time for the Conditional Major Subdivision Approval.

After discussion, a motion was made by Tom Edbauer and seconded by Joe Kania to issue a ninety (90) day extension of time to fulfill conditions outlined in the Technical Checklist for Final Plat Approval. All agreed.

CURRENT:

Al Hopkins of Metzger Engineers was in attendance to give the Board an update on the progress of the Hidden Oak Major Subdivision Conditional Final Plat Approval. Mr. Hopkins advised

the Board that Niagara County Health Department Approval has been received for the project. He further advised that full sets of Engineered Drawings will be provided to the Planning Board and Town Engineer for their files.

All agreed that the "Cover Map" for the Hidden Oak Major Subdivision can now be signed by the Planning Board Chairman and Town Engineer and then be recorded with Niagara County.

9 Public/Press Comments and Questions

None

10. Adjourn

Meeting adjourned at 8:35PM

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 July 15, 2014 PLANNING BOARD MEETING.

