

TOWN OF PENDLETON
PLANNING BOARD MINUTES

June 16, 2015

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 informed those present of a Training Session that may be of interest to Planning Board Members.

3. May 19, 2015 Meeting Minutes

A motion was made by Joe Kania and seconded by Joe Killion to approve the Minutes of the May 19, 2015 Planning Board Meeting. All agreed.

4. Public Hearing -7:45- Campbell Blvd. LLC - Two Lot Minor Subdivision - 7235 Campbell Blvd..

A Public Hearing was opened at 7:45PM for a Two Lot Minor Subdivision at 7235 Campbell Blvd. north of Tonawanda Creek Road.

It is first noted that applicant Christopher Bogart was in attendance.

The Subdivision consists of splitting an approximately eight acre parcel into two lots. The first lot (Lot#1), containing an approved business, will measure 200' wide by approximately 519' deep. The second lot (Lot#2) will measure approximately 479' wide by 516' deep.

Nobody had questions on said Subdivision, so on a motion by Dave Naus and seconded by Joe Killion the Public Hearing was closed at 7:50PM. 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 Joe Killion 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. Site Plan Review - Gregory W Soemann / Hartland Real Estate LLC
6310 South Transit Road

HISTORY: Taken from the April 21, 2015 Planning Board
Meeting Minutes

Site Plan Application was received for proposed Parking Lot expansion and improvements on Applicants' Commercial Parcel located on South Transit Road. Awaiting Engineered Site Plan Drawings in order to continue the Site Plan Review process.

Tabled to the May 19, 2015 Planning Board Meeting.

HISTORY: Taken from the May 19, 2015 Planning Board
Meeting Minutes

Administrative Assistant Kania advised the Board that he has not received any further information concerning Engineered Site Plan Drawings from the Applicant.

Tabled to the June 16, 2016 Planning Board Meeting.

CURRENT:

E-Mail received from Gregory Soemann dated May 20, 2015:

"Just wanted to give you an update as to the progress on my project. I've had no luck in dealing with my present engineer, in getting the runoff water engineering done, he's been unresponsive. So I'm in the

process of working with another firm to get the engineering the town requested completed.
When I have something of substance I will contact the Board.
Thank You."

Administrative Assistant Kania advised the Board that he did not receive any further information on the project. Kania will contact the Applicant for update.

Tabled to the July 21, 2015 Meeting.

6. Site Sketch Review - Jonathan Campbell - 2,880 square foot Accessory Structure -6573 Sheetram Road

It is first noted that property owner Jonathan Campbell was in attendance.

Site Sketch Review Application was received for proposed construction of a 2,880 Square foot Accessory Structure on a 25.6 acre parcel located at 6573 Sheetram Road. Setbacks of 470' from the road/west property line and 16' from north property line will be maintained.

Setbacks and drainage were then discussed. It is noted that roof runoff will be handled by a combination of piping and a swail terminating at a drainage ditch to the front of property.

SEQR DETERMINATION: The Board then addressed the State Environmental Assessment Form and on a motion by Dave Naus and seconded by Joe Killion 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 Joe Killion and seconded by Joe Kania to approve the Site Sketch Review. All agreed.

7. Site Plan Review - Hampton Inn - 6082 S. Transit Road

It was first noted that there was nobody present representing the Applicant.

Site Plan Application along with a number of Site Plan drawings were received for proposed construction of a Four Story Hampton

Inn and Parking Lot on a 4.31 acre parcel on the west side of S. Transit Road south of Robinson Road.

The Board Reviewed and discussed the Site Drawings and then asked Town Engineer Dave Britton to review said drawings in time for further discussion at the July 2015 Planning Board Meeting

Tabled to the July 21, 2015 Planning Board Meeting.

8. Site Sketch - Mike Smith Buick - 6014 S Transit Road

It is first noted that there was nobody present representing Mike Smith Buick.

Mike Smith Buick made application for a Site Sketch Plan to construct a proposed 10' X 80' blacktopped Parking Lot (presently stones) located at 6014 S. Transit Road.

The Board reviewed and discussed the following items:

1. Drainage/runoff to creek.
2. Drainage Calculations.

After review of the Site Sketch it was decided that further information would be needed (Drainage Calculations) before Site Sketch approval could be considered. Town Engineer Dave Britton will call Applicant concerning said Drainage Calculations.

Tabled to the July 21, 2015 Planning Board Meeting.

9. Site Plan Review - Fred Hanania Self Storage Facility - S. Transit Road

It was first noted that there was nobody present representing the Applicant.

Fred Hanania made application for a Site Plan Review to construct a proposed Self Storage Facility on S. Transit Road south of Fisk Road.

Engineered Site Drawings are in progress. Tabled to the July 21, 2015 Planning Board Meeting.

10. Heritage Landings - Major Subdivision - Fiegle and Bear Ridge Road

HISTORY: Taken from the May 19, 2015 Planning Board Meeting Minutes

Richard Haight of Advanced Design along with Applicant Bill Heitzenrater came before the Board to discuss certain issues with the approved Major Subdivision Heritage Landings. Mr. Heitzenrater owns other property in the vicinity of Heritage Landings and would like to coordinate the development of all his properties. A number of possibilities were discussed along with how to procedurally accomplish a number of his ideas.

CURRENT:

Kristin Savard of Advanced Design along with Applicant Bill Heitzenrater came before the Board to further discuss certain issues and ideas concerning the approved Major Subdivision Heritage Landings. Pros and Cons of various modifications to said Major Subdivision were discussed along with the procedural process to necessary to modify the Final Plat Approval. It was then concluded that some research had to be accomplished before meaningful discussion could be continued.

Tabled to the July 21, 2015 Planning Board Meeting.

11. Noise Ordinance Review

HISTORY: Taken from the May 19, 2015 Planning Board Meeting Minutes

It is noted that at the April 13, 2015 Town Board Meeting the following resolution was passed: "Resolve to forward a request to the Planning Board to compose a Town Ordinance for Noise for the Boards review."

At the May 7, 2015 Planning Board Work Meeting Administrative Assistant Kania distributed Noise Ordinances from a number of Towns in the vicinity to be reviewed and used as a guide for drafting of a new proposed Town Ordinance on Noise.

Admin. Asst. Kania then distributed a First Draft containing certain provisions that the Board may want to consider for the new Proposed Noise Ordinance. The Board then reviewed and discussed said provisions.

It was then decided to table further review and discussion to the June 2015 Work Meeting.

CURRENT:

Administrative Assistant Kania first noted that there was some confusion in the May 2015 Minutes because there was reference to a "First Draft"

To clarify: Kania was using a compilation of certain sections of a number of Town Ordinances to complete a First Draft for Board consideration and discussion. The First Draft was not complete at the May 2015 Meeting.,

Admin Assistant Kania then distributed the actual "First Draft" for review and discussion at the June 16, 2015 Meeting.

The Board then proceeded to review and discuss said First Draft.

Tabled to July Planning Board Meeting in order to give time for Town Engineer and Planning Board Members to further review.

12.Public/Press Comments and Questions

One Town of Pendleton resident was present and asked to be heard concerning questions and comments that he had concerning the proposed "Noise Ordinance".

All questions were answered and concerns and suggestions were discussed and noted.

13.Adjourn

Meeting adjourned at 9:00PM

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 21, 2015 PLANNING BOARD MEETING.

