

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
June 20, 2017

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

Members Excused: Dan Vivian

Others Present: Town Engineer Dave Britton

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

2. Informal Business

None

3. May 16, 2017 Meeting Minutes

Amendment: Item #5 Christopher and Shannon White
From: would convert 5.85 acres
To: would convert 12.6 acres

A motion was made by Dave Naus and seconded by Nick Kwasniak to approve the Minutes of the May 16, 2017 Planning Board Meeting as amended. All agreed.

4. 7:45 Bobcat of Buffalo - 6830 S. Transit Road - Site Plan Review

SEQR Action
7:45 Public Hearing

SEQR Action

SEQR: The Planning Board initiated review of the Short Environmental Assessment Form.

On a motion by Joe Killion and seconded by Dave Kantor a Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQR Form. All agreed.

7:45 Public Hearing

A Public Hearing was opened at 7:45PM for Bobcat of Buffalo Site Plan Review.

It was first noted that Tim Arlington of Apex Consulting representing the Applicant Tim Freundschoh (Bobcat of Buffalo) was in attendance.

Tim Arlington commenced to give the Board a short presentation on the **proposed Bobcat of Buffalo Facility that would be located on an** approximately 49.8 acre parcel at 6830 S. Transit Road. The existing building would be used for a Showroom and Offices. A 10,000 square foot storage/maintenance building would be constructed behind the existing building

It was noted that Niagara County Referral recommendation dated June 19, 2017 was received stating "The Niagara County Planning Board Recommends Approval" for the Bobcat of Buffalo Site Plan.

There were no questions from those in attendance on said Site Plan Review, so on a motion by Dave Naus and seconded by Joe Killion the Public Hearing was closed at 7:54PM. All agreed.

Town Engineer Dave Britton then distributed a letter dated June 15, 2017 stating:

"GHD Consulting Services Inc. (GHD) has reviewed the Site Plan, dated May 8, 2017, revised drainage plan, dated June 13, 2017, and the Engineer's Report, dated May 29, 2017, prepared by APEX Consulting, Survey & Engineering Services, P.C., for the above-referenced project. The project consists of the redevelopment of an existing golf course into Bobcat of Buffalo including a new 10.00 sf building, resurfacing parking lot, a fenced storage yard, and no

landscaping and lighting.

The submitted documents generally comply with engineering standards and Town Code. This constitutes completion of our review."

A motion was made by Nick Kwasniak and seconded by Joe Killion to approve the Site Plan conditioned on the provisions outlined in the Technical Checklist for Site Plan Approval. All agreed.

5. 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

CURRENT:

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.

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

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

The Meadows of Pendleton North Major Subdivision Review was tabled to the June 20, 2017 Planning Board Meeting pending outcome of Variance Application with the Town Zoning Board of Appeals.

CURRENT:

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.

7. Public/Press Comments and Questions

None

8. Adjourn

On a motion by Dave Naus and seconded by Dave Kantor the meeting was adjourned at 8:45PM. 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 July 18, 2017 PLANNING BOARD MEETING.