

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
MAY 16, 2017

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

Members Excused: None

Others Present: Town Engineer Dave Britton

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

2. Informal Business

None

3. April 18, 2017 Meeting Minutes

A motion was made by Dan Vivian and seconded by Dave Naus to approve the Minutes of the April 18, 2017 Planning Board Meeting. All agreed.

4. Charles Jaenecke - Pond Site Sketch - 7227 Townline Road

SEQR Action
Planning Board Action

SEQR Action

SEQR: The Planning Board initiated review of the Short Environmental Assessment Form.
On a motion by Dave Kantor and seconded by Joe Killion a Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQR Form.
All agreed.

Planning Board Action

Application was made for a request to excavate approximately ½ acre (100' X 200') pond on a 47.8 acre parcel located at 7227 Townline Road. Setbacks as follows will be maintained:

- A. Front Yard - 500 + Feet
- B. Side Yards - 100' - 150'
- C. Rear Yard - 500 + Feet

It is noted that property owner/applicant Charles Jaenecke was in attendance.

The Board then reviewed and discussed the Pond Site Plan. The following items will be added to the Pond Excavation Site Sketch Checklist and also be made a component of the Site Sketch Approval:

1. 4/1 Slope extending into water on all sides.
2. 8'+ Pond Depth.
3. Signage required per Zoning Code. Minimum 3 Signs.
4. Excavated soil to be spread on site outside of Wetland Areas

A motion was then made by Dan Vivian and seconded by Dave Kantor to approve the Pond Excavation Site Sketch with the above four conditions as listed. All agreed.

5. Christopher and Shannon White - Rezoning Application - 6110 Robinson Road

A letter dated May 4, 2017 (Application) requesting consideration be given to rezone property located at 6110 Robinson Road from R-1 Residential to CO-2 Medium Commercial was received from property owners Christopher and Shannon White.

Julie Iannello and perspective buyer Roger Licinia were in attendance to give the Board a presentation on the scope and merits of the Rezoning Request. It was noted that the rezoning (if approved) would convert 5.85 acres of R-1 Residential to

CO-2 Medium Commercial.

After discussion, all Planning Board Members agreed that the rezoning was in compliance with the Town Comprehensive Plan and would blend in with the surrounding neighborhood zoning.

A motion was then made by Tom Edbauer and seconded by Dave Naus to authorize the Planning Board Administrative Assistant to draft and forward a letter of recommendation to the Town Board recommending approval of the Rezoning of property described above from Co-1 Commercial to R-2 Residential. All agreed.

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

HISTORY: Taken from the April 18, 2017 Planning Board Meeting Minutes

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

Some items discussed included:

1. Sewer Lines.
2. Retention Pond.
3. Balancing of Site (Fill).
4. Lot layout.
5. Phasing.
6. Gas availability to Fiegle Road?

Mr. Haight was then reminded that a \$50 per lot Final Plat Review Fee must be paid prior to the Town Engineer commencing his review of the revised Engineered Drawings.

Tabled to the May 16, 2017 Planning Board Meeting

CURRENT:

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

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

HISTORY: Taken from the March 21, 2017 Planning Board
Meeting Minutes

Sean Hopkins, Esq. and Paul Bliss both representing the Applicant (Camp-Roll LLC) came before the Board with a revised Major Subdivision Sketch Plan. The proposed Major Subdivision Sketch Plan was reworked to limit Variances to the lowest number possible yet allowing for optimum engineering for the Major Subdivision.

Sean Hopkins commenced to give the Board a presentation outlining the lots that would not meet Town Zoning Code requirements along with reasoning as to why the lots could not be reconfigured to comply. Mr. Hopkins pointed out that the lots not in compliance were almost exclusively due to the Zoning Code provision that requires eliminating ponds, wetlands, wetland buffer areas and easements from the lot depth and area calculation. He further advised that expansion of the Major Subdivision to the north and east was prohibitive due to existence of vast wetlands.

After discussion all Board Members agreed that the only remedy that the Applicant had was to seek Variance relief through the Town Zoning Board of Appeals. Mr. Hopkins acknowledged that Application would be made to the Town Zoning Board Appeals in time for their April 2017 Meeting

The Major Subdivision Review was then tabled pending outcome of Variance Application with the Town Zoning Board of Appeals.

CURRENT:

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.

8. Public/Press Comments and Questions

None

9. Adjourn

On a motion by Dan Vivian and seconded by Joe Killion the meeting was adjourned at 8:30PM. All agreed.

Respectfully Submitted

John Lavrich, Secretary
Planning Board, Town of Pendleton

cc: All Members of Planning Board E-Mail
Mr. Joel Maerten, Town Supervisor E-Mail
Mr. Claude Joerg Town Attorney E-Mail
Ms. Terry Pienta, Town Clerk E-Mail
Ms. Kelli Coughlin , Town Assessor E-Mail
Mr. Jeff Stowell, Highway Superintendent E-Mail
Mr. James Argo, Sewer and Water E-Mail
Mr. David Leible, Councilman E-Mail

Mr. Todd Ostrowski, Councilman E-Mail
Mr. David Fisher, Councilman E-Mail
Ms. Aimee Jarvis, Councilman, E-Mail
Mr. Edward P. Perlman, Town Prosecutor E-Mail
Mr. David Britton, CRA Engineering E-Mail
Superintendent, Starpoint Schools E-Mail
Board of Appeals - E-Mail
Building Inspectors - E-Mail
NYS DEC- E-Mail

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND
FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE
June 20, 2017 PLANNING BOARD MEETING.

