

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
SEPTEMBER 20, 2016

MEMBERS PRESENT :Joe McCaffrey,*Dan Vivian, Joe Killion, Dave Naus,*
John Lavrich, Tom Edbauer and David Kantor

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. August 16, 2016 Meeting Minutes

A motion was made by Joe Killion and seconded by Tom Edbauer to approve the Minutes of the August 16, 2016 Planning Board Meeting. All agreed.

4. Empire Pipe Line Inc. - Compressor Station Site Plan Review - Killian Road - 8:00PM Public Hearing

A Public Hearing was opened at 8:00PM for Empire Pipeline Inc. (National Fuel Gas) Site Plan Review.

It was first noted that Adam Walters of Phillips Lytle LLP and representing National Fuel Gas/Empire Pipe Line, Inc. along with a number of representatives from Empire/National Fuel were in attendance. In addition approximately forty Town Residence were also in attendance.

Mr. Walters commenced to give the Board and those in attendance a presentation on the proposed 22,000 horsepower gas compressor station project.

Nine of those in attendance Signed In to be heard and Chairman McCaffrey commenced to take questions/comments in order of sign in.

Items commented on and or questioned included: Emissions, Noise, Building Design, Landscaping, Safety, Emergency Response, Fencing and Visibility.

After all those were heard that signed in, Chairman McCaffrey closed the Comment/Question portion of the Public Hearing.

It was then announced that all questions and comments will be taken into consideration and written responses to all said questions and comments will be made available at the October 18, 2016 Planning Board Meeting.

The Public Hearing thus remains open.

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

HISTORY: Taken from the April 19, 2016 Planning Board
Meeting Minutes in part:

Sean Hopkins, Esq. and Kenneth Zollitch of GPI both representing the Applicant came before the Board with a Major Subdivision Sketch Plan. The proposed Major Subdivision would have 54 lots on a 51 acre parcel located on the east side of Campbell Blvd. south of Fiegle Road.

HISTORY: Taken from the August 16, 2016 Planning Board
Meeting Minutes

Admin. Assistant Lavrich advised the Board that a Wetland Delineation was completed on the Major Subdivision Property and the NYS DEC Wetlands had increased in the back portion of the proposed Subdivision. An updated Sketch Plan which was reduced from 54 to 47 lots was then reviewed by the Board. It was then

further noted that a number of lots to the front of the Major Subdivision do not meet Zoning Code Depth requirements and thus would need Variance consideration.

Tabled to the September 20, 2016 Planning Board Meeting.

CURRENT:

Admin. Assistant Lavrich advised the Board that an updated Sketch Plan reflecting the impact of Wetlands and Storm Water Management will be ready for Planning Board review at the October 6, 2016 Planning Board Work Meeting.

6. Heritage Landings - Major Subdivision (Modified) - Fiegle and Bear Ridge Road

HISTORY: Taken from the June 21, 2016 Planning Board Meeting Minutes

Applicant William Hetzenrater was in attendance to discuss a number of issues related to the Heritage Landings Major Subdivision. Discussion quickly focused on extending a sewer line from the proposed Major Subdivision to Fiegle Road Via one of the entrance roads leading to the Subdivision. After discussion, it was decided that Mr. Heizenrater had provided the Board with a number of relevant issues concerning extending the Sewer line over the Power Line Easement Area. These issues warranted further discussion at the Planning Board July Work Meeting.

, HISTORY: Taken from the August 16, 2016 Planning Board Meeting Minutes

Applicant William Hetzenrater advised the Board via phone call that he was weighing all his options concerning the Heritage Landings Major Subdivision and would attend the September 20, 2016 Planning Board Meeting to discuss. Tabled to the September 20, 2016 Planning Board Meeting.

CURRENT

Richard Haight of Advanced Design and representing the applicant William Hetzenrater advised the Board via E-Mail that:" Neither the owner nor I will be attending the Planning Board meeting tomorrow night (September 20) for Heritage

Landings. We are still reviewing the options to make design more cost effective while addressing the Town's comments."

Tabled to the October 2016 Planning Board Meeting.

7. Dollar General - 6726 S. Transit Road at Dunnigan Road - Site Sketch Review

Request for Site Sketch Review was received from David Pawlik representing Creative Structures Services for construction of a Dollar General Store.

The proposed 9,100 sq. ft. building would be located on an approximately 1.4 acre parcel at 6726 S. Transit Road on the west side of S. Transit Road at Dunnigan Road.

The Planning Board acknowledged receipt and then reviewed the Site Sketch Plan. Some items discussed included:

1. Building design and placement on parcel.
2. Wetlands impact making Dunnigan road entrance impractical.
3. Lighting.

All agreed that the Applicant can now proceed to the fully engineered phase of the Site Plan Review Process. Full Site Plan Application along with payment of Site Plan Review Fees need be accomplished in order to initiate the next stage of the Site Plan Review Approval Process.

8. Town Code Revision - Solar Panels - Review Town Board Request

HISTORY: Taken from the August 16, 2016 Planning Board Meeting Minutes

Upon review of the August 8, 2016 Town Board Meeting Minutes it was noted that an approval was not given on the GHD proposal to draft a Solar Ordinance for the Town. The Town Board asked the Planning Board to "provide a more cost effective way to get

the ordinance written".

After discussion, all Planning Board Members agreed that the most cost effective and expeditious way would be for the Town Board to authorize the Town Attorney to draft the Solar Ordinance.

A motion was made by Joe Killion and seconded by Tom Edbauer to authorize Admin. Assistant Lavrich to send a letter of recommendation to the Town Board to authorize the Town Attorney to draft a Solar Ordinance for the Town. All agreed.

CURRENT:

Discussion tabled to the October 6, 2016 Planning Board Work Meeting.

9. Public/Press Comments and Questions

None

10. Adjourn

On a motion by Dan Vivian and seconded by Joe Killion the meeting was adjourned at 9:10PM. 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 October 18, 2016 PLANNING BOARD MEETING.