

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
DECEMBER 19, 2017

MEMBERS PRESENT: Joe McCaffrey, *Joe Killion, John Lavrich,*
Dave Naus, Dan Vivian, Nick Kwasniak, Dave 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. November 21, 2017 Meeting Minutes

A motion was made by Dan Vivian and seconded by Nick Kwasniak to approve the Minutes of the November 21, 2017 Planning Board Meeting. All agreed.

4. Travis Rettig - Three Lot Minor Subdivision -
Oakwood Drive

SEQR Action
7:45 Public Hearing

SEQR Action

SEQR: The Planning Board initiated review of the Short Environmental Assessment Form.
On a motion by Nick Kwasniak and seconded by Joe Killion a Negative Declaration was issued and the Planning

Board Chairman was authorized to sign the SEQR Form.
All agreed.

7:45 Public Hearing

It is first noted that the Applicant/property owner Travis Rettig was in attendance.

A Public Hearing was opened at 7:45PM for a Three Lot Minor Subdivision on Oakwood Drive Approximately one mile east of Campbell Blvd.

The Subdivision consists of splitting three 125' wide by 1,456' deep lots from a 12.7 acre parcel.

There were no questions from those in attendance on said Subdivision , so on a motion by David Kantor and seconded by Joe Killion the Public Hearing was closed at 7:52PM. All agreed.

A motion was then made by Joe Killion and seconded by Dave Naus 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. Blas/Magolis - Three Lot Minor Subdivision/Resubdivision - Irish Road

SEQR Action
8:00 Public Hearing

SEQR Action

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

On a motion by Nick Kwasniak and seconded by Dave Naus a Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQR Form.
All agreed.

8:00 Public Hearing

It is first noted that the Applicant/property owner Mike Blas was in attendance.

A Public Hearing was opened at 8:00PM for a Three Lot Minor Subdivision/Resubdivision on Irish Road approximately 1075 feet east of Bear Ridge Road.

Michael and Lisa Blas are the owners of a 182.21 X 359' lot on Irish Road. They also own a 17.9 Acre Parcel were they reside at 5330 Irish Road.

Application was made to subdivide the 182.21' into two build-able lots. In order to accomplish this split the lot would need be expanded to a minimum of 200' at the minimum setback.

In order to get the required 200', the following actions are proposed:

1. Subdivide and attach 30" from Property owned by Michael & Lisa Blas to the west.
2. Subdivide and add approximately 10 acres from Property owned by Michael & Lisa Blas to the west to back of lot.
3. Exchange Approximately 13" of Property owned by Gerry Magolis for 50' of property owned by Michael & Lisa Blas. The 50' will be added to the rear of Magolis lot.

Subdivision application is then made for a Two Lot Subdivision slitting the lot into two build-able lots. The first lot will be 100' wide at minimum setback and contain approximately 2 acres.

Lot # 2 will be 100, wide at minimum setback and contain approximately 10 acres.

Michael & Lisa Blas along with Gerry Magolis gave a written statement that states the parcel will be attached to lots promptly upon approval.

There were no questions from those in attendance on said Subdivision, so on a motion by Dave Kantor and seconded by Joe Killion the Public Hearing was closed at 8:07PM. All agreed.

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

6. Guy Holler - Two Lot Minor Subdivision - 6750 Bear Ridge Road - Minor Modification

It is first noted that Applicant/property owner Guy Holler was in attendance.

At the May 17, 2016 Planning Board Meeting Conditional Approval was given for the "Guy Holler Two Lot Minor Subdivision". This Subdivision Approval was for Splitting an approximately 181' wide by approximately 300' deep lot from a 24.2 acre parcel.

Applicant/property owner Guy Holler made Application to the Planning Board asking that consideration be given to Modify the original Two Lot Minor Subdivision. The modification would add 45.05' to the back west side of the lot and 66.63' to the back east side of the lot.

All Planning Board Members agreed that this would constitute a Minor Modification to the original Two Lot Subdivision approved at the May 2016 Planning Board Meeting

After short discussion, a motion was made by Dan Vivian and seconded by Joe Killion to approve the Modified Subdivision conditioned on proper survey and filing deed description with Niagara County within one year of today's date. All agreed.

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

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

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

Mr. Haight first advised the Board that he and Applicant William Heitzenrater has finally come to an agreement with Empire Pipe to allow for utilities to go both over and under the pipe line at sufficient depth to allow for Town Maintenance

with present equipment. The only outstanding question is Empire allowing water to go over pipe line with insulation.

Mr. Height then commenced to distribute updated Final Plat Engineered Drawings. He then gave a short presentation on the Drawings and entertained questions and comments from the Board.

Town Engineer Dave Britton can now continue his review of the Final Site Plan Engineered Drawings.

Tabled to the December 19, 2017 Planning Board Meeting.

CURRENT:

No new information on the Heritage Landings Major Subdivision. Town Engineer Dave Britton continues review of the Final Plat Engineered Drawings.

Tabled to the January 16, 2018 Planning Board Meeting.

8. Meadows at Pendleton North - Major Subdivision Preliminary Plat - 50 Lots - Campbell Blvd. between Fiegel Rd and Bear Ridge Road

HISTORY: Taken from the October 17, 2017 Planning Board Meeting Minutes

It was first noted that Sean Hopkins Esq. representing the Applicant (Camp-Roll LLC) was in attendance.

Preliminary Plat Application along with the Preliminary Plat Engineered Drawings for a proposed 50 lot Major Subdivision on a 51 acre parcel off Campbell Blvd. has been filed and are now available for review. All preliminary Plat Fees have also been paid.

Mr. Hopkins then requested that the Planning Board authorize Town Engineer Dave Britton to commence with the "SEQR Coordination" for The Meadows at Pendleton North Major Subdivision.

A motion was then made by Dan Vivian and seconded by Dave Naus to authorize Town Engineer Dave Britton to initiate SEQR Coordination and commence mailing said SEQR to potential involved/interested agencies.

Tabled to the November 21, 2017 Planning Board Meeting.

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

It is noted that the 30 day lead agency solicitation time frame for SEQR expired on November 20, 2017. It is further noted that comments were received from both New York State Dept. of Environmental Conservation and NYS Dept. of Agriculture and Markets.

Preliminary Plat Engineered Drawings are presently under review with Town Engineer Dave Britton.

Tabled to the December 19, 2017 Planning Board Meeting.

CURRENT:

The 30 day lead agency solicitation time frame for the Meadows at Pendleton North Major Subdivision SEQR expired on November 20, 2017. There were no agencies that objected to the Town of Pendleton Planning Board becoming the designated lead agency.

After short discussion, a motion was made by Joe Killion and seconded by Dave Kantor resolving that the Town of Pendleton Planning Board declares itself as designated lead agency for SEQR on the Meadows at Pendleton Major Subdivision. All agreed.

9. Public/Press Comments and Questions

10. Adjourn

On a motion by Dan Vivian and seconded by Joe Killion the meeting was adjourned at 8:20PM. 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 January 16, 2018 PLANNING BOARD MEETING.