

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
JANUARY 16, 2018

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

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. December 19, 2017 Meeting Minutes

A motion was made by Joe Killion and seconded by Nick Kwasniak to approve the Minutes of the December 19, 2017 Planning Board Meeting. All agreed.

4. Edward Gabrys - Two Lot Minor Subdivision/Resubdivision -
Mapleton Road

SEQR Action
7:45 Public Hearing

SEQR Action

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

On a motion by Dave Naus 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 Edward Gabrys was in attendance.

A Public Hearing was opened at 7:45PM for a Two Lot Minor Subdivision/Resubdivision on the south side of Mapleton Road approximately 2500 feet west of Aiken Road. The Subdivision/Resubdivision consists of splitting a 159'X266' parcel from an approximately 47 acre parcel. The .97acre parcel will then be attached to a lot owned by Brett and Corey Zoerb located at 4322 Mapleton Road. Their lot would then measure 2+Acres.

Brett and Corry Zoerb gave a written statement that states that the parcel will be attached to their lot promptly upon approval.

There were no questions from those in attendance on said Subdivision , so on a motion by David Kantor and seconded by Nick Kwasniak the Public Hearing was closed at 7:50PM. All agreed.

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

5. Bobcat of Buffalo - 6830 S. Transit Road - Site Plan Review - Modification #2

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 Modification #2 to the Bobcat of Buffalo Site Plan Review and Modification #1 that were approved by the Planning Board at its June 2017 and October 2017 Meetings.

The service dept. to the back of the building would be increased by adding an additional 20'X60'. The building in total will then measure 17,400 sq.ft. There would also be a minor change in elevation to accommodate design modifications to the front of the building.

All Planning Board members agreed that this would constitute a minor modification to the original Site Plan and thus could be acted on at the current meeting

A motion was then made by David Kantor and seconded by Dave Naus to approve the Bobcat of Buffalo Site Plan Review Modification #2. All agreed.

6. Roman Construction Development Corp. - 4729 Mapleton Road-Site Plan Review - Modification

It was first noted that Tim Arlington of Apex Consulting representing the Applicant Roman Construction Development Corp. was in attendance.

Tim Arlington commenced to give the Board a presentation on the proposed Modification to the Roman Construction Site Plan Review that were conditionally approved by the Planning Board at its December 2013 Meeting.

Mr. Arlington and Planning Board Members then proceeded to review a letter by the Applicant which outlines a tentative timetable for completion of work that is included as part of the Modified Site Plan:

1. Move topsoil bin and shed and regrade area (April 15, 2018).
2. Landscaping (April 30, 2018).
3. Second Entrance to the west side of property.
 - A. Blacktop the second entrance (May 15 2018).
4. Finish off concrete in parking lot and final touches. (May 22, 2018).

5. Install Fencing (June 1, 2018).
6. Hydroseeding. (June 10, 2018).

All work will be completed by June 30, 2018.

The Building department will closely monitor adherence to the tentative completion dates with special attention being placed on the June 30, 2018 final completion date.

It is noted that no changes to the Building will be required, however, certain interior modifications need be made to create a Light Commercial Zoning appearance. Effort must be made to situate Light Commercial Businesses in front of building.

All Planning Board agreed that this would constitute a minor modification to the original Site Plan and thus could be acted on at the current meeting.

A motion was then made by Nick Kwasniak and seconded by Joe Killion to tentatively approve the Roman Construction Site Plan Review Modification conditioned on completion of all agreed items on or before the June 30, 2018 deadline . 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:

The Board was advised that an E-Mail was received from Richard Haight of Advanced Design stating:

"We were not planning on attending tonight's meeting. The pipeline crossing issues have been addressed and updated plans, along with the supporting documents for the amendments to the Sanitary Sewer and Storm Water Drainage Districts, have been submitted to you and to Dave Britton at GHD to include in his review of the complete submittal. We are currently awaiting any Engineering review comments."

The Board then discussed a number of issues that will tentatively be addressed at the February 20, 2018 Planning Board Meeting:

1. Approval of Road Name (Heritage Lane).
2. Update Parkland Determination.
3. Agreement with Developer on paying for Road Signage within the Heritage Landings Major Subdivision (Highway Superintendent is currently in process composing a cost estimate).

Tabled to the February 20, 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 December 19, 2017 Planning Board

Meeting Minutes

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.

CURRENT:

Town Engineer Dave Britton informed the Board that he has progressed in the review of the Preliminary Plat Engineered Drawings for the Meadows at Pendleton North Major Subdivision. Town Engineer Britton then noted that during review he encountered a significant number of issues/questions on items such as drainage, fill, wetlands/wetland buffer, retention pond, balancing of site and protection of adjoining properties. Britton then informed the Board that he will promptly compose an itemized list of issues, concerns and questions which will forward to the Developers' Engineer and Attorney for review and response. SEQR and Preliminary Plat Public Hearing will not be addressed until the "list of issues" are resolved.

Tabled to the February 20, 2018 Planning Board Meeting.

9. Public/Press Comments and Questions

10. Adjourn

On a motion by Nick Kwasniak and seconded by Joe Killion the meeting was adjourned at 8:45PM. 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. Debora Mauer, 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
Mr. Justin Graham, 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
February 20, 2018 PLANNING BOARD MEETING.

