

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
FEBRUARY 20, 2018

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

Members Excused: None

Others Present: Camie Jarrell GHD

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

2. Informal Business

None

3. January 16, 2018 Meeting Minutes

A motion was made by Dave Naus and seconded by Joe Killion to approve the Minutes of the January 16, 2018 Planning Board Meeting. All agreed.

4. Thomas Janik - Two Lot Minor Subdivision - Donner Road

SEQR Action
7:40 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.

7:40 Public Hearing

A Public Hearing was opened at 7:40PM for a Two Lot Minor Subdivision on the north side of Donner Road approximately 2,500 feet west of S. Transit Road.

The Subdivision consists of splitting a 200' wide by 400' deep (two acre)lot from an approximately 30 acre parcel. The subdivided two acre lot will have 200' Donner Road frontage and the remaining parcel will be approximately 29 acres and have approximately 606' Donner Road frontage.

There were no questions from those in attendance on said Subdivision , so on a motion by Dave Naus and seconded by Dave Kantor the Public Hearing was closed at 7:42PM. All agreed.

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

5. Pluff - Two Lot Minor Subdivision - 4672 Lockport Road

SEQR Action
7:50 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.

7:50 Public Hearing

A Public Hearing was opened at 7:50PM for a Two Lot Minor Subdivision on the south side of Lockport Road at 4672 Lockport Road.

The Subdivision consists of splitting a 200' wide by 250' deep (1.15 acre) lot from an approximately 82 acre parcel. The subdivided 1.15 acre lot will have 200' Lockport Road frontage and the remaining parcel will be approximately 81 acres with Lockport Road frontage.

There were no questions from those in attendance on said Subdivision , so on a motion by Dave Naus and seconded by Dave Kantor the Public Hearing was closed at 7:53PM. All agreed.

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

6 Emerick - Two Lot Minor Subdivision - Bear Ridge 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 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.

7:40 Public Hearing

A Public Hearing was opened at 8:00PM for a Two Lot Minor Subdivision on the southeast side of Bear Ridge Road at West Canal Road.

The Subdivision consists of splitting a 1.36 acre lot from an approximately 2.36 acre parcel. The subdivided 1.36 acre lot will have both Bear Ridge Road and West Canal Road frontage and the remaining 1 acre parcel will have Bear Ridge Road Frontage.

There were no questions from those in attendance on said Subdivision , so on a motion by Dave Naus and seconded by

Dave Kantor the Public Hearing was closed at 8:06PM. All agreed.

It was then noted that a significant ditch and Flood Plain both run through the center of property proposed to be subdivided. This situation created concern about possible issues in locating a residence on the subdivided lot. It was also noted that the Highway Superintendent may want a "Ditch Cleaning Easement" on said ditch. All agreed that any approval of the Minor Subdivision must be contingent on both the Town Building Inspector (is lot Buildable) and Town Highway Superintendent (Ditch Easement requirement) determinations.

A motion was then made by Nick Kwasniak and seconded by Joe Killion to approve the Subdivision with conditions stated above and filing deed description with Niagara County within two years 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 January 20, 2018 Planning Board Meeting Minutes

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.

CURRENT:

The Board was advised that an E-Mail was received from Richard Haight of Advanced Design stating: "Bill (Heitzenraiter) and his attorney are still reviewing the revised legal documents for the amendments to the Sanitary Sewer Districts. Therefore, we will not be attending tonight's Planning Board Meeting. Our intent is to seek Final Approval at the March meeting.

Outstanding issues to be tentatively addressed at the March 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 March 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 January 20, 2018 Planning Board

Meeting Minutes

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 "list of issues" are resolved.

Tabled to the February 20, 2018 Planning Board Meeting.

CURRENT:

Town Engineer Dave Britton is in process of review of the Preliminary Plat Engineered Drawings. In review a significant number of issues were encountered and Town Engineer Britton composed a list of "Comments" to the Developers' Engineer and Attorney for review and response.

Tabled to the February 20, 2018 Planning Board Meeting awaiting Developer's Engineer response.

9. Public/Press Comments and Questions

10. Adjourn

On a motion by Dave Naus and seconded by Dave Kantor the meeting was adjourned at 8:25PM. 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
March 20, 2018 PLANNING BOARD MEETING.

