

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
May 15, 2018

MEMBERS PRESENT: Joe McCaffrey, *Joe Killion, John Lavrich,*
Dan Vivian, *Dave Naus, Nick Kwasniak and 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. April 17, 2018 Meeting Minutes

A motion was made by Dan Vivian and seconded by Dave Naus to approve the Minutes of the April 17,2018 Planning Board Meeting. All agreed.

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

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).

It was first noted that the Town of Pendleton Town Board voted to dissolve the Sanitary Sewer District No.5 - Heritage Landings that was initially set up to encompass the Heritage Landings Major Subdivision.

After discussion, Mr. Heitzenrater agreed that with the help of Town Engineer Dave Britton, he would attempt to expeditiously solidify setting up a Sewer District Extension for the Heritage Landing Major Subdivision (Modified).

Tabled to the June 19, 2018 Planning Board Meeting

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

HISTORY: Taken from the April 17, 2018 Planning Board Meeting Minutes

It is first noted that Kenneth Zollitsch of Greenman-Pedersen (GPI) representing the Applicant was in attendance.

Discussions then focused on setting a Preliminary Plat Public Hearing at the May 15, 2018 Planning Board Meeting. It was noted that the majority of the Site Plan Review Engineered Drawings and SWPPP comments have been addressed. The outstanding Ag. District SEQR comment from NYSDEC has also been addressed.

All agreed that everything was in place to hold a Public Hearing at the May 15, 2018 Planning Board Meeting. A motion was then made by Dave Naus and Seconded by Dan Vivian to set the Preliminary Plat Public Hearing at 8:00 PM May 15, 2018. All agreed.

CURRENT:

8:00 Public Hearing

Public Hearing - 8:00PM - Meadows at Pendleton North - 50 Lot Major Subdivision - Campbell Blvd between Fiegle Road and Bear Ridge Road - Preliminary Plat

A Public Hearing was opened at 8:00PM for the Meadows at Pendleton North Major Subdivision Preliminary Plat and SEQR. The proposed Major Subdivision is to located on Campbell Blvd

between Fiegle Road and Bear Ridge Road and has a total of 50 lots.

Kenneth Zollitsch of Greenman-Pedersen (GPI) and Attorney Sean Hopkins, both representing the Applicant, were present to give a presentation on the significant features and layout of the Major Subdivision.

It is also noted that approximately ten residents who live in the vicinity of the proposed Major Subdivision were also present.

After completion of the presentation, the Chairman announced that comments, concerns and questions would be taken from those present.

The majority of questions and comments were directed by three residents who reside on Campell Blvd. to the south of the proposed Major Subdivision and a resident with property adjoining the back of the Subdivision. Questions and comments were primarily pertaining to drainage issues with their properties and viability of Subdivision drainage systems and retention ponds.

After all comments and questions were addressed, a motion was made by Dave Naus and seconded by Dan Vivian to close the Public Hearing at 8:31PM. All agreed.

A letter dated May 14, 2018 from Town Engineer Dave Britton was then presented to the Board. The letter stated in part: We have completed our review of the preliminary plat application package prepared by GPI Engineering and found it to be in conformance with general engineering practices. This constitutes completion of our review.

SEQR DETERMINATION:

The Board then addressed the State Environmental Assessment Form. Town Engineer Britton outlined and discussed the primary features of the State Environmental Assessment Long Form. After discussion, a motion was made by Dave Naus and seconded by Dan Vivian a Negative SEQR determination was issued and the Planning Board Chairman was

given authorization to sign the SEQR Form. All agreed

A motion was then made by Dan Vivian and seconded by Nick Kwasniak to approve the Major Subdivision Preliminary Plat conditioned on the provisions outlined in the Technical Checklist for Plat Approval. All agreed.

The Applicant can now proceed to the Final Plat stage of the Major Subdivision review process.

6. Public/Press Comments and Questions

None

7. Adjourn

On a motion by Dan Vivian and seconded by Nick Kwasniak the meeting was adjourned at 9:02PM. 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
Conservation Board - 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 19, 2018 PLANNING BOARD MEETING.

