

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
August 21, 2018

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

Members Excused: Nick Kwasniak

Others Present: Town Engineer Dave Britton - Excused

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

2. Informal Business

None

3. July 17, 2018 Meeting Minutes

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

4. Ivan Chatham - Two Lot Minor Subdivision - Campbell Blvd at Meyer 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 Dave Naus and seconded by Dave Kantor a

Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQR Form. All agreed.

7:40 Public Hearing

It is first noted that the Applicant Ivan Chatham was in attendance.

A Public Hearing was opened at 7:40PM for a Two Lot Minor Subdivision on the east side of Campbell Blvd at Meyer Road.

The Subdivision consists of splitting a 105' wide by approximately 632' deep lot from a 4.5 acre parcel. The subdivided lot will have 105' Campbell Blvd. frontage and the remaining parcel will have approximately 215' Campbell Blvd. frontage and 254' Meyer Road frontage

There were no questions from those in attendance on said Subdivision, so on a motion by Dave Kantor and seconded by Dave Naus the Public Hearing was closed at 7:47PM. All agreed.

A motion was then made by Dave Naus 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, Matyjas - Two Lot Minor Subdivision - 5453 Mapleton 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 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.

7:50 Public Hearing

It is first noted that Walt Matyjas representing the Applicants Walter and Cecilia Matyjas was in attendance.

A Public Hearing was opened at 7:50PM for a Two Lot Minor Subdivision on the north side of Mapleton Road at 5453 Mapleton Road.

The Subdivision consists of splitting a 125' wide by approximately 375' deep lot from a 24.6 acre parcel. The subdivided 125' lot will have 125' Mapleton Road frontage and the remaining parcel will be approximately 23.5 acres with approximately 298' Mapleton Road frontage.

There were no questions from those in attendance on said Subdivision, so on a motion by Dave Naus and seconded by Dan Vivian the Public Hearing was closed at 7:56PM. All agreed.

A motion was then made by Dave Kantor 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. Heritage Landings - Major Subdivision (Modified) - Final Plat - Feigel and Bear Ridge Road - 53 Lots

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

Applicant William Heitzenrater advised by E-Mail that he is unable to attend the July 17, 2018 Planning Board Meeting and expects to have everything in place for the August 21, 2018 Planning Board Meeting.

Tabled to the August 21, 2018 Planning Board Meeting.

CURRENT:

Applicant's Engineer Rick Haight advised by E-Mail that both the Sewer Improvement and Storm District Amendments have been forwarded to Town Engineer Dave Britton for review.

Tabled to the September 18, 2018 Planning Board Meeting.

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

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

Applicant's Engineer advised by E-Mail that plans have been provided to the Niagara County Health Department and he is awaiting their comments.

Tabled to the August 21, 2018 Planning Board Meeting.

CURRENT:

Applicant's Engineer Ken Zollitsch advised by E-Mail that plans have been provided to the Niagara County Health Department and he continues to await their comments.

Tabled to the September 18, 2018 Planning Board Meeting.

8. Town Zoning Code

The Planning Board acknowledged receipt of requests by the Town Board to review a number of sections of the Town Zoning Code. Board Members commenced review of those sections and all agreed that a number of minor amendments may be in order. Further review will be conducted at the September 6, 2018 Planning Board Work Meeting and recommendations will promptly follow.

9. Public/Press Comments and Questions

None

10. Adjourn

On a motion by Dan Vivian and seconded by Joe Killion the

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meeting was adjourned at 9:20PM. 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 September 18, 2018 PLANNING BOARD MEETING.

