

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
October 16, 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. September 18, 2018 Meeting Minutes

A motion was made by Dan Vivian and seconded by Nick Kwasniak to approve the Minutes of the September 18, 2018 Planning Board Meeting. All agreed.

4. John Alleca - Four Lot Minor Subdivision - Corner of Mapleton Road and Town Line 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 Nick Kwasniak and seconded by Dave Naus a

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

7:45 Public Hearing

A Public Hearing was opened at 7:45PM for a Four Lot Minor Subdivision on the corner of Mapleton Road and Town Line Road. The Subdivision consists of splitting three 160' wide by 296' deep lots from a 13.4 acre parcel. The three subdivided lots will have 160' Mapleton Road frontage and the remaining approximately 10 acre parcel will have approximately 171' Mapleton Road frontage.

Town Engineer Dave Britton then advised the Board that SEQOR Review of this Minor Subdivision revealed that a potential drainage issue exists to the back of the three lots to be subdivided. In order to protect the neighbor to the north, a swale need be constructed along the back of said lots (Approximately 500'). All Board Members agreed with the "swale" recommendation and approval of the Minor Subdivision would be conditioned on construction of the swale by June 30, 2019 or an application for a Building Permit whichever comes first.

There were no questions from those in attendance on said Subdivision, so on a motion by Dan Vivian and seconded by Dave Naus the Public Hearing was closed at 7:50PM. All agreed.

A motion was then made by Nick Kwasniak and seconded by Dave Kantor to approve the Subdivision with above listed condition and filing deed description with Niagara County within two years of today's date. All agreed.

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

Final Plat

HISTORY: Excerpts taken from the September 18, 2018 Planning Board Meeting Minutes

The following was then noted:

1.This constitutes Final Plat Approval of the "Modification" for the Heritage Landings Major Subdivision. All other Final Plat Approvals for Heritage Landings are therefore Null and Void. This Subdivision will retain the name Heritage Landings.

2. Applicant's Engineer Rick Haight submitted the Sewer Improvement and Storm District Amendments which have been forwarded to and reviewed by Town Engineer Dave Britton. Both are now awaiting Town Board Action.

CURRENT:

It was noted that the Town Board approved both the Sewer Improvement and Storm District Amendments for the Heritage Landings Major Subdivision at their October 8, 2018 Meeting.

All conditions listed in the Final Plat Approval given at the September 18, 2018 Planning Board Meeting have now been fulfilled.

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

HISTORY: Taken from the September 18, 2018 Planning Board Meeting Minutes

It was first noted that there was no one present representing The Meadows at Pendleton North Major Subdivision.

Administrative Assistant Lavrich then advised the Board that he sent an E-Mail to both the Applicant's Engineer and Attorney advising them that Section 220-13A of the Town Subdivision Regulations require that Final Plat Application with Fees be submitted within six months of Prelim Plat Approval.

Since Prelim Plat Approval was given on May 15, 2018, the Final Plat Application and fees would be due no later than Nov. 15, 2018.

Tabled to the October 16, 2018 Planning Board Meeting.

CURRENT:

It was first noted that there was no one present representing The Meadows at Pendleton North Major Subdivision.

It was again advised that Section 220-13A of the Town Subdivision Regulations require that Final Plat Application with Fees be submitted within six months of Prelim Plat Approval (By November 15, 2018).

Since the Planning Board Meeting for November falls on the 20th, a motion was made by Dave Kantor and seconded by Joe Killion to extend the Final Plat Filing and Fee payment date to the meeting date on November 20, 2018.

Per Section 220-13A of the Town of Pendleton Subdivision Regulations: "If not submitted within six months after approval of the preliminary plat, the Planning Board may refuse to approve the final plat and require resubmission of the preliminary plat.

Tabled to the November 20, 2018 Planning Board Meeting.

7. Public/Press Comments and Questions

None

8. Adjourn

On a motion by Dan Vivian and seconded by Joe Killion the meeting was adjourned at 8:30PM. 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. Deborah Maurer, 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, GHD 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
November 20, 2018 PLANNING BOARD MEETING.

