

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
December 18, 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. November 18, 2018 Meeting Minutes

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

4. Holiday Inn Express - Site Plan Review - S. Transit Road

It is first noted that Christopher Andrzejewski of Milex Engineering and Jeff Hazel of Sylvestri Architect representing the Applicant Omkara Hotel, LLC (Chet Patel) were all in attendance.

Christopher Andrzejewski of Milex Engineering commenced to give the Board a brief presentation on the status of the project.

Discussion then focused on an "Emergency Entrance" coming off

S. Transit Road and located on the south side of the property. All agreed that it would be prudent to have a viable second entrance dedicated to emergency use.

A number of agencies need come to agreement in order for the Site Plan to proceed with a second entrance dedicated to Emergency Use:

1. Wendelville Fire Department (Recommendation to Building Inspector)
2. Town of Pendleton Building Inspector (Town Approving Agency)
3. NYSDOT (State Approving Agency)

After discussion, all agreed that the Building Inspector was the Town Approving Agency for the need and design of the Emergency Entrance.

It was then determined that the best course of action to move the Site Plan along would be for the Applicant's Engineer to meet with the Town Building Inspector to come to agreement on the design of the Emergency Entrance. After agreement is reached the Plan can then be forwarded to the NYSDOT for their input.

Tabled to the January 3, 2019 Planning Board Work Meeting for further discussion and direction.

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

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

Administrative Assistant Lavrich advised the Board that Final Plat Application along with all applicable fees were received at the Planning Board Town Hall Office on November 8, 2018. The November 15, 2018 Application Filing deadline as established by Section 220-13A of the Town Subdivision Regulations has thus Been met. Applicants Engineer is in process of preparing the Final Plat Engineered Drawings.

Tabled to the December 18, 2018 Planning Board Meeting.

CURRENT:

It is first noted that no one was in attendance representing the Meadows North Major Subdivision.

It is anticipated that Final Plat Engineered Drawings will be available for review at the January 15, 2019 or February 2019 Planning Board Meeting.

Tabled to the January 15, 2019 Planning Board Meeting.

6. Borrego Solar System , Inc. - Site Plan Review - 6707 Bear Ridge Road just west of Irish Road.

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

It is first noted that Marc Kenward, PE of Erdman Anthony Representing the Applicant Borrego Solar Systems, Inc. was in attendance.

Mr. Kenward advised the Board that Borrego Solar proposes to construct and operate a 5.0 Mw (AC) ground mounted, utility grade solar energy system on a 73.322 acre site owned by David Stein at 6707 Bear Ridge Road. Kenward then commenced to give the Board a presentation on various aspects of the project.

Town Engineer Dave Britton along with Planning Board Members brought forth a number of questions concerning the proposed Solar Project:

1. Visibility to neighbors
2. Wetlands ramifications
3. Ag. District ramifications
4. Timing of SWPPP
5. Involvement of Fire Dept.
6. Acreage of coverage/disturbance

Administrative Assistant Lavrich then advised the Board that Site Plan Application with appropriate Site Plan Fees have been filed.

Mr. Kenward then requested that the Planning Board commence with the initial stage of the SEQR Process. Town Engineer Britton advised that Solicitation of Lead Agency would be appropriate.

A motion was then made by Dave Naus and seconded by Joe Killion to authorize Town Engineer Dave Britton to distribute the current Borrego Solar Systems, Inc. Full Environmental Assessment Form initiating Solicitation of Lead Agency. All agreed.

Tabled to the January 15, 2019 Planning Board Meeting.

CURRENT:

Administrative Assistant Lavrich advised the Board that the Environmental Assessment Form (SEQR) has been distributed for Lead Agency Determination and comment.

Tabled to the January 15, 2019 Planning Board Meeting.

7. Public/Press Comments and Questions

8. Adjourn

On a motion by Joe McCaffrey and seconded by Dan Vivian the meeting was adjourned at 8:40PM. 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
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
January 15, 2019 PLANNING BOARD MEETING.