

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
February 19, 2019

MEMBERS PRESENT: Dan Vivian, John Higgins, Dave Kantor,
Dave Naus, Nick Kwasniak, Nick Graves

Members Excused: Joe McCaffery

Others Present: Town Engineer Dave Britton

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

2. **Informal Business**

None

3. **January 15, 2019 Meeting Minutes**

A motion was made by Dave Naus & seconded by Nick Kwasniak to approve the Minutes of the January 15, 2019 Planning Board (PB) Meeting. All agreed.

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

SEQR: The Planning Board initiated review of the Short Environmental Assessment Form.

On a motion by Nick Kwasniak & seconded by Dave Kantor a Negative Declaration was issued & the Acting Planning Board Chairman was authorized to sign the SEQR form. All agreed.

8:00 Public Hearing

It was first noted that Sean Hopkins, Attorney for applicant and Stefanie Henry of Sylvestri Architect representing the Applicant Omkara Hotel, LLC along with Piyush & Chetan Patel were in attendance.

A Public Hearing was opened for the Holiday Inn Express at 6900 Transit Road at 8:00. Sean Hopkins, Attorney for applicant, commenced to give the Board a brief presentation on the status of the project to include revisions made to the "Emergency Entrance" coming off S. Transit Road. NYSDOT is currently reviewing the second emergency entrance & the applicant is awaiting their determination.

The Town Engineer mentioned the Planning Board is still awaiting two copies of the revised SWPPP along with two sets of the final Site Plan Engineered drawings with revisions.

The Town Engineer mentioned he was resolving other minor issues with the applicant's engineer.

There were no questions from those in attendance. The Planning Board agreed to keep the Public Hearing open & commence at the March 19, 2019 Planning Board meeting.

Discussion:

1. Wendelville Fire Department- Reviewed/approved the 2nd entrance design (Jan 2019)
2. Town of Pendleton Building Inspector - Reviewed/approved 2nd entrance design.
3. Town Engineer will review changes to Site Plan
 - a. Requires sketch of Cross Section of Emergency Exit (Complete).
 - b. Add "Do Not Park" signage at location specified (will be included in final Site Plan drawings).
4. NYSDOT - Site plan approval contingent on DOT approval. Awaiting DOT determination.
5. Niagara County Referral was approved at Jan 2019 meeting.
6. Public Hearing will remain open for the time being.
7. SEQOR Negative Declaration was declared.
8. Awaiting MS4 Acceptance Letter (Completed Jan 2019).

5. **Meadows at Pendleton North - Major Subdivision Preliminary Plat - 50 Lots - Campbell Blvd. between Fiegel 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. Applicant's Engineer is in process of preparing the Final Plat Engineered Drawings.

Tabled to the February 19, 2019 Planning Board Meeting.

CURRENT:

It is first noted that Sean Hopkins, Attorney for applicant, was in attendance representing the Meadows North Major Subdivision at the Feb 19 PB Meeting.

It is anticipated that Final Plat Engineered Drawings will be available soon for review with the Planning Board revisions.

The applicant is awaiting various permits from several agencies.

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

It was noted that no one representing the applicant was in attendance.

The Town Engineer advised the Board to address SEQR Lead Agency. At that time a motion was made by John Higgins & seconded by Nick Kwasniak to designate the Planning Board as Lead Agent for SEQR. The motion was approved unanimously.

Discussion:

1. It was mentioned that a photo rendering from the street is required with the current revisions to the Site Plan.
2. The Decommissioning Plan requires further updates.
3. Applicant will need to coordinate with the Town Board for the PILOT program & the security bond.

7. **Public/Press Comments and Questions**

N/A

8. **Adjourn**

On a motion by Dave Kantor and seconded by Nick Kwasniak the meeting was adjourned at 8:20PM. All agreed.

Respectfully Submitted

John Higgins, 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
March 19, 2019 PLANNING BOARD MEETING.