

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
March 19, 2019

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

Members Excused: Nick Graves

Others Present: Town Engineer Dave Britton

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

2. **Informal Business**

None

3. **February 19, 2019 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the February 19, 2019 Planning Board (PB) Meeting. All agreed.

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

It was noted that Marc Kenward, Lindsey McEntire & Steve Long were in attendance representing the applicant.

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

On a motion by Joe McCaffery & seconded by John Higgins a Negative Declaration was issued. The Planning Board Chairman was authorized to sign the SEQR form at that time. All agreed.

7:45PM Public Hearing

A Public Hearing was opened at 7:45PM for the Borrego Solar System project at 6707 Bear Ridge Road. A number of Town residents were in attendance.

The Project Engineer, Mr. Kenward, briefed the project that included site photos.

A number of those in attendance "Signed in" to be heard & Chairman McCaffery commenced to take questions/comments.

Items questioned/commented on included: Lawn mowing procedures, life of the solar complex, total lot & array size, decommissioning process, power line placement, height of panels. In addition, there were comments on Public Hearing notifications & commercial solar project zoning.

After questions/comment were answered & all were heard, Chairman McCaffery closed the question/comment portion of the Public Hearing.

Chairman McCaffery announced that all questions/comments would be taken into consideration.

At 8:05, on a motion by Dan Vivian & seconded by Nick Kwasniak the Public Hearing was closed. All agreed.

At that time, Chairman McCaffery noted that the Planning Board is still awaiting input from the Town Attorney on the decommissioning plan. No action was taken by the Planning Board to Approve/Disapprove the Site Plan at this time. The 62 day time limit to Approve/Disapprove the Site Plan starts at this time.

In addition, applicant will need to coordinate with the Town Board for the PILOT program & the security bond.

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

It was noted that Piyush & Chetan Patel were in attendance representing the applicant Omkara Hotel, LLC.

SEQR: The Planning Board issued a Negative Declaration during the Feb 2019 meeting.

At 8:10PM the Public Hearing was continued from the Feb 2019 Planning Board meeting. There were no public comments at this time & on a motion from Dave Naus & seconded by Dave Kantor the Public Hearing was closed. All Agreed.

A motion was made by Joe McCaffery & seconded by John Higgins to Conditionally Approve the Holiday Inn Express Site Plan. The Conditional Approval is based upon the Town Engineer's & NYSDOT revisions being incorporated into the Final Site Plan Engineered Drawings along with their revisions to the SWPPP. The applicant must also provide four (4) copies of the Final Site Plan Drawings & three (3) copies of the revised SWPPP to the Town Planning Board.

6. **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. Applicants Engineer is in process of preparing the Final Plat Engineered Drawings.

Tabled to the April 16, 2019 Planning Board Meeting.

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

N/A

8. **Adjourn**

On a motion by Dave Kantor and seconded by Dave Naus the meeting was adjourned at 8:50PM. All agreed.

Respectfully Submitted

John Higgins, Administrative 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

April 16, 2019 PLANNING BOARD MEETING.