

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
May 21, 2019

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

Members Excused: Dan Vivian

Others Present: Town Engineer Dave Britton

1. Meeting called to order by Chairman McCaffery at 7:33PM.

2. **Informal Business**

None

3. **April 16, 2019 Meeting Minutes**

A motion was made by Dave Kantor & seconded by Nick Kwasniak to approve the Minutes of the April 16, 2019 Planning Board (PB) Meeting. All agreed.

4. **Bobcat Pond Revision - Transit Road**

Tim Arlington was in attendance representing the applicant.

The applicant requested that the pond placement be revised from their approved site plan (Dec 2018) from the NW corner to the SW corner of the site. The rationale for the move was to keep the NW area open for future development. All fencing & signage requirements for the new pond will be met.

On a motion by Dave Naus & seconded by Nick Kwasniak the Planning Board approved the revised pond placement. All agreed.

5. Ceccato - Three lot Minor Subdivision - Bear Ridge Road (Corner of Irish Rd)

The applicant Mr. Ceccato along with Ms. Bonnie Brown & the adjacent landowner Mr. Homme were in attendance.

FYI - Initially the Site Sketch was for a two lot minor subdivision but after planning board review the action meets the requirements for a three lot minor subdivision. The applicant will owe an additional fee of \$35 to proceed.

The three lot subdivision site sketch was reviewed by the Planning Board. It was noted that a letter is required by the purchaser of the NW lot (Mr. Homme) stating he will incorporate that lot with his current lot to make one lot (obtained 5/22/19).

In addition, it was noted that an accessory structure was on the new lot without a residence in violation of Town Code, section 247. The applicant was given various solutions to mitigate the issue to include: obtain approval from the Town Zoning Board of Appeals, demolish the accessory structure or revise the Lot boundaries.

This action will be placed on hold until the accessory structure issue is rectified.

6. West Herr-Mullane Private Access Road - S. Transit Road

Mr. Robert Padanek was in attendance for the applicant.

The proposed Site Plan for constructing a private access road between the West Herr & Mullane car dealership properties on Transit Road was reviewed by the Planning Board. The Private Road will significantly reduce the number of vehicles from the dealership on Transit Road.

The applicant requires the following to proceed:

a. An agreement letter from both properties stating the proposed action is acceptable.

b. Niagara County Planning Board approval. The applicant was provided a Niagara County referral package from the planning board.

c. NYSDEC & Army Corps of Engineers feedback on wetland delineation.

d. Four copies of the revised site plan submitted to the town planning board. The revised sketch included all recommended changes to include 20' spacing from adjacent property & a road width of 33'.

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

The applicant has requested that the main road for the subdivision be named "Brauer Drive".

On a motion by John Higgins & seconded by Nick Kwasniak the motion to approve the name as requested. All agreed.

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

N/A

9. **Adjourn**

On a motion by John Higgins and seconded by Nick Kwasniak the Meeting was adjourned at 8:25PM. 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 Jorge 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 Gostkowski, Councilman E-Mail
Mr. David Fisher, Councilman E-Mail
Mr. Justin Graham, Councilman-Mail
Mr. Edward P. Perlman, Town Prosecutor E-Mail
Mr. David Britton, CRA Engineering E-Mail
Superintendent, Star point 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
June 18, 2019 PLANNING BOARD MEETING.

