

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
July 16, 2019

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

Members Excused:

Others Present: Town Engineer Dave Britton

1. Meeting called to order by Chairman McCaffery at 7:40PM.
2. **Informal Business**
3. **June 18, 2019 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Nick Kwasniak Naus to approve the Minutes of the June 18, 2019 Planning Board (PB) meeting. All agreed.

4. Meadows North Subdivision - Campbell Blvd

Ken Zollitsch & Sean Hopkins were in attendance representing the applicant.

The Final Plat was presented to the planning board & the following comments were noted:

- a. NYSDEC Permit was approved.
- b. The subdivision will be developed in one phase.
- c. There can only be one model home for the site.
- d. No Public Hearing is required for the Final Plat.

- e. Planning Board requires two more copies of Final Plat, four copies of revised SWPPP, & five copies of site plan layout.
- g. Awaiting PIP approval along with Infiltration & Inflow commitment letter.

After all comments were noted a motion to approve the Final Plat subject to final review & approval from the Town Engineer was made by Dan Vivian and seconded by Dave Naus. All agreed.

5. **MJP Property -4797 Tonawanda Creek (Two-lot Major Subdivision)**

Ken Zollitsch was in attendance for the applicant.

This action will be treated as a Major Subdivision due infrastructure requirements (utilities extended to site). The following was agreed by the Town Engineer & the Planning Board in June 2019:

- a. Action is an unlisted, uncoordinated review & applicant may use the short SEQR form.
- b. Only one Public Hearing is required during the Final Plat. The Preliminary Plat & Public Hearing fees are waived.
- c. No SWPPP required.
- d. No additional studies (historical, archeological, soil) or engineering report are required by the Planning Board.
- e. The Planning Board will require a utility plan & a PIP through the Town Board for sewer/water services. Also, the Planning Board will require a grading plan for FEMA CLOMR submittal.
- f. The Recreational fee is waived.

Update July 16, 2019- Mr. Zollitsch briefed the planning board that the survey work was completed & the request for sewer & water has been made with the Town. Also, the LOMR-F was received. He will continue to update the PB as the work progresses.

6. Key Bank - 6950 S. Transit Road - Two Lot Minor Subdivision

Steve Vukas was in attendance representing the applicant.

Mr. Vukas briefed the PB that Key Bank requests that their property located at 6950 S. Transit Road (38.28 acres) be subdivided into two lots with the NYSDEC acquiring the second lot. The site sketch was reviewed by the Planning Board & the following comments were noted:

- a. Niagara County Planning Board approval is required & the referral form was sent to the applicant on 7/18/2019.
- b. The PB requests documentation from the NYSDEC for the action.

This action is on hold pending NCPB approval & DEC documentation.

7. Yatchuk - 5045 Fiegle Rd. - Two Lot Minor Subdivision

The applicant Mr. Yatchuk was in attendance.

The site sketch was reviewed by the planning board to subdivide the property at 5045 Fiegle Road into two equal lots both 100' x 596' for residential use. The following comments were noted:

- a. Both lots must meet Town Code for R-2 Residential Frontage & setback of 100'.
- b. A survey must be completed prior to recording the deed.

A Public Hearing was set for August 20, 2019 at 7:45PM.

8. Alleca - Four Lot Subdivision Swale Extension

In Oct 2018, Mr. Alleca was given a conditional approval to complete a swale on the subdivision by June 30, 2019. He requested a two month extension due to wet weather this spring.

On a motion by Dan Vivian & seconded by Nick Kwasniak the two month extension was approved.

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

N/A

10. **Adjourn**

On a motion by Dan Vivian and seconded by Nick Kwasniak the Meeting was adjourned at 8:30PM. 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 August 20, 2019 PLANNING BOARD MEETING.

