

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
November 19, 2019

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

Members Excused: Nick Kwasniak & Town Engineer Dave Britton

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

2. **Informal Business**

N/A

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

A motion was made by Dan Vivian & seconded by Dave Naus to approve the Minutes of the October 15, 2019 Planning Board (PB) meeting. All agreed.

4. **Secure Storage Site Sketch Review - 6886 S. Transit Road**

The applicant Mr. Jack Ruh & Project Engineer Chris Andresewski were in attendance.

The 5.2 acre proposed site plan sketch was reviewed by the PB for a storage facility at 6886 S. Transit Road. The site is located in a Medium Commercially Zoned Area (CO-2). The proposed action will convert the existing structure into a heated storage facility & build two additional cold storage facilities behind that structure.

Overall the initial sketch was in compliance with Town Code except for side setback issues for temporary storage

containers (only 5' side setback). The Town Code requires 20 foot side setback. The applicant was given several options to comply with Town code or to obtain a variance through the Zoning Board of Appeals.

The applicant decided to revise the current sketch & will present it to the PB at the Dec 5, 2019 work session.

5. Lombardo Three Lot Minor Subdivision - 4520 Beach Ridge Road

The Applicant Mr. Lombardo was in attendance.

The minor subdivision consists of splitting the 53.8 acre R-1 residentially zoned lot into three separate lots. The middle lot will be 125' wide x 250' deep containing the existing residential structure & the other two lots will be 125' wide x ~3000' deep (~26 acres each). The PB reviewed the sketch and decided the following actions must be completed for approval:

- a. The above ground swimming pool on the residential lot does not meet town code setback criteria & must be removed.
- b. The small shed on the residential lot does not meet town code for side setback & must be moved.
- c. An accurate professional survey must be completed displaying all existing structures.

The Planning Board decided to set a Public Hearing for 7:45PM Dec 17, 2019 meeting.

6. Public/Press Comments and Questions

N/A

7. Adjourn

On a motion by Dan Vivian and seconded by John Higgins the

Meeting was adjourned at 8:34PM. 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 Ostrowski, 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, GHD 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
December 17, 2019 PLANNING BOARD MEETING.