

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
December 17, 2019

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

Members Excused: Dave Kantor, Dave Britton

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

2. **Informal Business**

N/A

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

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

4. **Urban Four Lot Minor Subdivision - 6876 - 6886 S. Transit Road**

Mr. Vincent Ginestre was in attendance representing the applicant.

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

On a motion by Nick Kwasniak & seconded by Nick Graves a Negative Declaration was issued & the Planning Board Chairman was authorized to sign the SEQR Form. All agreed.

7:40PM Public Hearing.

A Public Hearing was opened for a Four Lot Minor Subdivision located at 6876-6886 S. Transit Road. One of the lots is by definition an "unbuildable lot" & will be purchased & absorbed into one contiguous lot by an adjacent land owner. The other three lots will be sold off as required by the owner, Mr. Urban. The property is located in a CO-2 Medium Commercially zoned area.

All questions from those in attendance were addressed so on a motion by John Higgins & seconded by Dave Naus the Public Hearing was closed at 7:45PM.

A motion was made by John Higgins & seconded by Dan Vivian to approve the minor subdivision conditioned on a proper survey & filing deed description with Niagara County within two years of today's date. All agreed.

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

The Applicant Mr. Lombardo was in attendance.

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

On a motion by Dan Vivian & seconded by Dave Naus a Negative Declaration was issued & the Planning Board Chairman was authorized to sign the SEQR Form. All agreed.

7:50PM Public Hearing.

A Public hearing was opened for a Three Lot minor subdivision located at 4520 Beach Ridge Road. The subdivision consists of splitting the 53.8 acre 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 property is located in an R-1 residentially zoned

All questions from those in attendance were addressed so on a motion by John Higgins & seconded by Dave Naus the Public Hearing was closed at 7:45PM.

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the minor subdivision conditioned that the above ground pool & deck be dismantled/removed prior to a proper survey being accomplished. In addition, said survey & filing deed description must be filed with Niagara County within two years of today's date. All agreed.

6. Secure Storage Site Sketch Review - 6886 S. Transit Road

The applicant Mr. Jack Ruh was 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.

The applicant revised sketch was reviewed by the Planning Board. The Planning Board Chair recommended the addition of a Knox Box to allow access by the Fire Department. The Town Engineer had no additional comments. The sketch will be sent out for coordination for coordination/comments to the appropriate Town offices.

7. Town Code Review

The Planning Board reviewed the administrative changes to the Town Code (Chap 247-73, 74, 75, 76, & 91) & unanimously issued a positive recommendation to the Town Board.

8. Public/Press Comments and Questions

N/A

9. **Adjourn**

On a motion by Dan Vivian and seconded by John Higgins the Meeting was adjourned at 8:15PM. 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 January 21, 2020 PLANNING BOARD MEETING.