

**TOWN OF PENDLETON  
PLANNING BOARD MEETING MINUTES  
April 20, 2021**

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

**Members Excused:** Anthony Dell'Isola

**Others Present:** Town Engineer Dave Britton

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

2. **Informal Business**

N/A

3. **March 16, 2021 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the March 16, 2021 Planning Board (PB) meeting. All agreed.

4. **Swanson Three Lot Minor Subdivision – 6668 Campbell Blvd.**

The applicant, Mr. Jamie Swanson was in attendance.

The proposed minor subdivision consists of portioning the current 3.6 acre property into three lots. Two of the lots will be 100' frontage x 312' deep (~2/3 acre each) & the remaining lot will consist of 303' frontage x 312' deep (~2.4 acres). The area is zoned R-2 Residential. The subdivision meets all Town Codes & there are no environmental issues.

**SEQR:** The Planning Board initiated an extensive review of the Short Environmental Assessment Form. On a motion by Dave Naus & seconded by Nick Kwasniak a Negative Declaration was issued. The Planning Board Chairman was authorized to sign the SEQR form at that time. All agreed.

**7:40PM Public Hearing**

A Public Hearing was opened for the three lot minor subdivision located at 6886 Campbell Blvd. Mr. Swanson briefed the project.

Chairman McCaffrey then opened up the hearing for questions. There were no questions from the public.

On a motion by Dan Vivian & seconded by Dave Naus the Public Hearing was closed at 7:41PM.

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On a motion by John Higgins & seconded by Dan Vivian the project was recommended for approval. All agreed and the motion for approval was passed unanimously. In addition, a survey must be filed with Niagara County within two years.

**5. Last Frontier LLC – Multi-Family Complex at the Corner of Transit & Tonawanda Creek Rds.**

The Project Engineer, Mr. Tim Arlington, briefed the project revisions agreed upon by the Town Engineer & the Planning Board. The project consists of five separate multi-family structures with eight apartments in each structure. The updates included:

- a. State Historical Preservation Office Approval
- b. Signage on front of property
- c. Landscaping upgrades
- d. Increased distance between buildings
- e. All Town Engineer, Highway Department, NYSDEC concerns were addressed

The Public Hearing will be set for May 18 @ 7:35PM

In addition, The Niagara County Planning Board approved the project during their April 2021 meeting. The Zoning Board of Appeals approved two variances (Building dimensions & number of parking spaces) for the project. See ZBA minutes for details of the variances.

**6. Meadows North Major Subdivision Topsoil Removal Request – Campbell Blvd.**

A request was made by Bliss Construction to remove excess top soil from the construction site. On a motion by John Higgins & seconded by Dave Naus, the Planning Board unanimously agreed that 10,000 Yards of excess topsoil fill could be removed from the site based on the following conditions:

- a. Fill could only be removed Monday – Fridays from 08:30AM – 4:30PM & Saturday from 08:30AM – 12:30PM.
- b. No topsoil screening is allowed on the site
- c. The project must be completed by the time the binder is laid down
- d. Campbell Road must be kept uncontaminated & free of debris during the process to the maximum extent possible & will be cleaned/swept as required
- e. If there is a need to remove additional topsoil beyond the agreed amount Bliss Construction will coordinate directly with the Town Engineer & in-turn will be reviewed/approved by the Planning Board

**7. Stroehlein Pond – 4253 Beach Ridge Road**

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Mr. Jamie Stroehlein briefed the Planning Board on a proposed recreational pond on his property. The property is 24.1 acres & the proposed pond dimensions are ~ 650 feet long x 125 feet wide with a depth of 10 feet pond. The pond will encompass an area of ~ 1.50 .2.0 acres. The Planning Board had concerns with the amount of fill & directed the applicant to work directly with the Town Engineer to alleviate those concerns. In addition, the pond must meet all Town Codes to include slope & signage.

**8. Advanced Demolition Services – 5990 Dunnigan Road**

Mr. Travis Gorman, applicant, briefed the PB on a proposed 9,700 square foot office/storage building for his business on the Dunnigan Road property. The project will have to go through the Town's site plan review process & will require engineered drawings to proceed.

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

N/A

**10. Adjourn**

On a motion by Nick Kwasniak and seconded by John Higgins the Meeting was adjourned at 8:52PM. All agreed.

Respectfully Submitted

John Higgins, Administrative Secretary  
Planning Board, Town of Pendleton

cc: *via email only*  
All Members of Planning Board  
Mr. Joel Maerten, Town Supervisor  
Mr. Claude Joerg, Town Attorney  
Mrs. Deborah Maurer, Town Clerk  
Mr. Jim Chisholm, Town Assessor  
Mr. Craig Walter, Highway & Water/Sewer Superintendent  
Mr. David Leible, Councilman  
Mr. Jason Evchich, Councilman  
Mr. David Fisher, Councilman  
Mr. Justin Graham, Councilman  
Mr. Theodore Joerg, Town Prosecutor

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Mr. John Sansone, Town Prosecutor  
Mr. David Britton, GHD Engineering  
Mr. Ronald Diedrich, Building Inspector/Code Enforcement Officer  
Mr. Joseph Follendorf, Building Inspector/Code Enforcement Officer  
Superintendent, Starpoint Schools  
Board of Appeals  
Conservation Advisory Council  
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE MAY 18, 2021 PLANNING BOARD MEETING.