

**TOWN OF PENDLETON  
PLANNING BOARD MEETING MINUTES  
May 18, 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. April 20, 2021 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the April 20, 2021 Planning Board (PB) meeting. All agreed.

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

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

**7:35PM Public Hearing**

A Public Hearing was opened for the Multi-Family complex at the corner of Transit & Tonawanda Creek Roads. The Project Engineer, Mr. Arlington represented the applicant & briefed the project. The project consists of five separate multi-family structures with eight apartments in each structure.

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.

The project meets all Planning Board & Town requirements & received approval from the State Historical Preservation Office, NYSDEC, County & Town Highway Departments, & the Niagara County Planning Board. In addition, 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.

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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.

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

N/A

**6. Adjourn**

On a motion by Nick Kwasniak and seconded by Dan Vivian the Meeting was adjourned at 7:58PM. 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  
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

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NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE JUNE 15, 2021 PLANNING BOARD MEETING.