

**TOWN OF PENDLETON  
PLANNING BOARD MEETING MINUTES  
JANUARY 18, 2022**

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

**Members Excused:** Anthony Dell'Isola

**Others Present:** Town Engineer Dave Britton

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

2. **Informal Business**

N/A

3. **December 21, 2021 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Dave Naus to approve the Minutes of the December 21, 2021 Planning Board (PB) meeting. All agreed.

4. **Jacus Eight Lot Major Subdivision – Creekbend Drive**

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

**7:40PM Public Hearing**

A Public Hearing was opened for the preliminary plat of the Jacus eight-lot Major Subdivision. The applicant was represented by Mr. Tim Arlington of Apex Consulting. Mr. Arlington briefed the revised preliminary plat of the project to be constructed at the north end of Creekbend Drive.

The proposed subdivision will be on 10.9 acres of land and was granted a variance for a single non-conforming lot (95' vs. required 100' frontage) by the Zoning Board of Appeals (Aug 21). The project's drainage & Stormwater Pollution Prevention Plan have been revised accordingly and were reviewed by the Planning Board, Town Engineer, & Highway/Sewer Departments. The changes should result in more efficient drainage for the entire subdivision. Other inputs from the Planning Board included:

- a. A truck route must be constructed on the Jacus property for fill vehicles. The fill vehicles will not be allowed to travel through the current subdivision.

**TOWN OF PENDLETON  
PLANNING BOARD MEETING MINUTES  
JANUARY 18, 2022**

The property is zoned R-2 Residential.

Chairman McCaffrey then opened up the hearing for questions. There were the following questions from the public:

- Is the pond level going to be lowered? No, the pond level will remain at the same level but the pond will be expanded for better drainage.
- They were several concerns about drainage with the new subdivision. The Planning Board worked with the Project Engineer to improve the current drainage system.
- According to the Town Code, dead end streets will not exceed 500', why is this dead end being extended beyond that? The Town Code states; "Dead-end streets. Where dead-end streets are designed to be so permanently, they should, in general, not exceed 500 feet in length." The Planning Board determined in the July 2021 meeting that Creekbend Drive dead end was not permanent & could exceed the 500' threshold.

On a motion by Dave Naus & seconded by Nick Kwasniak the Public Hearing was closed at 7:50 PM.

The project meets all Planning Board & Town Code requirements.

On a motion by Nick Kwasniak & seconded by Dave Naus the project was recommended to move to the final plat phase. The measure was passed unanimously by the Planning Board.

**5. 5532 Killian Road – Site Plan Review**

A discussion was held by the Planning Board & the Town Engineer on the Lead Agency/coordinated review process for short form SEQR for this project. The discussion was tabled until February until the engineered drawings & more information is submitted by the applicant.

**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 8:29PM. All agreed.

**TOWN OF PENDLETON  
PLANNING BOARD MEETING MINUTES  
JANUARY 18, 2022**

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. Thomas Valentine, Town Assessor  
Mr. David Fisher, Highway & Water/Sewer Superintendent  
Mr. David Leible, Councilman  
Mr. Jason Evchich, Councilman  
Mr. Joseph Hickman, 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  
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 FEBUARY 15, 2022 PLANNING BOARD MEETING.