

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

MEMBERS PRESENT: Joe McCaffrey, John Higgins, Dave Naus, Nick Kwasniak, Anthony Dell’Isola, Dan Vivian, Michael Zimmerman

Members Excused:

Others Present: Town Engineer Dave Britton

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

2. Informal Business

N/A

3. September 20, 2022 Meeting Minutes

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the September 20, 2022 Planning Board (PB) meeting. All agreed.

4. Stroehlein Pond – 4253 Beach Ridge Road

SEQR: The Planning Board initiated an extensive review of the Short Environmental Assessment Form. On a motion by John Higgins & seconded by Nick Kwasniak 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 proposed pond.

The applicant briefed the proposed pond which will be approximately 1.2 acres. The pond will be “benched” & have at least three signs per Town Code.

The property is zoned R-1 Residential

On a motion by John Higgins & seconded by Dave Naus the Public Hearing was closed at 7:42 PM.

The project meets all Planning Board & Town Code requirements.

On a motion by Nick Kwasniak & seconded by Dan Vivian the project was recommended for approval. The measure was passed unanimously by the Planning Board.

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5. West Herr Subaru – 6856 Transit Road

The applicant represented by Mr. Rob Pidanick briefed the proposed new West Herr Subaru 27,041 SF dealership in detail. Mr. Pidanick briefed that a wetland delineation study was completed by Earth Dimensions, Inc. & a permit is required by the NYS DEC.

A traffic analysis was also completed and the proposed action does not require a full Traffic Impact Study.

In addition, West Herr will install LED lighting and all fixtures will be Dark Sky compliant.

The project does require Niagara County Planning Board review & is on their November agenda.

6. Public/Press Comments and Questions

N/A

7. Adjourn

On a motion by Nick Kwasniak and seconded by Dave Naus the Meeting was adjourned at 8:25PM. 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. Thomas Valentine, Town Assessor
Mr. David Fisher, Highway & Water/Sewer Superintendent
Mr. David Leible, Councilman
Mr. Jason Evchich, Councilman
Mr. Joseph Hickman, Councilman
Mr. Scott Lombardo, Councilman
Mr. Theodore Joerg, Town Prosecutor
Mr. John Sansone, Town Prosecutor

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Mr. David Britton, Town Engineer
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 NOVEMBER 15, 2022 PLANNING BOARD MEETING.