

**TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
May 16, 2023**

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

Members Excused: Mike Zimmerman, Nick Kwasniak, Anthony Dell'Isola

Others Present: Town Engineer Dave Britton

1. Meeting called to order by the Chairman at 7:31 PM.

2. Informal Business

N/A

3. March & April, 2023 Meeting Minutes

A motion was made by Dan Vivian & seconded by Dave Naus to approve the combined Minutes of the March & April, 2023 Planning Board (PB) meetings. All agreed.

4. Magnuszewski Pond & 3,300SF Accessory Structure – 5549 Tonawanda Creek Rd

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

7:40 Public Hearing

A public Hearing was opened for the proposed project.

The applicant briefed the ½ acre pond along with the 3,300SF Accessory structure. A variance was granted by the Zoning Board of Appeals (ZBA) for both projects.

There was one comment concerning drainage made by a neighbor & it was addressed by the applicant.

The project meets all Planning Board & Town Code requirements.

The property is zoned R-2 Residential.

On a motion by Dan Vivian & seconded by John Higgins the Public Hearing was closed at 7:50PM.

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

5. Buffalo Medical Group (BMG) – Reuse Key Bank Building on Transit Road

Mr. Mike Nowak briefed the project for the applicant. The project includes remodeling the former Key Bank building for BMG use. BMG will use ~1/4 of the current building.

The Planning Board was concerned about flow into the pump station on Transit Road & the applicant addressed the concern.

On a motion by John Higgins & seconded by Dave Naus the project was recommended for approval. All agreed.

6. Mr. Castellani Accessory Structure – 6102 Campbell Blvd

Mr. Castellani briefed the 2,560SF accessory structure project. A variance was granted for the structure. The project meets all Town Codes & the Public Hearing will be set on 20 June 23.

7. Wendelville Fire Department – 352 SF Storage Shed

The project was briefed by Mr. William Drexler for the Main Road project. All Planning Board concerns were addressed.

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

On a motion by John Higgins & seconded by Dave Naus the project was recommended for approval. All agreed.

8. Public/Press Comments and Questions

N/A

9. Adjourn

On a motion by John Higgins and seconded by Dave Naus the Meeting was adjourned at 8:13PM. All agreed.

Respectfully Submitted

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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. Joseph Hickman, Councilman
Mr. Scott Lombardo, Councilman
Mr. Wolfgang Buechler, Councilman
Mr. Theodore Joerg, Town Prosecutor
Mr. John Sansone, Town Prosecutor
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 JUNE 20, 2023 PLANNING BOARD MEETING.