

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**OCTOBER 17, 2017**

MEMBERS PRESENT: Joe McCaffrey, John Lavrich, Dave Naus,  
Dan Vivian, Nick Kwasniak, Dave Kantor

Members Excused: Joe Killion

Others Present: Town Engineer Dave Britton

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

2. Informal Business

None

3. September 19, 2017 Meeting Minutes

A motion was made by Dan Vivian and seconded by Nick Kwasniak to approve the Minutes of the September 19, 2017 Planning Board Meeting. All agreed.

4. Uncle G's (Rachel Lindemann) Site Plan Review - 7030 Washington Street

SEQR Action  
7:45 Public Hearing

SEQR Action

SEQR: The Planning Board initiated review of the Short Environmental Assessment Form.

On a motion by Nick Kwasniak and seconded by Dave Naus a Negative Declaration was issued and the Planning Board Chairman was authorized to sign the SEQR Form. All agreed.

7:45 Public Hearing

A Public Hearing was opened at 7:45PM for Uncle G's (Rachel Lindemann) Site Plan Review.

It was first noted that David Kazmerczak, R. A. representing Uncle G's along with Applicant Rachel Lindemann were in attendance. In addition, a number of Town Residents were also in attendance.

Rachel Lindemann along with David Kazmerczak commenced to give the Board and those in attendance a short presentation on the proposed Bath Room, Deck and Freezer Addition to the Uncle G's Building.

A number of those in attendance "Signed In" to be heard and Chairman McCaffrey commenced to take questions/comments.

Items commented on and or questioned included: Parking, Traffic, Noise, Safety, Emissions and Blocking of Driveways.

After all were heard, Chairman McCaffrey closed the Comment/Question portion of the Public Hearing.

It was then announced that all questions and comments will be taken into consideration.

Chairman McCaffrey then asked Rachel Lindemann to provide the Planning Board a signed letter listing the items she plans to implement to mitigate the neighborhood concerns.

The Public Hearing thus remains open to the November 21, 2017 Planning Board Meeting.

5 Bobcat of Buffalo - 6830 S. Transit Road - Site Plan Review - Modification

It was first noted that Tim Arlington of Apex Consulting representing the Applicant Tim Freundschoh (Bobcat of Buffalo) along with Tim Freundschoh were in attendance.

Tim Arlington commenced to give the Board a short presentation on the proposed Modification to the Bobcat of Buffalo Site Plan Review that was approved by the Planning

Board at its 2017 Meeting.

The existing building would become a part of a new building that would be used for Storage/Maintenance, Offices and Showroom. The building in total will measure 16,500 sq. ft. There would also be reconfiguration in parking spaces adding a few more spaces.

All Planning Board agreed that this would constitute a minor Modification to the Original Site Plan and thus could be acted on at the current meeting

A motion was then made by Dave Kantor and seconded by Dan Vivian to approve the Bobcat of Buffalo Site Plan Review Modification. All agreed.

6. Heritage Landings - Major Subdivision (Modified) - Final Plat - Fiegel and Bear Ridge Road - 53 Lots

HISTORY: Taken from the July 18, 2017 Planning Board Meeting Minutes

Richard Haight of Advanced Design Group along with Applicant William Heitzenrater came before the Board to discuss the revised Major Subdivision Engineered Drawings for the Heritage Landings Major Subdivision (Modification).

Discussion focused on the Applicant receiving notification that all utilities would have to go under as opposed to over the pipeline that runs through the property. This would require major changes to be made to the Final Plat Engineered Drawings.

After discussion, it was again agreed that it would be premature to make any decisions concerning the engineering of the Subdivision until a firm agreement was in place concerning restrictions in traversing the pipeline.

Mr. Heitzenrater then informed the board that he would prioritize making effort in meeting with the pipeline company to resolve the "crossing" issue.

It is noted that going under the pipeline with utilities

Would create both hardship for the Applicant as well as Significant maintenance issues for the Town. That being the case, Chairman McCaffrey volunteered to meet along with Mr. Heitzenrater with the pipeline company to try to resolve the issue.

Tabled to the August 15, 2017 Planning Board Meeting.

HISTORY: Taken from the September 19, 2017 Planning Board Meeting Minutes

Applicant William Heitzenrater continues with his efforts to resolve the "pipeline crossing" issue. Major Subdivision review is on hold pending resolution of the crossing issue.

Tabled to the October 17, 2017 Planning Board Meeting.

CURRENT:

Planning Board Members were advised that an E-Mail was received from Richard Haight of Advanced Design Group representing the Applicant William Heitzenrater. The E-Mail stated in part: "We will not be attending the meeting tonight, but we have received approval from National Fuel for utilities to cross both over and under their transmission line, as shown on the project drawing..... It is our intent to have everything finalized for next months meeting which Mr. Heitzenrater will be able to attend."

Tabled to the November 21, 2017 Planning Board Meeting.

7. Meadows at Pendleton North - Major Subdivision Preliminary Plat - 50 Lots - Campbell Blvd. between Fiegel Rd and Bear Ridge Road

HISTORY: Taken from the September 19, 2017 Planning Board Meeting Minutes

Preliminary Plat Application along with the Preliminary Plat Engineered Drawings should be available for initial review at the October 17, 2017 Planning Board Meeting.

CURRENT:

*It was first noted that Sean Hopkins Esq. representing the Applicant (Camp-Roll LLC) was in attendance.*

Preliminary Plat Application along with the Preliminary Plat Engineered Drawings for a proposed 50 lot Major Subdivision on a 51 acre parcel off Campbell Blvd. has been filed and are now available for review. All preliminary Plat Fees have also been paid.

Mr. Hopkins then requested that the Planning Board authorize Town Engineer Dave Britton to commence with the "SEQR Coordination" for The Meadows at Pendleton North Major Subdivision.

A motion was then made by Dan Vivian and seconded by Dave Naus to authorize Town Engineer Dave Britton to initiate SEQR Coordination and commence mailing said SEQR to potential involved/interested agencies.

Tabled to the November 21, 2017 Planning Board Meeting.

8. Public/Press Comments and Questions

None

9. Adjourn

*On a motion by Dan Vivian and seconded by Dave Naus the meeting was adjourned at 9:15*

Respectfully Submitted

John Lavrich, Secretary  
Planning Board, Town of Pendleton

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE November 21, 2017 PLANNING BOARD MEETING.