

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
JUNE 15, 2021

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

Members Excused:

Others Present: Town Engineer Dave Britton

1. Meeting called to order by Chairman Joe McCaffrey at 7:35PM.

2. Informal Business

N/A

3. May 18, 2021 Meeting Minutes

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the May 18, 2021 Planning Board (PB) meeting. All agreed.

4. Wendelville Fire Department New Building – 6440 Main Road

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

7:40PM Public Hearing

A Public Hearing was opened for the construction of a new single story, four-bay 4,770 Sq/Ft Fire Station located at 6440 Main Road, Lockport, NY. Mr. Tom Kujawa of Schneider Architectural Services represented the applicant & briefed the project in detail. The project includes a 17 car parking lot & access driveways to the parking area & truck bays. In addition, a new flag pole & a landscaped garden will be constructed in front of the new facility. The existing two-bay building will be demolished upon completion of the new building. The property is zoned Light Commercial CO-1 & R-2 Residential.

Chairman McCaffrey then opened up the hearing for questions. There were questions regarding the projects elevation/grading & landscaping from the public. The questions were answered by Mr. Kujawa at that time.

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

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The project meets all Planning Board & Town Code requirements. In addition, a silt & construction fence must be added during the construction phase to ensure area disturbance remains under one acre.

On a motion by Dan Vivian & seconded by John Higgins the project was recommended for approval. All agreed and the motion for approval was passed unanimously.

5. Dunnigan Development LLC. New Building – 5990 Dunnigan Road

The applicant was represented by Mr. Tim Arlington of Apex Consulting. Mr. Arlington briefed the proposed project which consists of a new ~9,700 Sq/Ft commercial office/storage building on the Dunnigan property.

The proposed project will be less than one acre (~0.95 acres). Inputs from the Planning Board included:

- a. Silt & construction fences must be added during the construction phase of the project to ensure area disturbance remains under one acre.
- b. Site clean-up to include the removal of stored fill/construction debris is required prior to final approval.

6. Public/Press Comments and Questions

N/A

7. Adjourn

On a motion by Dan Vivian and seconded by Nick Kwasniak the Meeting was adjourned at 8:27PM. 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

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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

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE JULY 20, 2021 PLANNING BOARD MEETING.