

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**August 17, 2021**

**MEMBERS PRESENT:** John Higgins, Dave Naus, Dan Vivian, Anthony Dell'Isola, Michael Zimmerman, Nick Kwasniak

**Members Excused:** Joe McCaffrey

**Others Present:** Town Engineer Dave Britton

**1. Meeting called to order by Acting Chairman John Higgins at 7:37 PM.**

**2. Informal Business**

N/A

**3. July 20, 2021 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Tony Dell'Isola to approve the Minutes of the July 20, 2021 Planning Board (PB) meeting. All agreed.

**4. Walck Three Lot Minor Subdivision – 4720 Lockport Road**

The applicant was in attendance along with his representative, Mr. Justin Graham.

The proposed minor subdivision consists of portioning the 170 acre property into three lots. The western most lot along Lockport Road will be 46 acres. The middle lot along Lockport Road will be 66 acres & the eastern most lot will be 58 acres with frontage on both Lockport & Bear Ridge Roads. The area is zoned Special Light Industrial & R-2 residential. The subdivision meets all Town Codes & there are no environmental issues.

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

**7:40PM Public Hearing**

A Public Hearing was opened at 7:40 PM for the three lot minor subdivision. Mr. Graham briefed the project.

Acting Chairman Higgins then opened the hearing for questions. There were no questions from the public.

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**August 17, 2021**

On a motion by Dan Vivian & seconded by Nick Kwasniak the Public Hearing was closed at 7:42PM.

On a motion by Dan Vivian & seconded by Nick Kwasniak the project was recommended for approval. The motion for approval was passed unanimously. In addition, a survey must be filed with Niagara County within two years.

**5. Hebeler Building Addition – 6465 main Road**

The applicant was present & briefed the 60' x 60' addition to the current storage facility. The Planning Board decided only a sketch plan was required for the project after reviewing the initial 2014 Site Plan & SWPPP.

**SEQR**

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

On a motion by Dan Vivian & seconded by Nick Kwasniak the project was recommended for conditional approval on the following: The project will not be granted a Certificate of Occupancy until the bathrooms & septic system are completed in the existing structure. All agreed.

**6. Public/Press Comments and Questions**

N/A

**7. Adjourn**

On a motion by Dan Vivian and seconded by Dave Naus the Meeting was adjourned at 7:52PM. 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

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**August 17, 2021**

Mr. Claude Joerg, Town Attorney  
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 SEPTEMBER 21, 2021 PLANNING BOARD MEETING.