

**TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
September 21, 2021**

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

Members Excused: Dan Vivian

Others Present: Town Engineer Dave Britton

1. Meeting called to order by Chairman Joe McCaffrey at 7:32PM.

2. **Informal Business**

N/A

3. **August 17, 2021 Meeting Minutes**

A motion was made by Dave Naus & seconded by Nick Kwasniak to approve the Minutes of the August 17, 2021 Planning Board (PB) meeting. All agreed.

4. **Jacus Eight-Lot Major Subdivision – Creekbend Drive**

The applicant was represented by Mr. Tim Arlington of Apex Consulting. Mr. Arlington briefed the updated sketch plan of the proposed eight-lot Major Subdivision to be constructed at the north end of Creekbend Drive.

The proposed subdivision will be on 10.9 acres of land and was granted a variance for a single non-conforming lot (95’ vs. required 100’ frontage) by the Zoning Board of Appeals in August 2021. Inputs from the Planning Board included:

- a. A truck route must be constructed on the Jacus property for fill vehicles. The fill vehicles will not be allowed to travel through the current subdivision.
- b. There are many concerns by local residents regarding fill requirements & drainage. The project will be reviewed by the Town Engineer & the Town Highway/Sewer Departments to ensure all standards are met.

On a motion by John Higgins & seconded by Nick Kwasniak to approve the current sketch plan & proceed to the preliminary plat phase. All agreed.

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

N/A

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6. Adjourn

On a motion by Tony Dell'Isola and seconded by Nick Kwasniak the Meeting was adjourned at 8:27 PM. 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. 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 OCTOBER 19, 2021 PLANNING BOARD MEETING.