

**TOWN OF PENDLETON  
PLANNING BOARD MEETING MINUTES  
January 16, 2024**

**MEMBERS PRESENT:** Joe McCaffrey, John Higgins, Dan Vivian, Mike Zimmerman, Nick Kwasniak, Dave Naus

**Members Excused:** Anthony Dell'Isola

**Others Present:** Town Engineer Dave Britton

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

2. **Informal Business**

N/A

3. **December 19, 2023 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Mike Zimmerman to approve the Minutes of the December 19, 2023 Planning Board (PB) meetings. All agreed.

4. **Larabell LLC Four Lot Minor Subdivision – 5260 Oakwood Drive**

**SEQR:** The Planning Board initiated an extensive review of the Short Environmental Assessment Form. On a motion by Dave Naus & 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.

**7:40 Public Hearing**

A public Hearing was opened for the proposed project.

Mr. Campbell, co-owner of Larabell LLC, briefed the project. The proposed split subdivides the 24.4-acre parcel into four lots. Three of the lots will be ~ 127' frontage x 1350' in depth & ~ 4 acres each. The remaining lot will be 12.5 acres. The current plan is to subdivide the lots for home construction.

The project meets all other Planning Board & Town Code requirements.

The property is zoned R-2 Residential.

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On a motion by Dan Vivian & seconded by Mike Zimmerman the Public Hearing was closed at 7:45PM.

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

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

A resident was concerned about business parking in the Town being inadequate. He would like to see the Town Code revised to address the issue.

**6. Adjourn**

On a motion by Dan Vivian and seconded by Dave Naus- the Meeting was adjourned at 8:00PM. 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. Thomas Valentine, 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  
Superintendent, Starpoint Schools  
Board of Appeals

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Conservation Advisory Council  
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE FEBRUARY 20, 2024 PLANNING BOARD MEETING.