

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
May 21, 2024

MEMBERS PRESENT: Joe McCaffrey, John Higgins, Dan Vivian, Dave Naus, Anthony Dell’Isola

Members Excused: Mike Zimmerman, Nick Kwasniak

Others Present: N/A

1. Meeting called to order by the Chairman at 7:31 PM.

2. Informal Business

N/A

3. April 16, 2024 Meeting Minutes

A motion was made by Dan Vivian & seconded by Dave Naus to approve the Minutes of the April 16, 2024 Planning Board (PB) meetings. All agreed.

4. Country Cottage Sketch Review – 4072 Beach Ridge Road

The Planning Board Reviewed the Country Cottage sketch plan. The current sketch does not meet the Town Code for permitted uses. The Planning Board requested that they apply for a variance with the Zoning Board of Appeals prior to proceeding with the site plan.

The property is currently zoned R-2 Residential.

5. Hebeler/Bauer Rezoning – 6431 Main Road

The Planning Board reviewed the proposed request to rezone a small portion (~0.75acres total) of the eastern edge of the Bauer property for the proposed construction a new Hebeler showroom on Campbell Blvd. The proposal includes merging the property with SBL 150.01-1-19.11 which is currently zoned CO-1 Light Commercial. The proposal will merge & rezone the entire property to CO-1 Light Commercial on Campbell Blvd. The property is currently zoned R-2 Residential on Main Rd.

Per Town Code, the Planning Board will make a positive or negative recommendation to the Town Board who is the approval authority for rezoning.

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PLANNING BOARD MEETING MINUTES
May 21, 2024

The Planning Board tabled this proposal until the purchase of the property is completed & merged into parcel SBL 150.01-1-19.11.

6. Public/Press Comments and Questions

7. Adjourn

On a motion by Dan Vivian and seconded by Tony Dell'Isola the Meeting was adjourned at 8:05PM. 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
Conservation Advisory Council
NYS DEC

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NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE JUNE 18, 2024 PLANNING BOARD MEETING.