

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

**MEMBERS PRESENT:** Joe McCaffrey, John Higgins, Dan Vivian, Mike Zimmerman, Dave Naus, Anthony Dell'Isola

**Members Excused:** Nick Kwasniak

**Others Present:** Town Engineer Dave Britton

1. Meeting called to order by the Chairman at 7:34PM.

2. **Informal Business**

N/A

3. **March 19, 2024 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Mike Zimmerman to approve the Minutes of the March 19, 2024 Planning Board (PB) meetings. All agreed.

4. **JFM Property Services – Site Plan Review – 6700 Transit Road**

**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. 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. Mangiafesto briefed the project. The proposal at the Transit/Dunnigan Road former airport would install several large (Jersey Barrier type) bins for rock, mulch, & topsoil on the far western portion of the runway. In addition, a small administrative shed would be added to the site for customer service along with two gravel driveways for entry/exit. The driveways require two culverts for drainage on each driveway.

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

The property is zoned L-1 Light Industrial.

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

On a motion by John Higgins & seconded by Mike Zimmerman the project was recommended for approval. The measure was passed unanimously by the Planning Board.

**5. Ontario Shored FCU Rezoning – 6411 Campbell Blvd**

The Planning Board reviewed the proposed request to rezone a small portion (~0.15 acres total) of the property for the proposed construction of the Ontario Shores Credit Union. The proposal includes the south eastern piece of the property. The proposal will rezone the entire property to CO-2 Light Commercial. The property is currently zoned both CO-2 & R-2.

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

The Planning Board on a motion by John Higgins & seconded by Dave Naus made a positive recommendation to the Town Board for the rezoning. All agreed.

**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 8:27PM. 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

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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

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE MAY 21, 2024 PLANNING BOARD MEETING.