

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**June 18, 2024**

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

**Members Excused:**

**Others Present:** N/A

1. Meeting called to order by the Chairman at 7:30PM.

2. **Informal Business**

N/A

3. **May 21, 2024 Meeting Minutes**

A motion was made by Anthony Dell’Isola & seconded by Nick Kwasniak to approve the Minutes of the May 21, 2024 Planning Board (PB) meetings. All agreed.

4. **Ontario Shores FCU – Site Plan review – 6411 Campbell Blvd**

**SEQR:** The Planning Board initiated an extensive review of the Short Environmental Assessment Form. On a motion by Dan Vivian & seconded by John Higgins 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 was opened for the proposed project.

The Project Engineer Mr. Tim Arlington, Apex Engineering, briefed the proposed site plan for a new credit union ~2,800SF building with a drive thru.

Landscaping will be installed around the building to include shrubs/trees on the north side of the property. Dark sky lighting will be used for the project.

The applicant will install a construction fence around the project to ensure no more than one-acre of property is disturbed.

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The project meets all Planning Board & Town Code requirements.

The property is currently zoned CO1 - Light Commercial & R-2 Residential. A rezoning proposal to make the property entirely CO-1 is in consideration by the Town Board.

On a motion by John Higgins & seconded by Mike Zimmerman the Public hearing was closed at 7:43PM.

On a motion by Dan Vivian & seconded by Dave Naus the project was recommended for conditional approval pending Town Board rezoning request. The measure was passed unanimously by the Planning Board.

**5. Upstate Equipment/Bobcat – Sketch Plan – 6830 S. Transit Road**

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

The applicant briefed the proposed 2400SF fabric & frame storage facility.

The project meets all Planning Board & Town Code requirements.

The property is zoned CO2 - Medium Commercial.

On a motion by John Higgins & seconded by Dan Vivian the project was recommended for conditional approval. The applicant will have to return to the Planning Board for review if the proposed structure changes. The measure was passed unanimously by the Planning Board.

**6. Mr. Gasper Fulfaro - Special Use Permit Application -5532 Killian Road**

The applicant has requested a Special Use Permit be granted for stone crushing operations on the property. The Planning Board is responsible for making a positive or negative recommendation to the Town Board who has final approval authority.

The applicant has completed the approved site plan modifications to the property along with a noise & dust study.

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The property is zoned L1 – Light Industrial

The Planning Board requested the following from the applicant prior to a vote:

- a. Any paperwork/determinations from the NYSDEC on the solid waste management & stone crushing machine are required to be submitted to the Planning Board for review.
- b. A final SWPPP inspection from the Town Engineer to include filing the Notice of Termination paperwork with the NYSDEC.
- c. An independent dust study review was requested by the Planning Board.

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

N/A

**8. Adjourn**

On a motion by Mike Zimmerman and seconded by Nick Kwasniak the Meeting was adjourned at 8:47PM. 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

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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 JULY 16, 2024 PLANNING BOARD MEETING.