

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**August 20, 2024**

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

**Members Excused:**

**Others Present:** Town Engineer Dave Britton

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

2. **Informal Business**

N/A

3. **July 16, 2024 Meeting Minutes**

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

4. **Lemieux Pollinator Pond/Farm - 4566 Meyer Road**

**SEQR:** The Planning Board initiated an extensive review of the Short Environmental Assessment Form. On a motion by Dave Naus & 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 applicant briefed the pollinator pond/farm. The pond will cover a 0.75-acre area & will be 3-5’ deep. This will create a wetland area for pollination. The US Fish & Wildlife Agency will do the project site work.

The applicant will ensure no more than one-acre of property is disturbed.

The project meets all Planning Board & Town Code requirements.

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The property is currently zoned R-1 Residential.

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

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. Pendleton 2 Solar Annual Special Use Permit – 6000 Donner Road**

The applicant updated the Board on the project. They are still awaiting installation of a ground transformer & National Grid connection. The annual Building permit was renewed in Aug 2024.

The Town Board is the approval authority for all Special Use Permits due to a recent Town Code Change. The Planning Board will make a recommendation to the Town Board after reviewing the project.

The project is awaiting final SWPPP Inspection by the Town Engineer & is working with the Building Department on installing a Knox Box. The landscaping was planted in 2021, however, a few pine trees have died & need to be replaced by the applicant.

The project was approved in Aug 2020 & meets all Planning Board & Town Code requirements.

The property is zoned LI – Light Industrial.

On a motion by John Higgins & seconded by Dan Vivian the Special Use Permit was recommended for approval to the Town Board. The measure was passed unanimously by the Planning Board.

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

N/A

**8. Adjourn**

On a motion by Mike Zimmerman and seconded by John Higgins the Meeting was adjourned at 822: PM. All agreed.

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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

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE SEPTEMBER 17, 2024 PLANNING BOARD MEETING.