

**TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
November 19, 2024**

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

Members Excused:

Others Present: N/A

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

2. **Informal Business**

N/A

3. **October 15, 2024 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Dave Naus to approve the Minutes of the October 15, 2024 Planning Board (PB) meetings. All agreed.

4. **Capretto Two Lot Minor Subdivision – 4420 Beach Ridge Road**

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

7:40 Public Hearing

A public Hearing was opened for the proposed project.

Mr. Capretto briefed the minor subdivision. The proposed split subdivides the 56.0 acre parcel into two lots. One lot will be 5.0 acres & the other will be 51.0 acres.

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

The property is zoned R-2 Residential.

On a motion by Dan Vivian & seconded by Tony Dell’Isola the Public Hearing was closed at 7:42 PM.

**TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
November 19, 2024**

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

5. Public/Press Comments and Questions

N/A

6. Adjourn

On a motion by John Higgins and seconded by Dan Vivian 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

**TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
November 19, 2024**

Conservation Advisory Council
NYS DEC

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