

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
December 17, 2024

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

Members Excused:

Others Present: Dave Britton

1. Meeting called to order by the Chairman at 7:38PM.

2. **Informal Business**

N/A

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

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

4. **Regency Builders Preliminary Plat Approval – Campbell Blvd (SBL# 136.00-1-46.12)**

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. Ken Zollitsch, Project Engineer GPI, briefed the project. The proposed 27 lot major subdivision was briefed after the revised preliminary plat was submitted in Oct 2024. There were nine variances granted by the Zoning Board of Appeals for various lot size issues. Of note, on lot #14 the driveway will have to be located on the north side of the lot for snow plowing considerations.

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

The property is zoned R-2 Residential.

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On a motion by Dan Vivian & seconded by John Higgins the Public Hearing was closed at 7:48PM.

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

In addition, on a motion by Dan Vivian & seconded by John Higgins the Recreation Fee (\$27K) in Lieu of Parkland was recommended to the Town Board for approval. All agreed.

5. Hebeler Rezoning Proposal - Campbell Blvd (SBL 150.01-1-19.11)

The Planning Board reviewed the proposed request to rezone a small portion (~0.80 acres total) of the eastern edge of the former Bauer property (recently purchased by Mr. Hebeler) 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 must make a positive or negative recommendation to the Town Board who is the approval authority for rezoning.

On a motion by Mike Zimmerman & seconded by Dan Vivian for the Planning Board to recommend approval to the Town Board for the rezoning proposal. All agreed.

6. Mr. Fulfaro Special Use Permit – 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.

The property is zoned L1 – Light Industrial

All items requested by the Planning Board have been completed by applicant.

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On a motion by John Higgins & seconded by Dan Vivian the Planning Board recommends the approval of the Special Use Permit to the Town Board for stone crushing with the condition that it only be accomplished for three months out of the year (Nov-Jan). All agreed.

7. Public/Press Comments and Questions

N/A

8. Adjourn

On a motion by John Higgins and seconded by Dan Vivian the Meeting was adjourned at 9:00PM. 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
Conservation Advisory Council

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NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE JANUARY 21, 2025 PLANNING BOARD MEETING.