

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**April 15, 2025**

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

**Members Excused:**

**Others Present:** Town Engineer Dave Britton

1. Meeting called to order by the Chairman at 7:35PM.

2. **Informal Business**

N/A

3. **March 18, 2025 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Anthony Dell’Isola to approve the Minutes of the March18, 2025 Planning Board (PB) meetings. All agreed.

4. **Mr. Bogart Proposed Rezoning – 7235 Campbell Blvd**

The Planning Board reviewed the proposed request to rezone the eastern portion (~216’) of the applicant’s property on Campbell Boulevard from R-2 Residential to CO-1 Light Commercial. The property is currently zoned both CO-1 & R-2. If approved the entire property will be zoned CO-1 Light Commercial

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

On a motion by John Higgins and seconded by Dave Naus the recommendation for approval was unanimously passed by the Planning Board.

5. **Regency Builders Final Plat Review – Campbell Blvd (SBL# 136.00-1-46.12)**

Mr. Robert Blood, GPI, & Mr. Robert Mayo, Regency Builders, 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 #15 the driveway will have to be

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located on the north side of the lot for snow plowing considerations. Landscaping for lots #1, #13, & #14 will be on site determined.

Final Plat approval is scheduled for the Planning Board's May 20, 2025 meeting if all requirements are met.

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

The property is zoned R-2 Residential.

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

N/A

**7. Adjourn**

On a motion by Nick Kwasniak and seconded by Dan Vivian 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  
Mrs. Miranda Friert, Town 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 MAY 20, 2025 PLANNING BOARD MEETING.