

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
May 20, 2025

MEMBERS PRESENT: Joe McCaffrey, John Higgins, Dan Vivian, Nick Kwasniak, Dave Naus

Members Excused: Mike Zimmerman, Anthony Dell’Isola

Others Present: Town Engineer Dave Britton

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

2. Informal Business

N/A

3. April 15, 2025 Meeting Minutes

A motion was made by Dan Vivian & seconded by Dave Naus to approve the Minutes of the April 15, 2025 Planning Board (PB) meetings. All agreed.

4. Country Cottage Sketch Plan Review – Townline Road

The applicant had to reschedule until next month.

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

Mr. Ken Zollitsch, GPI, briefed the project. The revised 27 lot major subdivision was briefed after the preliminary plat was approved 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 located on the north side of the lot for snow plowing considerations. Landscaping for lots #1, #13, & #14 will be on site determined.

The project meets all Town Code requirements.

The applicant is still awaiting Niagara County Health Department approval.

On a motion by John Higgins & seconded by Nick Kwasniak the Final Plat was recommended for conditional approval contingent on the Niagara County Health Department approval. The measure was passed unanimously by the Planning Board.

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

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
May 20, 2025

The property is zoned R-2 Residential.

6. Public/Press Comments and Questions

N/A

7. Adjourn

On a motion by John Higgins and seconded by Nick Kwasniak the Meeting was adjourned at 8:15PM. 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
Mr. David Britton, Town Engineer
Mr. Ronald Diedrich, Building Inspector
Superintendent, Starpoint Schools
Board of Appeals
Conservation Advisory Council
NYS DEC

**TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
May 20, 2025**

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE JUNE 17, 2025 PLANNING BOARD MEETING.