

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
November 16, 2021

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

Members Excused: Anthony Dell'Isola

Others Present: Town Engineer Dave Britton

1. Meeting called to order by Chairman Joe McCaffrey at 7:31 PM.

2. Informal Business

N/A

3. October 19, 2021 Meeting Minutes

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the October 19, 2021 Planning Board (PB) meeting. All agreed.

4. Jacus Eight-Lot Major Subdivision – Creekbend Drive

The applicant was represented by Mr. Tim Arlington of Apex Consulting. Mr. Arlington briefed the preliminary plat of the proposed eight-lot Major Subdivision to be constructed at the north end of Creekbend Drive.

The proposed subdivision will be on 10.9 acres of land and was granted a variance for a single non-conforming lot (95' vs. required 100' frontage) by the Zoning Board of Appeals in August 2021. Inputs from the Planning Board included:

- a. A truck route must be constructed on the Jacus property for fill vehicles. The fill vehicles will not be allowed to travel through the current subdivision.
- b. There are many concerns by local residents regarding fill requirements & drainage. The project is being reviewed by the Planning Board/Town Engineer & the Town Highway/Sewer/Fire Departments to ensure all standards are met.
- c. The applicant will continue to submit all changes to the Preliminary Plat to the Planning Board & Town Engineer as required.

5. 6255 Campbell Road (Corner of Mapleton Road) – Commercial Property Rezoning

Mr. & Mrs. Kankolenski request that the town rezone their Light Commercial (CO-1) property located at 6255 Campbell Road (Corner of Mapleton Road) into Residential (R-

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2). The current structure on the property is a converted home which housed several failed businesses over the years (e.g., Salon & Day Care Center). If approved, the current structure would be converted into a single family residence.

Background. The property was formerly zoned Residential. In addition, the property would not be “spot zoned” as the surrounding properties are zoned Residential (R-2).

On a motion by John Higgins & seconded by Joe McCaffrey the Planning Board reviewed the request & recommends that the Town Board approve the request. All agreed.

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 8:45 PM. 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. Jim Chisholm, Town Assessor
Mr. Craig Walter, Highway & Water/Sewer Superintendent
Mr. David Leible, Councilman
Mr. Jason Evchich, Councilman
Mr. David Fisher, Councilman
Mr. Justin Graham, Councilman
Mr. Theodore Joerg, Town Prosecutor
Mr. John Sansone, Town Prosecutor
Mr. David Britton, GHD Engineering
Mr. Ronald Diedrich, Building Inspector/Code Enforcement Officer
Mr. Joseph Follendorf, Building Inspector/Code Enforcement Officer
Superintendent, Starpoint Schools

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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 DECEMBER 21, 2021 PLANNING BOARD MEETING.