

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**June 21, 2022**

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

**Members Excused:**

**Others Present:** Town Engineer Dave Britton

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

**2. Informal Business**

N/A

**3. May 17, 2022 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Mike Zimmerman to approve the Minutes of the May 17, 2022 Planning Board (PB) meeting. All agreed.

**4. Graham Property Brothers Services – Site Plan Review - 5500 Lockport Road**

**SEQR:** The Planning Board initiated an extensive review of the Short Environmental Assessment Form. On a motion by Dave Naus & seconded by John Higgins a Negative Declaration was issued. The Planning Board Chairman was then authorized to sign the SEQR form at that time. All agreed.

**7:40PM Public Hearing**

A Public Hearing was opened for the Graham Brothers Site Plan Review at 5500 Lockport Road.

Mr. Graham briefed the project which included a 40' x 200' commercial pole barn along with a 40' x 80' retail building. In addition, there will be three storage areas for topsoil & compost. Of note, a variance for the retail building was approved by the Town Zoning Board of Appeals (Mar 22) for front setback (60' vs 100'). The project sits on 66.4 acres which 6.4 acres will be disturbed. The property is zoned Special Light Industrial (SLI).

On a motion by Dave Naus & seconded by Nick Kwasniak the Public Hearing was closed at 7:42PM.

The project meets all Planning Board & Town Code requirements.

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On a motion by Nick Kwasniak & seconded by Mike Zimmerman the project was recommended for approval. The measure was passed unanimously by the Planning Board.

**5. Swanson Two Lot Minor Subdivision – 6668 Campbell Road**

**SEQR:** The Planning Board initiated an extensive review of the Short Environmental Assessment Form. On a motion by John Higgins & seconded by Dave Naus a Negative Declaration was issued. The Planning Board Chairman was then authorized to sign the SEQR form at that time. All agreed

**7:50 Public Hearing**

Mr. Swanson briefed minor subdivision located at 6668 Campbell Blvd.

The proposed subdivision will subdivide the current 2.2 acre lot into two parcels (~1.5 acres & 0.75 acres). The property is zoned R-2 Residential.

On a motion by John Higgins & seconded by Mike Zimmerman the Public Hearing was closed at 7:52PM.

The minor subdivision meets all Planning Board & Town Code requirements.

On a motion by Mike Zimmerman & seconded by Dave Naus the project was recommended for approval. The measure was passed unanimously by the Planning Board.

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

N/A

**7. Adjourn**

On a motion by Dan Vivian and seconded by Tony Dell'Isola the Meeting was adjourned at 8:25PM. All agreed.

Respectfully Submitted

John Higgins, Administrative Secretary  
Planning Board, Town of Pendleton

cc: *via email only*  
All Members of Planning Board

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Mr. Joel Maerten, Town Supervisor  
Mr. Claude Joerg, Town Attorney  
Mrs. Deborah Maurer, Town Clerk  
Mr. Thomas Valentine, Town Assessor  
Mr. David Fisher, Highway & Water/Sewer Superintendent  
Mr. David Leible, Councilman  
Mr. Jason Evchich, Councilman  
Mr. Joseph Hickman, Councilman  
Mr. Scott Lombardo, Councilman  
Mr. Theodore Joerg, Town Prosecutor  
Mr. John Sansone, Town Prosecutor  
Mr. David Britton, GHD Engineering  
Mr. Ronald Diedrich, Building Inspector/Code Enforcement Officer  
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 JULY 19, 2022 PLANNING BOARD MEETING.