

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
August 16, 2022

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

Members Excused: Dan Vivian

Others Present: Town Engineer Dave Britton

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

2. Informal Business

N/A

3. July 19, 2022 Meeting Minutes

A motion was made by Dave Naus & seconded by Mike Zimmerman to approve the Minutes of the July 19, 2022 Planning Board (PB) meeting. All agreed.

4. Zuccari Four Lot Minor Subdivision – Townline Road SBL# 149.00-2-26

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 Zuccari four lot minor subdivision.

The applicant was represented by Mr. Ginestre. The proposed project subdivides the current property into four lots. Three of the lots measure 125' x 733' (~ 2.1 acres each) & the remaining lot measures ~ 68 acres.

The property is zoned R-2 Residential

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

The project meets all Planning Board & Town Code requirements.

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

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5. Pendleton Solar 2 – 6000 Donner Road –Special Use Permit Renewal

The applicant was represented by Mr. Ben Jesmer. Mr. Jesmer briefed the Planning Board that the construction of the project is estimated for completion in Nov 2022 & Permission to Operate is estimated to occur in March/April 2023.

The fencing & landscaping for the project will be completed in Sept/Oct 2022.

The project meets all NYS, Town, & Planning Board requirements.

On a motion by John Higgins & seconded by Mike Zimmerman the Special Use Permit was recommended for approval & signature by the Chairman. The measure was unanimously approved by the Planning Board.

6. Mr. Gasper Fulfaro – 5532 Killian Road – Site Plan Review

Mr. Fulfaro was represented by his attorney, Mr. Jeff Palumbo. After several minutes of discussion on the current status of the project, the Planning Board was asked what requirements are still required to move the project along. The Planning Board/Town Engineer has not yet received the revisions to the engineered drawings, SWPPP, & the EAF (SEQR). Once the Planning Board/Town Engineer receives the revisions the project can move forward in the Site Plan Review process.

Mr. Palumbo requested that all correspondence go through him in the future.

7. Public/Press Comments and Questions

N/A

8. Adjourn

On a motion by Nick Kwasniak and seconded by Tony Dell'Isola the Meeting was adjourned at 8:30PM. 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

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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, Town Engineer
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 SEPTEMBER 20, 2022 PLANNING BOARD MEETING.