

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
January 16, 2024

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

Members Excused: Anthony Dell'Isola

Others Present: Town Engineer Dave Britton

1. Meeting called to order by the Chairman at 7:32PM.

2. Informal Business

N/A

3. December 19, 2023 Meeting Minutes

A motion was made by Dan Vivian & seconded by Mike Zimmerman to approve the Minutes of the December 19, 2023 Planning Board (PB) meetings. All agreed.

4. Larabell LLC Four Lot Minor Subdivision – 5260 Oakwood Drive

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

7:40 Public Hearing

A public Hearing was opened for the proposed project.

Mr. Campbell, co-owner of Larabell LLC, briefed the project. The proposed split subdivides the 24.4-acre parcel into four lots. Three of the lots will be ~ 127' frontage x 1350' in depth & ~ 4 acres each. The remaining lot will be 12.5 acres. The current plan is to subdivide the lots for home construction.

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

The property is zoned R-2 Residential.

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
January 16, 2024

On a motion by Dan Vivian & seconded by Mike Zimmerman the Public Hearing was closed at 7:45PM.

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

5. Public/Press Comments and Questions

A resident was concerned about business parking in the Town being inadequate.

He would like to see the Town Code revised to address the issue.

6. Adjourn

On a motion by Dan Vivian and seconded by Dave Naus- the Meeting was adjourned at 8:00PM. 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. Thomas Valentine, 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

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
January 16, 2024

Conservation Advisory Council
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE FEBRUARY 20, 2024 PLANNING BOARD MEETING.