

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**February 20, 2024**

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

**Members Excused:**

**Others Present:** Town Engineer Dave Britton

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

**2. Informal Business**

N/A

**3. January 16, 2024 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Mike Zimmerman to approve the Minutes of the January 16, 2024 Planning Board (PB) meetings. All agreed.

**4. Regency Builders Rezoning – Campbell Blvd (SBL 136.00-1-46.12 & 136.00-1-46.112)**

The Planning Board reviewed the proposed request to rezone three small portions (~2 ½ acres total) of the property for the proposed construction of a major subdivision on the property. The proposal includes the northern most piece along with the two south eastern pieces of the owner's property. The proposal will rezone the property from CO-2 Light Commercial to R-2 Residential. The property is currently zoned both CO-2 & R-2.

Per Town Code, the Planning Board will make a positive or negative recommendation to the Town Board who is the approval authority for rezoning.

The Planning Board on a motion by John Higgins & seconded by Dave Naus made a positive recommendation to the Town Board for the rezoning. All agreed.

**5. Mr. Scott Kuhns – Commercial Building Addition – 5984 Dunnigan Rd**

The applicant briefed the three sided 2000SF addition (40' x 50') to an existing building that would garage his commercial vehicles for his business. No utilities are planned for the project.

The Board agreed that a sketch plan is all that is required for this project to proceed.

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

N/A

**7. Adjourn**

On a motion by Dan Vivian and seconded by Dave Naus the Meeting was adjourned at 8:10PM. 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  
Conservation Advisory Council  
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE MARCH 19, 2024 PLANNING BOARD MEETING.