

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**August 19, 2025**

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

**Members Excused:** Dave Naus

**Others Present:** N/A

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

**2. Informal Business**

N/A

**3. July 15, 2025 Meeting Minutes**

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the July 15, 2025 Planning Board (PB) meetings. All agreed.

**4. Zuccari Four Lot Minor Subdivision – 6562 Townline Road**

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

**7:35 Public Hearing**

A public Hearing was opened for the proposed project.

Mr. Zuccari briefed the minor subdivision. The proposed split subdivides the 70-acre parcel into four lots. Three lots will be just over an acre & the remaining lot will be ~ 67 acres.

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

The property is zoned R-2 Residential.

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**August 19, 2025**

On a motion by Dan Vivian & seconded by Tony Dell'Isola the Public Hearing was closed at 7:37PM.

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.

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

N/A

**6. Adjourn**

On a motion by John Higgins and seconded by Dan Vivian 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  
Mr. Joel Maerten, Town Supervisor  
Mr. Claude Joerg, Town Attorney  
Mrs. Deborah Maurer, Town Clerk  
Mr. Miranda Freiert, Town Assessor  
Mr. David Fisher, Highway & Water/Sewer Superintendent  
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. Troy Barnes, Building Inspector  
Superintendent, Starpoint Schools  
Board of Appeals  
Conservation Advisory Council

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**August 19, 2025**

NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE SEPTEMBER 16, 2025 PLANNING BOARD MEETING.