

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**September 16, 2025**

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

**Members Excused:**

**Others Present:**

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

**2. Informal Business**

A moment of silence was observed for Planning Board Chair Joseph McCaffrey who passed away recently. Joe served on the Town Planning Board since 1992 & as Chairman for over twenty years.

**3. August 19, 2025 Meeting Minutes**

A motion was made by Dave Naus & seconded by Mike Zimmerman to approve the Minutes of the August 19, 2025 Planning Board (PB) meetings. All agreed.

**4. Pendleton 2 Solar Annual Special Use Permit – 6000 Donner Road**

The applicant updated the Board on the project.

The Town Board is the approval authority for all Special Use Permits. The Planning Board will make a recommendation to the Town Board after reviewing the project.

The project was approved in Aug 2020 & meets all Planning Board & Town Code requirements.

The property is zoned LI – Light Industrial.

On a motion by Tony Dell’Isola & seconded by Dan Vivian the Special Use Permit was recommended for approval to the Town Board. The measure was passed unanimously by the Planning Board.

**TOWN OF PENDLETON**  
**PLANNING BOARD MEETING MINUTES**  
**September 16, 2025**

**5. Mr. Eric Bogart – Site Sketch Review – 7235 Campbell Blvd**

Mr. Bogart presented a sketch drawing of the proposed site plan that includes a ~10,000SF building along with parking areas. In addition, the sketch will mitigate the original site plan deficiencies. Several issues were identified & need to be researched with the sketch to include setback, road salt & fuel storage.

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

N/A

**7. Adjourn**

On a motion by Mike Zimmerman and seconded by Dave Naus 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  
Mrs. Miranda Freiart, Assessor  
Mr. David Fisher, Highway & Water/Sewer Superintendent  
Mr. Dylan Rumbold, 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. Troy Barnes, Building Inspector  
Superintendent, Starpoint Schools  
Board of Appeals

**TOWN OF PENDLETON  
PLANNING BOARD MEETING MINUTES  
September 16, 2025**

Conservation Advisory Council  
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE OCTOBER 21, 2025 PLANNING BOARD MEETING.