

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.

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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 Freiert, 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

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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.