

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
October 21, 2025

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

Members Excused:

Others Present: Town Engineer Dave Britton, Ton Attorney Theodore Joerg

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

2. Informal Business

N/A

3. September 16, 2025 Meeting Minutes

A motion was made by Dan Vivian & seconded by Nick Kwasniak to approve the Minutes of the September 16, 2025 Planning Board (PB) meetings. All agreed.

4. Mr. Al Shoen – 2400SF Accessory Structure – 4811 Mapleton Rd.

The applicant briefed a proposed 2,400SF accessory structure on his property. A variance was granted by the ZBA for the structure for size. The project meets all other town requirements.

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.

On a motion by Nick Kwasniak & seconded by Mike Zimmerman the accessory structure was conditionally approved. The conditions are the old shed must be removed & a drainage plan must be in place upon completion of the project.

5. Public/Press Comments and Questions

N/A

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6. Adjourn

On a motion by Mike Zimmerman and seconded by Dan Vivian the Meeting was adjourned at 8:25PM. All agreed.

Respectfully Submitted

John Higgins, Planning Board Chair
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
Conservation Advisory Council
NYS DEC

NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE NOVEMBER 18, 2025 PLANNING BOARD MEETING.