

TOWN OF PENDLETON
PLANNING BOARD MEETING MINUTES
January 20, 2026

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

Members Excused:

Others Present:

1. Meeting called to order by the Chairman at 7:00PM.

2. **Informal Business**

N/A

3. **December 16, 2025 Meeting Minutes**

N/A - The December meeting was canceled so there were no minutes.

4. **The Towers LLC. – Site Plan Review – 6699 E. Canal Rd**

SEQR: The Planning Board initiated an extensive review of the Long Environmental Assessment Form. On a motion by Dan Vivian & seconded by Dave Naus a Negative Declaration was issued. All agreed. The Planning Board Chairman was then authorized to sign the SEQR form at that time.

7:05PM Public Hearing

A public Hearing was opened for the proposed project.

Mr. Lusk briefed the project. The proposed cell tower meets all town code. The Planning Board will review & approve the site plan. However, a Special Use Permit is required for the project. The Planning Board will make a recommendation to the Town Board who has final approval authority.

The property is zoned R-2 Residential.

On a motion by Dan Vivian & seconded by Mike Zimmerman the Public Hearing was closed at 7:07PM.

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On a motion by Dan Vivian & seconded by Mike Zimmerman the project was recommended for approval along with a positive recommendation for the Special Use Permit to the Town Board. The measure was passed unanimously by the Planning Board.

5. Public/Press Comments and Questions

6. Adjourn

On a motion by Dan Vivian and seconded by Tony Dell'Isola the Meeting was adjourned at 7:33PM. 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. Noreen Lemma, Town Clerk
Mr. Miranda Freiert, Assessor
Mr. David Fisher, Highway & Water/Sewer Superintendent
Mr. Dylan Rumbold, Councilman
Mr. David Kantor, Councilman
Mr. Tim Lukasik, 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

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NOTE: THE ABOVE PLANNING BOARD MINUTES ARE INFORMATIONAL AND FORMAL APPROVAL ACTION WILL NOT TAKE PLACE UNTIL THE FEBRUARY 17, 2026 PLANNING BOARD MEETING.