

**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.