

**TOWN OF KENDALL  
PLANNING BOARD OF APPEALS  
MEETING MINUTES**

**Tuesday, December 22, 2015 – 7:00 p.m.**

Attendance:	Chair. Andrew Kludt	- present
	Jeff Conte	- present
	Phil D’Agostino	- present
	John Hughes	- present
	Mike Roth	- absent

Also present: Ken DeRoller, 2498 Kendall Rd., Robert and Truda Slocum, 17011 Lakeshore Rd., Douglas Merle, 1808 Kendall Rd., Carl Catracchia II, 2285 Dale Rd., Warsaw, NY 14569, Mark Driesel, 16898 Kenmore Rd., Town Board Liaison Bruce Newell, Code Enforcement Officer Paul Hennekey, Deputy Code Enforcement Officer Dan Strong and Recording Secretary Tammy Bakutis.

Chairman Kludt called the meeting to order at 7:04 p.m.

**APPROVAL OF MINUTES:**

Minutes from the November 24, 2015 meeting submitted by Recording Secretary Bakutis were reviewed. Phil D’Agostino motioned to accept the minutes as presented, seconded by John Hughes. All in favor.

**TOWN BOARD UPDATE:**

Per TB Liaison Bruce Newell:

- Town Board passed the resolution for the new codification.
- Grant for the rework of the LWRP was approved. Work should start in January of 2016. (Carlton, Yates and Kendall to share \$80,000 of a matching funds grant).

**PUBLIC HEARING FOR APPROVAL OF A SITE PLAN – TAX ID #33.-1-43.512**

Chairman Kludt opened the public hearing at 7:15 p.m. He read the public notice:

Notice is hereby given that a public hearing will be held by the Planning Board of Appeals of the Town of Kendall on Tuesday, December 22, 2015 at 7:15 p.m. at the Kendall Town Hall, 1873 Kendall Road to consider the application of Douglas Merle. Applicant seeks approval for construction of a single family residence on a one lot subdivision located at 16908 Kenmore Road, Kendall, NY, Tax ID #33.-1-43.512. Property is zoned rural residential. All persons wishing to speak will be heard at this time. Application is on file in the Town Clerk’s Office.

By Order of Andrew Kludt  
Town of Kendall Planning Board Chairman

Chairman Kludt had the applicant come before the board and point out on the map exactly what he wanted to do, just to clarify his intentions. The planning board reviewed Douglas Merle's application for approval for construction of a single family residence on a one lot sub-division located at 16908 Kenmore Road, Kendall, NY, Tax ID #33.-1-43.512. The planning board reviewed all the documents submitted by the applicant and discussed the appropriate criteria for the application.

Chairman Kludt closed the public hearing at 7:30 p.m.

Jeff Conte motioned to approve the application for construction of a single family residence on a one lot sub-division located at 16908 Kenmore Road. Pending that Orleans County approves the raised septic which is in front of the house on the west side. Motion to approve the application was seconded by Phil D'Agostino. All in favor.

Application approved.

#### **PUBLIC HEARING FOR APPROVAL OF A SITE PLAN - TAX ID #42.-1-26.2**

Chairman Kludt opened the public hearing at 7:30 p.m. He read the public notice:

Notice is hereby given that a public hearing will be held by the Planning Board of Appeals of the Town of Kendall on Tuesday, December 22, 2015 at 7:30 p.m. at the Town of Kendall Town Hall, 1873 Kendall Road to consider the application of Jacquelyn Mosher, 2369 Peter Smith Road, Kent, NY. Applicant seeks site plan approval for a motor vehicle repair shop located at 2355 Peter Smith Road, Kent, NY, Tax ID #42.-1-26.2. Property is zoned rural agriculture. All persons wishing to speak will be heard at this time. Application is on file in the Town Clerk's Office.

By Order of Andrew Kludt  
Town of Kendall Planning Board Chairman

Chairman Kludt asked Carl Catracchia to explain to the board what his intentions for the business are. Carl told the board primarily he will be doing motorcycle repairs, atv's, utv's and some snowmobile repairs. Carl said this is going to start as a part time business turning into a full time business with minor automotive work; it will also include the basic maintenance of automobiles. Carl said oil and waste will be removed from the premises. In the future Carl plans on putting up a small sign above the entrance door on the front of the building. Chairman Kludt read the recommendations from the County Planning Board. The site plan is part of the special use permit.

Chairman Kludt closed the public hearing at 7:57 p.m

CEO Paul Hennekey requested the dimensions that will be used for the actual business. The board agreed that there will be limited use of the two (2) north buildings and the cement slab to the east of those buildings with an approximate size of 250' wide by 350' deep, approximately two (2) acres. Carl will need to follow all of the County Planning Board's recommendations. Chairman

Kludt informed Carl that when he is ready to put up a sign he will need to follow all of the Town of Kendall's local sign laws and recommendations.

John Hughes motioned to approve the application for the site plan which is part of the special use permit with all the stipulations previously discussed. Jeff Conte seconded. All in favor.

Application approved.

**ADJOURNMENT:**

Jeff Conte made motion to adjourn, seconded by Phil D'Agostino. All in favor. Meeting adjourned at 8:09 p.m.

**NEXT MEETING:**

Tuesday, January 26, 2016 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis  
Recording Secretary