

**TOWN OF KENDALL
PLANNING BOARD
MEETING MINUTES**

Tuesday, January 24, 2017 - 7:00 p.m.

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

Also present: Scott Shearing, Bohler Engineering, Albany, NY, Barbara Flow, Town Councilwoman, Town Liaison Bruce Newell, Code Enforcement Office Paul Hennekey and Recording Secretary Bakutis.

Chairman Kludt called the meeting to order at 7:02 p.m.

PRESENTATION GIVEN BY SCOTT C. SHEARING, BOHLER ENGINEERING:

Primax property is looking to develop 1.9 acres into a Dollar General out of the coexisting 30 acres of property on Roosevelt Highway (Rt. 18). The structure will be about 9100 sq. feet. The property is located in the general business zoning area so it is permitted use. The site will be variance free as long as the client meets the requirement of 36 parking spaces. They show 32 on the diagram only because they would like to land-bank 4 spaces in the dumpster/corral area. They would like to propose the 32 spaces under the guidelines of a green practice. They are happy with the 32 spaces and feel they would not require 36. Scott brought up to the board the parking criteria is one space per 200 sq. foot of gross floor area and that comes out to the required amount of 36.4 spaces. Chairman Kludt told Scott that would technically have to the zoning board for a variance. They would leave that up to the boards discession. For the structure itself, there is a neighbor to the east on a residential lot, the company is proposing a six foot privacy fence on each side of the structure, a shadow box. The site is on muninciple water and they will have a septic system. Mr. Shearing showed the board a prototypical appearance of what the building itself will be. The companys typical building is all metal, this building will have added to it split face CMU block with shutters so it's not so commercial in appearance. Mr. Shearing would like the board to let him know if they are going to require the 36 parking spaces and if the PB is going to be lead agency or if it will be a unclassified action. He would like to request that the approval process be contingent on the county. His client would like to keep this variance free and he beleives they are headed in the right direction for accomplishing that. He told the board his client is very excited about this project and would like to move forward. Lighting would be what they call shoe box lighting, which means there will be no spillage on the property, but there will be enough lighting for the safety and access of the pedestriaons, customers, etc. Hours of operation, number of employees in the store and at what hours. Sign(s) for the building was discussed; how many there would be, appearance and the location and size of sighn. Fenceing was discussed, the board would like to see a six (6') foot fence on for the two (2) finished sides; shadow box. Chairman Kludt informed Scott that they need to have a formal application submitted before they could get started.

APPROVAL OF MINUTES:

Minutes from the December 27, 2017 meeting submitted by Recording Secretary Bakutis were

reviewed. Jeff Conte motioned to approve the minutes as presented, seconded by Phil D'Agostino. All in favor.

CODE ENFORCEMENT UPDATE:

CEO Hennekey gave an update on the marina. He told the board the special use permit was for the architect's previous plans and the previous owner and will not be allowed for the new owners. The new owner is thinking of keeping the marina as such and adding a restaurant which is all permitted uses and shouldn't require a special use permit. It is considered water front development.

ADJOURNMENT:

Jeff Conte made motion to adjourn, seconded by Mike Roth. All in favor. Meeting adjourned at 8:16 p.m.

NEXT MEETING:

Tuesday, February 2, 2017 at 7:00 p.m.

Respectfully Submitted,

Recording Secretary Bakutis
Tammy Bakutis