

TOWN OF KENDALL
ZONING BOARD OF APPEALS
MEETING MINUTES

Tuesday, February 7, 2012 – 7:00 p.m.

CALL TO ORDER: Board Chair Kevin Banker called the meeting to order at 7:02 p.m.

ROLL CALL:	Kevin Banker, chair	- present
	Patrick Bolton	- present
	Tony Cammarata	- present
	Fletcher Rowley	- present
	Gay Smith	- Present

ALSO PRESENT: Paul Hennekey, Code Enforcement and Zoning Officer
Melanie Whitehair, 17163 Norway Heights
Tyrone Whitehair, 17163 Norway Heights
Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES: Minutes from January 10, 2012 were reviewed. Gay Smith moved to accept the minutes. Seconded by Patrick Bolton, all in favor.

COTTAGES AT TROUTBURG

Kevin Banker said the Zoning Board had not yet received any official documents regarding the Cottages at Troutburg. Discussion took place about post cards that had been sent to the residents of Kendall concerning the Cottages at Troutburg. Paul Hennekey said he received preliminary building and demolition plans for the Troutburg property. A brief discussion took place about the required variances and the Town Board position as the lead agency for the SEQR.

CEO REPORT

Paul Hennekey discussed a Thompson Drive resident that would require a variance for a deck. Discussion took place about the need for a detailed survey map of the property. A public hearing was tentatively set for March 13, 2012.

Paul said the request by Crosby's to replace an existing underground kerosene tank with an above ground tank was withdrawn and that Crosby's would continue to store kerosene in an underground tank.

Paul discussed a subdivision request for property on Countyline Road in which the owner wishes to divide the property into one conforming lot and one nonconforming lot. He discussed a subdivision request for property on Petersmith Road that contained two homes on a single lot. The owner wants to subdivide the property so that each home is on its own lot. Discussion took place about the particulars for each property.

Paul Hennekey discussed a property on Norway Heights requesting a variance for a porch. Paul said the right-of-way for Norway Heights goes through the home on the property. Discussion took place about zoning regulations pertaining to right-of-ways and privately owned right-of-ways.

Discussion took place about the progress of Eagle Creek Marina and the restaurant on Kendall Road.

ADDRESSING THE PUBLIC

Kevin addressed the public and discussed the Zoning Board's involvement with the Cottages at Troutburg.

NEXT MEETING

Tuesday, March 13, 2012 at 7:00 pm

ADJOURNMENT: Gay Smith motioned to adjourn. Seconded by Fletcher Rowley. All in favor. Adjourned at 7:39 pm.

Respectfully submitted,

Joyel Miesner
Recording Secretary