

TOWN OF KENDALL
ZONING BOARD OF APPEALS
MEETING MINUTES

Tuesday, June 12, 2012 – 7:00 p.m.

CALL TO ORDER: Board Chair Kevin Banker called the meeting to order at 7:03 p.m.

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

ALSO PRESENT: Paul Hennekey, Code Enforcement and Zoning Officer
Daniel Gaesser, Supervisor
David Schuth, Town Board Representative
Scott Fiske, 25 Circle St, Rochester, NY
John Page, 515 Grand Ave, Rochester, NY
Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES: Minutes from May 8, 2012 were reviewed. Gay Smith moved to accept the minutes. Seconded by Patrick Bolton, all in favor.

CEO

Paul Hennekey discussed a possible sub lot division that requires a variance.

TOWN BOARD REMARKS

Supervisor Daniel Gaesser discussed the Water Front Planned Development District and the work the Town Board, Planning Board and Town Attorneys have done regarding the Cottages at Troutburg property. He said that the Town Board would like to have the Water Front Planned Development District law in place by the July meeting.

David Schuth discussed upcoming Bicentennial events, the upcoming carnival, and the resignation of Joyel Miesner, recording secretary.

WORKSHOPS

Discussion took place about workshops that had been attended by the Board Members. Board Members asked for their certification documents to be filed.

PUBLIC HEARING FOR VARIANCE REQUEST - TAX ID 9.5-1-28.

Tony Cammarata 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 Zoning Board of Appeals of the Town of Kendall on Tuesday, June 12, 2012 at 7:15 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of John Page, 15697 Thompson Drive, Tax ID 9.5-1-28. Applicant seeks a variance to reduce front set-back from 60 feet to 48 feet and continuous side set-back from 12 feet to 5 feet. Relief is being sought from Article V, section 560 and 561. Property is zoned Water Front Residential. All persons wishing to speak will be

heard at this time. Application is on file in the Town Clerks Office.

Kevin Banker
Chair, Zoning Board of Appeals

Discussion took place about the location of the current home on the property and its proximity to the lake. Mr. Fiske discussed the proposed location for the new house and described the location of the proposed deck for the home. Mr. Fiske said a permit is pending for a new septic system for the property. Paul Hennekey mentioned that Mr. Fiske had worked hard to meet the zoning regulations. Discussion took place about the lake access of emergency and service vehicles. Discussion took place about the distance from the property line to the neighboring property.

The board discussed the five criteria from section 832 of granting area dimensional variances from the Kendall Zoning Ordinances.

Gay Smith motioned that a variance be granted to reduce front set-back from 60 feet to 48 feet and continuous side set-back from 12 feet to 5 feet with no additional conditions. Seconded by Patrick Bolton. Tony Cammarata called for a roll call vote, with the following results:

Patrick Bolton	- Yea
Tony Cammarata	- Yea
Fletcher Rowley	- Yea
Gay Smith	- Yea

Tony closed the public hearing at 7:29 p.m.

NEXT MEETING
Tuesday, July 10, 2012 at 7:00 pm

ADJOURNMENT: Gay Smith motioned to adjourn. Seconded by Patrick Bolton. All in favor. Adjourned at 7:30 pm.

Respectfully submitted,

Joyel Miesner
Recording Secretary