

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

Tuesday, April 28, 2015 – 7:00 p.m.

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

Also present: Mr. Gerard Meisenzahl, 161 Hamlin Center Rd., Hilton, NY., Town Board Liaison Bruce Newell, Code Enforcement Enforcement Officer Paul Hennekey and Recording Secretary Bakutis.

APPROVAL OF MINUTES:

Minutes from the March 24, 2015 meeting submitted by Recording Secretary Bakutis were reviewed. Jeff Conte motioned to accept the minutes as presented, seconded by Phil D'Agostino. All in favor.

SITE PLAN REVIEW DISCUSSION - Gerard Meisenzahl, 2565 Center Rd., Tax Map #43-1-67.1

Mr. Meisenzahl is looking for a site plan approval to build a new home. He had purchased the properties and combined them to make a single lot. There is an existing cabin on the property. He will be utilizing the existing road off of Center Rd., so the address would be 2565 Center Road. The property goes over to Hooks Mill. Property size is about 105 acres. There is an existing cabin which does not have water or sewer as well as electric. The existing cabin on the property has a walk out basement, 2 bedroom structure and garage situated an existing pond that sits on the property. The three properties that were added are located on Hooks Mill Road. There is not a house number/street number for this lot so the tax address just reads Hooks Mill Road. Mr. Meisenzahl would like to know why he has been charged taxes for a prime building lot with road frontage if Hooks Mill Road is not considered a public road. Mr. Meisenzahl said he already addressed the neighbor to the south and the neighbor has no problem giving him what he needs for a legal turn around for emergency vehicles.

Code Enforcement Officer Hennekey informed Mr. Meisenzahl that he would require a variance because he only has 60 feet of road frontage and the code requires 200 feet. Chairman Kludt advised Mr. Meisenzahl to go before the Town of Kendall Zoning Board for a variance for road frontage on Center Road and proceed from there.

SITE PLAN REVIEW DICUSSION - Karl Driesel, 1750 Kendall Road, Tax Map #32.00 01 055.2

Karl came before the board with a completed survey. Crandall Avenue turns the corner and runs east to Kendall Road and the telephone poll on the south side of Kendall are his property boundaries. He owns to the other side of Crandall Avenue and about fifteen more feet to the

beyond that. Karl stated after four months of searching deeds, records in the Town of Kendall or Orleans County records, there is no record on his deed for any right of way or easement for that road to have been built from the bend on Crandall Avenue to Kendall Road. Crandall Avenue was originally a north south road that started at Kenmore Road and ended at the railroad tracks or on the other side of the tracks at the cold storage when the railroad was abandoned or potentially before that when the Kendall Station was no longer in use that last one hundred feet of the road fell apart and he thinks traffic kind of went around it. In the 1970's RJ Smith remembers paving it for the first time. It has never officially been made a road and there are no right of ways or easements. This is all the information he has found up to this point and would like to know where to go from here.

CEO Hennekey told Mr. Driesel with the exception of the SEQR he feels they have a complete application from Karl Driesel and it will go to the county. He would like to get it on the agenda for the next Planning Boards meeting on May 26th at 7:15 P.M. for a public hearing and it will go to the county on May 28th.

TOWN BOARD UPDATE:

Town Board Liaison Newell will get a letter from the Town of Kendall stating the Town claims no right or title to Crandall Avenue as per Karl Driesel's request.

ADJOURNMENT:

Jeff Conte made motion to adjourn, seconded by John Hughes. All in favor. Meeting adjourned at 8:04 p.m.

NEXT MEETING:

Tuesday, May 26, 2015 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary