

TOWN OF KENDALL
PLANNING BOARD
MEETING MINUTES

Tuesday, March 22, 2016 – 7:00 p.m.

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

Also present: Todd and Mindy Zyra, 19 Cailyn Way, Brockport, NY, Gil Schultz, 16672 Banner Beach Rd., Kendall, NY, Paul Jennings, 16705 Banner Beach Rd., Kendall, NY, Nick Montanaro (address not given), Town Board Liaison Bruce Newell, Code Enforcement Officer Hennekey and Recording Secretary Bakutis.

Chairman Kludt called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES:

Minutes from the February 23, 2016 meeting submitted by Recording Secretary Bakutis were reviewed. Phil D'Agostino motioned to accept the minutes as presented, seconded by Mike Roth. All in favor.

TOWN BOARD UPDATE:

Town Board Liaison Newell mentioned to the board the importance of all board members completing their training hours. LWRP is still waiting approval from the state.

PUBLIC HEARING FOR APPROVAL OF CONSTRUCTION FOR A SINGLE FAMILY DWELLING – TAX ID #10.11-1-44.1

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 Town of Kendall Planning Board on Tuesday, March 22, 2016 at 7:15 p.m. at the Kendall Town Hall, 1873 Kendall Road to consider the application of Todd and Mindy Zyra. Applicants seek approval for construction of a single family residence on a one lot subdivision located at Lot R-1 Banner Beach Road, Tax ID #10.11-1-44.1. Property is zoned Waterfront 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

The applicant's surveyor Nicola R. Montanaro told the board the site layout of the house meets all the setback requirements. Mr. Montanaro stated the health department issued a permit this past weekend for the new owners Mr. and Mrs. Zyra. The original permit was actually approved back in 2012 with the previous owners. Coastal erosion was addressed between CEO Hennekey and Mr. Montanaro. He said the layout of the house would be staked out the builder. Todd and Mindy said they would like to start construction by the end of April.

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

Mike Roth motioned to approve the application for construction of a single family residence on a one lot subdivision located at Lot R-1 Banner Beach Road. Motion to approve was seconded by John Hughes. All in favor.

CODE ENFORCEMENT UPDATE:

- Mr. Maynard would like to combine his properties. The subdivision meets code and zoning requirements. This property used to be a big farm, one big piece except for the farthest parcel to the east which is Mark Maynards property. He has a house built on this piece of property. Mr. Maynard is selling the farm land to a local farmer and keeping the two houses with parcels along with the air strip. The planning board will send out a letter stating the subdivision was reviewed by the board along with CEO Hennekey and as long as it meets all requirements the subdivision will be approved.
- Mr. Meisenzahl purchased 200' on Center Road. This will clear up his requirement for a variance for not having the required frontage. He will be keeping the driveway where it is and the 200' of property he purchased is to the north of it. He secured an easement from the neighbor, which he will need in writing. A public hearing will be scheduled.

ADJOURNMENT:

Phil D'Agostino made a motion to adjourn, seconded by John Hughes. All in favor. Meeting adjourned at 7:52 p.m.

NEXT MEETING:

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

Respectfully Submitted,

Tammy Bakutis
Recording Secretary