

TOWN OF KENDALL
ZONING BOARD OF APPEALS
MEETING MINUTES

Tuesday, May 8, 2012 – 7:00 p.m.

CALL TO ORDER: Board Chair Kevin Banker called the meeting to order at 7:05 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
David Schuth, Town Board Representative
Geoffrey Christian, 16150 Glidden Road, Holley
Jeff Serbicki, 2559 Kendall Road
Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES: Minutes from March 13, 2012 were reviewed. Gay Smith moved to accept the minutes with corrections. Seconded by Tony Cammarata, all in favor.

WORKSHOPS

Discussion took place about upcoming workshops and their benefits to the Board.

CEO

Paul Hennekey discussed possible area variance request, but said there was no formal application at this point. He requested that the board give him an interpretation in writing in regards to building accessory structures on unapproved lots. Discussion took place about accessory structures on unapproved lots.

PUBLIC HEARING FOR VARIANCE REQUEST - TAX ID 43.-2-45.11

Kevin Banker 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, May 8, 2012 at 7:15 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Jeff Serbicki, 2559 Kendall Road, Tax ID 43.-2-45.11 Applicant seeks a variance for a 45-foot front set-back for a new garage. Relief is being sought from Article V, section 512. Property is zoned Residential Agriculture. All persons wishing to speak will be heard at this time. Application is on file in the Town Clerks Office.

Kevin discussed the location, size and construction of the garage with Mr. Serbicki. Discussion took place about accidents that had occurred involving the garage due to the properties location on a curved road. Mr. Serbicki distributed a proposed drawing of the new garage and a map showing the proposed placement of the new garage. The Board discussed how the new garage would be a safety improvement.

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 for a 45-foot front set-back for a new garage with no additional conditions. Seconded by Fletcher Rowley. Kevin called for a roll call vote, with the following results:

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

Kevin closed the public hearing at 7:41 p.m.

TOWN BOARD REMARKS

David Schuth discussed a Town of Kendall sign that had been stolen. He also discussed the bicentennial opening ceremony and said that many people participated and attended the event. He discussed the bicentennial production of The Music Man, Partyka's upcoming quilt show, Decoration Day May 19th, Lions Club garage sale, Lions Club pancake breakfast, and Lions Club steak roast. David Schuth said the Planning Board is meeting every two weeks to discuss the Cottages at Troutburg and the Town Board had retained a law firm that specializes in environmental and development regulations. He said there is a possibility that the cottages may require a variance for size. David said Paul Hennekey has been working with new owners of the Marina, but no new site plans have been submitted. He had no new information about the Kendall Road restaurant.

NEXT MEETING

Tuesday, June 12, 2012 at 7:00 pm

ADJOURNMENT: Gay Smith motioned to adjourn. Seconded by Patrick Bolton. All in favor. Adjourned at 7:47 pm.

Respectfully submitted,

Joyel Miesner
Recording Secretary