

TOWN OF KENDALL
PLANNING BOARD
MEETING MINUTES

Tuesday, May 22, 2012 – 7:00 p.m.

CALL TO ORDER: Chairperson Paul Gray called the meeting to order at 7:05 p.m.

ROLL CALL: Paul Gray, chair - present
 Jeff Conte - present
 Phil D'Agostino - present
 Joyce Henry - present
 Bruce Newell - present

ALSO PRESENT:

Paul Hennekey, Code Enforcement Officer
David Schuth, Town Board Representative
Melanie Whitehair, 17163 Norway Heights
Tyrone Whitehair, 17163 Norway Heights
Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES

Minutes from April 25, 2012 were reviewed. Joyce Henry moved to accept the minutes with correction, seconded by Bruce Newell, all in favor.

PUBLIC PARTICIPATION

A comment was made about break walls on Norway Heights and that pictures of the break walls will not support the Wegman Groups argument. There was a complaint about the Wegman Group taking photos of the shore line and how it was an invasion of privacy and security. Questions were posed about the safety of fire pits, water hydrants, and crime in relation to the Troutburg property. Discussion took place about State Fire Code and the crime rates in Orleans County.

REVIEW OF THE COTTAGE AT TROUTBURG PROJECT SITE PLANS

Paul Gray distributed a draft for a Planned Unit Development (PUD) to the board. Paul Gray said an agreement for the dispersal of moneys for the attorneys had been signed by the Wegman Group. He said the attorneys were aware of the PUD draft.

Discussion occurred about the Wegman Groups progress with the DEC and costal erosion.

Discussion took place about the list of questions produced by the Planning Board at the workshop. Paul Gray said that it had not yet been submitted the Wegman Group.

Paul Gray discussed Supervisor Gaesser's proposed timeline for the PUD. He said Supervisor Gaesser wants to present the PUD to the Town Board at their next meeting,

have a draft sent to the County Planning Board in June and have a public hearing in July. Discussion occurred about the specifics of the timeline.

CEO REPORT

Paul Hennekey said he had discussed rental cottages on the lakefront and the collection of sales tax with the County Treasures Office. He said rental cabin owners would need to register for a DBA and rental cabin owners on private roads would require a variance.

Paul Hennekey discussed a one lot subdivision on Kendall Road. He said the property owners have not yet submitted any paperwork on the project.

TOWN BOARD REMARKS

David Schuth said the Highway Department had sold and purchased a dump truck. He discussed the recent Bicentennial events and the upcoming Memorial Day Ceremony scheduled for May 30, 2012. He said the gazebo is now painted and landscaping design will be discussed. Town Board asked that the Planning Board to present comments about the PUD. Discussion took place about PUD.

CPB REPORT

Paul Gray discussed referrals presented to the County Planning Board. Discussion took place about training opportunities.

PLANNED UNIT DEVELOPMENT (PUD) REVIEW

Paul Gray read and explained various sections of the PUD. Discussion took place about the intent of the PUD and its affect on waterfront property. Paul Gray said that the PUD overrides the existing zoning regulations and would require an application to be made. David Schuth said the PUD allows the Town to deviate from the existing zoning regulations so that new development can be considered. Discussion took place about Town regulations, State Codes, LWRP, CEO inspections, handicap accessibility. Bruce Newell suggested that a citizens committee be formed to work in conjunction with Planning Board and Town Board. Discussion took place about adding zoning verbiage into PUD. Bruce Newell suggested that the Planning Board have a joint meeting with the Town Board and Attorney Spitzer. Discussion took place about the proposed date for a public hearing.

NEXT MEETING

Tuesday, June 12, 2012 7:30 pm- Workshop

Tuesday June 26, 2012 7:00 pm- Meeting

ADJOURNMENT: Bruce Newell motioned to adjourn. Seconded by Joyce Henry, all in favor. Adjourned at 10:06 pm.

Respectfully submitted,

Joyel Miesner
Recording Secretary