

**TOWN OF KENDALL
PLANNING BOARD MEETING
TUESDAY, MAY 28, 2013 – 7:00 p.m.**

Chairman Gray called the meeting to order at 7:02 p.m.

Attendance:	Chairman Gray	- present
	Jeff Conte	- present
	Joyce Henry	- present
	Raymond Wenzel	- present
	Andrew Kludt	- present

Also present: Town Liaison Schuth, Code Enforcement Officer Hennekey, Deputy Code Enforcement Officer Strong and Recording Secretary Bakutis.

APPROVAL OF MINUTES:

Minutes from April 23, 2013 submitted by Recording Secretary Bakutis were reviewed. Raymond Wenzel moved to accept the minutes as corrected, seconded by Andrew Kludt, all in favor. Chairman Gray - Who did not attend the April 23 meeting Abstained.

TOWN BOARD UPDATE:

Raymond Wenzel and Andrew Kludt attended the Town Board meeting and gave the Planning Board an update. They told the board a discussion took place on the water development. The Town Board received about 72% of the surveys back; they are getting ready to send out a second notice. Also discussed was the purchase of equipment by the Highway Department.

COUNTY PLANNING BOARD:

The County Planning Board has two referrals, both from the Town of Murray. The first is a fertilizer mixing building located on Hinesburg Road. They would like to expand and it appears that is moving forward. The second is a home occupation for a bicycle repair shop on Canal Road in the Town of Murray. It is located in an older building with a new requirement for a 49' foot right-of-way of the road. One third of the building and parking areas are in the right of way. This required that areas inside the building and the limited parking area, located within the right-of-way, could not be used as part of the business.

Chairman Napoli of the CPB learned at the Regional Local Government workshop, put on by Dept. of State, that there is no statutory requirement for approval of minutes or to publish an agenda. The CPB agreed not to change its existing procedures. Joyce Henry stated that even though it may not be legally necessary for the board to review the minutes, they are a legal document, and they should be reviewed, because we are subject to the open meetings laws. Like the CPB, this board will not change how the meeting minutes are handled. The County Planning Board will hold a training section for Planning and Zoning Board mandatory training requirements on June 24 at the Albion Middle School.

CODE ENFORCEMENT UPDATE:

Code Enforcement Officer Paul Hennekey said he is still working with Mr. Anderson on his permit. Chairman Gray gave the board a brief update of the Eagle Creek Marina project, the PB's past approval of site plans and conditions, and what led to where we are now. Paul Hennekey is unsure what official site plans the new owners have. Any change of the existing use will require the owners have done an excellent job cleaning up the place and the neighbors are pleased. Chairman Gray said from his Planning Board perspective, the original conditions need to met. Some of the major concerns at the time were that parking spaces need to be adequate to meet the needs of the existing operation and handicap parking is in place, fencing and buffers were agreed upon, elevator has to meet code, fire codes would be met and lighting would have no spillage over into neighboring property. They will also have to meet the final County Health Departments conditions for the septic system.. Joyce Henry said the only involvement the Town of Kendall's Planning Board might have in the future is change of use.

REVIEW OF PLANNING BOARD'S RECOMMENDED CHANGES TO RURAL AGRICULTURAL DISTRICT WITH PUBLIC WATER:

The Town Board requested the PB look at Rural Agricultural and Rural Residential districts. In the past when waterlines were added, the TB would change the district from RA to RR. The Planning Board Members, Code Enforcement and Town Board Liaison Schuth held a discussion on the districts and their purposes, permitted uses, special and accessory uses. The PB board feels the only changes need to be made are to the RA district. In the RA district building lot size will be allowed to change based on the availability of public water leaving all the existing permitted and accessory uses intact for both the RA and RR districts.

- Purpose - Board decided after discussion to leave purpose of the RA district as originally written.
- Special Use Permits issues by the PB - In review of the RA district, Chairman Gray noted that our definitions and conditions for daycare and farm labor housing are over 20 years old and out of date. Today, Federal, State and County agencies set policy and conditions and in some cases issue the operating permits. The Planning Board still has site plan review and will hold public hearings. Potential definitions and text changes were discussed.
- Chairman Gray will review and change appropriate sections of the 500, 600 and 700 sections for the PB's review.

NEXT MEETING:

Tuesday, June 25, 2013

ADJOURNMENT:

Jeff Conte made motion to adjourn, seconded by Andrew Kludt; all in favor. Meeting adjourned at 9:10 p.m.

Respectfully Submitted,
Tammy Bakutis
Recording Secretary