

TOWN OF KENDALL  
PLANNING BOARD  
MEETING MINUTES

Tuesday, November 22, 2011 – 7:00 p.m.

CALL TO ORDER: Chairperson Paul Gray called the meeting to order at 7:03 p.m.

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

ALSO PRESENT:    Daniel Gaesser, Supervisor  
                             David Schuth, Town Board Representative  
                             Paul Hennekey, Deputy Code Enforcement Officer  
                             Tyrone T. Whitehair 17163 Norway Heights  
                             Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES

Minutes from October 25, 2011 were reviewed. Jeff Conte moved to accept the minutes with corrections, seconded by Bruce Newell, all in favor.

COTTAGES AT TROUTBURG UPDATE

Paul Gray discussed the applications the Town of Kendall will require The Wegman Group to complete. He passed out the site plan review for The Camps at Troutburg. Discussion took place about the site plan and site plan procedures of past projects. Paul Gray read the requirements for The Wegman Group SEQR and discussed the Coastal Assessment Forms. Paul Gray gave an indefinite timeline for The Wegman Group project and the Planning Board procedures. Paul Gray said there was a meeting with The Wegman Group's engineering firm, Marathon Engineering.

Paul Hennekey discussed the progression of the Troutburg property. He discussed a temporary cottage/model that was placed on the Troutburg property and said there are plans for a second. He mentioned a topical survey and brush clearing. Paul Hennekey said he met with a DEC officer. The DEC officer said The Town of Kendall will be responsible for issuing Coastal Erosion Permits. Paul Hennekey said the Troutburg project does not require DEC involvement at this time and explained that if more than one acre of soil is disrupted the DEC will get involved. Paul Hennekey discussed the permits the DEC will require The Wegman Group to obtain. Dan discussed a residents concern about an eagles nest on the Troutburg property. Paul Hennekey said the DEC officer confirmed that they did not find an eagle's nest.

Dan Gaesser discussed a contract between the Salvation Army and The Wegman Group allowing total access to the Troutburg property. Dan discussed a stop work order issued to The Wegman Group for placing a temporary cottage/model before having a permit. He said there was a disagreement about whether the Salvation Army or The Wegman Group could obtain permits. He said the Town believed the Salvation Army, being the owner of the property, must obtain the permit. He said the Salvation Army gave authorization for

The Wegman Group to apply for two temporary structures. Dan said that a permit has now been issued.

Paul Gray read Sections 302 and 568 from the zoning regulations. The zoning of the Troutburg property was discussed.

Paul Gray discussed the concerns of the Town of Kendall Residents had about The Wegman Group Project. He discussed taxes, traffic, sewage treatment and security.

Discussion took place about the nonprofit status of the Troutburg property.

Discussion took place about establishing a condition that the Town of Kendall's engineering fees are paid for by The Wegman Group. Dan Gaesser said the Town Board had approved to engage the services of LaBella Associates, P.C.

#### TOWN BOARD REMARKS

David Schuth discussed the engineering firm appointed by the Kendall Town Board. He discussed the compilation of the zoning regulations and said it had been approved by the Town Board. He said the boards would be receiving an up-to-date copy of the zoning regulations after turning in their old copies. He also said the document would be available on the website. David said the 2012 budget had been approved.

#### CPB REPORT

Paul Gray discussed a use variance request submitted by a beef farmer from the Town of Gaines. The farmer wished to sell beef at a farm market for twelve months rather than the ten month allowed by the Town of Gaines. The use variance request was denied.

#### NEXT MEETING

Tuesday, December 27, 2011

ADJOURNMENT: Joyce Henry motioned to adjourn. Seconded by Bruce Newell, all in favor. Adjourned at 8:35 pm.

Respectfully submitted,

Joyel Miesner  
Recording Secretary