

TOWN OF KENDALL
PLANNING BOARD
MEETING MINUTES

Tuesday, March 27, 2007 - 7:00 p.m.

CALL TO ORDER: Chairman Nelson called the meeting to order at 7:00 p.m.

ROLL CALL, MEMBERS:

Bob Nelson, chairperson	- present
Tom Cole	- absent
Phil D'Agostino	- absent
Walt Steffen	- present
Paul Gray	- present

ALSO PRESENT:

Scott Hardenbrook, Code Enforcement Officer
Donn Pritchard, 1543 Norway Road
Marianne Wilson, secretary

APPROVAL OF MINUTES: Minutes from the February meeting were reviewed and edited. Paul moved to accept the minutes as corrected. Walt seconded. All in favor. Motion carried.

TRAINING: Mr. Golisano's presentation last evening was well attended by Kendall residents. There was nothing that changes the course of this Planning Board's process in relation to wind energy.

SCOTT HARDENBROOK: Mr. Newton's proposed Small Engine Repair Shop was discussed. No application received yet. Copies of the Zoning Ordinance and the Environmental Assessment Form were provided to Mr. Newton. Discussion followed regarding this type of business being located in the village. It will require a public hearing. Mr. Cliff Roy is considering a pet cemetery on his property at 2161 County Line Rd. Scott obtained a copy of state laws governing this type of business. Scott is making a copy available to Mr. Roy. Restrictions were discussed.

ZINGLER/PERRIN SPECIAL USE PERMIT APPLICATIONS: Discussed proposed farm labor camp at 1488 Norway Rd. The Zoning Board granted a setback variance last week. Orleans County approved a farm labor camp at 1667 West Kendall Rd, with conditions. Scott feels an Environmental Impact Assessment should be included in every Special Use and Variance application. The Planning Board is the lead agency and responsible for completion of Part II of this form.

OLD BUSINESS:

EAGLE CREEK MARINA: Scott reports that he was on the property last week and walked through the building. Drywall work is in progress. Sprinkler system is complete in the attic; remainder is not completed. Exterior is now pretty well sealed up against the elements. Bob and Scott will inspect the property tomorrow.

CODIFICATION: A letter was sent to Town Board and Zoning Board, as stated at last meeting.

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MET TOWERS: A draft has been read by some Town Board members: feedback is positive. Time was spent on additional edits. Next Town Board meeting is April 12. Would like to present the draft at that time. Last month's workshop was canceled due to schedule conflicts. Paul distributed Town of Murray's draft ordinance which was written by a consultant. It is 33 pages in length and is the first proposed ordinance in Orleans County. Orleans County Planning Board recommends Town Planning Boards wait to rewrite Master Plan until after MET Tower Ordinance is adopted. Thus cost of Master Plan rewrites will be covered by CWECS applicants.

CORRESPONDENCE:

Training – Bob and Phil went to Niagara/Oleas County seminar on February 28th at the Niagara County Community College Campus. There is a seminar on May 11, 2007 at the Burgundy Basin Inn; please register by May 3rd. Bob has received a draft from Dave Schuth of the training procedure for Town of Kendall. Paul says the Golisano presentation was not acceptable training according to Orleans County Planning Board standards.

REVIEW SPECIAL USE APPLICATION: Chris Perrin and Mike Zingler. 1488 Norway Rd. is zoned RA per Scott. All else appears to be in order. Paul wonders if water supply to this house is sufficient. Paul states Leach Field has not been sufficient in the past. The town must first issue a Special Use Permit before the County considers the matter of water and septic.

PUBLIC HEARING scheduled for Zingler Farm Labor Camp Special Use Permit Applications, April 10, 2007. Work Shop session to commence at 7:00pm, Zingler hearing for 1667 West Kendall Road Dwelling at 7:30pm, followed by hearing for 1488 Norway Road property at 7:45pm.

ADJOURNMENT: Walt moved the meeting be adjourned; seconded by Paul. All in favor. Motion carried. Meeting adjourned at 9:33 p.m.

NEXT MEETING: Tuesday, April 10, 2007 at 7:00 p.m.

Respectfully submitted,

Marianne Wilson, secretary
Town of Kendall Planning Board