

TOWN OF KENDALL
ZONING BOARD
MEETING MINUTES

Tuesday, October 9, 2007 – 7:00 p.m.

ROLL CALL: Members:

Kevin Banker, Chairman .present

Pam Rowles .present

Chuck Patt .absent

JoAnn Herman .present

Mike Hanlon .present

ALSO PRESENT: Jason Blom, 16031 Lomond Shores West

Scott Hardenbrook, Code Enforcement

Marianne Wilson, Recording Secretary

CALL TO ORDER: Meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES: Minutes of August 21, 2007 meeting were reviewed. JoAnn moved they be accepted as written. Seconded by Mike. Pam abstained, as she did not attend that meeting. All in favor.

TRAINING: Pam, Kevin, and Mike attended a workshop October 3. Certificates to be on file in Town Clerk's office. Chairman approves/disapproves attendance at training events.

SCOTT HARDENBROOK: Fire at 819 County Line Road, believed to be owned by Duane Prince. It has been condemned, as there is significant damage. The occupant is now in jail. Scott has notified the Town Board by letter that he recommends demolition. A new deputy code enforcement officer has been appointed: Larry Gurrslin. He was selected from resumes received in the last selection process. He has certification and considerable experience. They toured the town together to familiarize Larry with the town and on-going projects. Larry notified one property of need to remove unlicensed vehicles: the owner complied. He is available for coverage for Scott. He will attend a meeting in near future.

PUBLIC HEARING: 7:18 p.m. Consideration of variance application of Pat Rosenberg, O7VAR14, requesting front set back variance of 43.56 feet to construct a screened patio with elevated balcony deck above. Mr. Blom is representing his aunt, Ms. Rosenberg.

Discussion regarding notification process for neighboring properties. No public participation. The neighbor to the west told Mr. Blom he has no objections. The lot on the east side is vacant. The house to the west is deeply set back from the lake –the view is already blocked by the existing house at #108 10. It is only 28 feet from the deck to the shoreline. Advised Mr. Blom that ice build-up in winter could be very damaging to screens, and thus advised they be removed for winter. The balcony will remain open. Discussion on terminology of screened vs. enclosed porch. The five criteria were reviewed. Mike expressed his concern for the close proximity to Lake Ontario. There will be 16.5 feet from proposed patio to the high mean water mark. The rock and concrete break wall is part of that distance. Pam questioned a dotted line on the plan. Scott says it is a proposed walkway but is not planned at this time. To add that would now require a new application.

Pam moved the board accept this application as written. Seconded by Mike. Five criteria again reviewed and discussed. Roll call vote: JoAnn and Mike all ayes. Kevin: nay. Motion carried.

ADJOURNMENT: Pam moved the meeting be adjourned. Seconded by JoAnn. All in favor.

Motion carried. Meeting adjourned 8:30 p.m.

Scheduled meeting is November 20, 2007.

Respectfully submitted,

Marianne Wilson

Secretary
2 of 2