

**TOWN OF KENDALL
PLANNING BOARD MEETING MINUTES
Tuesday, October 28, 2014 – 7:00 p.m.**

Chairman Andrew Kludt called the meeting to order at 7:04 p.m.

Attendance:	Chair. Andrew Kludt	- present
	Joyce Henry	- present
	Jeff Conte	- present
	Phil D'Agostino	- absent
	John Hughes	- present

Also present: Ronald Bierstine, 1764 Oak Orchard Rd., Albion, New York 14411, Town Board Liaison Newell, Code Enforcement Officer Paul Hennekey, Code Enforcement Officer Dan Strong and Recording Secretary Bakutis.

APPROVAL OF MINUTES:

Minutes from the September 23, 2014 meeting submitted by Recording Secretary Bakutis were reviewed. Joyce Henry moved to approve the minutes as presented, seconded by Jeff Conte, John Hughes abstained. All in favor.

TOWN BOARD UPDATE:

Town Board Liaison Newell was not at the last town board meeting so he does not have an update. Bruce did say he provided the town board with a report on the status of the gas expansion work he has been doing. He said basically it is in the hands of RG&E and NYSEG. He sent them information of three major uses the three potential anchor customers. The three major users in the area have been identified as Kludt Farms, Heidemann Farms and Lynn-Ette Farms. Based on the approximations RG&E and NYSEG gave Bruce, those three users equate between somewhere between 200 and 250 houses worth of potential gas consumption. The hope is that tied in with the housing density will justify some expansion. The hurdle being any expansion is paid for by the final users. In their first assessment, if they feel there is potential for a project RG&E and NYSEG will survey potential customers in the area and find out how many are interested. Bruce said the big hurdle here for us is the closest point to connect for expansion is at the south east corner of Clarkson. The lines that currently come into Kendall are only two to three inch lines and they are at full capacity now, so there is no expansion that could come off of those lines.

Planning Board member Joyce Henry asked Bruce a few questions:

- 1) When they survey potential customers will be they doing the whole town? Bruce said they will look at where these anchor customers exist and then derive from that what looks like a logical path to follow. They will not be surveying the whole town necessarily. Bruce explained without an anchor customer, they like to see 50 houses per mile in a rural area.

- 2) Has anyone found out if the Marina is interested? Bruce said the marina is on his list to call, they are another potential big user.
- 3) Is there a legal limit on what the highest surcharge could be like there is with water? Bruce said he did not know the answer to that, he would try to find that information out. He said this is different from the water the town really has no role in this. All they can do is try to facilitate the process and try to get the discussion going between people in town. Ultimately it's an agreement or contract between the end user and the gas company. The town has no role in it really.

TB Liaison Newell said the process RG&E are doing is now that they have the locations all the potential customers are they can look at were the best paths are and most likely were the best expansion opportunities are, best connection points, etc. Chairman Andrew Kludt told Town Board Liaison Bruce Newell that Brightly and Reese Farms may also be potential customers, he wasn't sure if they had gas or not.

CODE ENFORCEMENT UPDATE:

CEO Paul Hennekey said Karl Driesel is getting close to getting all his paperwork needed to go up to the county. He does not have a site plan because he doesn't have a survey, he is getting close to having everything he needs to send it up to the county board.

DISCUSSION REGARDING BED AND BREAKFAST AT 2038 PETER SMITH ROAD:

Ronald Bierstine came in to speak to the planning board regarding a bed and breakfast business he would like to start at his home located at 2038 Peter Smith Road. They are meeting to make sure Mr. Bierstine has a completed application to send to the county board, because Mr. Bierstine's property boarder's state and county roads. Joyce Henry compared the survey map to the tax map to make sure they were discussing the right property. The board went over the criteria for a bed and breakfast and held a discussion with Mr. Bierstine.

Paperwork needed for the County Board for a variance:

- 1) Tax map/Survey map.
- 2) Sketch map from property owner.
- 3) Parking map.
- 4) Application
- 5) Environmental assessment form.
- 6) Cover letter submitted by property owner.

Joyce Henry made a motion to publish a public notice for a bed and breakfast located at 2038 Peter Smith Road and a referral to the Zoning Board for a parking variance with a condition being that there is a tax map included in the application, seconded by Jeff Conte. All in favor.

DISCUSSION WITH KARL DRIESEL:

Karl Diesel came in with a homemade preliminary site plan to get feedback to move forward with his project located at the corner of Crandall Road and Kendall Road. He would like to merge his properties together, he does have the approval from the county to proceed with it.

Karl would also like to divide a corner of the property to make one conforming lot and have a second lot in the back. He would like to move the boundaries from east and west to north and south. The dimensions would be approximately 200' x 300', 1.5 acres total. Karl has plans for a potential septic area off to the south side. Customers will pull in front and park, contractors with a trailer can drive into a loop and drive out. There will be truck access in the back for delivery of materials, again they will be able to loop around and out. The only problem he expects to have with a set-back is on the south side. He would have to get a 20' variance for the south side. The north side is unknown, he may need a variance for that side also. Karl is waiting for an abstract from one of the survey maps. The survey map will let him know his exact footage on the north and south sides of his property.

NEXT MEETING:

Tuesday, November 25, 2014 at 7:00 p.m.

ADJOURNMENT:

Joyce Henry made a motion to adjourn, seconded by John Hughes, all in favor. Meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary