

TOWN OF KENDALL
PLANNING BOARD
MEETING MINUTES

Tuesday, April 26, 2011 – 7:00 p.m.

CALL TO ORDER: Chairperson Paul Gray called the meeting to order at 7:02 p.m.

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

ALSO PRESENT: Larry Gursslin, Code Enforcement Officer
 David Schuth, Town Board Representative
 Mavis Williams, 2316 Petersmith Road
 Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES

Minutes from March 22, 2011 were reviewed. Joyce moved to accept with corrections. Seconded by Jeff, all in favor.

SPECIAL USE PERMIT PRE-REVIEW

Mavis Williams described her design plans for converting the former hardware store on Kendall road into a restaurant. Paul Gray asked if she planned on keeping the apartments above the hardware store. Ms. Williams responded yes. Ms. Williams continued describing her design plans using a detailed drawing of the building. She described her plans to convert the adjacent lot into parking for 28 to 32 vehicles. She discussed her plans to add a second septic tank to accommodate the patrons of the restaurant. Paul stated that the Orleans County Health department would need to be contacted for all water and sewage approvals. Paul Gray passed out Article III, Section 300 on permits and procedures. He also passed out a survey map of the property. Ms. Williams discussed her wishes for signage and table placement outside of the building. Paul Gray explained how the building is located directly on the right-of-way and said that there may be an issue with putting anything out into the right-of-way. Discussion took place about previous permits that were taken out to expand the hardware store. Paul Gray read Article III, section 300 and described what would be required to obtain a Special Use Permit. Discussion took place about the plans for the parking lot. Paul said Ms. Williams would need to complete the short form state environmental quality review (SEQR). Dave said the SEQR form could be found on the DEC website. Discussion took place about sign placement on building and whether or not a variance would be needed. Paul Gray discussed the required lot size needed for proper sewage approval and the lighting requirements. Paul explained that a Special Use Permit needed to be renewed every five years. Paul continued to read through and explain the zoning ordinance requirements needed for a Special Use Permit. Larry and Ms. Williams planned to meet on Mondays at 12:00 p.m.

TOWN BOARD REMARKS

David discussed the moratorium document. He said that town attorney weighed in on the document and that the county planning board was looking at it. Discussion took place about the need for the document to be posted on the town website. David said he would talk to Bart about getting it posted on the website as soon as possible. David said the public hearing for the moratorium document was proposed for May 3, 2011. Paul Gray passed out the Orleans County Board Census. Discussion took place about the increase and decrease of population in Orleans County's townships.

CEO REPORT

Larry thanked Paul Hennekey for managing the code enforcement office during Larry's extended absence. Larry said the code enforcement office had issued the Murrays an order to remedy for the placement of their garage. He said the Murrays were ordered to rectify the situation by May 1, 2011. Larry said the contractor has turned a claim into his insurance company and that it allowed the insurance company to negotiate with Lustumbos. If the insurance company is not successful with the negotiations the contractor told Larry the structure will be removed. Larry discussed an unsafe structure on Norway Heights and said that code enforcement plans to condemn the structure. Larry discussed the process that takes place when condemning a structure. He discussed septic and sump pump problems that were occurring with a rental property on Kendall road. Discussion took place about drainage issues and storm sewers in the four corners area of Kendall. Larry discussed a meeting he had with a Norway Heights resident that wishes to put an addition on his farm house. Larry said the right-of-way runs into the house and that code enforcement has denied the building permit. Discussion took place about the water and drainage issues on Norway Heights.

CPB REPORT

Paul Gray said the county planning board received the moratorium document and would review the document Thursday April 28, 2011. Paul read and discussed the referrals going before the county planning board for the month of April.

GOVERNMENT WORKSHOP

Discussion took place about the training session that will occur on Wednesday, June 29, 2011 at the Albion Middle School.

NEXT MEETING

Tuesday, May 24, 2011

ADJOURNMENT: Joyce motioned to adjourn. Seconded by Phil, all in favor. Adjourned at 9:35 pm.

Respectfully submitted,

Joyel Miesner
Recording Secretary