

TOWN OF KENDALL
PLANNING BOARD
MEETING MINUTES

Tuesday, September 27, 2011 – 7:00 p.m.

CALL TO ORDER: Chairperson Paul Gray called the meeting to order at 7:01 p.m.

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

ALSO PRESENT: Bart Joseph, Town Board Member
 Daniel Gaesser, Supervisor
 David Schuth, Town Board Representative
 Donn Pritchard, Town Board Member
 Larry Gurslin, Code Enforcement Officer
 Lynn Szozda, Town Board Member
 Paul Hennekey, Deputy Code Enforcement Officer
 Allen Lofthouse, 2191 Center Road
 Beverly Lofthouse, 2191 Center Road
 Dan Wegman, 710 Latta Rd Rochester 14612
 David Wegman, 710 Latta Rd Rochester 14612
 Jon Wegman, 710 Latta Rd Rochester 14612
 Ken Keirn, Morton Fire Dept. Assistant Chief
 Joyel Miesner, Recording Secretary

WEGMAN GROUP PRESENTATION

Paul Gray introduced the Wegman Group to the town and planning boards. Dan Gaesser gave a description of the project and explained that he Larry Gurslin and Gene Massey had seen the presentation by the Wegman Group. Dan introduced the members of the town and planning boards. Mr. Wegman explained that the Wegman group is in the process of purchasing the property on the lake known as Camp Troutburg presently owned by the Salvation Army. Mr. Dave Wegman described plans to develop the property. He said they wished to place a three season waterfront community on the property. Using presentation boards displaying pictures of the property, sample cabins and phases of the construction, Mr. Wegman described in detail the plans for the property. Dan Gaesser asked Mr. Wegman to explain the concept of the village green. Mr. Wegman explained that the land planner is incorporating a neighborhood feel to the community. He described the exterior and interior of the cabins. Dan Gaesser asked Mr. Wegman if the pictures showed a beach. Mr. Wegman said yes, they would like to have a beach if it is possible. Mr. Wegman pointed out the Erosion Control District regulated by the Federal Government. He described plans to address unsafe conditions and rectify coastal erosion. Dan Gaesser asked Mr. Wegman to explain the harbor. Mr. Wegman described plans of placing a pier in the lake that would be used by cabin owners for fishing and tying boats. Joyce Henry asked when structures would begin being built. Mr.

Wegman said they planned to have people move in to the cabins in the summer of 2012. He gave a brief description of how the cabins would be built. He said the cabins would be placed on helical piers and would not have basements. Donn Pritchard asked if the Wegman Group would be seeking federal, state or county funding for the project. Mr. Wegman responded not now and said they anticipate financial challenges. He said they will be meeting with the county and state officials. Lynn Szozda asked if the Wegman Group had completed similar projects previously. Mr. Wegman described senior living projects and discussed the ownership aspect of the cabins. Joyce Henry asked about the marketing of the project. Mr. Wegman said they were marketing the project to people in the age range of 30 to 75 and to people that have winter homes in Florida. He described the benefits of the cabin community.

Phil asked about the grounds keeping and winterizing the cabins. Mr. Wegman said care takers would be provided by the Wegman Group. Bruce Newell asked if the home owners would be able to rent the cabins to others. Mr. Wegman said cabin owners would have a limited time to rent. Bruce asked if the community would contain a fence around the entire property. Mr. Wegman said gates would only be at the entrance to control traffic flow. Bruce asked for an estimate on the number of employees that would be required. Mr. Wegman said 25 to 26 full time employees during the construction and 5 to 6 employees after construction was complete. Paul Gray asked if the Wegman group would be presenting the project to the planning board in phases or as an entire project. Mr. Wegman said they would be presenting it as an entire project. Paul Gray gave a brief overview of the special use permit process. Mr. Wegman discussed a meeting that was held for the abutting residents of the Salvation Army property. Mr. Wegman discussed the possibility of asking the Planning Board for conditional approvals based on DEC approvals. Mr. Wegman discussed website updates and open houses occurring in October 2011. Larry Gursslin discussed the LWRP and said he would give a copy to Mr. Wegman.

APPROVAL OF MINUTES

Minutes from August 23, 2011 were reviewed. Jeff moved to accept the minutes, seconded by Phil, all in favor.

TOWN BOARD REMARKS

Dave discussed the Wegman Group projects and its benefits for the Town of Kendall. He discussed how the IDA, EDA and county are aware of the project and are in support of it. He described the IDA and EDA involvement. Discussion took place about bonding and the Wegman project. Dave briefly discussed codification.

CEO REPORT

Paul Hennekey discussed providing the boards with updated zoning regulations. He discussed the progress of a condemned property on Norway Heights.

LETTER FROM RESIDENT

Paul Gray discussed a letter from a resident that wished to express his opinion about the planning board and town board meeting and minute formant. The planning board decided to consider the input from the resident and try and do a better job at incorporating public comments during work sessions in the future.

CPB REPORT

Bruce Newell briefly discussed the referral presented to the county planning board. Paul Gray discussed a church restoration in Carlton and a potential Hospice facility in Albion. Bruce discussed a training opportunity at the Niagara Community College.

NEXT MEETING

Tuesday, October 25, 2011

ADJOURNMENT: Phil motioned to adjourn. Seconded by Bruce, all in favor. Adjourned at 8:57 pm.

Respectfully submitted,

Joyel Miesner
Recording Secretary