

TOWN OF KENDALL  
ZONING BOARD OF APPEALS  
MEETING MINUTES

Tuesday, January 10, 2012 – 7:00 p.m.

CALL TO ORDER: Board Chair Kevin Banker called the meeting to order at 7:00 p.m.

ROLL CALL:           Kevin Banker, chair           - present  
                          Patrick Bolton               - present  
                          Tony Cammarata           - present  
                          Fletcher Rowley          - present  
                          Gay Smith                 - present

ALSO PRESENT:   Daniel Gaesser, Supervisor  
                          David Schuth, Town Board Representative  
                          Paul Gray, Planning Board Chair  
                          Joyce Henry, Planning Board Member  
                          Phil D’Agostino, Planning Board Member  
                          Bruce Newell, Planning Board Member  
                          Paul Hennekey, Code Enforcement and Zoning Officer  
                          Dan Wegman, 710 Latta Rd Rochester 14612  
                          Jon Wegman, 710 Latta Rd Rochester 14612  
                          Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES: Minutes from December 13, 2011 were reviewed. Gay Smith moved to accept the minutes. Kevin Banker abstained. Seconded by Patrick Bolton, all in favor.

**ZONING REGULATION BOOKS**

Kevin Banker passed out the newly compiled zoning regulation books to the board members. He discussed the contents of the books. Supervisor Gaesser reminded the board members to hand in their old books.

**WEGMAN GROUP PRESENTATION**

Mr. Wegman gave a presentation discussing the proposed plans and details to build a three season community on the Salvation Army property located at 19 Countyline Road.

**OPEN DISCUSSION BETWEEN ZONING BOARD & WEGMAN GROUP**

Discussion took place about the New York State residency regulations and the mail delivery procedure for the cabin owners.

It was asked if the Wegman’s would have an owner cabin on the Troutburg property. Mr. Wegman said probably, he did believe so.

Discussion took place about the time period in which owners would be allowed to use the cabins and if extensions would be granted for owners requiring an earlier or later move-in/out date. Mr. Wegman explained that exceptions could be made but stressed that the cabins were seasonal and not year round.

Mr. Wegman noted that the Wegman Group would be before the Zoning Board requesting a variance for buildings under the required size of 768 square feet.

Discussion took place about the board viewing the property and model cabin. Mr. Wegman said the board members could contact the Wegman Group directly for a tour of the property.

A question was asked about the possibility of the cabins being rental units. Mr. Wegman responded that the Wegman Group would not be renting the cabins, but there was a possibility that the cabin owners may want to obtain rental income.

Discussions took place about the distance of roadways from the lake, underground utilities, traffic flow and the time line of the project.

A question was asked about the properties access to public water. Mr. Wegman said a Monroe County waterline runs through the property.

A question was asked about septic systems of the property Mr. Wegman said the property would have self contained package plant septic system that would service all the cabins.

Discussion took place about water crafts. Mr. Wegman said there would be a harbor for small water craft, but no dockage for boats.

Discussion took place about the proposed beach. Mr. Wegman said the beach would be a sandy beach. He said that there would not be lifeguards on the beach and that swimming would be "at your own risk".

Discussion took place about erosion control. Mr. Wegman said erosion control was a big part of the project and that they would be working with DEC and coastal erosion experts from RIT and Monroe County. Supervisor Gaesser discussed how the Town of Kendall was the lead agent for coastal erosion and would be seeking input from outside agencies.

A question was asked about access to the Troutburg property. Mr. Wegman stated that the property was not open to the public and would be accessed through a gate by individuals with access cards.

Discussion took place about the responsibility for the repair of the cabins. Mr. Wegman explained that it was the cabin owner's responsibility to make repairs. The cabin owners would be required to use approved contractors and meet required regulations.

#### CEO REPORT

Paul Hennekey discussed a property on Norway road that may be requesting a variance for a porch. He discussed a request by Crosby's to replace an existing underground kerosene tank with an above ground tank.

#### COTTAGES AT TROUTBURG

Kevin Banker discussed what would be required of the Zoning Board for the Cottages at

Troutburg project. He discussed the LWRP and said that it required the Zoning Board along with the Town Board to review information provided by the applicant, the coastal assessment form, and/or environmental assessment form. Kevin discussed the outline of steps that will be taken by the Zoning Board to meet the standards of the LWRP. Discussion took place about how the Cottages of Troutburg would affect the town of Kendall and its residents.

NEXT MEETING

Tuesday, February 7, 2012 at 7:00 pm

ADJOURNMENT: Tony Cammarata motioned to adjourn. Seconded by Patrick Bolton. All in favor.

Adjourned at 8:53 pm.

Respectfully submitted,

Joyel Miesner  
Recording Secretary