

**TOWN OF KENDALL  
ZONING BOARD OF APPEALS  
MEETING MINUTES**

**January 12, 2021 at 7:00 p.m.**

ATTENDANCE:	Chair. Patrick Bolton	- present
	Fletcher Rowley	- present
	Becky Charland	- present
	Shad Speer	- present
	Dan Mattle	- present

Also present: Code Enforcement Officer Hennekey and Recording Secretary Bakutis

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

**APPROVAL OF MINUTES:**

Minutes from the February 11, 2020 meeting submitted by Recording Secretary Bakutis were reviewed. Shad Speer moved to accept the minutes as presented, seconded by Becky Charland. All in favor.

December 8, 2020 meeting minutes - Shad Speer moved to accept as amended, seconded by Becky Charland. All in favor

December 29, 2020 meeting minutes – Shad Speer moved to accept as amended, seconded by Becky Charland. All in favor.

**NEW BUSINESS - CODE ENFORCEMENT UPDATE:**

CEO Hennekey informed the board that property owners Werner and Christine Stumpf would like to put a generator on the south-east corner of Kenmore Road and Crandall Avenue. CEO Hennekey remarked this property has two front yards due to the fact it is a corner lot. The owner chose this location due to the fact the property line to the west is closer to the house than what is showed on the map, it would be to close to the property line and on the north side of the house there is a stoop on the corner towards the road and his septic comes out of the other side. His question to the board is, is a generator considered a structure? After review and discussion, the board decided a generator is not considered a structure, it can be removed and taken away. A generator is not considered a permanent structure so it will not need a variance.

CEO Hennekey would like the board to schedule a hearing for Mr. Wilson's variance request for the next meeting. Mr. Wilson previously thought he was 3-feet off the property line, he is .69-

feet from the property line. He is not going any closer to the line he is just adding on to the existing garage. This property is considered as lakefront property.

CEO Hennekey gave the board an update on the solar projects: Brian Harper from the solar company had called and requested information on what steps to take next regarding a variance for the W. Kendall Rd. project and the plans for the Center Rd. project have been resubmitted.

**ADJOURNMENT:**

Shad Speer made a motion to adjourn, seconded by Fletcher Rowley. All in favor. Meeting adjourned at 7:36 p.m.

**NEXT MEETING:**

Tuesday, March 10, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis  
Recording Secretary