

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

September 13, 2022 at 7:00 p.m.

ATTENDANCE:	Chair. Patrick Bolton	- present
	Fletcher Rowley	- present
	Shad Speer	- present
	Dan Mattle	- absent
	Reed Heidemann	- present

Also present: Town Board Liaison Jennings, Code Enforcement Officer Hennekey, and Recording Secretary Bakutis.

Public Attendees: Kenneth and June Chippendale 17277 W. Kendall Rd.

Chairman Bolton called the meeting to order at 7:05 p.m.

APPROVAL OF MINUTES:

Minutes from the Tuesday, August 9, 2022 meeting submitted by Recording Secretary Bakutis were reviewed. Shad Speer moved to accept the minutes as presented, seconded by Fletcher Rowley. All in favor.

DISCUSSION REGARDING PROPOSED VARIANCE:

Chair. Bolton explained to the applicants the board along with himself understand they are looking for a 15-foot variance from the required 25-feet on the west side of the parcel for construction of a 28' x 40' garage addition. The front setback distance of the existing house is 50-feet from the center of the road and the addition that is being built on the rear of the house will not encroach on the front setback line. The existing lot is 134-feet, and it requires 134-feet. The Chippendale's explained to the board the addition will be attached to the house, right now there is a small laundry room attached to the back of the house and a deck that is flush to the house which is not attached. Their plan is to run the addition up to the laundry room.

CODE ENFORCEMENT UPDATE:

- Has a property owner that would like to construct a 16' x 20' addition, will need a variance of 26-feet requiring a 90' front setback. A hearing will be setup for the October 11th meeting.
- The code reads, 200-feet of frontage in Rural Agriculture (RA) is needed if they are without public water. CEO Hennekey would like code clarification on a piece of property on Center Rd. that the owner has been trying to sell. The property is "U" shaped; his

question is does it need to be a continuous piece of property to build; there is plenty of room for construction as is.

Chairman Bolton asked for a motion stating the Zoning Board unanimously recognizes that the lot frontage can be cumulative. (Re: 15839 Bridge Rd., Tax ID #20.-2-1).

ROLL CALL VOTE:

Reed Heidemann	- aye
Shad Speer	- aye
Patrick Bolton	- aye
Fletcher Rowley	- aye

TOWN BOARD UPDATE:

No Update.

ADJOURNMENT:

Shad Speer made a motion to adjourn, seconded by Fletcher Rowley. All in favor. Meeting adjourned at 7:31 p.m.

NEXT MEETING:

Tuesday, October 11, 2022 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary