

**TOWN OF KENDALL PLANNING BOARD
MEETING MINUTES**

Tuesday, March 28, 2023 at 7:00p.m.

ROLL CALL:	Chairman Bruce Newell	- excused
	Jeff Conte	- present
	Phil D’Agostino	- present
	Jon Gainer	- excused
	Mindy Zyra	- present
	Andrew Kludt, Alt.	- present

Also present: Bob & Melissa McGregor, 1909 W. Kendall Rd., Code Enforcement Officer Hennekey, Deputy Code Enforcer Strong and Town Board Liaison Jennings.

Acting Chairman Kludt called the meeting to order at 7:00 p.m.

PUBLIC COMMENT:

No comments.

APPROVAL OF MINUTES:

Minutes from February 28, 2023 were not submitted as Recording Secretary Bakutis is not in attendance (excused).

PUBLIC HEARING/SITEPLAN REVIEW: Farm Worker Housing – Zingler Farms

Acting Chairman Kludt opened the Public Hearing at 7:01pm. He read the public notice:

Notice is hereby given that a public hearing will be held by the Planning Board of the Town of Kendall on Tuesday, March 28, 2023 at 7:00 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Zingler Camps, LLC. Applicant seeks a Site Plane and Special Use Permit approval for a farm labor camp located at 1561 Norway Road, Tax ID #22.-1-13.11. Property is zoned Residential Agriculture (RA). All persons wishing to speak will be heard at this time. A copy of the application is available for review at the Town of Kendall Clerks Office.

Chair. Bruce Newell
Town of Kendall Planning Board

Code Enforcement Officer Hennekey and Deputy Code Enforcement Officer Strong provided the application and site plan to the PB members and the SEQR form to Acting Chairman Kludt to fill out and sign. CEO Hennekey confirmed that the Zoning Board approved the requested 3-foot variance at their March 14, 20223 meeting. The County Health Department will review and approve the water, septic and all updates to ensure Zingler Farms is compliant with all codes. The County did send comments, which Andrew Kludt read aloud, including that this will be a Special Use Permit that runs with the property not the owner and per Town of Kendall code is for three (3) years.

No public comment.

Chairman Kludt closed the public hearing at 7:16 pm.

Phil D'Agostino motioned to approve the Site Plan and the Special Use Permit, seconded by Jeff Conte. All in favor.

OLD BUSINESS:

- Comprehensive Master Plan update was given by Mindy Zyra stating that she and Bruce Newell have had meetings via video and conference calls since March 2, 2023, with four firms, to gather information regarding potential costs, grant funding opportunities and timeline. The firms are: Wendel Companies, LaBella Associates, Bergmann Associates and CPL. All Firms stated a reasonable timeline to complete a Comprehensive Master Plan and informed us it will take one to three years and that there are two main grant funding opportunities. Grant funding through the Department of State will open in May with submission in July and the awarding of grant in December. Grants through Ag and Markets are done on a quarterly basis and handed out throughout the year. Acting Chair. Kludt asked if the grants were reimbursement grants, clarifying would the Town have to pay out the costs and whether the state would reimburse the Town. Member Zyra stated she was unsure and would reach out to one of the firms to obtain that information. Acting Chair. Kludt then asked what the costs would be to complete a plan. Member Zyra stated that estimates were starting at \$30,000. The next step is to meet with the Town Board to update them and ascertain how they would like to move forward.
- Agriculture and Farmland Protection Plan update was given by Acting Chair. Kludt stating he attended the Town of Murray's informational meeting. Though he believes this could be a good idea he was concerned it was redundant to the Comprehensive Plan and the Town should wait to see how other towns in the area handle potential implementation. His overall concern being why this type of plan was needed when it wasn't directly discussed at the meeting.
- Partyka Farms - Mini-Storage: CEO Hennekey stated the Town Board approached the owner of the woodshop, and he is open to the change in zoning for that area. The zoning change needs to be reviewed by the Orleans County Planning Board.

TOWN BOARD UPDATE:

- TB Liaison Jennings gave an update on the town's status regarding earned Clean Energy Community points. The 1st grant (\$10,000) requires 3,000 points, currently the town has 1,000. The Community Choice Aggregation program he is working on will generate 1,500 additional points and he is working on several other "high impact" programs to get the town past 3,000. At 4,000 points the town would qualify for \$20,000 in grants.
- TB is just beginning to digest the new FEMA flood zone maps released. At first look it doesn't appear to have changed much from the previous charts released 10+ years back.
- TB passed a resolution regarding the Brush and Weed law; a public hearing is scheduled for April 18th.
- TB has submitted a letter to the County requesting an increase in the sales tax apportionment reflecting the 40% increase in sales tax collected by the County during the past 25 years. The County is under no obligation to distribute any of the sales tax collected to the Towns, so it is a soft ask.

- TB discussed and had no issues with the proposed zoning change for the Partyka project.

CODE ENFORMCENMENT UPDATE:

No new business.

COUNTY BOARD UPDATE:

The March meeting was cancelled.

ADJOURNEMENT:

Phil D'Agostino made motion to adjourn, seconded by Jeff Conte. All in favor. Meeting adjourned at 7:29 p.m.

NEXT MEETING:

Chairman Newell is working with PB to reschedule the April 25, 2023.

Respectfully Submitted,

Mindy A. Zyra
Acting Recording Secretary
(In the absence of Recording Secretary Bakutis)