

**TOWN OF KENDALL PLANNING BOARD
MEETING MINUTES**

Tuesday, June 21, 2023 at 7:00 p.m.

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

Also present: Michael Lee, Twenty3 Estates, LLC., Karl Dreisel, 1250 Peter Smith Rd., Town Board Liaison Jennings and Recording Secretary Bakutis.

Chairman Newell called the meeting to order 7:00 p.m.

PUBLIC HEARING FOR A ONE LOT SUBDIVISION – TAX ID #20.-2-16.2

Chairman Newell 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 Wednesday, June 21, 2023 at 7:00 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Twenty3 Estates, LLC, Tax ID #20.-2-16.2. Applicant seeks approval of a one lot subdivision (235’ x 300’) at 1547 W. Kendall Rd. Property is zoned Residential/Agriculture (RA). All persons wishing to speak will be heard at this time. Application is on file in the Town Clerk’s Office.

Chair. Bruce Newell
Town of Kendall Planning Board

Chairman Newell asked the applicant if he would like to inform the board his reason for the subdivision. The property owner informed the board that he would like to keep one to one and half acres of property with the house and he would like to keep the remaining thirty plus acres for personal use. He has no plans to build currently. The property has approximately 300-feet of road frontage.

No public comment.

Chairman Newell closed the public hearing at 7:15 pm.

Phil D’Agostino motioned to approve the application for the one lot subdivision, seconded by Mindy Zyra. All in favor. Application unanimously approved 4-0.

APPROVAL OF MINUTES:

Minutes not available for review.

CODE ENFORCEMENT UPDATE:

DCEO Strong informed the board there may be a couple of new homes built in the future.

OLD BUSINESS:

- Under the Comprehensive Master Plan Update and the Agriculture and Farmland Protection Plan Update, the Town Board has engaged Wendel Engineering to assist with the grant applications.
- Zoning Changes Update – The Town Board did approve the zoning change from Hamlet to General Business, tax parcels 33.4-1-19.1 and 33.4-1-17.1.

COUNTY PLANNING BOARD UPDATE:

The May and June meetings were canceled.

TOWN BOARD UPDATE:

- The Town Board is submitting a grant to Northern Borders for about a million dollars for the sewer project.
- Picnic tables, benches, grills, etc. have been ordered for the Thompson Drive Community Park; the items will be installed by the Highway Department when they arrive.
- Councilwoman Barb Flow has the Community Worship Service back on schedule since the Covid hiatus. This event will take place on August 6th at ten o'clock in the morning at the town gazebo. The Kendall Lutheran Church will be providing refreshments.
- Arrangements have been made with the KCS to have their representative come down to the town hall to collect and process the school tax bills.
- The TB unanimously voted to suspend the alcohol opening container law for the duration of the fireman's carnival through July 13th and 15th during operating hours.

PUBLIC HEARING FOR A ONE LOT SUBDIVISION – TAX ID #9.1-31.1

Chairman Newell opened the Public Hearing at 7:15pm. 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 Wednesday, June 21, 2023 at 7:15 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Charles Bropst, Tax ID # 9.1-31.1. Applicant seeks approval for a one lot subdivision (200' x 565'). Property is located at 1290 Peter Smith Rd. 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

Chairman Newell asked Karl Driesel if he would like to speak, Karl explained to the board he is here on the behalf of his Uncle Charles Bropst who is subdividing his land and selling it to Karl's mother. Karl told the board everything is in place and ready to go.

No public comment.

Chairman Newell closed the public hearing at 7:30 pm.

Phil D'Agostino motioned to approve the application for the one lot subdivision, seconded by Jon Gainer. All in favor. Application unanimously approved 4-0.

CONTINUED DISCUSSION REGARDING REVISIONS TO SUBDIVISION CODES:

Chair. Newell informed the board the TB has been discussing the possibility of revising the process for simple subdivisions. This board is also discussing if it is a good idea to discontinue holding public hearings for minor subdivisions. Some concerns of holding a hearing would be time added to the property owner's process. Another concern is whether there will be a dispute with neighboring property owners not being informed of such activity. Currently the PB does not recommend changes to the process.

ADJOURNEMENT:

Phil D'Agostino made a motion to adjourn, seconded by Mindy Zyra. All in favor. Meeting adjourned at 7:52 p.m.

NEXT MEETING:

Tuesday, July 25, 2023 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary