

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

Tuesday, November 14, 2023 at 7:00 p.m.

ATTENDANCE:	Chair. Patrick Bolton	- present
	Fletcher Rowley	- present
	Shad Speer	- present
	Dan Mattle	- present
	Reed Heidemann	- present
	Dave Bentley, Alt.	- present

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

No public attendees.

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

CODE ENFORCEMENT UPDATE:

- Variance for the Williams property is going to the Planning Boards next regular scheduled meeting. The PB can approve the variance according to the code. It will then come back to the Zoning Board when the property owners are ready to build because they won't have the necessary road frontage on the east side of the property. The owner plans to square off the front of the property and combine it with the two lots behind that piece to make one parcel. Subdividing would make it a non-conforming lot and they will end up with roughly 35-feet of road frontage.
- Has a variance in the Coastal Erosion Hazard Area on Bald Eagle Drive. The owner would like to add ten feet to his small ranch style house and go ten feet closer to the lake, owner would also like to add a second story. Currently the structure is only sixty feet to the top of the bluff and the code requires it to be eighty-five feet. Applicant can not expand towards the road due to the septic location. Some Zoning Boards concerns are 1) Existing non-conforming lot. 2) Will this create a flag lot. 3) Vista 4) Potential of sewers going in will change circumstances.
- Deputy Code Enforcement Officer Strong is working on a Special Use Permit for a home business on W. Kendall Road. Applicant would be leasing out heavy equipment. The property owner's dilemma is not having the space to fit all the equipment inside the existing pole barn. The code specifically states no outside storage. Possible coming in for a variance for a home business with outside storage.

TOWN BOARD UPDATE:

- The Town Board approved the budget, after meeting all demands of all the town departments the tax rate still dropped 25%.
- Emergency Service - Monroe Ambulance will be used in our area.
- Curtis Park - The title search came back clear. The donated park will be used for recreation purposes. The park should be in the town's possession by December.

APPROVAL OF MINUTES:

Minutes from the Tuesday, October 11, 2023 meeting submitted by Recording Secretary Bakutis were reviewed. Fletcher Rowley moved to accept the minutes as presented, seconded by Shad Speer. All in favor.

ADJOURNMENT:

Shad Speer made a motion to adjourn, seconded by Chairman Bolton. All in favor. Meeting adjourned at 7:35 p.m.

NEXT MEETING:

Tuesday, December 12, 2023 at 7:00 p.m.

Respectfully Submitted,
Tammy Bakutis
Recording Secretary