

**TOWN OF KENDALL PLANNING BOARD
MEETING MINUTES**

Tuesday, March 26, 2024 at 7:00 p.m.

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

Also present: Attorney Douglas Heath, Jeffrey and Darlene Serbiki, Creek Rd, Ken and Peg Hunt, Bill Kruger, 1054 Center Rd., Robert Snell, 989 Center Rd., Town Board Liaison Jennings, Code Enforcement Officer Hennekey, Deputy Code Enforcement Officer Strong and Recording Secretary Bakutis.

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

PUBLIC HEARING FOR A MINOR SUBDIVISION – TAX ID #43.-2-45.11

Chairman Newell opened the Public Hearing at 7:05pm. 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 26, 2024 at 7:05 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Jeffrey P. and Darlene A. Serbicki, 2559 Kendall Road, for a minor subdivision of Tax ID parcel 43.-2-45.11. 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
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Chairman Newell suggested the applicant give the board a review of what their plans are with the subdivision. Douglas Heath, Attorney from Holley, addressed the board stating he is representing the Serbiki’s. He tells the board the property on the corner of Rt. 237 and Creek Road as it goes east, right on that tight curve, the original survey taken back in 1999 was surveyed off as two parcels, the Serbiki’s took title of it all and combined the two parcels into one tax map number. Now, we are seeking to resub divide it back to the original two subdivision lots. The new survey maps you see matches the old 1999 map. The purpose of this is that they intend to convey the eastern lot off to their daughter for the purpose of a new home construction. Attorney Heath explained while putting the application together and looking at the instrument survey map and preparing the deed description he compared everything to the zoning ordinance to ensure that the parcel being subdivided off is an approved subdivision lot that is sufficient size, there is appropriate road frontage with the new parcel, so there is no concern that it will be creating a substandard lot. Attorney Heath expresses thanks to the board for their time and consideration of the application.

No public comment.

Chairman Newell closed the public hearing at 7:15 p.m.

**PUBLIC HEARING FOR FARM LABOR HOUSING AND SITE PLAN REVIEW –
TAX ID #10.-1-2**

Chairman Newell opened the Public Hearing at 7:16 p.m. 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 26, 2024 at 7:15 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Kludt FLP, 1161 West Kendall Road, for Farm Labor Housing at 1004 Center Road, Tax ID parcel 10.-1-2. Property is within the Ag District. 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.

Chairman Bruce Newell
Town of Kendall Planning Board

Andrew explained they had some older migrant camps that they took down and they replaced it with a new building. Basically, they are doing the same with this building except this would be replaced with a pole barn style building. Andrew says, looking forward, they may not use it for labor housing, for now it may just be used for storage. Chairman Newell questioned the time frame of housing the workers. Andrew explained they have different housing for workers that start earlier in the season and some that might stay later. All code requirements are met, and the Health Department and DEC engineers are all involved. Chairman Newell questioned the housing timeline, is it May through November? Andrew said they should be well within that time frame.

Neighbor, Bill Kruger, 1004 Center Rd., asked how many bedrooms there will be and how many people will be in a bedroom. Andrew stated there are six bedrooms, they can house three per room but there will only be two per room.

Neighbor, Robert Snell, 989 Center Rd., questioned size and capacity of the rooms. Andrew addressed the question.

Chairman Newell closed the public hearing at 7:26 p.m.

There is not a quorum at tonight's meeting so a vote will be made at a later date due to Alt. Andrew Kludt having to abstain from the vote.

Chairman Newell resumed the regular scheduled meeting at 7:26 p.m.

APPROVAL OF MINUTES:

Minutes from the January 23, 2024 meeting submitted by Recording Secretary Bakutis were reviewed and amended.

OLD/ACTIVE BUSINESS:

- The William's subdivision was discussed once again between board members present and Code Enforcement Officers. Everyone agreed this is an item that needs to be addressed in the comprehensive plan. Andrew Kludt made a motion to approve the application for the Williams subdivision, seconded by Mindy Zyra. All in favor.
- Chairman Newell gave an update on the Farm and AG grants. We were approved but have not received the funds. Originally the state gave an estimate of three months, now they are saying it could take up to eight months to receive the funds.
- The sewer project on the lake front is moving along.

TOWN BOARD UPDATE:

- Water District 11 – Previous income surveys in our area were proven to be wrong. Because of this the town hired a company to run the new census, and with the information obtained we can apply for funds. We were below the figure they quoted, that means we can now apply to the USDA for the low interest loans.
- Septic System – The town received a \$20,000 grant to repair the septic system for the town hall building. Work should start in the spring.
- Fire Hall Solar Eclipse Event – The town suspended the open container law for April 8th, one mile south and one mile east of Kendall Road.
- The town received a \$10,000 grant for clean energy community. The money will be applied to the highway department for the town's fleet energy consumption usage.
- Curtis Park - Transfer of the six and a quarter acre park from the Morton Fire Department to the Town of Kendall is complete. The town board will solicit community residents to discuss usage and applications that can be applied to the property.
- Work Meeting – Has been moved to April 1st, the building is being used for primary elections.
- Juell, Community Choice Aggregation Program – A program to help lower rates for electricity, but the rates were higher than National Grid's rates. Going to negotiate again.

CODE ENFORCEMENT UPDATE:

- Deputy Code Enforcement Officer Strong informed the board he has an upcoming application for a minor subdivision on Rt. 18.
- Code Enforcement Officer Hennekey informed the board that a dish network company proposes to add a dish, for 5G internet service, to a preexisting tower located on W. Kendall Rd. The Orleans County Planning Board said they are ok with it, and they do not need to do a review. According to our code for cellular communication they would need a site plan review for any changes they would like to make to the preexisting tower. The company would like to be on the agenda for the next meeting.

COUNTY PLANNING BOARD UPDATE:

No update for the Town of Kendall.

NOTE:

Let it be known for the record, Ken and Peg Hunt recorded tonight's meeting without the board being aware. When questioned, they stated they were capturing the meeting by voice recording and videotaping the meeting for their daughter for a government class she was taking in school.

ADJOURNEMENT:

Mindy Zyra made a motion to adjourn, seconded by Andrew Kludt. All in favor. Meeting adjourned at 8:08 p.m.

NEXT MEETING:

Tuesday, April 23, 2024 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary