

**TOWN OF KENDALL
PLANNING BOARD MEETING MINUTES
TUESDAY, March 26, 2013**

Chairman Gray called the meeting to order at 6:50 p.m.

Attendance:	Chairman Gray	- present
	Jeff Conte	- present
	Joyce Henry	- present
	Raymond Wenzel	- present
	Andrew Kludt	- present

Also present: Town Board Representative Schuth, Code Enforcement Officer Hennekey, and Recording Secretary Bakutis.

Chairman Gray opened meeting at 6:50 p.m., recessed the meeting to attend the Zoning Board Public Hearing which will begin at 7:00 p.m.

Motion was made by Joyce Henry for Planning Board to reconvene their regular meeting on March 26, 2013 at 8:14 p.m. Seconded by Ray Wenzel. All in favor.

APPROVAL OF MINUTES:

Minutes from February 26, 2013 were reviewed. Joyce Henry motioned to accept minutes, seconded by Jeff Conte. All in favor.

TOWN BOARD UPDATE:

Town Board requested the Planning Board to recommend changes to Zoning ordinance as waterlines are added to town inventory. Options are to create more RR districts vs. change RA to allow for higher density with water line.

PLANNING BOARD'S DISCUSSION OF (RA) AND (RR) DISTRICTS:

Discussion took place on what is allowed in zoning districts RA and RR. Riding stables, recreation areas, kennels and convenience businesses may have future changes. The Planning Board need's to review and consider conditional use requirements allowed by a special permit. Board looked over a map of Kendall when the ordinance was adopted, they reviewed the water lines from Kendall line all the way to Transit Road in RA area. It can potentially turn to RR. The Planning Board also discussed well water vs. public water, road frontage, property size, differential lots and future building lots. Board has to take into consideration that the whole town of Kendall may have water in the future. When they discuss making adjustments to the RA district they are going to have to take in consideration any impact of any development and what would be allowed. Planning Board needs to look at it as a long term solution that would not require a lot of variances.

For rural agricultural water district lots, the boards emphasis would be on permitted uses, accessory uses and special permits.

CEO REPORT:

Paul Hennekey gave update on the Crystal Freitag application for a hair salon.

CPB REPORT:

Chairman Gray discussed the referral that was sent to CPB of Crystal Freitag's application for a hair salon. Planning Board discussed layout of property, business plan and proposed sign.

NEXT MEETING:

Next regular Planning Board meeting will be on Tuesday, April 23, 2013

ADJOURNMENT:

Joyce Henry made motion to adjourn, seconded by Andrew Kludt; all in favor. Meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary