

TOWN OF KENDALL
ZONING BOARD OF APPEALS
MEETING MINUTES

Tuesday, September 13, 2011 – 7:00 p.m.

CALL TO ORDER: Board Chair Kevin Banker called the meeting to order at 7:10 p.m.

ROLL CALL:	Kevin Banker, chair	- present
	Patrick Bolton	- present
	Tony Cammarata	- present
	Fletcher Rowley	- absent
	Gay Smith	- present

ALSO PRESENT: Paul Hennekey, Deputy Code Enforcement and Zoning Officer
David Schuth, Town Board Representative
Joyel Miesner, Recording Secretary

APPROVAL OF MINUTES: Minutes from August 9, 2011 were reviewed. Gay moved to accept the minutes. Seconded by Tony, all in favor.

TOWN REVITALIZATION

Brief discussion took place about the sale of the hardware store and its conversion into a restaurant. Kevin said the Eagle Creek Marina has acquired a new partner. He made the board aware of the fact that the new partnership could open up the possibility for building plan changes. David said the Orleans County Industrial Development Agency was working with a prospective buyer for the Salvation Army Camp. He said the buyer plans to use the property to a gated community containing three season rental cabins. The board discussed the property size, the properties zoning and possible septic scenarios for cabins. David said Supervisor Dan Gaesser had attended meetings and had gone on a sight visit of property. He said the prospective buyer would be attending the planning board meeting on September 27, 2011.

TOWN BOARD REMARKS

David said the 2012 budget worksheets were distributed to department heads and described the budget worksheet. David said he and Paul Gray are continuing work on codification. He discussed the progress of the gazebo and said it is to be completed by the Scarecrow Festival October 8, 2011. David and Tony described the events and layout of the Scarecrow Festival.

CEO REPORT

Paul said that the Code Enforcement Office is now using the new zoning regulations for Hamlets, Waterfront Development and Waterfront Residential zones that had been approved by the State of New York. Paul said a finalized document should be given to the zoning board. Paul discussed a situation in which an owner wants to sell a 60 foot lot as a building lot. Paul said the code requires a lot to be at least 75 feet to be a buildable lot. Paul read the code. The board discussed whether or not the owner could apply for a variance. Kevin said the owner could apply for a variance. At the request of the Code Enforcement Office the board discussed the allowance of camping on unapproved lots. The board examined and discussed the code regarding camping. The board discussed accessory structures located on

property with out a primary structure. The board examined and discussed the definitions for accessory structure and primary structure. The board agreed with the Code Enforcement Office that the code regarding camping on unapproved lots lacks clarification.

NEXT MEETING

Tuesday October 11, 2011 at 7:00 pm

ADJOURNMENT: Tony motioned to adjourn. Seconded by Pat, all in favor. Adjourned at 8:15 pm.

Respectfully submitted,

Joyel Miesner
Recording Secretary