

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

**February 9, 2021 at 7:00 p.m.**

ATTENDANCE:	Chair. Patrick Bolton	- present
	Fletcher Rowley	- present
	Becky Charland	- absent
	Shad Speer	- present
	Dan Mattle	- present

Also present: Code Enforcement Officer Hennekey and Recording Secretary Bakutis

Chairman Bolton called the meeting to order at 7:03 p.m.

**APPROVAL OF MINUTES:**

Minutes from the January 12, 2021 meeting submitted by Recording Secretary Bakutis were reviewed. Shad Speer moved to accept the minutes as presented, seconded by Fletcher Rowley. All in favor.

**PUBLIC HEARING FOR A VARIANCE 21VAR01 (WILSON) – TAX ID #10.16-1-21**

Chairman Bolton opened the public hearing at 7:25 p.m. He read the public notice:

Notice is hereby given that a public hearing will be held by the Zoning Board of Appeals of the Town of Kendal on Tuesday, February 9, 2021 at 7:15 p.m. at the Kendall Town Hall, 1873 Kendall Road, to consider the application of Robert Wilson, Tax ID #10.16-1-21. Applicant seeks a variance for a garage addition .69 feet from the south property line. Applicant is seeking relief from Article V, Section 265-28E, requiring a 5-foot side set-back. Property is zoned waterfront residential (WR). All persons wishing to speak will be heard at this time. Application is on file in the town clerk's office.

Patrick Bolton  
Chair, Zoning Board of Appeals

Applicant, Robert Wilson, was not present. No public attendees.

Chairman Bolton closed the public hearing at 7:28 p.m.

The Zoning Board members discussed the appropriate criteria for the variance, they reviewed all the documents submitted by the applicant. Fletcher Rowley motioned to approve the variance, seconded by Shad Speer. All in favor. Chairman Bolton asked for a roll call vote with the following results:

21VAR01 (Wilson) – ROLL CALL VOTE:      Dan Mattle                 - aye  
   Shad Speer                 - aye  
   Chair. Bolton               - aye  
   Fletcher Rowley          - aye

APPROVAL GRANTED: For a variance of .69 feet from the south property line, Tax ID #10.16-1-21. Applicant is seeking relief from Article V, Section 265-28E, requiring a 5-foot side set-back is unanimously approved 4-0.

NEW BUSINESS - CODE ENFORCEMENT UPDATE:

- Solar Project on W. Kendall Road – Regarding frontage. CEO will send it to the CPB.
- Property owner M. Swierkos of 15758 Roosevelt Hwy., would like to have a 5-foot fence constructed on her property. She has a dog that she is trying to contain on the property. The zoning code allows fence height to be 4-feet. A variance will be needed.
- Fred Stone is seeking relief to have his ground mounted solar system to be 23-feet from the north property boarder. The front set-back is 73-feet from the center of the road and to the side of the home but behind the plain of the foundation of the home.

Public hearings will be scheduled for next month’s meeting.

ADJOURNMENT:

Shad Speer made a motion to adjourn, seconded by Patrick Bolton. All in favor. Meeting adjourned at 7:38 p.m.

NEXT MEETING:

Tuesday, March 9, 2020 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis  
Recording Secretary