

**TOWN OF KENDALL
PLANNING BOARD
MEETING MINUTES**

Tuesday, January 25, 2022 at 7:00 p.m.

ATTENDANCE:	Chairman Bruce Newell	- present
	Jeff Conte	- present
	Phil D'Agostino	- absent
	Steve Catone	- absent
	Jon Gainer	- present

Also present: Mike and Marty Cusimano, 17254 Roosevelt Hwy., Bob McGregor, 1909 W. Kendall Rd., Joseph Heberle and Paula Reis, 17255 Lakeshore Rd., Town Board Liaison Jennings, Code Enforcement Officer Hennekey, Deputy Code Enforcement Officer Strong and Recording Secretary Bakutis.

Chairman Newell introduced himself.

GENERAL DISCUSSION REGARDING A SITE PLAN REVIEW FOR FARM WORKER HOUSING NOT WITHIN AN AGRICULTURAL DISTRICT:

No quorum, members present along with DCEO Strong, Joe Heberle and Paula Reis discussed property on County Line Road. The property is adjoining the existing farm together with a house that was purchased by Heberle's. They would like to use the existing house for farm worker housing. Per DCEO Strong they would like to obtain a special use permit and a site plan review for the farm worker housing. It is an allowed use in the Residential Agriculture (RA) district by a special use permit. They will also require a setback variance of 35-feet from the for the existing house which 90-feet is required in that district, DCEO Strong tells the board that is why they will be asking for a zoning variance. CEO Strong informed Chairman Newell that the County PB requires a signed affidavit stating the board agrees to send the application to them. No decision will be made tonight. Member Conte will be updated during the meeting.

Board member Conte arrived. Chairman Newell called the meeting to order at 7:37 p.m.

Chairman Newell introduced new board member Jon Gainer.

SUBDIVISION REVIEW FOR TAX ID #33.1.22.2

Applicant, Mike Cusimano expressed to the board he owns property at 17254 Roosevelt Hwy. consisting of 9.8 acres, at the south end of the property there is a (5) five acre field he would like to subdivide and sell to Scott Partyka so he can add it to the existing Partyka farm. After discussion with the board, Chairman Newell proposed approval contingent on lots being combined for the farm. Member Conte motioned to accept, seconded by member Gainer. All in favor.

Chairman Newell proposed a conditional approval that the (2) two lots be combined to a single lot after the sale. Jeff Conte made a motion to accept with the condition that they conjoin the two properties, seconded by Jon Gainer. All in favor.

DCEO Strong updated Jeff Conte regarding the site plan for farm labor housing not within an agricultural district.

NO PUBLIC COMMENT

BOARD DISCUSSION:

Chairman Newell wanted to discuss with the board meeting dates and times being changed in the event they would not have a quorum and the possibility of zoom meetings.

APPROVAL OF MINUTES:

Minutes from the October 26, 2021 meeting submitted by Recording Secretary Bakutis were reviewed. Patty Pfister moved to accept the minutes as amended, seconded by Jeff Conte. All in favor.

COVID-19 UPDATE:

Chairman Newell feels that everyone should do what they feel comfortable doing. He has two young grandchildren that are below the age of five and cannot be vaccinated and would like anyone who cannot keep (6) six-foot distance from him to wear a mask.

NEW BUSINESS:

Chair. Newell informed the board they have a request from the Planned Unit Development (PUD) at Troutburg for short term rentals. This would be an amendment to the (PUD) planned unit development from the site plan that was approved previously. This request is for two existing buildings presently used for short term rentals and the owners would like this to continue. One being on Main Street in Troutburg and the second on County Line Road. This was not approved on the site plan and Troutburg would like it to be legal. The PUD agreed to keep the head count to eight and below. Chair. Newell feels whatever they put in place for the town in general ought to be applicable for the PUD as well.

Chair. Newell would like this board to review the current draft for short term rentals and would like feedback on whether this board feels this is something that will work for Kendall and address some of the concerns that have been raised, (ex: party houses, trash piled up along the roads, excessive noise, parking on private roads, etc.). If they feel anything needs to be changed, he would appreciate that feedback as well. What we're looking to achieve here is to get an overall approach that will best meet the needs for The Town of Kendall and if it would be good for Kendall's Local Law. (Version, 01/15/22).

ADJOURNMENT:

Jeff Conte made a motion to adjourn, seconded by Jon Gainer. Meeting adjourned at 8:31 p.m.

NEXT MEETING:

Tuesday, February 22, 2022 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary