

**TOWN OF KENDALL PLANNING BOARD
MEETING MINUTES**

Tuesday, September 24, 2024 at 7:00 p.m.

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

Also present: Town Board Liaison Jennings, Code Enforcement Officer Hennekey and Recording Secretary Bakutis.

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

No public present

OLD/ACTIVE BUSINESS:

Chairman Newell gave an update on the Comprehensive Master Plan (Steering Committee and Consultant Selection):

Chairman Newell told the board at this point regarding the Comprehensive Plan the town board needs to build a steering committee and make their consultant selection. Supervisor Cammarata received input from Wendel Engineering who spoke with Jeff Keohe, the coordinator for the Farm and Ag Plan, saying the state is wrapped in between a conversion between two different financial systems and it appears the funds will not be available at this time even though we have been approved. Until they are up and functioning, they are not going to fund these types of programs.

NEW BUSINESS:

Discussions regarding Updating the Code for large Lakefront and Lakeview lots and Farm Animals on Waterfront lots:

- a) The Town Board requested this board look at situations in the waterfront residential district where we have Lakefront, Lakeview and combined lots where owners have joined the two. Years ago, the town established a code for limiting the maximum size and number for accessory buildings in that district. It was set at one accessory building maximum of 1200 square feet or based on the lot size it may be smaller. The question was raised, does the current code make sense for these larger lots where it doesn't appear to have a significant impact on the neighborhood. Chairman Newell did a quick survey and revealed most lots on average are small, there are a few larger lots consisting of 8 to 20 acres and the Banner Beach lot consisting of 24.7 acres. Code Enforcement Officer Hennekey added there are other Lakefront properties that are larger in size in town. Chairman Newell agreed there are others so he recommends if this board decides to make a recommendation to change the guidelines in the code, he feels they should do a more thorough survey and make sure the board understands all lots that may exist under this category before putting any conditions that may be added to these types of lots.
- b) Farm Animals: The board discussed restrictions on containment, size of lot to quantity of animals and what type of farm animals, health concerns and distance of housing of the animals from property lines.

- c) The board agreed they are in favor of finding something workable for districts along the lake.

CODE ENFORCEMENT UPDATE:

Code Enforcement Officer Hennekey informed the board Attorney Wendy M. Malsegna with the Klafehn Heise Johnson Law Firm, reached out to him for guidance, she has a client who lives at 29 Monroe Orleans County Line Road (11.-1-12.1) who wants to sell the cottage next door (35 Monroe Orleans County Line Road) to Hilary Moore at 37 Monroe Orleans County Line Road (11.-1-14). CEO Hennekey tells the board they would be subdividing the lot #11.-1-12.1 which would need a variance and require this board's approval.

TOWN BOARD UPDATE by Town Board Liaison Jennings:

- Budget process is moving along, should have report by next meeting.
- Sewer project should be going out for bid in November and work should start by next spring.
- Curtis Field is getting surveyed. Council women Barb Flow had her first residential meeting on September 18th, they are trying to come up with usage ideas for the park.
- An ambulance meeting was held last Thursday, Jay Grasso the grant writer currently used by the town feels we may qualify for a New York State and Local Efficiency Grant. The Town of Kendall is looking to hire him to apply for the grant to get the application this year. We may see money if approved by early next year, which would help write up the ambulance contract. The decision about which ambulance company will be chosen will be discussed at the upcoming meeting.

APPROVAL OF MINUTES:

Minutes from June 25th, July 23rd, and August 13, 2024 meetings submitted by Recording Secretary Bakutis were reviewed and amended.

COUNTY PLANNING BOARD UPDATE:

No meeting was held in August.

ADJOURNEMENT:

Mindy Zyra made a motion to adjourn, seconded by Phil D'Agostino. All in favor. Meeting adjourned at 8:11 p.m.

NEXT MEETING:

Tuesday, October 22, 2024 at 7:00 p.m.

Respectfully Submitted,

Tammy Bakutis
Recording Secretary