

Planning and Zoning Commission
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PLANNING AND ZONING MEETING MINUTES
JANUARY 6, 2011

Chairman Ackerman called the meeting to order at 7:04 p.m. at Mallory Town Hall. Commissioners present: Chairman Barbara Ackerman, Vice Chairman Ted Hollander, Jeannene Burruano, Mark Weber, John Dwyer and alternates Monty Clark and Bruce Hoag. Also present was Ronald Cooper, Zoning Enforcement Officer. Absent was Neil Volkmar, Paul Voorhees, and Michele Battaglia, Clerk. There was no audience member recording or video taping the meeting.

Chairman Ackerman stated that Michele Battaglia passed her Land Use Enforcement Officer Certification program and is now certified. She also wanted to remind the Commission that the new land use attorney, Mark Branse, will be here on January 31st at 7:00 p.m. for a joint meeting with the other land use commissions and their members.

Election of Officers

Commissioner Clark spoke on behalf of the nominating committee. The recommendation of the committee is to keep the slate the same as last year (Barbara Ackerman as Chairman, Ted Hollander as Vice Chairman and Mark Weber as Secretary). Commissioner Clark motioned to accept the committee's recommendation. Commissioner Dwyer seconded the motion. All voted in favor (Commissioners Burruano, Dwyer, Clark and Hoag).

Public Hearing

- 1. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Mr. Paul Szymanski, P. E. was in attendance representing the proposed amendment. Following last month's meeting, Mr. Szymanski revised the proposed zoning regulation and submitted a response letter addressing the comments from Mr. David Hopkins. The Commission members received both items for review. Mr. Szymanski pointed out a few of the more important changes that were made, such as 374.3 – equation for the number of dwelling units permitted on a lot or parcel. Mr. Szymanski submitted a letter for an extension of time for the public hearing. Commissioner Dwyer motioned to continue the public hearing until February 3, 2011. Commissioner Hollander seconded the motion. All voted in favor.

Old Business

- 1. Proposed Amendment to Zoning Regulations: Add a Section 374 - Estates:** Public hearing will be continued on February 3, 2011.

New Business

- 1. 10 Fox Run: Application for a Home Occupation Special Permit:** The applicants, Nancy Zufferey and Mark Armentano were in attendance. Ms. Zufferey stated that she would like to have a dog grooming business in her home. Chairman Ackerman read through the application. She stated there will be one employee (the owner of the house); there will only be one or two dogs a day; there will be no outside

advertising, no deliveries, and no boarding of dogs. The Board determined that it would be a no impact business and that a special permit is not required.

2. **12 Leach Hollow Road: Application for a Home Occupation Special Permit:** The applicants were not in attendance. Chairman Ackerman read through the application. The applicants want to have a small home-based consulting business where all business is conducted either via phone, internet or in person at the client company. There will not be any business visitors at the property. The commission would like to speak with the applicants at the next meeting.
3. **16 Brinsmade Lane: Application for Certificate of Zoning Compliance:** It was determined by Ron Cooper, ZEO that this application does not need a certificate of zoning compliance. Mr. Cooper stated that the parcel was created prior to the creation of the zoning and subdivision regulations and was not altered after the regulations were adopted. The parcel is considered and recognized as a legal lot.
4. **Proposed Amendment to Zoning Regulations: Add a Section 321.7 Septic Systems for Accessory Buildings:** An application for a proposed amendment has been submitted. A public hearing has been set for March 3, 2011.

Additional Items

1. **Minutes:** Commissioner Hollander motioned to accept the meeting minutes of December 2, 2010. Commissioner Burruano seconded the motion. All voted in favor.
2. **Correspondence:** A legal notice from the Town of Pawling Planning and Zoning Commission regarding a proposed local law was read into record. A letter from Candlewood Lake Authority regarding Sherman's proposed POCD was received, as well as, the Fall 2010 edition of The Concrete Times.
4. **Zoning Enforcement Officer's Report:** No report this month.
5. **Committee Reports:** There were no committee reports.
6. **Chairman's Report:** Chairman Ackerman thanked the commissioners and staff for the past year of service. There will be a mid-month meeting in February to discuss the POCD.
7. **Commissioner's Comments:** There were no commissioner comments.

Commissioner Dwyer motioned for adjournment. Commissioner Burruano seconded the motion and all voted in favor. Meeting was adjourned at 8:10 p.m.