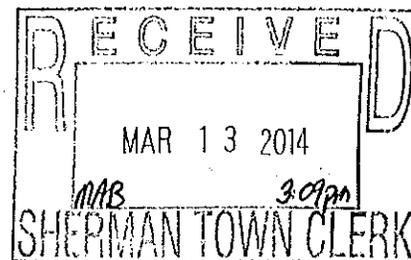




TOWN OF SHERMAN
Planning & Zoning Commission
MONTHLY MEETING MINUTES
February 6, 2014
Mallory Town Hall



FINAL

Commissioners in Attendance: Ted Hollander, Neil Volkmar, John Paul Voorhees, Mary Lee, Marc Sichel, and Alternate Marian Edmond

Commissioners Absent: Jeannene Burruano and Alternates Jill Finch, Willy Knaak

Also in attendance: Ron Cooper, Zoning Enforcement Officer and Christine Branson, P&Z Administrative Clerk.

Alternate M. Edmond was elevated to voting status in the absence of Jeannene Burruano.

Vice Chair, Neil Volkmar acted as Commission Chair.

Call to Order

Vice- Chair Neil Volkmar Called the Meeting to Order at 7:02 p.m.

Public Hearing

Application for Special Permit, McCluskey Family limited Partnership, 1 Route 37 East, Building 1, Units 2&3 (aka Map 71, Lot 20), Application-for a special permit- Hank Milligan Music, music lessons and music material/ art store front.

Applicants, Hank Milligan and Karen Kelly were present to speak in reference to the application for a Special Permit. As per the Commission's request at the January 16, 2014 Meeting, Mr. Milligan provided demonstrations of the electronic keyboard and practice drum pads so the Commission could get a better idea of the amount of noise generated. The Commission noted, there was little to no noise generated by the drum pads, and the key board has a volume control. The music lessons will be individual based, one on one lessons, primarily for the beginner level students for establishing and developing basic playing skills. Mr. Milligan stated the hours of operation are Monday through Saturday 10:00 a.m. to 6:00 p.m. Unit 2 will be used as a waiting/ reception area and will be staffed with one receptionist. This unit will also be used as a waiting area and music related items will be on display for retail sale. The proposed use for unit 3 will be where the lessons will take place. The lessons will be half hour or hour sessions. Staff will park in the rear of the building and students/ parents will have the ability to parking in front of the building. Twenty five abutting neighbors and business owners within the complex have been notified of this Application for a Special Permit by mail, two weeks prior to this Public Hearing. In addition, Notice of the Public Hearing was published in the Citizen News on January 22nd, 2014 and January 29th, 2014. Other than the Applicants, no others were in attendance. To date, no correspondence was received relating to this application.

Commissioner T. Hollander Moved to Close the Public Hearing of Special Permit, McCluskey Family limited Partnership, 1 Route 37 East, Building 1, Units 2&3 (aka Map 71, Lot 20), Application-for a special permit- Hank Milligan Music, music lessons and music material/ art store front. Seconded by: Commissioner M. Lee Vote: For: Unanimous

Old Business

Application for Special Permit, McCluskey Family limited Partnership, 1 Route 37 East, Building 1, Units 2&3 (aka Map 71, Lot 20)

The Commission briefly discussed the details of the proposed business plan for the Special Application.

Commissioner T. Hollander Moved to Approve Special Permit, McCluskey Family limited Partnership, 1 Route 37 East, Building 1, Units 2&3 (aka Map 71, Lot 20), Application-for a special permit- Hank Milligan Music, music lessons and music material/ art store front.
Seconded by: Commissioner P. Voorhees Vote: For: Unanimous

Approval of Minutes:

Regular Monthly Meeting of January 16th, 2014

Commissioner T. Hollander Moved to Approve the Minutes of Regular Monthly Planning & Zoning Commission Meeting, January 16th as amended.
Seconded by: Commissioner M. Sichel Vote: For: Unanimous

Correspondence:

DEEP- in reference to Water Resources Construction for Compliance with 2013 Legal Changes

Town of Pawling, NY- in reference to a Public Hearing relating to a proposed telecommunications tower located at 73 Cunningham Lane, Pawling, NY

Sherman Republican Town Committee- in reference to recommendations to fill the vacancy on the P&Z Commission.

Zoning Enforcement Officer's Report, January 2014:

R. Cooper presented the January 2014 report. One application has been approved, five Statements of Intent have been approved, two applications have been denied and referred to ZBA and six applications are currently in review. Three cases in Old Business are still currently under review.

Commissioner P. Voorhees Moved to Approve the January 2014 ZEO Report as presented.
Seconded by: Commissioner M. Sichel Vote: For: Unanimous

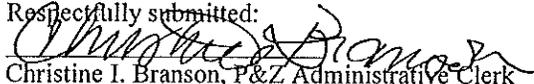
FY 2014-15 Budget Discussion and Possible Action:

This was tabled and will be presented for discussion and possible action at a Special Meeting on February 20th, 2014, at 7:00 p.m.

Adjournment:

Commissioner T. Hollander Adjourned the Meeting at 9:00p.m.

Respectfully submitted:


Christine I. Branson, P&Z Administrative Clerk

February 12, 2014

APPROVED AS WRITTEN AT THE MARCH 6, 2014 RMM