

Land Use Board Minutes **June 14,** **2010**

Applicant Attorney Bernd Hefele introduces himself and gives the board an overview of the application and its history.

The applicant is converting the property to an office use with additional parking. It has not been built out. One of the requirements from DOT was to widen the entrance; which is still in the process of being completed. Also due to the current economic conditions the applicant has not been able to rent out the space.

The applicant is requesting a 2 year extension and is aware that this is the last extension that can be given.

Board discusses the application.

Motion to approve a 2 year extension by: Harby Second Mayor Marino

Ayes: Guy Harby, Rich Krasnomowitz, Mayor Marino, Kathy Phipps, Jeanette Tempe, Tom Watts, Pattie Brown, Wendy Brick, Robert Adams

Nays:

Abstain: Daniel Hall, John Haig

- **Bluffs**

LZ09-006

Layout change

- o Packet includes letter from applicant's attorney and copies of the houses and layouts

Board discusses the changes proposed in the letter from the applicant. There is no change to the size of the structure the only change is there will be a closet put in the den/study making it an optional 3rd bedroom.

Motion to approve the request from the Bluffs as stated in the letter dated June 3, 2010 by: Phipps Second Watts

Ayes: Guy Harby, Rich Krasnomowitz, Mayor Marino, Kathy Phipps, Jeanette Tempe, Tom Watts, Pattie Brown, Wendy Brick, Robert Adams

Nays:

Abstain: Daniel Hall, John Haig

- **Sunoco Station**

LU06-007

- o Letter from board planner to applicant dated 6/11/10

There were no questions regarding the letter dated June 11, 2010

9) Planners Report:

10) Chairman's Agenda:

- Procedure for reimbursement for classes

The policy is that there is no type of compensation for expense incurred for attending work related classes.

- Ordinance review/updates

The board would like the Zoning Officer to submit his suggested changes to the town attorney and the board attorney. After that the board can review them and pass the suggestions to the Mayor and Council. The changes will be to the definitions not any rezoning.

Mayor Marino informs the board that he spoke with the property maintenance officer about the overall town and a few properties that were to be noticed.

Jeannette Tempe brings up the property owned by Charlie Titone. She says he is filling in the river behind his property. He is trying to flatten the land. She believes he has wetlands on his property.

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Bob Adams states that he spoke with the zoning officer and there does not seem to be anything on file designating the property as wetlands.

Mayor Marino asks the secretary to inform the zoning office of Jeannette Tempe concerns.

11) Public Portion

Motions to open meeting to the public made by Harby second by Tempe

Dan Barr of 83 Mulberry Street was wondering if the 3 houses on Jennings Road had permits pulled and if anything has come before the board. He is concerned that they are moving along with work without going through the proper process.

Pattie Brown states that she contacted the building department and no permits have been pulled yet, nor do they need one for the work that has been done. Someone from the building department was going over today to look into it.

Dan Barr also brought up concerns about the property maintenance of the site.

The secretary will let the property maintenance office know.

Leslie Lutz of 19 rt 23 would like to have a new business at her property known as the Merry Go Round. She gives the board an overview of what her business currently is and the history of it before the land use board. She would like to offer reiki and massage at her business. She filled out a zoning permit and it was denied; she is asking the board for guidance as to what steps she should take.

Jeanette Tempe asks if there will be a fee for the reiki and massage.

Leslie sates that there will be.

Jeanette goes on to explain that the reiki and massage are considered a third business and this is why she needs to come before the board with an application. The zone only allows 1 or 2 businesses or residents.

The board continues to discuss Leslie's request.

The board informs Leslie that she needs to submit an application and they recommend that she works with an attorney.

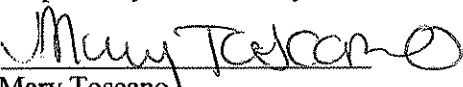
Tom Watts and Jeanette Tempe point out that she can hire an attorney to give her guidance with the application submission and she can still represent herself at the meeting to reduce the cost.

Motion to close meeting to the public made by Tempe second by Harby

12) Adjourn at 8:15

Motion to Adjourn: Phipps **Second:** Adams with all in favor.

Respectfully submitted by:


Mary Toscano

Secretary, Land Use Board

Approved: 7/12/10