

**MINUTES-REGULAR MEETING
PLANNING & ZONING COMMISSION
THURSDAY, MAY 10, 2018 7:30 P.M.
1 FIRST STRTET
NORMA DRUMMER ROOM**

Members present: J. Ziehl, W. Birdsell and J. Niezelski (T. Lavrandhuk and J. Brennan absent). Also in attendance: Atty. Barbara Schellenberg, Town Planner Bryan Nesteriak, Siyuan Cao and John Kowalski from Claris Construction.

1. **Meeting was called to order** at 7:51 p.m. by Chairman Ziehl
2. **Pledge of allegiance:** was led by Chairman Ziehl
3. **Seating of Alternates:** None
4. **Public Comment:** None
5. **Commissioner's Public Comment:** J. Ziehl wanted to know the progress on Allen's litigation.

W. Paecht states that the court date is the 15th, however, if the issues get corrected then the hearing will be canceled.

B. Nesteriak states that they have submitted an application to Wetland and going through review which is almost done. Plans have been submitted to build three more buildings, a propane plant and increase parking- more details are needed.

6. **Approval of minutes of Public Hearing on April 12, 2018:** W. Birdsell/J. Niezelski motion to accept the minutes pending confirmation of the tape if a vote was taken to close public hearing. **Motion: 3:0**

Approval of minutes of Regular meeting on April 12, 2018: W. Birdsell/J. Niezelski motion to accept the minutes. **Motion: 3:0**

7. **Zoning Enforcement:** W. Paecht states that a doughnut shop is looking to move in on South Main Street, the idea of a strip mall at Cogwheel Lane & RT 67 has been brought back up again, 16 Progress is moving forward very well, an interest to build a new gym on RT 34 across from the Lakehouse Restaurant, a seize and deist order was done for Bungay Circle in regards to a change in where the driveway is to be placed-no more work to be done until the situation is corrected and Bob Looker is retiring after being with the town since 1987- a luncheon will be held on Thursday, May 24, 2018 in the Norma Drummer Room of Town Hall.

8 Site Plan 16 Progress Avenue: Mr. Siyuan Cao, who is representing Mr. Larry Janesky, stated that there are 6.7 acres at this location, there are three lots and plans are to make it two lots, will be an industrial building operated by Thule with public water and sewer.

Mr. John Kowalski from Claris Construction stated the building would be 73,500 square feet and used for metal production for Thule, there will be three shifts working with fifteen employees and the rest will be robotic, the height of the building is thirty six feet with a galvanized roof.

Bryan Nesteriak states he has gone through the review as has the town engineer, this is a site plan not a permit, the only issue is the parking-Zoning officer to make determination that parking is not needed-was to be 119 spaces make it 40 spaces, all in all a very well put together plan.

Bryan Nesteriak also states if needed there can be a restoration bond put in place-this would help the Town should the project somehow be stopped. Mr. Janesky will own the building and property and lease to Thule, would like to open by November, the lot has already been cleared and Wetland's has given their approval, a map would need to be filed with the Town showing that three lots are going to two lots and this needs to be done prior to getting a zoning permit.

W. Birdsell/J. Niezelski motion to approve with the condition to consolidate the lots and also provide a map. **Motion: 3:0**

9. Rolling Hills Section Two Map endorsement: W. Paecht states nothing has happened. W. Birdsell/J. Niezelski motion to take this item off the agenda. **Motion: 3:0**

10. Solar Panel Regulations: W. Birdsell/J. Niezelski motion to table this item as there is not a full board tonight. **Motion: 3:0**

11. Election of Officers:

W. Birdsell/J. Niezelski motion to nominate J. Ziehl for Chairman of the Commission. **Motion: 2:1** J. Ziehl abstains and accepts the nomination.

J. Niezelski/J. Ziehl motion to nominate W. Birdsell for Secretary of the Commission. **Motion: 2:1** W. Birdsell abstains and accepts the nomination.

12. Adjournment: W. Birdsell/J. Niezelski motion to adjourn the meeting at 8:15 p.m. **Motion: 3:0**

Respectfully submitted,

Caroline Spaulding
Recording Secretary