

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 28, 2014 – 7:00 PM
NEW HARTFORD TOWN HALL – 530 MAIN STREET**

PRESENT: Chairman James Steadman, David Krimmel, Dan LaPlante, Gil Pratt, Ted Stoutenberg; Alternates Robert Moore and Martin Post; Land Use staff Steven Sadlowski and Recording Secretary Stacey Sefcik; Commission's Attorney Mark Branse.

ABSENT: Alternate Peter Ventre.

Chairman Jim Steadman called the meeting to order at 7:00PM. All regular members present were seated for the evening. The proceedings were recorded digitally and copies are available in the Land Use Office.

1. PUBLIC HEARINGS:

A. Satan's Kingdom, LLC and Richard L. Sundgren, Jr. - Zone Change from R-1.5 to Industrial Park – Properties Located on the South Side of Main Street (Route 44) Abutting the Town Line With Canton (Assessor's Map #043-047-3-4-5 and Assessor's Map #043-047-006).

Mr. Steadman briefly summarized the reasons why the public hearing for this matter was continued from the April 23, 2014 meeting to tonight's meeting. He noted that additional letters had since been received regarding this matter. Mr. Steadman asked Mr. Branse whether the letters were required to be read into the record, and Mr. Branse stated that the only letters required to be read aloud were those from Councils of Governments and adjoining towns. Mr. Steadman then asked the applicant, Allan Borghesi, if he would like to make any new comments.

Allan Borghesi of Borghesi Engineering, then addressed the Commission and the audience, stating that there had been a great deal of misrepresentation of his proposal and he wished that those concerned had contacted him to discuss the matter. He then reviewed maps of the entire parcel, the bulk of which was located in Canton, explaining that an MDC right-of-way divides the property on the New Hartford portion. Mr. Borghesi informed the Commission that a proposal for subdivision of the land had been developed by the previous owner and forwarded to him when he purchased the property. He then reviewed this proposal, which demonstrated 7 house lots in New Hartford and 24 house lots in Canton. Mr. Borghesi noted that a proposal such as this, or perhaps something even denser, could have been developed given the current zoning of the area, and those lots could have been much closer to the Farmington River than what he was now currently proposing. He stated that the Commission would have to determine which alternative was better for the town in terms of economic value, esthetics, etc.

Mr. Borghesi then reviewed the plans for his proposed zone change of the property from R-1.5 to Industrial Park. He stated that he was considering creating 3 lots in New Hartford and 5 lots in Canton. Mr. Borghesi stated that none of the users he envisioned at this site would be factories or "belching smoke or chemicals." Mr. Borghesi stated that he planned a buffer strip of 10 acres along the Farmington River and between the development and the houses in Canton on Mohawk Drive. Mr. Borghesi stated that the land was flat along the Farmington River; however, the land then rose as it went inland and then went down again. This area was also forested; therefore, there was approximately 150 feet of natural buffer along the Farmington River which would shield the development from the view of anyone traveling along the river. He explained that his development would not be in this area, but on the other side of this ridge.

Mr. Borghesi expressed his opinion that the property could not be successfully developed for residential use. He stated he was willing to put in writing his promise to create the 10-acre buffer area. Mr. Borghesi also noted that there was a strip of land owned by the MDC along the old rail line, and while he had permission to cross this strip of land in a few areas, he did not own this area. He reiterated that there would be an area approximately 150-200 feet deep along the riverfront of nothing but trees that would be viewable by those using the river.

Regarding stormwater runoff and drainage issues, Mr. Borghesi stated that the slope of the land led to a drain pipe near Route 44. He noted the Town's requirements for stormwater management, and he explained that he would be required to detain and treat any increases in stormwater runoff. He said that water would not be routed to the south or the west. Mr. Borghesi then distributed to the Commission and the audience smaller copies of the maps and plans for his proposal and he submitted a copy for the file.

Hearing no questions from the Commission, Mr. Steadman opened the floor to public comment.

Steven Albi, 39 Mohawk Drive, Canton, addressed the Commission in opposition to the proposal. Mr. Albi expressed his belief that the buffer would be insufficient. He noted that the river valley acts like a megaphone, and he stated that he often hears people who are tubing on the river. He questioned whether Mr. Borghesi had any plans to address this issue.

Mr. Borghesi responded that a river can echo sound; however, the businesses using his site would not be high usage or intensity. He stated that he typically plans for additional landscaping and plantings around his developments; however, he did not envision the proposed users of this development to create noise issues. Mr. Borghesi noted that the industrial development he constructed in Torrington was much closer to the adjacent residential area than this proposal was, and the residents there had articulated no concerns.

Lynn Hunter, Mohawk Drive, Canton, next addressed the Commission in opposition to the proposal. Ms. Hunter questioned whether Mr. Borghesi intended to develop a level field area on the Canton side of the property.

Mr. Borghesi said that he would be developing the area that is currently level, and his intention was to make adjacent area level as well. He noted that some leveling would have to occur for either residential or industrial use.

Joan Zakrzewski, 33 Satan's Kingdom Road, New Hartford then addressed the Commission to ask where entrances to the site would be located. Mr. Borghesi explained that the main entrance would be off the MDC right-of-way through the site; however, there would be another entrance on the Canton side of the development to serve the rear area of the parcel. Ms. Zakrzewski then asked if the development would use a septic system or sewer. Mr. Borghesi stated that it would use septic systems as the sewer line would have to cross the Farmington River.

The Commission's attorney, Mark Branse, then informed the audience and the Commission that the application before the Commission was for a change of zone for the New Hartford side of the parcel only; anything occurring on the Canton side of the development was therefore outside of the Commission's jurisdiction and irrelevant to this discussion. He explained that no site plan was required at this time; if the zone change were approved, then any future applications for development would be required to submit site plans. Mr. Branse suggested that the comments address the zone change itself, noting that the applicant was not required to address site plan-specific questions.

Brett Wilson, 65 Satan's Kingdom Road, New Hartford next addressed the Commission in opposition to the application. He expressed concern that Mr. Borghesi would level the natural ridge line and change the character of the town. Mr. Wilson noted that he had recently observed black bear on the site. He also suggested that a large area of the lot might contain wetlands as he has observed a great deal of water running through the area. Mr. Wilson also expressed the opinion that the tentative residential development Mr. Borghesi displayed earlier was very old and probably contained more house lots than would be approved now.

Mr. Borghesi suggested that some of the water observed onsite might be from runoff from Route 44, particularly on the Canton side of the lot.

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Frances Phelps, 38 Farmington River Turnpike, New Hartford then addressed the Commission in opposition to the application. Ms. Phelps stated that the area along the Farmington River had been designated wild and scenic by the federal government, which was much like having a national park within New Hartford.

Laura Frascarelli, 50 Mohawk Drive, Canton, next addressed the Commission. Ms. Frascarelli stated that her property abutted Mr. Borghesi's property. She said that the Commission was supposed to zone land in the Town, per the Plan of Conservation and Development, for its highest and best use. She noted that the POCD said that the Town was to show concern for protecting natural and scenic resources and to direct development to appropriate locations. Ms. Frascarelli expressed the opinion that it was short-sighted of the Commission to approve a zone change for this parcel for possible economic development. She said that the wild and scenic designation provides tangible economic benefit for the Town and noted that only ¼ of 1% of all rivers in the United States were so designated. She suggested that approving this zone change would jeopardize the very area the Town is charged with protecting. Ms. Frascarelli stated that the property contains ridge lines, steep slopes, vernal pools, intermittent streams, native plant species growing undisturbed, as well as a variety of important animal species. She suggested that a 100-foot overlay area was not adequate protection, and she expressed the belief that industrial development would be visible and audible from the river. Ms. Frascarelli said that her property was 200 feet from the river, and she could still hear noise from the dogs at the kennel business by Marandino's because noise travels so well along the river. She said that the neighbors would have been willing to purchase this land had they known it was for sale. She also said that many of the properties in her area have MDC right-of-ways across them; the presence of such a right-of-way did not discourage residential development. Ms. Frascarelli then submitted pictures she had taken of the site for the record. Lastly, while in opposition to the application, she requested that at a minimum additional studies be done of the site prior to any further action being taken on this application.

Jack Casey, 170 Main Street, New Hartford next addressed the Commission, declaring for the record that he was a Selectman for the Town and had run a canoe shop in the Town for many years. Mr. Casey stated that he was opposed to the zone change as he believed that such a use was not compatible with the branding of the Town as a recreational destination.

Judy Albi, 39 Mohawk Drive, Canton, then addressed the Commission in opposition to the application. Ms. Albi said that, when she had first purchased her property, she had specifically asked about Mr. Borghesi's property and had been reassured that it was zoned residential. She asked how the Commission would like to buy a piece of property and then later have the adjacent parcel rezoned to permit industrial development. She also expressed concern about noise pollution, particularly the bus depot that had been discussed in the January 2014 minutes. She also noted that what Mr. Borghesi was now describing differed from what was described at the January meeting. Ms. Albi noted that the Town of New Hartford website frequently boasted of the wild and scenic designation, claiming the river as its #1 resource; she questioned why the Commission would jeopardize the Town's #1 resource.

Mr. Borghesi stated that many tests would be performed and applications submitted prior to an actual application for development of the site. He reiterated that the Town did have in place many stringent protections with which he, as a developer, would be required to comply.

Troy LaMere, Shady Brook Road, New Hartford, then addressed the Commission. He stated that he was very much for economic development; however, he did not believe this was the appropriate location. He noted the presence in Town of several empty buildings, and he questioned why Mr. Borghesi believed this location would be any more successful than those areas.

Joseph Zakrzewski, 33 Satan's Kingdom Road, New Hartford then spoke, stating that he could see Mr. Borghesi's entire property from his own. He stated that he was retired from the Department of Environmental Protection, and he believed the zoning of the site should remain as it currently was designated as the Town had a responsibility to act as a steward of areas designated wild and scenic.

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Grady Allen, owner of Upcountry Sportfishing in Pine Meadow, then addressed the Commission in opposition to the application. Mr. Allen stated that he worked with tourists coming from throughout the northeastern United States specifically to enjoy the pristine waters of the Farmington River. He stated that this project ran completely counter to the image the Town was working to project as a recreational destination. Mr. Allen said that negatively impacting the river would affect not only his business, but also Town restaurants as well. He suggested the Town not make the mistake that so many other adjacent towns have by approving this application, stating that the Town should be aiming for development more on the model of Collinsville. Mr. Allen said that an industrial park at the entrance to the Town was not the best image for the Town to project, and he suggested the Town would lose more than it stands to gain.

Elaine Morisano, 37 Mohawk Drive, Canton then addressed the Commission stating her belief that the Commission was ignoring its own Plan of Conservation and Development. She noted that the applicant was required to explain how he believed the proposed zone change was aligned with the POCD, and he had only responded with one line about economic development. Ms. Morisano said no information had been provided regarding the potential increase in the tax base, the potential increase in jobs, etc. She noted that the POCD stated at least 72 times that the Town should protect natural and scenic resources.

Dominique Morisano, 37 Mohawk Drive, Canton, next addressed the Commission stating she had lived in the area her entire life. She said the neighborhood kids had all played on the property in question and were in opposition to development of the parcel.

Eileen Fielding, Executive Director of the Farmington River Watershed Association, 749 Hopmeadow Street, Simsbury then addressed the Commission noting that she had submitted two letters regarding this application. She suggested all parties should work together to investigate whether it would truly be possible to conserve the property, and if not, what development would have the least negative impact. Ms. Fielding explained that her organization wanted to work with the property owner and suggested a discussion regarding whether there would be less impact to the site from residential versus industrial development; for instance, would the amount of leveling required be as much for residential as industrial. Mr. Borghesi stated that the amount of leveling required for residential was within 5% of the amount required for industrial development. She noted that many similar problems could potentially arise from residential development as well. Ms. Fielding then stated that if development is inevitable at the site, then all parties should work together to make it as undetectable as possible, such as with conservation easements, low-impact development techniques, and landscaping plans.

David Sinish, 20 Dyer Avenue, Canton – member of the Farmington River Coordinating Committee then addressed the Commission. Mr. Sinish explained to those present the history of the wild and scenic designation, noting that it was a “partnership river” whereby five neighboring towns shared the responsibility for protecting it. He asked that the Commission protect the quality of this natural resource, stating that it was priceless but defenseless.

Bob McDonald, 223 Lead Mine Brook Road – Environmental Land Planning Consultant addressed the Commission. He stated that he was hired by interested parties to evaluate this proposal, and he said that he could give no opinion on the application at this time as there was insufficient information from which to make a judgment. Mr. McDonald said that he would want much more information for an application where the applicant proposed to level escarpments, and he suggested that the Commission was at risk for setting an undesirable precedent with its decision on this application. He suggested more testing be completed prior to issuing a decision. Mr. McDonald also suggested that the applicant had not properly noticed all abutting property owners; he stated that this concern had been raised with the Town but they had not received a response. Therefore, he suggested the application be withdrawn without prejudice in order to allow for additional testing and ensure all required noticing be properly completed. He also suggested a moratorium to allow the Commission time to amend its regulations such that zone change applications were required to submit more information, similar to subdivision regulations.

Jim Fuller, 14 Frey Road, New Hartford then addressed the Commission to state that while the POCD does call for economic development along Route 44, there were in fact other locations along Route 44 that were more suitable for development than this parcel.

Jonathan Lichtig, 21 Satan's Kingdom Road, New Hartford then addressed the Commission to submit a petition signed by abutting property owners which he stated would require the Commission to have a supermajority in order to approve this application. Mr. Branse stated that the petition would have to be filed during the public hearing and would have to be reviewed and verified by the Town Engineer and the Town Clerk. Discussion was had as to whether or not there were sufficient actual signatures as a part of this petition, with Mr. Lichtig withdrawing the petition. Mr. Branse reiterated that it would have to be filed before the public hearing closed.

Larry Smith, Breezy Road, Canton then spoke to question how many larger buildings would be on site and how many yards of gravel would be removed from the site. Mr. Borghesi stated that the maximum size of the buildings would be 10,000 to 12,000 square feet, and no gravel would be removed in New Hartford.

Richard Miller, 33 Mohawk Drive, Canton next addressed the Commission to state that Canton had squandered its scenic potential and caution New Hartford not to do the same thing. He said that approving this application opened a gateway that would not be able to be closed later. Citing the minutes of the January 2014 P&Z meeting, Mr. Miller expressed concern about a bus terminal on this site. He said that there were many other open areas that were more suitable to such a use.

Chris Gesselman, 27 Old Mill Drive, Canton then addressed the Commission in opposition to the application, stating that he worked in New Hartford at Marandino's Supermarket. He questioned how many jobs this proposal would create. Mr. Borghesi stated that, as he did not have a definite tenant yet, he was unable to provide an answer.

David Childs, 50 Bruning Road, New Hartford, Chairman of the Town of New Hartford Economic Development Commission (EDC) then addressed the Commission in support of the application. Mr. Childs stated that the EDC had unanimously voted in support of the application for change of zone. He also stated that the application pertained to a lot spanning two towns; while the Town of Canton was free to do as it wished, the citizens of Canton should not impose their wishes on the Town of New Hartford. Mr. Childs urged the Commission to remember who exactly it represented. Mr. Childs noted that he too donated to the Farmington River Watershed Association and supported their goals; however, he also supported this application.

George Frascarelli, 50 Mohawk Drive, Canton, then addressed the Commission in opposition to the application to state that many Town tourists used the Farmington River for fishing, canoeing, and tubing and they then went and patronized other Town businesses such as restaurants. He suggested that approving this application would adversely impact those other businesses, and he noted that the whole reason people frequent the river was because of its pristine condition.

Joan Zakrzewski, 33 Satan's Kingdom Road, New Hartford again addressed the Commission to question how the proposal could be beneficial for the Town when Mr. Borghesi stated that he had no definite tenants. She noted that there were many vacant properties along Route 44 already and expressed concern this would be another.

Lynn Hunter, Mohawk Drive, Canton again addressed the Commission, stating that while she lived in Canton, she paid taxes to New Hartford due to the Baer Pond Association. Ms. Hunter stated that there appeared to be conflicting testimony as to whether or not the property was suitable for residential development, reiterating that many residential properties in the area had MDC rights-of-way on them that posed no issue for residential development. She suggested that low impact housing made more sense for the site

Donna LaPlante, 77 Stedman Road, New Hartford, member of the Town of New Hartford Economic Development Commission, then addressed the Commission in support of the application. She noted that the EDC does not just seek out commercial growth; it also promoted existing businesses and supported such activities as the Fishing Derby. She stated that she had been on the Planning and Zoning Commission when the Wild & Scenic designation had been made for this area of the Farmington River and the Commission then developed the Overlay Zone. Ms. LaPlante stated that the Commission itself proposed those regulations because they felt strongly about protecting the Farmington River. She said that the Commission developed the regulations such that development could occur with restrictions in order to ensure the river was protected. Ms. LaPlante noted there were many levels of oversight for any development application in order to minimize any potential negative impacts. She stated she supported this application because she believed it was a good step for the community to encourage industrial development in Town, and she was confident that the proposed development would not adversely impact the Farmington River.

Madeline McClave, 335 Cotton Hill Road, President of the New Hartford Land Trust, next addressed the Commission to state that the New Hartford Land Trust would be happy to work with Mr. Borghesi and any other property owners as well as the Commission in order to preserve in perpetuity any natural resources on this parcel of land.

Maria Moore, 104 Town Hill Road, New Hartford, member of the Town of New Hartford Board of Finance, addressed the Commission to state that while she was very interested in encouraging economic development in Town, she was concerned that the Town might not benefit from this proposal as much as some might think. She noted that there could be a Town road which required the provision of services. She suggested a cost-benefit analysis to see whether this development would offset any financial losses from decreased revenue from fishermen and tourists. She noted that the Commission had decided a few years ago to not approve a zone change for RRDD #1 from residential to light commercial because they believed the change would adversely impact property values for residents on Johnnycake Road. Ms. Moore urged the Commission to look at all the possibilities for this parcel in order to determine what the best use for the site truly was. She then suggested a moratorium so that Mr. Borghesi could have time to speak with neighboring residents as he had offered to do.

Mr. Branse then explained that there was no such thing as a moratorium permissible on a zone change application. He said that the Commission could either approve or deny it or the applicant could withdraw his application if he so chose.

Jennifer Zenuh, 38 Farmington River Turnpike, New Hartford then addressed the Commission, stating that she was also a member of the Board of Education. Ms. Zenuh reiterated that there were already many empty commercial properties in Town as well as foreclosed homes and she questioned the wisdom of allowing more to be built without knowing more information about what businesses would be going in them. She noted the Waring Building was still largely empty, and she asked whether it made sense to add another development to the Town for which there was no guarantee that it would be filled. Ms. Zenuh also suggested that in permitting this zone change, the Commission was permitting the destruction of the very thing that the Town claimed as an asset. Ms. Zenuh said First Selectman Dan Jerram had campaigned on a promise of no big businesses in the Town, and she said he would be held to that promise. She also urged the Commission to consider the impact on the residents of Canton, as it was a neighboring Town.

Mr. Borghesi stated that many of the currently empty buildings in New Hartford were retail spaces; he was not aware of any smaller size industrial spaces that were currently empty.

Donna Colavecchio, 53 Maillet Lane, New Hartford then addressed the Commission to urge them to protect the Town's natural resources in this location as they had previously acted to protect West Hill Pond and its water quality.

Krista Appletree, 68 Ratlum Road, New Hartford, addressed the Commission, stating that she owned a large lot with an MDC right-of-way across it, and she noted that they were wonderful shepherds of the land and very good neighbors. She expressed concern for the abutting neighbors of the lot under consideration, noting that they had purchased their properties knowing the lot was residential and believing it would remain zoned that way.

At this time Bob McDonald, 223 Lead Mine Brook Road, Environmental Land Planning Consultant, then addressed the Commission again to submit maps showing that the Frascarellis were abutting neighbors of this property and alleging that they had not been properly noticed about this public hearing.

Dominique Morisano, 37 Mohawk Drive, Canton, again addressed the Commission to raise a question as to whether this decision could be considered spot-zoning and to request that the vote be postponed in order to allow the residents time to ensure all parties interested in participating in the petition referenced earlier would be able actually sign rather than simply submit email support.

Frances Phelps, 38 Farmington River Turnpike, New Hartford again addressed the Commission to express concerns about traffic safety where the new road into this development met Route 44.

Jennifer Zenuh, 38 Farmington River Turnpike, New Hartford again addressed the Commission to reiterate Ms. Phelps' concern. She said that they had already put in several complaints to the Town regarding people who used the dirt road to access Ski Sundown and travelled it at excessive speeds. Ms. Zenuh expressed concern that this development would lead to a traffic light being installed, which would lead commuters to try to use Farmington River Turnpike to bypass the light, which would create a safety issue.

At this time, Mr. Stoutenberg and Mr. Steadman read into the record several letters:

- First Selectman Dan Jerram, Town of New Hartford, in support of the project.
- David Childs, Chairman of the Town of New Hartford Economic Development Commission, in support of the project.
- George Frascarelli, 50 Mohawk Drive, Canton, in opposition to the project.
- Jordan Santilli, New Hartford, in opposition to the project.
- Eileen Fielding, Executive Director of the Farmington River Watershed Association.

Jim Corthouts, 44 Mohawk Drive, Canton, then addressed the Commission stating that he was also a New Hartford taxpayer through the Baer Pond Association. He noted the Town expected to gain in the form of increased tax revenue from this project, and he questioned what the Town would do if the development progressed on the Canton side of this project, but the buildings remained vacant on the New Hartford side of the project.

Dominique Morisano, 37 Mohawk Drive, Canton, again addressed the Commission to read into the record the letter from Jordan Santilli, noting that he was the missing signature on the resident's petition.

Mr. Branse then discussed with the Commission and the audience the significance of the petition and the possible need for a $\frac{3}{4}$ majority on the vote for this application. He said that, if the petition was submitted, the Town Clerk would have to verify that all property owners have signed, and the Town's engineering consultant would have to verify that those property owners represent at least 20% of the land within 500 feet of the subject property.

Mr. Steadman noted that many of the concerns raised would be addressed at the time when actual applications for development come before the Commission. He asked Mr. Borghesi if he would like to make a final statement; however, Mr. Borghesi declined to do so.

A petition was then received from Dominique Morisano which was claimed to represent the owners of more than 20% of the property within 500 square feet of the subject property in this application. Mr. Branse recommended that the Commission ask the Town Clerk to validate that all property owners have in fact signed the petition. Additionally, he recommended that the Town's engineering consultant be asked to calculate the exact amount of property surrounding this parcel that would equal the required 20%. Mr. Branse explained that if the petition was found to be valid, this would mean a supermajority would be required in order to approve this zone change; instead of only requiring three affirmative votes, four would then be required.

A member of the audience, Bob McDonald, asked for Mr. Branse to clarify whether he believed proper notification had been provided to abutting neighbors as required by the Zoning Regulations and State law. Mr. Branse stated that in his opinion the allegation of improper noticing was invalidated. He said that the public hearing was valid and the Commission had full jurisdiction to open, hold, and close a public hearing.

MOTION Mr. Stoutenberg, second Mr. Krimmel, to close the public hearing in the matter of **Satan's Kingdom, LLC and Richard L. Sundgren, Jr. - Zone Change from R-1.5 to Industrial Park – Properties Located on the South Side of Main Street (Route 44) Abutting the Town Line With Canton (Assessor's Map #043-047-3-4-5 and Assessor's Map #043-047-006)** at 9:45PM; unanimously approved.

The Commission recessed from 9:45PM to 9:52PM.

2. PENDING APPLICATIONS:

A. Satan's Kingdom, LLC and Richard L. Sundgren, Jr. - Zone Change from R-1.5 to Industrial Park – Properties Located on the South Side of Main Street (Route 44) Abutting the Town Line With Canton (Assessor's Map #043-047-3-4-5 and Assessor's Map #043-047-006).

Mr. Branse explained that the Commission could not render a decision at this meeting due to the issues surrounding the petition submitted by adjacent neighbors.

The Commission briefly discussed issues surrounding the offering of open space, with Mr. Branse noting that the requirements would be the same for an industrial subdivision as they are for a residential subdivision. They then discussed whether the MDC right-of-way could eventually be accepted as a Town road. Mr. Branse explained that would up to the Town to decide; it could simply remain a private road.

The Commission briefly discussed possibly holding a special meeting on this matter; however, it was determined that it would be best to postpone discussion until the next regular meeting in order to allow time for the validation work by the Town Clerk and the Town's engineering consultant. He noted that the petition would need to have all listed property owners of at least 20% of the acreage within 500 square feet of the 18 acres in New Hartford that were the subject of this zone change.

Mr. Stoutenberg asked for clarification on the issue of spot zoning and whether this zone change could be considered to be spot zoning. Mr. Branse responded that this was extremely unlikely to be considered spot zoning, as the subject parcel was 18 acres in size and located on a State highway.

The Commission then briefly discussed the uses permitted in the Industrial Park zone.

The Commission agreed to continue this matter to the June 11, 2014 regular meeting.

3. NEW APPLICATIONS:

No business was discussed.

4. APPROVAL OF MINUTES:

A. April 23, 2014 regular meeting.

The Commission agreed to table this matter to the June 11, 2014 regular meeting.

5. ZONING ENFORCEMENT OFFICER'S REPORT:

No business was discussed.

6. CORRESPONDENCE:

No business was discussed.

MOTION Mr. Pratt, second Mr. Stoutenberg, to amend the agenda to add Election of Officers as item 7A; unanimously approved.

7. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.

A. Elections of Officers.

MOTION Mr. Pratt, second Mr. Krimmel, to nominate Jim Steadman to the position of Chairman of the Planning and Zoning Commission for 2014.

MOTION Mr. Krimmel, second Mr. Pratt, to close nominations for the position of Chairman of the Planning and Zoning Commission and to elect Jim Steadman to the position; the motion carried 4-0-1 with Mr. Steadman abstaining.

MOTION Mr. Steadman, second Mr. Krimmel, to nominate Ted Stoutenberg to the position of Vice-Chairman of the Planning and Zoning Commission for 2014.

MOTION Mr. Krimmel, second Mr. Pratt, to close nominations for the position of Vice-Chairman of the Planning and Zoning Commission and to elect Ted Stoutenberg to the position; the motion carried 4-0-1 with Mr. Stoutenberg abstaining.

MOTION Mr. Pratt, second Mr. Stoutenberg, to amend the agenda to add Appointment of Steven Sadlowski as the Town of New Hartford Zoning Enforcement Officer as item 7B; unanimously approved.

B. Appointment of Steven Sadlowski as Town of New Hartford Zoning Enforcement Officer.

MOTION Mr. Stoutenberg, second Mr. Krimmel, to appoint Steven Sadlowski to the position of Zoning Enforcement Officer for the Town of New Hartford; unanimously approved.

MOTION Mr. Stoutenberg, second Mr. Pratt, to adjourn at 10:18PM; unanimously approved.

Respectfully submitted,

Stacey M. Sefcik
Recording Secretary