

**WOLCOTT PLANNING & ZONING  
REGULAR MEETING - WEDNESDAY, AUGUST 6, 2014  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
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**MINUTES**

**REGULAR MEETING**

**Note: These are summary minutes. A tape recording of this meeting is on file in Wolcott Town Hall, Commission Secretary's Office.**

Chairman Ray Mahoney called the Regular Meeting to order at 6:30 p.m. with the Pledge of Allegiance and attendance was taken.

Roll Call Attendance

**MEMBERS PRESENT:** Cathe Sherman, Chris Edquist, Mike Bokon  
Angelo Mastrofrancesco, Ray Mahoney

**MEMBERS ABSENT:** None

**ALTERNATES PRESENT:** Rich Delpier, Virginia McHugh

**ALTERNATES ABSENT:** None

**ALSO PRESENT:** Dave Kalinowski, CZEO

**PUBLIC REQUESTS**

There were no Public Requests at this time.

**APPROVAL OF MINUTES**

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** the minutes from the July 16, 2014 Public Hearing and Regular Meeting.

**APPROVAL OF BILLS**

There were no bills at this time.

**CORRESPONDENCES**

There were no Correspondences at this time.

**SUBCOMMITTEE REPORTS**

There were no Subcommittee Reports at this time.

**OLD BUSINESS**

**1. Discussion on Bond Release for 701 Wolcott Rd.**

Chairman Mahoney read the correspondence received 8/6/14 from Mark Mancini, (letter on file). CZEO, Dave Kalinowski, said that at the last meeting, in which he was not present but saw the televised meeting, the applicant stated he personally talked to him and Dave said he never had a conversation with the applicant. He said the applicant has spoken to Peter Parks, the Building Inspector. He said when the applicant came to us regarding the parking lot we requested an as-built as it was not put in according to approval of the Commission. CZEO said there was a bond put on this (some time ago) and (the applicant) was told that the parking had to be done according to the site plan approval as there was a church operating there. He was given to June 1, 2014 to have this done and it is still not done according to plan. He said the only thing we were asking for was an as-built from an engineer showing us what is there so we can be sure that the parking there is sufficient for the uses that are there. CZEO said the refund, (of \$150.00 for modification to site plan application), cannot be given as there was a meeting already held on this. He said that J&J Paving is to do the paving (by 8/29/14). He said the letter isn't asking that his application be removed it is asking for \$150.00 refund therefore he believes the proper protocol is to deny the application and send a letter informing the applicant that if the parking is not done according to the original approved plan by September 1, 2014 then we will look into calling the bond. Cathe Sherman said the original site plan is from 2008 and we have been talking about this for 6 years. CZEO said we did allow the applicant to have businesses there, because business was slow and times were bad, as long as he identified the parking and kept it orderly but that did not last. Cathe Sherman said as far as she can see we have given them several breaks on this and asked for things to be done, which they haven't done. Chairman Mahoney said that at the last meeting the applicant said he spoke to Dave Kalinowski and he never had a conversation with him that's why we like to make sure we have everything (in place) and check on them before we make a decision.

A **MOTION** was offered by Mike Bokon , seconded by Cathe Sherman to **DENY** (Modification to Site Plan) #08-394 as it (parking) does not meet Zoning Regulations or submitted plans that were (previously) approved and they have until 9/1/2014 to complete to (approved) plans or the bond will be called. (A letter will be sent stating such). A discussion followed with Mike Bokon stating that the applicant complains about Arte's Auto Body and Chasse Auto Body causing water to run onto his property but the building has been there for many years before he bought it and wetlands just don't appear. Angelo Mastrofrancesco said all he has to do is show the parking to the regulations that we have to be up to code.

A voice call vote was taken and the motion was unanimously approved to deny with 5 yes votes.

**NEW BUSINESS**

**1. #14-510 Claudia Andrade – Site Plan Application for a Hair Salon at 590 Wolcott Rd.**

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CZEO said the applicant came in to change the (address) for her hair salon and was told by the Assessor's office that she did not need to do anything else but change the address with them. Therefore, the applicant is already operating at said address and because the use was new and they are on the Rte. 69 corridor the CZEO said she should come before the commission. CZEO said he sees no problem with approving this application.

Upon **MOTION** by Cathe Sherman, seconded by Angelo Mastrofrancesco, it was unanimously voted to **APPROVE** #14-510 Claudia Andrade – Site Plan Application for a Hair Salon at 590 Wolcott Rd.

**CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT**

CZEO said he met with Paula Podzunas regarding the property on North Street and she is proceeding with cleaning up the property but there is a ways to go. He said he will be meeting with her again the end of next week to see how far she has gotten before proceeding with the cease and desist. He said he also sent a letter to owner of Cote's property on Wolcott Rd. He said permits have been slow but Watercreek, (Woodfield Reserves), is moving along and they are doing a nice job.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

**ADJOURNMENT**

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ADJOURN** the Regular Meeting at 6:50 p.m.

APPROVED:

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Raymond Mahoney, Jr., Chairman  
Planning & Zoning Commission

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Edna Henderson, Recording Secretary  
Planning & Zoning Commission