

**WOLCOTT PLANNING & ZONING  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, APRIL 20, 2016  
TOWN COUNCIL CHAMBERS, 6:30 P.M.  
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**MINUTES**

**PUBLIC HEARING**

**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 Public Hearing to order at 6:31 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

**ALSO PRESENT:** David Kalinowski, CZEO

**PERMIT APPLICATIONS**

**1. #16-529 Robert Rinaldi – Special Use Permit for a 32' x 32' detached garage at 1190 Woodtick Rd.**

Mike Bokon read letter dated April 20, 2016 from Dave Kalinowski, CZEO, in which he stated he did not have any concerns with this proposal. At this time he also read the letter dated April 20, 2016 from CZEO for application #16-530 below, in which he stated applicant wanted garage to be 35' x 40' and he visited site and had no concerns with that proposal either.

Mr. Rinaldi came forward and showed a picture of the garage proposed. Chris Edquist asked the applicant if the use for this garage was for personal use only and Mr. Rinaldi said yes.

At this time there were no more comments from the Public or the Commission and Chairman Mahoney closed the public hearing on application #16-529 at 6:37 p.m.

**2. #16-530 Matthew Kinney – Special Use Permit for a 35' x 40' detached garage at 38 Lorenz Dr.**

Mr. Kinney came forward and stated he wanted to build a 35' x 40' detached garage. Chris Edquist asked him if the use for the garage was for personal use only and Mr. Kinney stated yes. (It was stated the original application was for a 30' x 40' garage but applicant requested to change it to 35' x 40' and the CZEO's letter dated 4/20/16 stated he had no issue with that.

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At this time there were no more comments from the Public or the Commission and Chairman Mahoney closed the public hearing on application #16-530 at 6:40 p.m.

**REGULAR MEETING**

At 6:41 p.m. Chairman Mahoney called the Regular Meeting to order. (Attendance was taken and it was the same as listed above under Public Hearing).

**PUBLIC REQUESTS**

Upon **MOTION** by Cathe Sherman, seconded by Chris Edquist, it was unanimously voted to **MOVE** Public Requests under New Business below.

**APPROVAL OF MINUTES**

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **APPROVE** the minutes from the 4/6/2016 Public Hearing and Regular Meeting.

Angelo Mastrofrancesco abstained due to absence.

**APPROVAL OF BILLS**

There were no bills at this time.

**CORRESPONDENCES**

Correspondences were read under Public Hearing Meeting.

**SUBCOMMITTEE REPORTS**

There were no Subcommittee Reports at this time.

**OLD BUSINESS**

- 1. #16-527 Athinas Liquor LLC (H. Skarbardonis) – Special Use Permit for a Convenience Store / Gas Station at 1520 & 1530 Wolcott Rd.**

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **APPROVE** #16-527 Athinas Liquor LLC, (H. Skarbardonis), – Special Use Permit for a Convenience Store / Gas Station at 1520 & 1530 Wolcott Rd. with the following conditions:

- 1. Precast concrete curbing along all areas in front of building and along Rte. 69 must**

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- be approved by CZEО prior to installation;
2. Protection around 1,000 gallon propane filling tank per Bldg. Official's approval;
3. A 6 ft. privacy fence along east side of property line along Seery Rd. – type of fence must be approved by P&Z Commission prior to installation, and location of fence must be approved by CZEО.
4. Copy of D.O.T. permit approval and conditions, if any;
5. P&Z Commission to approve sign and its location prior to installation;
6. Properties must be combined prior to issuance of permits;
7. Proper bond must be in place to cover paving, storm drainage, plantings, etc., as set forth by CZEО prior to work commencing.

Chairman Mahoney asked Mr. Bokon if what he wanted was precast curbing and Mr. Bokon stated yes and to make sure it was approved by Dave (Kalinowski). Mike Bokon said he went to site and saw the fencing (behind J&M area) and said to just continue that fencing along the back of the proposed convenience store/gas station.

**2. Changes to the definition of a Community Residence (#3.9) and to the Zoning Requirements for Spec. Use standards under Regulation #32.2.6d.**

Chairman Mahoney said the public hearing has been set for 5/4/2016 for this.

**NEW BUSINESS**

**3. #16-529 Robert Rinaldi – Special Use Permit for a 32' x 32' detached garage at 1190 Woodtick Rd.**

Upon **MOTION** by Angelo Mastrofrancesco, seconded by Cathe Sherman, it was unanimously voted to **APPROVE #16-529** Robert Rinaldi – Special Use Permit for a 32' x 32' Detached Garage at 1190 Woodtick Rd.

**4. #16-530 Matthew Kinney – Special Use Permit for a 35' x 40' detached garage at 38 Lorenz Dr.**

Chairman Mahoney said this application was changed to a 35' x 40' garage (previously 30' x 40') and wanted to make sure it was stated as such.

Upon **MOTION** by Mike Bokon, seconded by Cathe Sherman, it was unanimously voted to **APPROVE #16-530** Matthew Kinney – Special Use Permit for a 35' x 40' Detached Garage at 38 Lorenz Dr.

**5. #16-532 L&R Realty – Special Use Permit for a Community Residence at 159 Old Bound Line Rd.**

Chairman Mahoney said he is still waiting for some feedback on this and waiting for the Town

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Attorney's comments so he will schedule public hearing date later.

**NEW BUSINESS**

There was no New Business at this time.

**PUBLIC REQUEST**

There were no Public Requests at this time.

**CERTIFIED ZONING ENFORCEMENT OFFICER'S REPORT**

There was no C.Z.E.O. report at this time.

**EXECUTIVE SESSION**

There was no Executive Session at this time.

At this time Chairman Mahoney stated that he and the CZEO will be going out with the Blight Officer to establishments that are selling cars. He said the CZEO said letters have already been sent to some and they are just waiting for the Blight Officer so they can go around to the sites and talk to the people.

Angelo Mastrofrancesco said when he did go to look at the site for the gas station he noticed a sign (at 1515 Wolcott Rd.) and asked that the CZEO look into it.

**ADJOURNMENT**

Upon **MOTION** by Cathe Sherman, seconded by Mike Bokon, it was unanimously voted to **ADJOURN** the Regular Meeting at 7:53 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