



**Meeting Minutes
Planning & Zoning Board**

Monday, December 19, 2016

5:30 PM

Town Hall

Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.

Meeting called to order with Chairman Brandvik presiding.

ROLL CALL

Present 4 - Chairman Bonnie-Sue Brandvik, Al Acken, Jim Millsbaugh, and Jerome Ciliento

Absent 3 - Vice Chairman Gloria Burton, Peter Marich, and Marc Mariano

SCHEDULED PUBLIC HEARING

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Agnes Green sworn in by Town Clerk.

[16-0234](#)

Request for Variance 1612 Indian Rocks Rd - Additional Review

No exparte communications from the board.

Mr. Maxwell-Town Manager-Provided information regarding the property; applicant is requesting two after the fact variances allowing for a two car garage to encroach into the side and rear yard setbacks.

Town Commission continued request to allow for applicant submission of additional items; requested board review new information.

Agnes Green-Applicant-Discussed changes to original application; addition of a drainage system included in site plan.

Ms. Brandvik questioned applicant regarding neighbor support; Ms. Green is unsure of reason for opposition letter, provided letters of support from other neighbors. No further questions from the board.

Discussion ensued regarding submittal of site plan; board to determine if variance is justified.

Mr. Millsbaugh moved to deny the request; seconded by Mr. Ciliento.

Aye: 3 - Acken, Millsbaugh, and Ciliento

Nay: 1 - Chairman Brandvik

Absent: 3 - Vice Chairman Burton, Marich, and Mariano

Mr. Millspaugh does not see the hardship; Mr. Ciliento in agreement.

Ms. Green discussed her hardship; Ms. Brandvik recommends providing information to the Commission.

CITIZENS COMMENTS

No comments to be heard.

APPROVAL OF MINUTES

[16-0212](#) Approval of September 12, 2016 Meeting Minutes

Mr. Acken moved to approve; seconded by Mr. Millspaugh.

Aye: 4 - Chairman Brandvik, Acken, Millspaugh, and Ciliento

Absent: 3 - Vice Chairman Burton, Marich, and Mariano

GENERAL AGENDA

No items.

OTHER BUSINESS

No other business.

COMMISSION ADVISOR REPORT

Deputy Mayor Rettstatt-Wished everyone happy holidays; staff working on updating ordinances, open to suggestions from board members; provided updates on golf course, purchase agreement extended to May 1, 2017.

Mr. Maxwell mentioned Ms. Burton's status on the board; Deputy Mayor Rettstatt has confirmed she wishes to remain on the board.

ADJOURNMENT

No further business; meeting adjourned in due form at 5:48 PM.

APPROVED:

Chairman