

**BOVINA PLANNING BOARD
APRIL 21, 2014
REGULAR MEETING MINUTES**

RESOLUTIONS: 2014-8 - 11

BOARD MEMBERS: Don Farley: Chair, John Cianci, Tom Hilson, Chris Ingvordsen: Secretary, and Carrie Hewitt
Choquette: Planning Board Clerk

ABSENT BOARD MEMBERS: Ed Weber

GUESTS: Kent Manuel: Del. Co. Planning Dept. Rep., Ken Brown: Town Board Member, Sohail Zandi, Cathie Hewitt,
Roger Robson, John & Margaret Hilson, Sarah Elbrt, Jordan Terry, Amy Virga, Charles & Brian
McIntosh, Doug Perrett, Jason Lindow, Julian Fleisher, Jack & June Burns, and Kevin Rossley.

Public Hearing was called to order by Chairperson Don Farley at 7:05 pm.

2014-1 – ZANDI SPECIAL USE PERMIT PUBLIC HEARING:

Don Farley explained the process of the Public Hearing and asked Sohail Zandi to give a brief synopsis of his plan. Zandi gave everyone a handout with his business information and plan outlined and went over key points. There is no outside seating currently proposed. John Hilson thought that the original permit from 1999 should not have limited the parking to 10 spaces. He added that it's hard to get people to park where they should. Zandi said he intends to be on-site to enforce the parking and will re-visit it if needed. When asked how many more spots he could add; Zandi responded there is space to triple it, but doesn't want to create more than is needed. Kent Manuel said that this is a new application specific to Zandi's project. Roger Robson asked what Zandi's plans were for the old septic area that borders his backyard. Zandi plans on keeping it lawn and will start mowing it. John Cianci asked if expanding the parking would require a new permit. This is something the Board can decide when granting the permit. A condition can be added to re-evaluate the parking in 6-months to a year. Zandi would have an idea of how his business is doing at that point. Parking could be expanded straight back from the existing. Charles McIntosh spoke about the old hotel that was next to the Community Hall. After problems with cars parked everywhere and rowdy patrons leaving, the voters voted the Town dry. McIntosh likes Zandi's plan and doesn't feel he will have any problems if he keeps things under control. Zandi wants to make a place the Town will be proud of and he plans on living here full time and being part of the Community.

2014-8 - Motion to close the Public Hearing was moved by Ingvordsen and seconded by Cianci. All in favor, 4 ayes, 0 nays.

The Regular Meeting was called to order by Chairperson Don Farley at 7:31 pm.

2014-1 – ZANDI SPECIAL USE PERMIT:

The Board agreed that there should be a condition to the Permit to re-evaluate the parking situation within 6-months to a year and the Board may request the parking be expanded up to double the existing 10-spaces. The Board will see if any parking issues arise or if there are valid complaints. That would give Zandi time to grow his business and see if it is needed. Continued operation is contingent upon adding x-number of parking spaces within x-number of days; setting reasonable boundaries and timeframes. Zandi will have a sensor light for the parking. The County Planning Board discussed the parking issue and Zandi's narrative satisfied them. They approved the application. The Board completed Part 2 of SEQR.

2014-9 - Motion to issue a Negative Declaration was moved by Hison and seconded by Cianci. All in favor, 4 ayes, 0 nays.

2014-10 - Motion to approve the Special Use Permit with the condition of the parking being re-visited, and Mr. Zandi's narrative being attached as part to the Permit was moved by Cianci and seconded by Hilson. All in favor, 4 ayes, 0 nays.

MINUTES:

2014-11 - Motion to accept the March 2014 minutes as written was moved by Hilson and seconded by Ingvordsen. All in favor, 4 ayes, 0 nays.

With no further business, the meeting adjourned at 8:00 pm

Respectfully Submitted,
Carrie Hewitt Choquette, Planning Board Clerk