

**BOVINA PLANNING BOARD
MARCH 17, 2014
REGULAR MEETING MINUTES**

RESOLUTIONS: 2014-5 - 7

BOARD MEMBERS: Don Farley: Chair, John Cianci (7:09 pm), 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.

Meeting was called to order by Chairperson Don Farley at 7:00 pm.

2014-1 – ZANDI SPECIAL USE PERMIT:

The Board discussed Sohail Zandi's Special Use Permit proposal. He gave the Board a floor plan of the Restaurant, a Short Form EAF, Special Use Permit Application and a site plan sketch. Zandi does plan to apply for a beer & wine license with the State Liquor Authority. Mountain Brook Inn has a liquor license. The plan is to have two hotel/inn rooms, what is the definition of a hotel/inn and who sets that definition for the license? He also plans to keep the current 25-seat restaurant, beer and wine will only be served with a meal; there will be no bar service. There has always been a problem with parking, most recently with the County plows. Enforcement for parking is a problem; the public tends to park where they want. There may need to be additional signage added for parking; there are 10 spots behind the building with some room to expand if needed. When asked about serving outdoors, Zandi said he may have some, but it would be monitored, only during certain hours and most likely there would be no alcohol served outside. Zandi has experience with restaurants and running a business and hopes he has a good handle on the possible problems. He plans to start conservatively and expand from there. Most of the Special Use Permit checklist items do not apply since this is an existing building.

The Board would like a narrative of Zandi's business plan with the things the Board discussed at this meeting addressed; parking, hours, changes made, signs, landscaping, loading – times of deliveries, lighting, trash location, etc. This will be sent to the County Planning Board since it is on a County Road. The Permit will reflect what the Board has approved. Any special conditions the Board would like will be added to the conditions part of the Special Permit (i.e. table service only for beer/wine, regulate hours).

2014-5 - Motion to refer the Special Use Permit Application to the Delaware County Planning Board for 239-Review was moved by Ingvordsen and seconded by Cianci. All in favor, 4 ayes, 0 nays.

2014-6 - Motion to hold a Public Hearing on the Special Permit Application contingent upon the Narrative being sent to Kent Manuel for review was moved by Hilson and seconded by Ingvordsen. All in favor, 4 ayes, 0 nays.

MINUTES:

2014-7 - Motion to accept the February 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 7:57 pm

Respectfully Submitted,
Carrie Hewitt Choquette,
Planning Board Clerk