

ORANGE ZONING COMMISSION
MINUTES OF THE AUGUST 21, 2018 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a Meeting on Tuesday, August 21, 2018, at 7:00 p.m., Town Hall, 617 Orange Center Road. The following members attended:

Oscar Parente, Esq., Chairman
Judy Smith, Vice-Chairman
Paul Kaplan, Esq.
Ralph Aschettino

Paul Dinice, Zoning Enforcement Officer
Tamara Trantales, Administrative Assistant

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Chairman Parente welcomed everyone to the meeting. He asked those seated at the table to introduce themselves for the record. Chairman Parente stated that Commissioner Kevin Cornell would not be attending this meeting due to a previous commitment.

Review of the Minutes from the August 7, 2018 Meeting.

A motion was made by Ralph Aschettino and seconded by Judy Smith to accept and approve the Minutes from the August 7, 2018 Meeting, as written. The motion carried with the vote recorded as follows: Aschettino, aye; Smith, aye; Kaplan, abstain; Parente, aye. The vote was recorded as 3-0-1 to accept and approve the motion.

Request by Saint Barbara Greek Orthodox Church to hold the annual Odyssey Festival August 31, 2018 to September 3, 2018.

Valentine Lott and Mike Wachter represented St. Barbara Greek Orthodox Church. They submitted a copy of the Insurance Certificate for the record.

Chairman Parente asked if everything would be the same as in past years. Ms. Lott and Mr. Wachter replied affirmatively. Zoning Enforcement Officer Paul Dinice inquired if they had met with the Police yet. Mr. Wachter stated that they had. He explained the parking arrangements for the event. ZEO Dinice stated that the Health Department is aware of the event and is anticipating making inspections.

A motion was made by Paul Kaplan and seconded by Judy Smith to accept and approve the Request by Saint Barbara Greek Orthodox Church to hold the annual Odyssey Festival August 31, 2018 to September 3, 2018, with the condition that Health & Police Depts. provide required approvals. The motion carried with the vote recorded as follows: Kaplan, aye; Smith, aye; Aschettino, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no further comments.

REQUEST FOR RELEASE OF BOND – URBAN AIR; For property known as 260 Bull Hill Lane. All site work has been completed and a Certificate of Occupancy issued. Request is to release \$10,000 cash bond.

Zoning Enforcement Officer Paul Dinice stated that the Bond is \$11,000, not \$10,000. Chairman Parente inquired if all of the work was completed to the department heads' satisfaction. ZEO Dinice replied affirmatively. All Dept. heads signed off on the Certificate of Occupancy. Commissioner Smith asked if there were new plantings. ZEO Dinice stated that there were many new plantings. Commissioner Smith asked if they would replace any if they don't survive. ZEO Dinice replied affirmatively. Commissioner Aschettino stated that there were potholes near the main entrance. ZEO Dinice stated that they have been repaired.

A motion was made by Paul Kaplan and seconded by Ralph Aschettino to accept and approve the Request for Release of Bond for \$11,000 for Urban Air. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Smith, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

There were no further comments.

Report of the Zoning Enforcement Officer.

Zoning Enforcement Officer Paul Dinice stated that September and October should be busy, based on the pre-submission meetings that have taken place during the last few weeks.

ZEO Dinice stated that the owner of 200 Edison Road, the high-tech ink company, is ready to begin construction on the project.

Discussion ensued regarding 797 North Greenbrier Road. The ZEO stated that an order is in force regarding an illegal elderly apartment. An application has been filed, which stayed that order. A brief discussion ensued.

Commissioner Aschettino asked about the issue of lighting at Turkey Hill School. ZEO Dinice stated that he has not made any recent inspections. Some improvements have been made but full information has not yet been submitted to the Zoning Department. Commissioner Kaplan stated that the Town should take care of this issue. Chairman Parente agreed, stating that this matter needs to be resolved soon. Discussion ensued.

Chairman Parente stated that this item would appear on the next agenda. Commissioner Smith suggested notifying the Board of Education of the meeting so that they could attend and comment if they wish. Chairman Parente concurred.

There were no further comments.

Old Business.

Chairman Parente commented that Town Attorney Vincent Marino would look at the trailer/campers regulations. Chairman Parente stated that the Commission would like to review and clarify the regulations.

Commissioner Kaplan stated that he would like to revisit the issue of when adjacent property owners are notified of a significant application. He stressed the importance of this. Commissioner Smith noted that it would be above what is currently legally required by State Statutes. ZEO Dinice noted that this brings forth a dilemma. A recent project concerning Elderly Housing was written to include a zone change in a residential (RES) district. A specific area could not be delineated. Discussion ensued. ZEO Dinice noted that adjacent property owners of a proposed subdivision are notified. Chairman Parente instructed ZEO Dinice to look into it; consult with Attorney Marino. ZEO Dinice agreed.

There were no further comments.

New Business.

Commissioner Aschettino stated that since the Commission has approved several applications in the Prindle Hill Road area, he has noticed that traffic has become a little more congested. Discussion ensued. Chairman Parente instructed ZEO Dinice to speak with the Police Chief about this matter.

Commissioner Kaplan inquired what, if anything, was happening with the Firelite Shopping Center. ZEO Dinice stated that the plaza was just sold.

Chairman Parente asked ZEO Dinice for an update on the 32 Seniors public hearing timeline. ZEO Dinice stated that they had asked for an extension, which is valid until the next meeting.

There were no further comments.

As there were no additional items on the agenda, a motion was made by Paul Kaplan and seconded by Ralph Aschettino to adjourn the meeting. The motion carried with the vote recorded as follows: Kaplan, aye; Aschettino, aye; Smith, aye; Parente, aye. The vote was recorded as 4-0 to accept and approve the motion.

The meeting was adjourned at 7:27 p.m.

Respectfully Submitted,

Tamara Trantales
Administrative Assistant