

ORANGE ZONING COMMISSION
MINUTES OF THE OCTOBER 16, 2018 MEETING

Unapproved Minutes

The Town Plan and Zoning Commission held a Meeting on Tuesday, October 16, 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., Secretary
Ralph Aschettino
Kevin Cornell, Esq.

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.

Review of the Minutes from the September 20, 2018 Meeting.

A motion was made by Ralph Aschettino and seconded by Judy Smith to accept and approve the Minutes from the September 20, 2018 Meeting, as written. The motion carried with the vote recorded as follows: Aschettino, aye; Smith, aye; Cornell, aye; Kaplan, abstain; Parente, aye. The vote was recorded as 4-0-1 to accept and approve the motion.

Report of the Zoning Enforcement Officer.

Zoning Enforcement Officer Paul Dinice stated the he was not able to print his report due to computer issues. He will email the report to the members of the commission.

ZEO Dinice stated that the three major projects which are ongoing, the Veteran's Administration Community Care Center, Hi-Tech Ink Company, and the Hilton Hotel. Building activity for all three projects is proceeding at a fast pace.

Old Business

There was no Old Business to discuss.

New Business

There was no New Business to discuss.

Review of possible standards & regulations concerning "trailers", "notification of adjacent property owners", & "prohibition of roosters".

Chairman Parente stated that the commission would address the "notification of adjacent property owners" first. ZEO Dinice stated that he has contacted other Municipalities to find out if they send notice to adjacent property owners for pending Zoning Applications. He has yet to receive an affirmative response. He has not heard back from all contacted Towns. After a brief discussion, Chairman Parente stated that the commission would come back to this matter at another time.

Chairman Parente asked the commission members if they had an opportunity to review the proposed amendment to the regulations regarding trailers. The commission responded affirmatively. Chairman Parente stated that the definition of the word trailer is "something used for human habitation". He noted that there are many different types of trailers, such as boat trailers, a trailer to transport trash to the transfer station, etc. Technically, these trailers are not identified as trailers. A brief discussion ensued. It was noted that contractors sometimes use construction trailers as a temporary office. A 90-day time limit was suggested. Discussion continued.

ZEO Dinice noted that there have been a few times when a fire damaged a house. The homeowner has requested to live on the property in a trailer while it was being reconstructed. The Building Official and Health Department were required to review and approve those requests.

After discussion, Chairman Parente stated that he would be comfortable leaving the regulations intact with minor tweaking. He instructed ZEO Dinice to refer this matter to the Regional Planning Agencies. A Public Hearing on this matter could then be scheduled. ZEO Dinice noted that these are only 'draft' regulations.

Chairman Parente stated that ZEO Dinice proposed language to prohibit roosters on property which is less than three acres and 60,000 square feet. ZEO Dinice noted that he has slightly increased the setback requirements. Discussion ensued. ZEO Dinice stated that the zoning office receives many complaints regarding roosters.

Commissioner Smith expressed her belief that it is drastic to prohibit roosters in an agriculture community. Discussion continued. Chairman Parente stated that there would be more public input and discussion at the required public hearing. Commissioner Kaplan stated that approximately 95% of properties in Orange are not farms.

Chairman Parente stated that if someone purchases a house in a subdivision, it is a reasonable expectation that they would not be disturbed by a rooster. Discussion ensued. ZEO Dinice stated that he became involved due to the many complaints that are reported on one rooster. One rooster could disturb many neighbors. ZEO Dinice noted that the raising of free range chickens is very popular, but prohibited. Chairman Parente stated that the commission would keep an open mind concerning this matter.

There were no further comments.

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; Cornell, aye; Parente, aye. The vote was recorded as 5-0 to accept and approve the motion.

10/16/18

TPZC MINUTES

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The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Tamara Trantales
Administrative Assistant