

**PLANNING BOARD MEETING OF THE TOWN OF  
WHITESTOWN, NEW YORK, HELD AT THE WHITESTOWN  
TOWN HALL IN SAID TOWN ON MONDAY, NOVEMBER  
25, 2013 AT 7:00 P.M.**

**PLANNING BOARD MEMBERS PRESENT:**

Steven G. Cox, Chairman  
Luke Colenzo  
Joan Lamb  
Roger Potenski  
Frank Sardina

**EXCUSED:**

James Kuhr, Planning Board Member

Richard Mahoney, Planning Board Member

Brian Whittaker, Planning Board Engineer Representative

**OTHER TOWN OFFICIALS PRESENT:**

Phil Husted, Whitestown Code Officer

Dave Neary, Whitestown Code Officer

The Chairman called the meeting to order at 7:00 P.M.

Upon the motion of Luke Colenzo, seconded by Frank Sardina, it is **RESOLVED**, that the Whitestown Planning Board hereby approves the minutes of the Regular Planning Board Meeting of October 30, 2013. A copy will be filed with the Town Clerk's Office, the Town Code Office, the Town Board Members and a copy of the minutes will be filed with all applicant folders in which discussion/ decisions took place.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steven Cox	Chairman
Luke Colenzo	Member
Joan Lamb	Member
Roger Potenski	Member
Frank Sardina	Member

The Motion was carried

**Major Home Occupation  
Christmas Tree Sales  
5501 Judd Road  
Tax Map No.: 304.000-1-49  
Matt Firley – Owner**

Mr. & Mrs. Matt Firley addressed the planning board on a major home occupation application for Christmas tree sales located northwest of the intersection of Judd Road (county route 840) & Westmoreland Road, zoned R-200 Residential on 2.45 acres. The applicant provided a completed application, Short Environmental Assessment Form and a copy of the tax map of their parcel.

The Chairman explained that this major home occupation cannot be accepted/approved until the applicant is in compliance with the Zoning Board of Appeals determination which was to allow renovation of an existing horse barn for use as a home and truck storage garage. This Zoning Board variance was granted for a truck storage garage on August 14, 1987 with one of the stipulations being that all tractors and trailers shall at all times be parked, stored and/or garaged indoors only and at all times be completely empty while on the premises.

The applicants tabled action on the application voluntarily in order to come into compliance with said variance.

**Site Plan Review / Change of Use  
Village Motors II  
8218 State Route 69  
Tax Map No.: 216.000-1-8  
Owner – Mijka Construction**

Mr. Matt Shannon appeared before the planning board seeking to apply for site plan review for use of an adjoining parcel as an automobile service, detailing, storage and sales facility. The proposed parcel is located southeast of the intersection of Utica Street & State Route 69 zoned C-3, Retail Commercial.

The Chairman explained to Mr. Shannon that what he is intending to utilize this site for (automobile service, detailing, storage and sales) is not an allowed use in the C-3 Zone and he will have to go before the Zoning Board of Appeals for a use variance. The applicant then withdrew the application, pending action of the ZBA.

Upon the motion of Joan Lamb, seconded by Frank Sardina, the meeting was adjourned at 7:21 p.m.

Respectfully submitted,

*Cynthia R. Saida*  
Secretary