

**Town of Charlton  
Zoning Board of Appeals  
Business Meeting Minutes**

**January 31, 2011**

Minutes of the Zoning Board of Appeals – January 31, 2011

Chairman Don Schermerhorn called the meeting to order at 8:08 p.m. in the Multipurpose Room at the Charlton Town Hall, 758 Charlton Road, Charlton, New York 12019.

Present: Don Schermerhorn, Chairman, Mark Chotkowski, Audrey Ketchum and Kimberly Caron, Recording Secretary.

**Cowley (246.-1-61.1)**

Mr. Schermerhorn stated that all documents presented on this application were stated during the Public Hearing.

Mr. Schermerhorn stated that one of the neighbor notices was returned. Mr. Schermerhorn stated that Gerald Brescia did not receive notice of the Public Hearing.

Mr. Schermerhorn stated that he has spoken to Mr. van Vranken and the Board is supposed to deliberate and prepare what the ZBA determines for this application.

Mr. Chotkowski stated that his only concern is for the interpretation of the zoning ordinance. Mr. Chotkowski stated that he thinks the proposed plan is a well thought out plan. Mr. Chotkowski stated that he forgot to ask the applicants if they were planning on holding events there.

Mr. Van Vranken stated that could be one of the things we reference in our letter to the Town Board. Mr. Van Vranken stated that he told Mr. Rabideau what needs to be addressed and that the maps need more details.

The Board discussed the issue with the fluctuating number of horses.

The Board discussed recommending tentative approval pending the receipt of all of the documentation and information requested.

Mr. Chotkowski suggested setting a limit on the number of horses allowed.

Mrs. Ketchum inquired who would be responsible for checking on that in the future.

Mr. Schermerhorn stated that it would be the Zoning Officer's responsibility to check on that. Mr. Schermerhorn stated that putting a limit on the number of horses would mean that

if the applicants wanted to increase the number in the future, they would have to apply and go through the process again for an amendment to the special exception permit.

Mr. Chotkowski made a motion a motion to adjourn. Mrs. Ketchum seconded the motion. All were in favor.

Meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Kimberly A. Caron  
Recording Secretary