

**A REGULAR MEETING OF THE  
CORNWALL PLANNING AND ZONING COMMISSION  
TO BE HELD ON TUESDAY, AUGUST 10, 2021 BY ZOOM  
COMMENCING AT 7:00PM**

**Join Zoom Meeting**

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Meeting ID: 854 7592 1966

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Call to Order by the Chairman and Designation of Alternates:

**PUBLIC HEARING: CONTINUED AT THE REQUEST OF STAFF.**

**Special Permit application – SP22 – Joshua Tyson and Catherine Hosterman – Special permit for a Home Based Business - Section 8.20 - “Shop and Storage Use by Contracting and Building Trade in a R-3 Zone – 118 College Street.**

**WITH STAFF REQUEST TO MODIFY to “SP253 SPECIAL PERMIT FOR A MAJOR HOME BUSINESS as per SECTION 8.16 HOME BUSINESSES – – 118 College Street and CONTINUE the PUBLIC HEARING TO SEPTEMBER 14, 2021 as modified.**

**REGULAR ZONING MEETING:**

**ZONING APPLICATIONS: Listed at end of agenda**

- 1. APPROVAL OF MINUTES: July 13<sup>th</sup>, regular meeting and APPROVAL OF AMENDED MINUTES – APRIL 13, 2021 REGULAR MEETING (To correct listing of correspondence made part of the record)**
- 2. NEW APPLICATIONS.**
- 3. PENDING APPLICATIONS:  
Special Permit application – SP252 – Joshua Tyson and Catherine Hosterman – Special permit for a Home Based Business - Section 8.20 - “Shop and Storage Use by Contracting and Building Trade in a R-3 Zone – 118 College Street. AS MODIFIED.**

**4. STAFF REPORTS**

**LUA/CZEO – Karen Griswold Nelson  
Commission Planning Consultant Janell Mullen**

**5. CORRESPONDENCE AND COMMUNICATIONS.**

**Notes from the NWCOG 5<sup>th</sup> Thursday meeting July 29<sup>th</sup> at the White Barn in Morris.**

**6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

**7. WORKSHOP MEETING**

**8. EXECUTIVE SESSION REGARDING the Anne Zinsser appeal.**

**9. ADJOURNMENT.**

**ZP#1120 – Amontillso Cask Co. LLC applicant/Keven Strobel owner – Storage container associated with current business usage – 240 Kent Road. Permit approved.**

**ZP#1121 – Sandra Sandmeyer Trustee/Kate Ward – Chimney Rock Construction/Ronnie Lizan – conversion of an existing garage into office space and the addition of a attached storage garage- 41 Kent Road. Permit approved,**

**ZP#1122 – Steven and Danielle Heaney – Two story garage with one single car space wit office space for two home offices (Thunderhorse Creative LLC/Station Graphics) – 30 Pierce Lane.**

**ZP#1123 – James Young dba Young Love Maple LLC – Accessory structure 36' x 54' for activitites associated with a maple syrup operation – 116 Kent Road.**

**ZP#1124 – Jon and Constant Olds owners/applicant Josh Tyson – Additions and alterations to existing agricultural structures for expansion of a agricultural business (cheese making) – 39 Jewel Street.**

**ZP#1125 – Three Guys Ski & Ride (WCCCTLLC owners) signage and change of use – 406 Sharon Goshen Turnpike.**

**Please forward correspondence regarding agenda items to**

**[cwlanduse@optonline.net](mailto:cwlanduse@optonline.net)**