

**VILLAGE OF TUXEDO PARK
SPECIAL BOARD OF TRUSTEES MEETING
DECEMBER 13, 2010
6:00 P.M.**

Present: Mayor Houston Stebbins
Trustee Thomas Wilson
Trustee Robert Zgonena

Absent: Deputy Mayor Gary Pompan
Trustee Christopher Hansen

Mayor Stebbins called the meeting to order at 6:07 p.m.

MORATORIUM ON HOME OCCUPATION PERMITS

A motion was made by Mayor Stebbins, seconded by Trustee Wilson that the following resolution be approved for instituting a moratorium on the review and approval of Home Occupation Uses:

WHEREAS, the Village Board of Trustees desires to maintain the *status quo* as to the issuance of home occupation permits and uses under the Village Code for a period of six months while the Village Board of Trustees analyzes and determines the desirability of issuing such permits and, if they are to be issued, to determine potential appropriate revisions and amendments to the Village of Tuxedo Park Code, and

WHEREAS, the Village Board of Trustees does hereby find that appropriate measures must be taken to secure a temporary reasonable halt on the review and issuance of home occupation permits and use authorizations to protect the public interest while the Village Board of Trustees is undergoing a review and potential revision to the Village's Zoning Code regulations in this regard (*see, e.g.*, Village Code §100-6), as the present regulations, among other things, appear contradictory and ambiguous in certain respects and the review and approval of such permits in light of these regulations may have an adverse impact to the health and safety of the Village and its residents,

NOW, THEREFORE, BE IT RESOLVED that the Village of Tuxedo Park Board of Trustees hereby imposes a six (6) month moratorium on the review and issuance of home occupation permits or other approvals authorizing the creation of a home occupation within the Village, effective immediately, and

BE IT FURTHER RESOLVED that during this six (6) month moratorium no Village official, nor any Village board, may review or approve an application authorizing, renewing, enlarging or otherwise modifying any home occupation use, and no application for any variance, interpretation, appeal, or other relief may be accepted or decided by any Village official or Village board regarding home occupations. Without limiting the scope of the foregoing, this moratorium shall be binding on the Code Enforcement Officer/Building Inspector, Planning Board, Board of Architectural Review, Board of Zoning Appeals, Village Board, Village officials, and any applicant or real property owner in the Village of Tuxedo Park, and

BE IT FURTHER RESOLVED that during the period of the moratorium the Board of Trustees shall endeavor to complete all reasonable and necessary review, study, analysis and, if warranted, revisions to the Village of Tuxedo Park Code, and

BE IT FURTHER RESOLVED that this moratorium shall be subject to renewal for up to two additional three (3) month extensions by Resolution(s) of the Board of Trustees.

Vote of the Board: Trustee Zgonena – aye
 Trustee Wilson – aye
 Mayor Stebbins – aye

The motion was passed by a 3-0 vote.

ADJOURNMENT

A motion was made by Mayor Stebbins, seconded by Trustee Zgonena that the meeting be adjourned at 6:14 p.m. The vote was 3-0 in favor of adjourning.

Respectively submitted,

Houston A. Stebbins
Mayor