

**Village of Sleepy Hollow  
Planning and Zoning Commission  
July 10, 2023, Meeting Minutes**

**Commissioners Present:** Daniel Atilano   Theresa Buskey   Kevin Erickson   William Hof  
Jerome Kopacz   Acting Chairman Erik Watters

**Absent:** Commissioner/Chairman Donald Plass

**Guests:** Village President Stephan Pickett, Village Attorney Mark Schuster, and Code Official Barbara J. Dettmer—taking minutes for the Commission.

Acting Chairman Watters opened the meeting at 6:30 p.m. with the Pledge of Allegiance. Roll call was taken and a quorum was established.

**Approval of the Agenda:**

Commissioner Buskey moved to approve the agenda with Commissioner Erickson seconding the motion. The motion carried on a voice vote.

**Approval of Minutes**

Commissioner Buskey moved to approve the minutes of the June 12, 2023, meeting, with Commissioner Kopacz seconding the motion. The motion carried on a voice vote.

Commissioner Buskey moved to approve the minutes of the June 26, 2023, meeting, with Commissioner Hof seconding the motion. The motion carried on a voice vote

**Old Business:**

The commissioners continued to discuss possible changes to the Zoning Code. Code Official Dettmer noted Village Engineer Jeff Steele and she would like the PZC to recommend to the Village Board it consider establishing lot area maximum impervious surfaces. She explained several residents have been trying to add mega-sized parking areas, patios, pools, etc., and there's no standard to measure the coverage against.

**PZC Recommendation:**

Commissioner Buskey moved to recommend the Village Board consider the possibility of establishing an ordinance restricting the percentage of impervious surfaces for residential properties. The motions was seconded by Commissioner Atilano. The motion carried unanimously on a roll call vote.

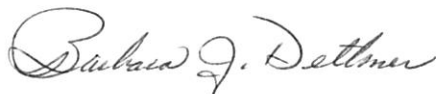
**New Business:**

President Pickett briefed on the Pine Cone Association.

**Public Comment:** None.

Commissioner Buskey moved to adjourn with a second from Commissioner Erickson. The motion carried on voice vote and the meeting adjourned again at 8:06 p.m.

Respectfully submitted,



Barbara J. Dettmer, MCP  
Recorder of Record