

**TOWN OF PARMA
ZONING BOARD OF APPEALS
APRIL 20, 2022**

Members Present: Dan Melville, Stephen Shelley, Ann Williams

Members Excused: Greg Colavecchia, Veronica Robillard, Jack Barton, Alternate

Others Present: Mark Lenzi, Dave Ciufu

Public Present: Benjamin Melos, David Barber, Steven Rieke, Deb Rieke, Cindy Palmer, Kate Fleury, Lynn Heglund, Courtney Stiles, Russell Stiles, Dan Kuchta, Maureen Kuchta, Todd Ophardt, Alicia Ophardt, Valerie Maslawski, Teresa Wendorff, Rick Giraulo, Mike Agostinelli, Davie Agostinelli, Kris Schultz

The meeting was called to Order by Acting Chairperson Melville at 7:00 p.m. Acting Chairperson Melville explained the function and decision-making process of the Zoning Board of Appeals. This is a five-member board with 3 seated members. A quorum of three is required to pass a motion. He explained that because there are only three members present if an applicant feels more comfortable waiting for a full Board, a tabling can be requested. Acting Chairperson Melville introduced present members of the Board and side table.

MINUTES OF MARCH 16, 2022

The ZBOA minutes of March 16, 2022, were reviewed. **Motion** was made by Ann Williams to approve the March 16, 2022, minutes as presented.

Seconded by Stephen Shelley.

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

Acting Chairperson Melville took the application for 5408 Ridge Road West first because the applicant has requested to be tabled to the next meeting.

1. PETER McMANN, OWNER OF 5408 RIDGE ROAD WEST

The applicant is requesting relief from Town Zoning, Article VI, subsection 165-40 D, Special Permitted Uses, to allow the use of an animal boarding facility subject to, Article IX, subsection 165-57. Owner is requesting relief from Article IX, subsections 165-57 (A) & (D) to allow the animal boarding facility on a lot with 3.96 acres and with a building located approximately 20' from the road and 30' from the side property line. The property is zoned Highway Commercial.

Notice was received the applicant has requested to have this tabled until the next meeting to gather more information.

A motion was made by Stephen Shelley to **table** the application of Peter McMann, owner of 5408 Ridge Road West to allow the use of an animal boarding facility subject to Article IX,

subsection 165-57 to the May 18, 2022, Zoning Board of Appeals meeting at the request of the applicant without prejudice.

Seconded by Ann Williams

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

TABLED FROM THE MARCH 16, 2022 MEETING

2. GREECE RIDGE STORAGE LLC., OWNER OF 4671 RIDGE ROAD WEST

The applicant is requesting relief from Town Zoning, Article VI & XVI, subsections 165-39 (E) (1) & 165-125 Schedule II (165 Attachment 2) for the construction of a 12,000 sq. ft. Commercial storage building addition with 10 parking spaces. Town Code requires a 100' front setback and 1 parking space for every 1,000 sq. ft. of gross floor area. This property is zoned General Commercial.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There are no letters in the file.

Richard Giraulo, Landtech on behalf of the owner, said they are looking to construct a climate-controlled storage building on the property. The project includes tearing down the house that sits very close to Ridge Road. The new structure will sit further back than where the house sits. They are requesting a 68' front setback at the NE corner; most of the building will sit at a 75' setback. This placement will be well behind other buildings on the road and will increase the distance the new structure will be from Ridge Road, which will bring this parcel closer to compliance with the code. They are looking for approval of 10 parking spaces versus the 12 required; ten parking spaces is still more than what is needed for the business. Mr. Giraulo plans to remove some of the concrete closer to Ridge Road and make it look nicer. They would be unable to move this further back on the property due to the septic system. He does not feel there will be an undesirable change as this property is in a very commercial area. He feels removing the house and making these changes will be an improvement to the area. Dan Melville asked how many cars are in and out a day. Teresa Wendorff said it varies daily, usually cars are there for just a short period of time. Some days more some days less depending on the day and the weather.

Ann Williams asked Mr. Lenzi if there are any concerns with the removal of the house. Mr. Lenzi said there are not any concerns, he would need a permit and noted the Planning Board is also involved in the application and have given conceptual approval.

Public Comment: None

Public Hearing Closed

A motion was made by Stephen Shelley to **approve** the application of Greece Ridge Storage LLC, owner of 4671 Ridge Road West for the construction of a 12,000 sq. ft. commercial storage building addition at a 68' front setback with 10 parking spaces **granting** relief from Town Zoning, Article VI & XVI, subsections 165-39 (E) (1) & 165-125 Schedule II (165 Attachment 2). Town Code requires 100' setback and 1 parking space for every 1,000 sq. ft. of gross floor area. This property is zoned General Commercial. Considering the balancing test, the Board finds the following:

The applicants will be removing the house on the property with this approval.

- The benefit *cannot* be achieved by other means feasible to the applicant. By removing the house there will be an improvement to the area and will bring the property closer to compliance with the code. Given the type of use for the building it was felt they do not need to have the additional 2 parking spots required by the code.
- There will be *no* undesirable change in neighborhood character or to nearby properties. In fact, removing the house will improve the neighborhood character.
- The request *is* substantial.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created. Using the balancing test, the benefit to the applicant far outweighs any detriment to the health, safety, and welfare of the community.

Seconded by Ann Williams

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

NEW BUSINESS

3. BENJAMIN & JAMIE MELOS, OWNERS OF 9 WEST CREEK DRIVE

The applicants are requesting relief from Town Zoning, Article V, subsection 165-32 (C) (2) for the proposed construction of a 585 sq. ft. pool shed on property that has an existing 1,500 Sq. Ft. pole barn. Town Code limits the square footage of accessory structures to 1,500 Sq. Ft. in this district. This property is zoned Rural Residential.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There are 7 letters of support of the application in the file from various neighbors.

Benjamin Melos, owner, said he is looking to construct a pool shed to store pool related equipment with an overhang to allow people and property to get out of the sun and/or rain. The main building will be 15'x22 ½' with an overhang measuring 11'x22 ½.' It will be built to match the house and the pole barn and will sit 300-400' from the closest neighbor. The lot line is heavily treed and there will be a limited line of site from the street. The current accessory structure on the property is over 100' away from the pool.

Public Comment: None

Public Hearing Closed

A motion was made by Ann Williams to **approve** the application of Benjamin and Jamie Melos, owners of 9 West Creek Drive, to allow the construction of a 585 sq. ft. pool shed on property that has an existing 1,500 sq. ft. pole barn **granting** relief from Town Zoning, Article V, subsection 165-32(C)(2). This property is zoned Rural Residential. Town Code limits the square footage of accessory structures to 1,500 Sq. Ft. in this district. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant.
- There will be *no* undesirable change in neighborhood character or to nearby properties. This will be an aesthetic improvement to the property.
- The request *is* substantial but is mitigated by the need for coverage and storage by the pool.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

Seconded by Stephen Shelley

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

4. LINDA HEGLUND, OWNER OF 264 NORTH AVENUE

The applicant is requesting relief from Town Zoning, Article V, subsection 165-31 (E) (1), Schedule 1 for the proposed construction of an addition with a front setback of approximately 36 feet and the existing house with a setback of 20.2 feet. Town Code states that the front setback from a state road is to be 75 feet. This property is zoned Agricultural/Conservation.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There were no letters in the file.

Linda Heglund, owner explained that she wants to construct a 20'x20' great room on the back of the house. The house sits close to the road and there is no way to build an addition on the house and comply with the code. This will be a single-story addition.

Public Comment: None

Public Hearing Closed

A motion was made by Stephen Shelley to **approve** the application of Linda Heglund, owner of 264 North Avenue, to allow the construction of a 20'x20' addition with a front setback of approximately 36 ft. and the existing house with a setback of 20.2 ft. **granting** relief from Town Zoning, Article V, subsection 165-31(E)(1) Schedule 1. Town Code states that the front setback from a state road is to be 75 feet. This property is zoned Agricultural/Conservation. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. It would be impossible to comply with the 75' setback and keep the addition attached to the house.
- There will be *no* undesirable change in neighborhood character or to nearby properties.

- The request *is* substantial.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created. This is the minimum variance the Board can give. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

Seconded by Ann Williams

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

5. DANIEL & MAUREEN KUCHTA, OWNER OF 1108 CLARKSON PARMA TL ROAD

The applicants are requesting relief from Town Zoning, Article V, subsection 165-31 (E) (1), Schedule 1 for the proposed construction of a garage with a front setback of approximately 33 feet and an existing house with a setback of 9 feet. Town Code states that the front setback from a county road is to be 60 feet. This property is zoned Agricultural/Conservation.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There were no letters in the file.

Dan Kuchta, owner said the house sits close to the road and they would not be able to build an attached garage without being in the setback. The neighbors to the north and south will not be able to see the garage. Acting Chairperson Melville asked if there is a garage on the property. The applicant stated they have barns. The applicant said he will be installing a wheelchair lift to make the house wheelchair accessible. They are one of the only houses in the area without an attached garage.

Public Comment: None

Public Hearing Closed

A motion was made by Ann Williams to **approve** the application of Daniel and Maureen Kuchta, owners of 1108 Clarkson Parma Town Line Road to construct a garage with a front setback of approximately 33 feet and an existing house with a setback of 9 ft. **granting** relief from Town Zoning, Article V, subsection 165-31(E)(1) Schedule 1. Town Code states that the front setback from a county road is to be 60 feet. This property is zoned Agricultural/Conservation. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. This is the best location to attach the garage to the existing house.
- There will be *no* undesirable change in neighborhood character or to nearby properties.
- The request *is* substantial; however, the applicant has shown that the existing placement of the home dictates the location of the garage and relief from the code is required.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created, but the home does not have a garage and placement of the home dictates placement of the garage. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

Seconded by Stephen Shelley

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

6. DAVID BARBER, OWNER OF 11 JOHNSDALE TERRACE

The applicant is requesting relief from Town Zoning, Article V, subsection 165-32 (E) (1), Schedule 1 for the proposed construction of an accessory storage structure with a side setback of 15 feet. Town Code states that the side setback is to be 20 feet. This property is zoned Rural Residential.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There is a letter in the file supporting this application.

David Barber, owner said he would like to build a 35'x36' pole barn. The requested placement of the pole barn is necessary because this is a pie shaped lot and if he moved to the required setback, he will be unable to get his camper and other belongings into the structure due to the proximity to the house. Having the camper stored in the structure will look better to the neighbors than it being stored in his driveway. He plans to landscape around the building and the neighbors will not be able to see this.

Public Comment:

Public Hearing Closed

Ann Williams noted that only a portion of the structure will be out of compliance because of the layout and the property shape.

A **motion** was made by Stephen Shelley to **approve** the application of David Barber, owner of 11 Johnsdale Terrace to construct an accessory storage structure with a side setback of 15 feet granting relief from Town Zoning, Article V, subsection 165-32(E)(1) Schedule 1. Town Code states that the side setback is to be 20'. This property is zoned Rural Residential. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant.
- There will be *no* undesirable change in neighborhood character or to nearby properties.
- The request *is* substantial. Given the location this will not be very noticeable.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is not* self-created because of the shape of the property. This is the minimum variance necessary. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

Seconded by Ann Williams

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

7. RUSSELL STILES, OWNER OF 1212 CLARKSON PARMA TOWN LINE ROAD

The applicant is requesting relief from Town Zoning, Article V, subsection 165-31 (C) (2) for the proposed construction of a 500 Sq. Ft. ground mounted solar array on property that has existing accessory structures totaling 3,370 sq. ft. Town Code limits the square footage of accessory structures to 2,000 Sq. Ft. in this district. This property is zoned Agricultural/Conservation.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There are no letters in the file. Mr. Lenzi noted for the Board that the Department is treating the ground mounted solar array as an accessory structure because the Town Code does not specifically address solar arrays.

Russell Stiles, owner, said he lives on an 11-acre lot that is mostly wooded and they would like to construct a 500 sq. ft. ground mounted solar array. The house sits 500' from the road and the solar array will sit further back than that. They decided to go with the ground mounted array versus the roof mounted array for many reasons including the ground array will be easier to maintain; there will be no visible line of site by neighbors. To be effective on the roof they need to face the south and not have excessive shading from surrounding trees. If placed on the roof of the house, if the roof needed to be replaced or repaired in the future, they would need to remove the solar panels, store, and replace them. Ann Williams asked if there would be any concerns if these solar panels are abandoned. Mark Lenzi stated no, only if this was commercial.

Public Comment:

Public Hearing Closed

A motion was made by Stephen Shelley to **approve** the application of Russell Stiles, owner of 1212 Clarkson Parma Town Line Road to construct a 500 sq. foot ground mounted solar array on property that has existing accessory structures totaling 3,370 sq. foot **granting** relief from Town Zoning, Article V, subsection 165-31(C)(2). Town Code limits the sq. footage of accessory structures to 2,000 sq. ft. in this district. This property is zoned Agricultural/Conservation. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. The applicants considered a roof mounted design, but design and costs prohibit that option.
- There will be *no* undesirable change in neighborhood character or to nearby properties. Given the distance and size of the property this will not be seen by neighbors and will have no undesirable change to the neighborhood.
- The request *is* substantial.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

Seconded by Ann Williams

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

8. TODD OPHARDT, OWNER OF 518 BURRITT ROAD

The applicant is requesting relief from Town Zoning Article X, subsection 165-82 (C) (2) and Article V, subsection 165-32 (C) (2) for the proposed construction of a 2280 Sq. Ft. two story pole barn with 18-foot sidewalls. Town Code allows a one-story accessory structure limited to 1500 Sq. Ft. with a wall height not to exceed 12 feet. This property is zoned Rural Residential.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There are two letters in the file in support of the application.

Todd Ophardt, owner, said the original accessory structure on the property burned down and he is looking to replace it with a two-story accessory building. This structure will have a car lift (4 post hydraulic) which requires the additional height to the building so he will not have to modify the tresses. There will be a loft on the second floor to use as a workshop along with a deck on the north side over a carport. Besides the lift he will be storing 4-wheelers, snowmobiles and will have electric and heat. The floors are concrete, and the footing of the building will remain the same as the original structure. This building will be 4-5' higher than the original structure.

Acting Chairperson Melville asked if there will be a business run out of the building. The applicant stated there will not be, he has a landscaping business and has space at 712 Elmgrove Road for the business. Acting Chairperson Melville asked about the need for the lift. The applicant said it is for repairs to his own vehicles, he likes to modify them. Ann Williams said the applicant supplied pictures of other structures in the neighborhood, but she would like to see his property and what the original structure looked like. Acting Chairperson Melville asked if the peak on this building will be higher than the house. The applicant stated no. He also stated there are trees on both sides of the property to help shield this from the neighbors to the west and east.

Public Comment:

Steven Rieke, 504 Burritt Road said he thinks this structure at 2.5 times the size of the last building is too big. He is concerned that a business will be run out of the building if he is allowed to have this and thinks a 4-post hydraulic lift is too much in a neighborhood and to just maintain personal vehicles. Mr. Rieke's deck will be only 150' from the structure.

Deb Shaw Rieke, 504 Burritt Road wanted to know if the existing shed on the property is included in the advertised total sq. footage; she said the numbers don't add up to what was advertised. She has concerns with additional traffic with a larger building because it will be in line with their home, and she will see all traffic coming and going and wanted clarified where the deck will be. The applicant stated it will be on the north.

Acting Chairperson Melville said if this was not advertised correctly, they should not move forward. Mr. Lenzi felt they should continue with the Public Hearing so the neighbors here can at least voice their opinion and he will review the numbers.

Cindy Palmer, 490 Burritt Road thinks the numbers in the application do not add up. She is concerned with the 18' wall height and feels that is too high making it the same height as her house which is less than 200' away from this. She reviewed 7 years of Zoning Board of Appeals

minutes and they have never approved a structure with 18' sidewalls and many larger structures approved are on larger properties than this. She drove around and found that there are 23 accessory structures between Manitou and Clarkson Parma Town Line Road, only 4 came to the Board for approval. Of those, one with 16' sidewalls was tabled twice for further information before approving it. Two with 14' sidewalls were approved and one with 25' sidewalls was denied. She felt that if the owner did not think the original structure was large enough, he should not have purchased the property. This request is substantial at a 230% increase in size. She has concerns with drainage and if there will be more water flow because of the larger building. She asked if the electric will be run underground or above and if there will be other utilities, bathroom, cable, exhaust pipe, or sprinklers. She does not approve of this application and thinks it should be built the same as the original structure. She would feel better about it if it was a one-story building north of the pond on the property.

John, 534 Burritt Road, has no concerns with the application.

Mark Lenzi reviewed the numbers, and the total sq. footage of structures will be 1,780. He advertised higher than what is requested so the Board has room if there is a miscalculation. He also stated that he has been working with Ms. Palmer on drainage issues and that he does not believe approving this application will have any additional impact on the drainage in the area.

Public Hearing Closed

Ann Williams said she has concerns and would like more information regarding the need for the 18' wall height and what kind of space is actually needed for a lift of this size. Acting Chairperson Melville stated he also has concerns with the wall height. Stephen Shelley would like an accurate measurement for the total square footage being requested. Mr. Lenzi said he would go out and measure.

A motion was made by Stephen Shelley to **table** the application of Todd Ophardt, owner of 518 Burritt Road to construct a 2280 sq. foot two-story pole barn with 18-foot sidewalls to the May 2022 Zoning Board of Appeals Meeting without prejudice. Prior to the meeting the applicant should provide the Building Department information showing the precise area of the structure and total sq. footage and possible ways to reduce the height of the sidewalls or provide more detailed information as to why that height is needed including what the requirements are surrounding the lift.

Seconded by Ann Williams

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

9. BRUCE BUELL, OWNER OF 119 BAILEY ROAD

The applicant is requesting relief from Town Zoning Article V, subsection 165-31 (E) (1), Schedule 1 for a proposed lot line adjustment, which would create 2 lots, each with a width of

231.72 feet. Town Code states that the minimum lot width is 300 feet in this district. This property is zoned Agricultural/Conservation.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no comment. This is a Type II action; no further review required. There are no letters in the file. Mark Lenzi noted SEQR will be done by the Planning Board.

Kris Schultz, Engineer on behalf of the applicant, explained the application to the Board and said if approved this application will actually make these two parcels more conforming to the code. Lot No. 1 (parcel to the back) will have 300' width per code and Lot No. 2 (parcel in the front) will have 272' of width. New houses will be built on each parcel removing the house that is in disrepair. Mr. Schultz noted that there have been similar applications approved on this road for similar situations.

Public Comment:

Public Hearing Closed

A motion was made by Ann Williams to **approve** the application of Bruce Buell, owner of 119 Bailey Road for a proposed lot line adjustment, which would create 2 lots, one with a width of 300' and the second with a width of 272 feet at the setback of the house and **grants** relief from Town Zoning, Article V, subsection 165-31(E)(1) Schedule 1. Town Code states that the minimum lot width is 300 feet in this district. This property is zoned Agricultural/Conservation. Considering the balancing test, the Board finds the following:

- The benefit *cannot* be achieved by other means feasible to the applicant. This application will actually make these two parcels more conforming to the code.
- There will be *no* undesirable change in neighborhood character or to nearby properties. This application will allow for two new houses to replace a rundown house.
- The request *is* substantial.
- There will be *no* adverse physical or environmental effects.
- The alleged difficulty *is* self-created. Using the balancing test, the benefit to the applicant outweighs any detriment to the health, safety, and welfare of the community.

Seconded by Stephen Shelley

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

10. MIKE AGOSTINELLI, OWNER OF 5021 RIDGE ROAD WEST

The applicant is requesting a special permit from the Zoning Board of Appeals in accordance with Town Zoning, Article VI, subsection 165-40(D)(3) for the sale of motor vehicles. The special permit request is subject to the requirements of Town Zoning, Article IX, subsection 165-78. This property is zoned Highway Commercial.

Board Discussion: Mark Lenzi reported notifications were in order, the request was returned by Monroe County with no applicable comment. This is a Type II action; no further review required. There were no letters in the file.

Mike Agostinelli, owner of the business, said he is looking for approval of a Special Permit that expired and they are re-applying for. They were unaware they needed to come back for a renewal. At this point it is now a new application. It was noted to the applicant that he has to make sure he stays up with his renewals, it is the responsibility of the owner to renew. Steve Shelley asked if the conditions of the last Special Permit remained the same. The applicant stated they are the same.

Public Comment: None

Public Hearing Closed

A motion was made by Stephen Shelley to **approve** the application of Mike Agostinelli, owner, for a Special Permit at 5021 Ridge Road West for the sale of motor vehicles in accordance with Town Zoning Article VI, subsection 165-40 (D)(3). This property is currently zoned Highway Commercial (HC) which allows the display and sale of motor vehicles with a Special Permit with the following conditions:

1. Hours of operation will be Monday-Friday 8 a.m. to 5 p.m.; Saturday 9 a.m. to 1 p.m.; Closed on Sunday.
2. 23 Cars allowed for sale.
3. Signage shall be per Town Code.
4. The applicant will use the existing lighting.
5. No outside sound system.
6. No display of vehicles in the road right-of-way.
7. Applicant to maintain all licenses from the State or DMV.
8. This Special Permit is issued to the applicant only and not transferable.
9. This Special Permit will be good for a period of two-years, renewable March 2022. It is the applicant's responsibility to renew the Special Permit timely.

Seconded by Ann Williams.

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Excused: Greg Colavecchia, Veronica Robillard

ADJOURNMENT

There being no further business, a **Motion** was made by Ann Williams to adjourn the meeting at 9:00 p.m.

Seconded by Stephen Shelley

Motion carried to approve (3-0)

Ayes: Dan Melville, Stephen Shelley, Ann Williams

Respectfully submitted,

Carrie Fracassi
Recording Secretary