



Jonathan Taylor presented modified plans with the storage building now 40' x 100' in dimension with a metal roof, and a higher pitch for attic storage. There is also a 6' fence proposed for the rear of the property and around the dumpsters. The parking area has been moved along the neighbor's property and the dumpster has been moved to opposite side of the property. There will be board and batten and gutters have been added. It will be 33' to the peak with 16' walls with a 2' overhang on the eaves. There is no color selected for the building because the owner would like to let the wood become a natural grey weathered look.

It was discussed whether or not VanReenen would need an oil water separator in the structure. It was determined if floor drains are installed then the oil water separator would need to be installed as well. In addition, it was discussed that the sidewalks will be concrete to match the neighborhood and the lot will be all gravel.

At 7:26 the public hearing was opened. David Males questioned what the building will be used for. VanReenen stated the building's purpose is the maintenance of his marine business and Town Boat USA business. The need for a parking area is required by zoning.

Attorney, Megan Kendall, addressed the Board on behalf of the Duswalts. She questioned the hours of operation, if the building would be used afterhours, and if used for any other retail. The hours of operation will be 8AM-5PM, with no use after hours for business, and only used for Tow Boat USA retail. Kendall also asked about the grandfathering of the lot. Taylor explained that the term was misused and that the lot was a nonconforming lot of record. The lot now meets all setbacks with the exception of the rear which was approved by the ZBA. Doug Rogers stated that per council the lot has permitted use and referenced page 63 of zoning.

Tera Bach asked if storage behind the 6' privacy fence will be visible and it was confirmed any storage will be below the fence line.

The SEQR is complete. At 7:37 PM **MOTION** made by Preston Lowe, 2<sup>nd</sup> by Duane Hazelton to close the public hearing. Motion carried.

At 7:38 PM **MOTION** made by Preston Lowe, 2<sup>nd</sup> by Duane Hazelton to approve the application as presented with the stipulation if floor drains are installed a water oil separator will need to be installed as well. Motion carried.

**Aye: Hazelton, Jones, Rogers, Lowe, Bach, Aubertine, and Heckmann**

**Nay: None**

**Abstain: None**

**Absent: Bach and Aubertine**

**7:39—Town—Scott Piper, 12283 County Route 9, Clayton, Tax Map #41.00, Block #2, Lot #3.22, in the Agricultural-Rural Residential District. Site Plan Review.**

Doug Rogers deemed the application as complete. Piper would like to have a 60'x100' concrete pad but is still waiting on some information

