## Town of Alexander PLANNING BOARD MEETING October 23, 2023

Present:Brandon Snyder, Molly Meek-Grimes, Nathan Fix, Matthew Mahaney, Matt<br/>Fernaays, Tom GreenGuests:Laura Schmieder, Eric Wagner, Tony Batog, Matt Mahaney, Mark and Gail<br/>Whalen

Planning Board Chair Brandon Snyder called the meeting to order at 7:00 p.m.

Meeting minutes from the June 26, 2023, regular meeting was adopted. Motion made by Matt Fernaays and seconded by Tom Green and carried. 5 Yes- Snyder, Meek- Grimes, Fix, Fernaays, Green No- 0

## New Business:

A/C Associates Special Use Permit Review: The purpose of the meeting was to review the special use permit for A/C Associates at 11198 Alexander Road. It was brought to the board's attention that the building was not in compliance. The residential area was being used as office space. Chairperson Snyder reviewed all past paperwork (minutes, permit, NY Town law 274-B and 268) and what the special use permit was granted for out loud to the board. Matt Mahaney went over his inspection of the building. The building meets the code but out of compliance with the special use permit due to the residential area being used as office space. Neighbors next to the property spoke about the lights for the sign and the hours they are on. Tony Batog stated the sign goes on at 4am and off at 10pm. The neighbors stated the sign goes off at 11pm. Discussion was had about changing the hours the lights are on and Tony agreed to change them and have them go off at 10pm. Tony said that there is an attorney that comes 1 day a week for a few hours and uses the residential space for an office. He agreed to move out the tenant and leave the apartment vacant. Board members Fix and Fernaays stated that he does not need to rent out the apartment, but it cannot be used for office space or storage per the special use permit. Matt Mahaney advised that the use of the building must match the criteria for the zoning code and special use permit. Chairperson Snyder requested that the board set a timeline for vacating the residential space and that everything should be sent to the Town Attorney for definitions and terms if criteria is not met and the Town seeks to revoke.

The board and Tony agreed that the residential area should be vacated in one month. Matt Mahaney will then reinspect, and the board will meet again on November 27, 2023. The Town Clerk will forward all information onto the Town Attorney for review.

Motion was made by Brandon Snyder and seconded by Matt Fernaays and carried to reinspect in<br/>one month and send all information to the Town Attorney for review.5- Yes Snyder, Fernaays, Meek- Grimes, Green0- No

## Discussion:

- Tony Batog agreed to work with neighbors on possible fencing or trees and the lights. Matt Mahaney will follow up on this with them.
- Matt Mahaney advised the board there will be a special use permit coming for a auto repair garage for Brian Farnsworth.

Motion to adjourn was made by Brandon Snyder and seconded by Tom Green and carried at 7:40pm.