

Present: Mark Nicholson, Mike O'Connor, Bill Baker, Bob Fantauzzo, Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham, Deputy Clerk Jo O'Neill, Trustee Karl Laurer

**One seat on the board is currently vacant.

Meeting came to order at 7:30pm.

Mark Nicholson noted that the applicant has not yet arrived, and asked for a motion on the minutes from July 20, 2017.

Motion: Bill Baker made a motion to approve the minutes of July 20, 2017 as written. Seconded by Bob Fantauzzo. All were in favor. Minutes were approved.

- 1) **Application:** Michael Mammano of Clinton Signs, INC., representing 40 North Avenue, tax ID # 080.09-1-44. Application to install a 28 square foot free standing business directory sign. Applicant seeks relief from current zoning regarding required distance from street line pursuant to section 175-54D(3); D(3)a. Property zoned Central Business.

The applicant was given five minutes to appear before the board, but did not show. Will Barham did attempt to contact with the applicant, but was unsuccessful.

David Mayer indicated that the applicant will still have 62 days for a board decision from the time the board first acts on the application, ie. rules on SEQR for the application.

Jo O'Neill handed out copies of the Zoning Board of Appeals' By-Laws, which were approved in 1988. M. Nicholson asked the board members to take the copies home and review them, making any notes or updates for a discussion at the next meeting.

W. Barham then asked if they could discuss changing the size of accessory buildings (sheds). Currently the maximum size allowed per our code is 100sf. The average seems to be about 120sf.

M. Nicholson asked if he could look at the records with Will to see how many 120sf sheds there have been. Will indicated that often when applicants are told they will need a variance, they choose to just go with a 100sf shed.

Mike O'Connor inquired as to whether they could make the maximum size of a shed a percentage of the lot size.

D. Mayer indicated that it could be 100sf or a percentage of the lot size, whichever is greater.

Discussion regarding size of accessory buildings will continue at a future meeting.

M. Nicholson then stated that the application that was supposed to be reviewed will be put on next month's agenda. He then asked for a motion to adjourn the meeting.

Motion to Adjourn: Mike O'Connor made a motion to adjourn the meeting.
Seconded by Bill Baker. All were in favor. Meeting adjourned at 7:38pm.

The next Zoning Board of Appeals Meeting is scheduled for 7:30pm on September 21, 2017.

Respectfully submitted,
Jo O'Neill, Deputy Clerk