



Furthermore, Mr. Schifano stated the company also transports cars, RV's, and equipment for various companies.

Mr. Hayes asked Mr. Schifano if the company has pickups and tractor trailers.

Mr. Schifano replied no tractors trailers, just pickups.

Chairwoman Galanti added, "Basically, he tows".

Member Smith asked how many trucks the company wishes to store.

Mr. Schifano responded that the company presently has four (4) trucks.

Member Smith asked if the company is currently operating there now.

Mr. Schifano replied no, adding they are currently operating out of Mr. Brandon Schifano's home in Lakeview.

Member Smith asked if the property is fenced in.

Mr. Schifano responded yes.

Chairwoman Galanti inquired about the truck repairs specifically about it being opened to the public. She then asked what are the hours of operation are.

Mr. Schifano replied yes, truck repairs will be open to the public and he stated that he could not answer on the hours of operation but added it might be by appointment only.

Member Spahn asked about the area for storage and asked if there are a certain number of trucks that can be on site.

The Board then discussed the prior owner.

Member Spahn asked where the cars awaiting repairs will be placed: on the side or parked in front due to limited space.

Mr. Schifano stated the shop can hold six (6) cars and trucks; there is room on the side of the building where we can park a couple of cars without it looking odd.

The Board discussed the area around the shop.

Member Smith inquired about the fence, specifically what the previous owner was doing about the fence.

Mr. Hayes added that the previous owner was going to do a stockade fence but couldn't get the wood and instead found a company that would do chain link fence.

Member Smith stated she noticed that no letters for bordering neighbors came last time.

Mr. Hayes stated the building was vacant for years.

Chairwoman Galanti asked what changes will be done structurally or in the interior of the shop.

Mr. Schifano said there are no plans for such but perhaps a paint job in the front.

Mr. Hayes asked if he is putting up any signage.

Mr. Schifano stated that he doesn't believe so although Mr. Brandon Schifano may want to put something on the building for signage.

Mr. Hayes stated if it is a registered repair shop he would have to have the sign on the front with the State license.

Member Spahrn stated without a site plan to show parking it should be noted how many vehicles would be acceptable to park on the side of the building.

Mr. Schifano explained the fence in yard is where they would put vehicles; the front is just the garage with no place to put any vehicles.

Chairwoman Galanti asked about how long they estimate vehicles will be parked that are receiving truck or auto repairs adding an example of overnight or extended periods of time.

Mr. Schifano said yes, with detailing it would be a day or two.

Chairwoman Galanti asked him to clarify if there will be vehicles sitting on blocks for months.

Mr. Schifano responded no adding there will not be unregistered vehicles either.

Member Friend said that Mr. Schifano stated six (6) cars can fit in the fenced-in area.

Mr. Schifano said six (6) in the back and maybe three (3) on the side.

The Board discussed how many cars and trucks would appropriately fit in the space.

Motion to approve with the condition that 10 vehicles are allowed on property within the fencing yard for overnight parking: Smith: Second: Clark

All yeas carried 6-0

## **Item #2**

### **Special Use Permit**

Daniel Lewis

33-43 Wilkesbarre Ave

Requesting special use permit for rooming house

- Tabled -

(Notice sent to Daniel Lewis for Planning Board meeting held Jan 11, 2023 was mailed out to 195 Lehigh and will be reissued before the next Planning and Development Board Meeting on 2/22/23)

Next meeting 2/22/23

Motion to adjourn: Smith: Second: Clark

All yeas carried 6-0