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To: Village Board of Trustees
From: Bryan Healy, Village Manager
Date: November 22, 2023
Re: Special Permit for M & J Auto Repair

At the last regular meeting of the Village Board, M & J Auto Repair was given a 30-day extension of their previously issued special permit to operate until December 15, 2023. This temporary extension was provided so that issues which were raised during the public hearing could be investigated.

After speaking with the Village Engineer, a notice of violation and order to remedy was issued to the property owner for the following items:

1. Failure to maintain portions of the wood railroad tie retaining wall and concrete block retaining wall (Section 302.7 of the NYS Property Maintenance Code).
2. Construction of the concrete block retaining wall without the benefit of a building permit being issued (Section 86-10A of the Village Code).
3. Display of merchandise in front of the building (Section 230-17C of the Village Code).

The property owner has been given a period of 30 days to remedy these issues in accordance with state law.

The owner-operator of M & J Auto Repair appeared before the Planning Board last evening (November 21) to secure site plan approval for the shed which is located adjacent to the building. A public hearing is being scheduled for the next Planning Board meeting to consider approval. The Advisory Board on the Visual Environment has not yet met since their sign application was submitted.

I would request that the Board direct a resolution to be prepared for the next regular meeting on December 4, 2023, to issue a renewal of the special permit as the business owner has complied with the requests that were made to him. The Board can specify the time frame for which the special permit will be valid if it wishes to do so.

Please let me know if you have any questions. Thank you.