



# PLANNING AND ZONING BOARD MEETING

June 20, 2024 at 5:30 PM

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<b>AGENDA ITEM TITLE:</b>	DISCUSSION ITEM - 205 RIDGEWOOD AVE. SPECIAL EXCEPTION
<b>SUBJECT:</b>	The Planning & Zoning Board will hear a request for Special Exception for a Mini-Warehouse and recommend approval or denial to Town Commission.
<b>STAFF ANALYSIS:</b>	This is an applicant-initiated request by John Bannon of Wood & Associates Engineering, LLC for a Special Exception approval. The Special Exception will be for a Mini-Warehouse with a zoning designation of Industrial (IL) at 205 Ridgewood Ave and 0 Center St.
<b>FISCAL IMPACT:</b>	No Fiscal Impact
<b>STAFF RECOMMENDATION:</b>	Staff recommends approval with the conditions of the approval of a site development plan that includes a minor traffic study.
<b>ATTACHMENTS:</b>	Staff Report