

Zoning Board of Appeals
Village of Tarrytown
Regular Meeting
Village Hall – 1 Depot Plaza
November 13, 2023 7:30 p.m.

PRESENT: Chairwoman Lawrence, Members Rachlin, Kaplan, Kudla, Second Alternate Isaacson, Counsel Addona; Village Engineer Pennella, Secretary Meszaros

ABSENT: Member Young, First Alternate Jolly

Ms. Lawrence opened the meeting at 7:30 pm.

BOARD MEMBER APPOINTMENTS (effective October 2, 2023)

Ms. Lawrence announced that Second Alternate Member Tasha Young has been appointed to fill the unexpired term of Richard Abraham and she welcomed Rich Isaacson to the Board, who has filled the 2nd Alternate position vacated by Ms. Young.

APPROVAL OF MINUTES – September 11, 2023

Ms. Rachlin moved, seconded by Ms. Kaplan, to approve the minutes of the September 11, 2023 meeting as submitted.

The secretary recorded the vote:

Chairwoman Lawrence: Yes
Member Rachlin: Yes
Member Kaplan: Yes
Member Kudla: Yes
All in favor. Motion carried. 4-0

Ms. Lawrence announced the following adjournment:

Gotham Design Planning & Development
25 S Washington Street

Variances to demolish the existing two-story single-family home and 1 ½ story detached garage in order to construct a new three-story primary structure with 4 dwelling units.

NEW PUBLIC HEARING – First Korean Methodist Church of NY – 500 South Broadway

The following public hearing notice was available to the public at the meeting:

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Tarrytown will hold a public hearing at **7:30 p.m. on Monday, November 13, 2023** in the Municipal Building, One Depot Plaza, Tarrytown, New York to hear and consider an application by:

First Korean Methodist Church of NY
500 South Broadway
Tarrytown, NY 10591

For variances from Chapter 305 of the Village of Tarrytown (“Zoning Code”) for the construction of a parking lot, sidewalk and exterior ramp for ADA accessibility.

The property is located at 500 South Broadway and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.180, Block 104, Lot 7 and is located in the R 7.5 zone.

The following variances are sought as follows:

Code Section: §305-21 R-7.5, Residential	Required (Permitted)	Exis ting	Proposed	Variance Required
§302-6. Wetland/Watercourse Buffer	150 feet	-	Elevated Ramp 55 feet	45 feet
Walter Street §305-47. Yards; setbacks - parking units §305-63 C. (3)(b) Parking in a front yard 305 Attachment 5:1 Column 11	20 feet	-	1 foot.	19 feet
South Broadway §305-47. Yards; setbacks - parking units §305-63 C. (3)(b) Parking in a front yard 305 Attachment 5:1 Column 11	20 feet	-	4 feet	16 feet
§305-47 C. (3) Special Setbacks	100 feet	-	33 feet See *Note 1	67 feet

***Note 1** – The listed variance is the greater value for all improvements and for the installation of a sidewalk along the front entrance.

Documents are available for inspection in the Planning and Zoning Office at Tarrytown Village Hall. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

Additional approval is required from the Planning Board and the Architectural Review Board.

By Order of the Zoning Board of Appeals.

Lizabeth Meszaros
Secretary to the Zoning Board

Dated: November 3, 2023

Joseph Riina, RA, the project architect, appeared before the Board, representing the First Korean Methodist Church. Pastor Song, the church pastor, was also present. Mr. Riina presented the site plan and showed the proposed improvements to the parking area in north west corner of the site. Currently the area can fit 8 parking spaces that only allow cars to back out onto Walter Street, which is not very safe. The new parking lot will have 13 spaces and will allow cars to safely maneuver in and out of the lot. In order to create the parking lot, two variances for parking in the front yard, on Walter Street and South Broadway, will be required.

Mr. Riina showed the proposed walkway and ADA ramp leading to the church which are both located in the wetland buffer and will require a variance of 45 feet in order to construct. The last 67-foot variance is for the 100-foot special setback requirement along South Broadway for all work proposed within this area including the existing sidewalk in front of the church. Mr. Riina briefly went through the number of benefits this project will provide to the church and the community. The new parking lot will make it safer for cars to turn around and exit out of the lot rather than backing out onto Walter Street. The parking lot will have a nice landscaped buffer and a full stormwater retention system will be installed which will improve the drainage condition in the area. The additional spaces will alleviate some of the parking in the neighborhood during the two Sunday morning services, and ADA accessibility will be provided to the church.

Ms. Lawrence confirmed with the Pastor that the lot is the only onsite parking that the church will have. Mr. Riina advised that some of the congregation come in vans and others park in the surrounding neighborhood. Ms. Kudla asked how many people attend Sunday services. Pastor Song said 170 people attend the second service.

Counsel Addona reminded the Board that an informal discussion took place back in March of this year during the SEQRA review process. At that time, this Board had no comments on the project. Since that time, the Planning Board, as Lead Agency, has been reviewing the project and has determined that there would be no significant adverse impacts and issued a Negative Declaration at their September 26, 2023 meeting. Counsel Addona advised that the Board is in a position to consider the variances this evening.

Ms. Lawrence asked if anyone in the public wished to comment on this application. No one appeared.

Mr. Pennella advised the Board that the final plan before them has gone through a number of iterations and changes during the site plan review, which originally included parking in the rear of the church and at one point, there was designated parking proposed parking on Lakeview Avenue, which are no longer proposed. The project has been reduced to the parking lot improvements in the front, with a walkway and ADA ramp. The parking lot improvements will improve the current drainage condition in the area. In addition, the impact to the wetland has been significantly reduced since the proposed ramp on the south side will be installed on piers, which will still allow water to percolate with minimal impact on the wetland. Mr. Pennella noted that a large part of the building is constructed in the wetland buffer so it is pre-existing non-conforming condition.

There were no further comments from the Board or staff.

Ms. Rachlin moved, seconded by Ms. Kudla, to close the public hearing

The secretary recorded the vote:

Chairwoman Lawrence: Yes

Member Rachlin: Yes

Member Kaplan: Yes

Member Kudla: Yes

All in favor. Motion carried. 4-0

Ms. Lawrence read through and responded to the criteria for an area variance:

1. That no undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variances. *Ms. Lawrence stated that the proposed project will not bring an undesirable change to nearby properties in the neighborhood. The parking lot and drainage condition will be improved and ADA access will be provided to the church.*
2. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variances. *Ms. Lawrence stated that the benefit sought by the applicant cannot be achieved by some other method other than the area variance taking into consideration the configuration of the parking area to accommodate the spaces and that the majority of the property is located within the wetland buffer and is pre-existing non-conforming.*
3. That the requested area variances are not substantial. *Ms. Lawrence stated that the requested variances are not substantial considering the benefits of the project.*
4. That the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. *Ms. Lawrence stated that the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood but will improve the conditions.*
5. That the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variances. *Ms. Lawrence stated that this property is pre-existing non-conforming. The parking condition is self-created but that does not preclude the Board from granting this variance since it will improve the condition.*

Ms. Rachlin moved, seconded by Ms. Kaplan, to approve the area variances for the improvements and authorize Counsel Addona to prepare a Resolution memorializing the discussion during the public hearing to include the general conditions of approval.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes

All in favor. Motion carried. 4-0

NEW PUBLIC HEARING – Steven Secon Architect PC – 4 Archer Place

The following public hearing notice was available to the public at the meeting:

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Tarrytown will hold a public hearing at **7:30 p.m. on Monday, November 13, 2023** in the Municipal Building, One Depot Plaza, Tarrytown, New York to hear and consider an application by:

Steven Secon Architect, PC
145 Palisade Street - Ste 403
Dobbs Ferry, NY 10522

For variances from Chapter 305 of the Village of Tarrytown (“Zoning Code”) for the expansion of habitable space under rear porch with interior alterations.

The property is located at 4 Archer Place and is shown on the Tax Maps of the Village of

Tarrytown as Sheet 1.80, Block 46, Lot 6 and is located in the RR zone.

The following variances are sought as follows:

Code Section: <u>§305-39 – Restricted Retail RR Zone:</u>	Required	Existing (*non- conforming)	Proposed	Variance Required
§305 Attachment 5:1: Column 12 - Side Yard Setback	16 ft.	3.6 ft. (*)	11.2 ft.	4.8 ft.
§305 Attachment 5:1: Column 13 - Two Side Yard Setback	34 ft.	13.5 ft. (*)	20.1 ft.	13.9 ft.

(*) Existing Non-conforming

Documents are available for inspection in the Planning and Zoning Office at Tarrytown Village Hall. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

Additional approval will be required by the Architectural Review Board.

By Order of the Zoning Board of Appeals.

Lizabeth Meszaros
Secretary to the Zoning Board

Dated: November 3, 2023

The mailing receipts were received and the signs were posted. Board Members visited the property.

Steven Secon, RA, appeared and presented the site plan. They are proposing to enclose the existing opened porch in the rear of the home to create habitable space for use as an office, adding an additional 42 s.f. to the existing 1,700 s.f. structure. Mr. Secon showed the open porch in the rear on the plan and noted that no excavation

under the porch will be required. They are not adding onto the envelope but due to the pre-existing non-conforming condition, variances for side yard setbacks will be needed to move forward with the project.

Ms. Lawrence asked if there was any opposition from the neighbors. Mr. Secon advised that the public hearing notices were mailed and they have not heard back from any neighbors.

Mr. Pennella advised that enclosing the existing porch will create habitable space to a pre-existing non-conforming property which triggers the need for side yard variances.

Ms. Lawrence asked if anyone in the public wished to comment on this application. No one appeared.

Ms. Rachlin moved, seconded by Ms. Kaplan, to close the public hearing.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes

All in favor. Motion carried. 4-0

Ms. Lawrence read through and responded to the criteria for an area variance:

1. That no undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variance. *Ms. Lawrence stated that the proposed project will not bring an undesirable change to nearby properties in the neighborhood. The porch in the rear is being enclosed to create more habitable space and cannot be seen from the street.*
2. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than the area variances. *Ms. Lawrence stated that the benefit sought by the applicant cannot be achieved by some other method other than the area variance taking into consideration the configuration of the house on the property and the pre-existing, non-conforming condition.*
3. That the requested area variances are not substantial. *Ms. Lawrence stated that the requested variances are not substantial considering the benefit of the project.*
4. That the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. *Ms. Lawrence stated that the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.*

5. That the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variances. *Ms. Lawrence stated that enclosing the porch is self-created but it does not preclude the Board from granting this variance since it will improve the living condition on a pre-existing non-conforming property.*

Ms. Kaplan moved, seconded by Ms. Rachlin, to approve the area variances for side yard setbacks and authorize Counsel Addona to prepare a Resolution memorializing the discussion during the public hearing to include the general conditions of approval.

The secretary recorded the vote:

Chairwoman Lawrence: Yes
 Member Rachlin: Yes
 Member Kaplan: Yes
 Member Kudla: Yes
 All in favor. Motion carried. 4-0

NEW PUBLIC HEARING – William B. Martin – 15 Crest Drive

The following public hearing notice was available to the public at the meeting:

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Tarrytown will hold a public hearing at **7:30 p.m. on Monday, November 13, 2023** in the Municipal Building, One Depot Plaza, Tarrytown, New York to hear and consider an application by:

William B. Martin
 15 Crest Drive
 Tarrytown, NY 10591

For variances from Chapter 305 of the Village of Tarrytown (“Zoning Code”) for a second story addition above the garage and conversion of garage into habitable space. The property is located at 15 Crest Drive and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.110, Block 77, Lot 23 and is located in the R-10 zone.

The following variances are sought as follows:

Code Section: §305-20 Residential R-10 Zone Attachment 5:1	Required	Proposed	Existing	Variance Required
§305-5 Light Exposure Plane Note: 1 (Analysis not provided)	12 Ft.	9.5 Ft.	-	2.5 Ft.
Column 12: Min. for Each Side Yard (ft)	12 Ft.	10.47 Ft. (East)	10.47 Ft.*	1.53 Ft.

Column 11: §305-63 C. (3)(a) Parking in a front yard.	25 Ft.	1.0 Ft.	1.0 Ft.	1.0 Ft.*
Column 12: §305-63 C. (3)(a) Parking in a side yard.	12 Ft.	7.5 Ft.	11.0 Ft.	4.5 Ft.

(*) indicates existing non-conforming ground level garage.

Documents are available for inspection in the Planning and Zoning Office at Tarrytown Village Hall. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing impaired; request must be made to the Village Clerk at least one week in advance of the meeting. Additional approval will be required by the Architectural Review Board.

By Order of the Zoning Board of Appeals.

Lizabeth Meszaros
Secretary to the Zoning Board

Dated: November 3, 2023

The mailing receipts were received and the signs were posted. Board Members visited the property.

Sam Vieira, RA, the project architect, appeared, representing the applicant, also present. Mr. Vieira presented the site plan and showed the existing two-story residence with 3 bedrooms upstairs and a single story attached garage on the east side of the structure. They are proposing to add a 2nd story addition above the existing garage while maintaining the same roof line as the main house. A two-foot overhang has been created to add more square footage for the master bedroom proposed above the garage which does impact the variance request. He also noted the detached shed in the rear which is zoning compliant.

The proposed layout of the home will expand the kitchen and create a mud room by the driveway on the first floor. The area above the garage will be the primary bedroom with a bath. He showed the elevation plan which maintains same height and pitch and introduced the slight overhang that runs from the new entrance with a gable.

The applicant is seeking a variance of 1.53 ft which is needed on the east side yard for the existing, non-conforming garage. He showed the light plane exposure plan which encroaches 2.5 feet and will require a minor variance. Due to the conversion of the garage, they will require variances for parking in the front and side yards in order to provide the required two parking spaces on the property. They are seeking a 1-foot variance to allow parking in the front yard and a 4.5- foot variance to allow parking in the side yard.

Mr. Vieira showed the driveway on the plan which they have extended 4 feet toward the neighboring property. This will allow them to maneuver the cars more safely while maintaining the existing curb cut.

Ms. Lawrence had no objection to the conversion of the garage and the addition since many homes in the Crest area have converted their garages into living space. She asked about the driveway and how that would impact the grassy area in the front. She is concerned that there will be too much asphalt with little grass on the property. Mr. Vieira respectfully commented that there have been a number of applications before this Board which have asked to have driveways expanded. This proposed plan will allow the cars to be parked side by side and to easily maneuver in and out of the driveway.

Mr. Vieira confirmed with Ms. Kudla that the proposed driveway would be 5 to 6 feet from the neighboring property line.

Mr. Pennella suggested that if Ms. Lawrence was concerned about additional asphalt, maybe the applicant could propose some sort of permeable solution which would help. Mr. Martin, the property owner, stated that he is open to using a permeable paver.

Mr. Viera asked the Board how much of the area they would like to be permeable. The Board agreed that anything proposed above what is existing should be done in permeable.

Ms. Lawrence asked if anyone in the public wished to comment on this application. No one appeared.

Ms. Kudla moved, seconded by Ms. Lawrence, to close the public hearing.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes

All in favor. Motion carried. 4-0

Ms. Lawrence read through and responded to the criteria for an area variance:

1. That no undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variances. *Ms. Lawrence stated that the proposed project will not bring an undesirable change to nearby properties in the neighborhood. There are other homes in the neighborhood who have converted garages into livable space with small additions added above.*

2. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than the area variances. *Ms. Lawrence stated that the benefit sought by the applicant cannot be achieved by some other method other than the area variances taking into consideration the configuration of the house and garage on the property.*
3. That the requested area variances are not substantial. *Ms. Lawrence stated that the requested variances are not substantial.*
4. That the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. *Ms. Lawrence stated that the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The applicant has agreed to use permeable pavers over what is existing for the added driveway space.*
5. That the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance. *Ms. Lawrence stated that the improvements are self-created but it does not preclude the Board from granting the variances.*

Ms. Kaplan moved, seconded by Ms. Rachlin, to approve the area variances for the project and authorize Counsel Addona to prepare a Resolution memorializing the discussion during the public hearing to include the general conditions of approval and a specific condition that the owner provide permeable pavers for the increase in the impervious area to the driveway.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes

All in favor. Motion carried. 4-0

NEW PUBLIC HEARING – Vincent and Janet Nadile – 1 Ichabod Lane

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Tarrytown will hold a public hearing at **7:30 p.m. on Monday, November 13, 2023** in the Municipal Building, One Depot Plaza, Tarrytown, New York to hear and consider an application by:

Vincent and Janet Nadile
1 Ichabod Lane
Tarrytown, NY 10591

For variances from Chapter 305 of the Village of Tarrytown (“Zoning Code”) for the construction of a 352 s.f. rear addition to an existing 3,774 s.f. single family residence.

The property is located at 1 Ichabod Lane and is shown on the Tax Maps of the Village of Tarrytown as Sheet 1.80, Block 51, Lot 13 and is located in the R 10 zone.

The following variances are sought as follows:

Code Section: §305 Attachment 5:1	<u>Permitted Required</u>	Existing	Proposed	Variance Required
Column 8 - Principal Building Coverage	22% 2,169.8	19.4% 1,916.5 SF	23.01% 2,268.5 SF	1.01% 99.7 SF
§305-25 Maximum Floor Area	0.3660 3,608.3 SF	0.3881 3,827.0 SF	0.4416 4,354.0 SF	0.0535 527 SF
§305-49 Maximum Impervious Coverage	37.25% 3,672.4 SF	34.6% 3,415.0 SF	38.7% 3,820.0 SF	1.5% 147.6 SF

Documents are available for inspection in the Planning and Zoning Office at Tarrytown Village Hall. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing impaired; request must be made to the Village Clerk at least one week in advance of the meeting. Additional approval will be required by the Architectural Review Board.

By Order of the Zoning Board of Appeals.

Lizabeth Meszaros
Secretary to the Zoning Board

Dated: November 3, 2023

The mailing receipts were received and the signs were posted. Board Members visited the property.

Sam Vieira, RA, the project architect, appeared, representing the applicant, also present. Mr. Vieira presented the site plan which will add a 352 square foot addition in the rear of the home to house a new kitchen. This expansion will give space for the family to gather and also allow for better circulation throughout the home.

The property is a corner lot and the house was built on an angle. It is pre-existing, non-conforming with regard to setbacks; however, they have maintained the necessary setbacks with this proposed plan. It will be visible to the school to the south and the neighbor to the west will only be able to see a portion of the addition since it is tucked in toward the center of the property and is only one story. Only a small portion can be seen from the road as you turn up to go toward the school.

The variance request for building coverage is for the footprint of the building itself which is for 99.7 s.f. They are also requesting a FAR variance for 527 s.f. and a variance for impervious coverage. Mr. Vieira noted that the lot is undersized which works against the numbers for the calculations of impervious coverage which will require a variance of 146.7 s.f.

Ms. Lawrence asked if there was any other way to decrease the variances. Mr. Vieira said there is no other way except to expand out in the rear and increase the footprint in order to get a reasonably sized kitchen. They have tried to create the proper scale and have sited the proposed addition in the least obtrusive location on the property.

With regard to building coverage, Ms. Lawrence raised her concern that the backyard is very small and the Board tries to preserve as much grassy area as possible. The code exists for a reason. Mr. Viera said they are only asking for 1% over what is existing for the coverage.

Counsel asked Mr. Vieira how he arrived with the 5% increase over what is permitted for the FAR. A brief discussion took place and Mr. Vieira confirmed that they are requesting a variance of 527 s. f. which is 5% over what is existing on the property, not what is permitted. Counsel Addona clarified for the Board that the variance request sought, in terms of square footage, is 13.7% above what is permitted, not 5%.

Mr. Vieira advised that he was on the committee when the FAR code was adopted by the village. At that time, he believed that the intent of the code was to prevent developers from buying smaller homes in areas throughout the village and adding very large additions which could negatively impact the character of the existing neighborhood. He noted that visually, nothing will change in this neighborhood, since the addition is in the rear with limited visibility.

Ms. Lawrence commented that the addition is not that large but the house is already large and takes up a lot of the backyard (green space). There is also a patio that is existing so the back yard will be smaller.

Mr. Vieira acknowledged this but noted that the rear yard is really not useable and there is a tremendous amount of open space in the front.

Ms. Lawrence asked if anyone in the public wished to comment on this application. No one appeared.

Ms. Kudla moved, seconded by Ms. Kaplan, to close the public hearing.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes

All in favor. Motion carried. 4-0

Ms. Lawrence read through and responded to the criteria for an area variance:

1. That no undesirable change will be produced in the character of the neighborhood nor will a detriment to nearby properties be created by the granting of the area variances. *Ms. Lawrence stated that the proposed project will not bring an undesirable change to nearby properties in the neighborhood. They are proposing a small rear addition and only a small portion will be visible to the neighboring properties and from the street.*
2. That the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than the area variances. *Ms. Lawrence stated that the benefit sought by the applicant cannot be achieved by some other method other than the area variances taking into consideration the unique configuration of the corner lot and how the house is sited.*
3. That the requested area variances are not substantial. *Ms. Lawrence stated that the requested variances are not substantial considering the lot configuration.*
4. That the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. *Ms. Lawrence stated that the proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The addition will be constructed in the rear with minimal impact to the neighboring properties.*
5. That the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance. *Ms. Lawrence stated that the improvement is self-created but it does not preclude the Board from granting the variances.*

Ms. Kaplan moved, seconded by Ms. Rachlin, to approve the area variances for the project and authorize Counsel Addona to prepare a Resolution memorializing the discussion during the public hearing to include the general conditions of approval.

The secretary recorded the vote:

Chairwoman Lawrence:	Yes
Member Rachlin:	Yes
Member Kaplan:	Yes
Member Kudla:	Yes

All in favor. Motion carried. 4-0

ADJOURNMENT:

Ms. Rachlin moved, seconded by Ms. Kudla, to adjourn the meeting at 8:25 p.m.

All in favor. Motion carried. 4-0

Liz Meszaros- Secretary