

"Minutes are not official until approved by their respective board."

TOWN OF FALLSBURG ZONING BOARD MEETING

October 18th, 2018

Steven Burke, Chairman, Paul Lucyk, Steve Altman, Mike Bensimone, Board Members, George Sarvis, Code Enforcement, Paula E Kay, Deputy Town Attorney

- Steven Burke called the meeting to order.
- September minutes approved.

NEW BUSINESS:

1. MOUNTAIN STREAM VILLAS – SBL# 29-1-4.1- Requests a 6 month extension of a previously approved variance. Zone: REC. Acres: 83.79. Location: 114 Lake House Rd.

- Jay Zeiger represented.
- Steven Burke: This is just an extension on a granted variance.
- Jay Zeiger: Does anybody want to see a map?
- Steven Burke: We approved this when?
- Jay Zeiger: About a year ago. We've had one extension since then. We are now asking for the second extension.
- Steven Burke: Did you do anything?
- Jay Zeiger: Oh yes. We've been to the Planning Board several times. We've been to the DEC. We submitted an updated SWEPP to the DEC. The biggest reason for the delay is actually two fold. They needed to remap the wetlands. When the wetlands were mapped and this was approved 7 or 8 years ago the wetland requirements changed. The remapping of the wetlands had to be approved by the DEC before our engineer could do the grading plan, the detention ponds, the road profiles, and really all the heavy duty engineering. That was approved at the end of June. That part of it is ongoing. The other thing is there were several test wells approved as part of the project. It had to be resubmitted to the Department of Health. That was done and apparently their regulations are different than from when the original approval was made. We are exploring getting additional water to make up the difference. There are 2 avenues

they are going to go. The one they are exploring now is an extension of the village of Woodridge water. This is the project area. The Woodridge line is over here. It is 5,900 feet to connect to the Woodridge line.

- Steve Altman: It is over a mile.
- Jay Zeiger: No linear feet.
- Paul Lucyk: 5,200 is a mile.
- Jay Zeiger: From this map it doesn't look that far. Proposed water route is 5,900 linear feet. That's the option on the table now. If that can't be worked out with the village then they will dig the additional wells.
- Steve Altman: They go by 2 names?
- Jay Zeiger: The is the owner of the land. The development is Mountain Stream Villas.
- Paula E Kay: This happens a lot because project owners and project names are different. Sometimes applicants and town folks use them interchangeably but it is the same project.
- Larry Zierler: Is there a reason that scenario exists when we have a different owner?
- Paula E Kay: It's the same owner but the project gets a name. When it starts off a lot of times the project doesn't have a name. As it progresses the project gets a name.
- Larry Zierler: We never eliminate their first name? Isn't it complicated to have 2 names?
- Jay Zeiger: The owner names the project.
- Paula E Kay: Right.
- Jay Zeiger: The same owner can do 10 different projects and can't have them all under the same name.
- Steven Burke: It is essentially lot and block. You can call it whatever you want.
- Jay Zeiger: This is what the project looks like.
- Steven Burke: So this is for a 6 month extension.
- Jay Zeiger: Nothing has changed in this area since the variance was granted.
- Steven Burke: Anybody have any issues with giving this project 6 months?
- Jay Zeiger: I don't think we will be finished within the next 6 months so we are on the same page. My client wouldn't be happy to hear me say that.
- Steven Burke: I am glad you are turning a new leaf and saying what you are supposed to say.
- Jay Zeiger: There is a lot of detailed engineering that is being worked on.
- Larry Zierler: Do we have an opinion on whether or not a well or connecting to city water?
- Steven Burke: That's not our issue. Just the extension.
- Larry Zierler: We can't act on that?
- Paula E Kay: No.

- Steve Burke: All in favor?
- All Board members in favor.
- Steven Burke: You have your extension.

2. FALLSBURG PEDIATRICS – SBL# 39A-1-80/81 – Requests area variances for side yard and rear yard setbacks for an addition. Zone: R. Location: 142 Laurel Park Rd., Fallsburg.

- Isaac Gottlieb represented.
- Paula E Kay: Did you submit your mailings?
- Isaac Gottlieb.: I am here to apply for a variance from the 30 foot setback rule in the development where I live so I can get a building permit to build within the 30 feet setback. The site plan I have given to you, the side with the writing is the engineering. I am here to ask for a variance that I cannot build within 30 feet of the rear of the property. I have given everyone a site plan. If you could open and hold it with the writing away from yourself so the engineering and the writing is upside down. That is where Laurel Park Road is. The structure drawn here is a combination of an existing structure and what we would like to do. I'll go through the numbers so that you can identify what everything is. The 1 is currently a structure there. That is where the house is. 2 is where we would like to build an addition and where there was an addition until we took it down because we did not know you would have a problem with us building it. 3 is where 4 is now. 4 is currently where 3 is except it is further against the back of the property. What you see as 3 is about 6 feet and 4 is 5 or less feet from the line. What we would like to do is move number 4 which is currently where 3 is which is currently being used an office over to the property line on the side and to build a new office where 3 is. Where number 2 we want to rebuild the addition we had there before. Number 5 is an open lot. You see a line running down in the middle of these 2 lots. That's because this is taken from a survey before these properties were merged. These 2 properties are now 1 tax number and 1 owner. Where number 5 is located is completely open except for a large garden.
- Steve Burke: I have to tell you that this is very confusing. This is so unclear that it is not funny. You have no setback numbers on this paper.
- Paula E Kay: That's what the Board needs. They need to know what variance you are requesting. How many yards are you looking for? For each variance you are requesting we need to know if it is from 40 to 25? Or 30 to 15?
- Isaac Gottlieb: It is easy.
- Steven Burke: Personally I am going to ask you to submit a whole new drawing with the measurements on it.
- Isaac Gottlieb: It is all right here. This is 5 feet. I want a variance to move from a

30 foot setback to a 5 foot setback.

- Steven Burke: But you gave me 4 scenarios before you got there. You said 4 is where 3 is. 2 is knocked down.
- Isaac Gottlieb: This might be a better drawing.
- Steven Burke: It's not really a better drawing. You said 2 is knocked down. He said he can't rebuild. He can rebuild it in the same foot print can't he?
- George Sarvis: It wasn't compliant to begin with. If he is going to replace it then it has to be compliant. We are talking about the accessory structure?
- Isaac Gottlieb: Yeah. I didn't take it down because it wasn't compliant. It had a CO. I took it down because we wanted to replace it. It was leaking building.
- George Sarvis: You're talking about the back of the house?
- Isaac Gottlieb: Yes. The back of the house.
- George Sarvis: This is very confusing for me too. When we visited the property we asked them to come here to get a couple...
- Paula E Kay: I don't think you have the information you need to have tonight.
- Steven Burke: I know we don't. You have to make sure this Board is clear. So far from the looks on people's faces nobody is clear here but you.
- Paul Lucyk: You took 2 lots and put them together?
- Isaac Gottlieb: Yes.
- Paul Lucyk: Do you have a survey?
- Isaac Gottlieb: No. This is taken from a survey from when they were separate.
- Paula E Kay: Do you know who did that work for you?
- Isaac Gottlieb: It wasn't done by me. It was done by a previous owner. It was done by Al Pasco.
- Paula E Kay: Al Pasco is an engineer. There must have been surveyor associated with him. I think what the Board is going to need from you is a survey showing the actual distance.
- Isaac Gottlieb: It won't be any different from than this and this shows the distance. We've been waiting so long to do this. It says 5 feet minimum.
- Paula E Kay: Who prepared this for you?
- Isaac Gottlieb: Jean Grizanski. He is also an engineer. We are asking for the setbacks to be changed from the current law of 30 feet to the 5 feet where you see that buffer. Please tell me what is not clear.
- Steven Burke: Nothing.
- Isaac Gottlieb: I don't know what I would make different next time.
- Larry Zierler: Where would the 5 foot buffer be?
- Steven Burke: George he said there was a CO for 2.
- George Sarvis: This was a Gregg project. I went there to assist him with the possibility of him having to come here. We gave him the advice to come here for what he was proposing. What he was proposing on the day we were there, I wasn't positive of what he was looking for. This project has been going on for 4

or 5 years. 7 or 8 years. It changes on a regular basis.

- Paula E Kay: We need something with a stamp and actual measurements.
- Steven Burke: We need something as the attorney just said.
- Steve Altman: This is a map we got as a tax map with the measurements on it.
- Paula E Kay: That's just a sketch. We need something by a professional.
- Isaac Gottlieb: Can we just try to accomplish this?
- Steven Burke: We can go forward with if you want to go forward with it. If nobody can understand it I don't think you are going to get what you need.
- Isaac Gottlieb: Can you ask me whatever you need?
- Steven Burke: I want to see measurements on this. I want to see a stamp.
- Isaac Gottlieb: The only germane measurement is this 5 foot buffer. These lots are each 26 feet wide.
- Steven Burke: What you just said is 4 is where 3 is.
- Isaac Gottlieb: 4 is currently where 3 is.
- Steven Burke: So is 4 on this picture where it is right here?
- Isaac Gottlieb: No.
- Steven Burke: So there you go. You're handing me something that is wrong already. You've got buildings numbered on here and they don't exist.
- Isaac Gottlieb: Let me try it over and see if I can succeed.
- Paul Lucyk: Number one you have an existing structure that you want to add to it. You're going to need an engineering plan to add to the existing building.
- Isaac Gottlieb: We submitted it the building department.
- Paula E Kay: They have that but it isn't sufficient. Maybe have your engineer call the Building Department and discuss with either George or Mollie so they know exactly what needs to be on the plan.
- Isaac Gottlieb: My engineer emailed and spoke at least 22 times between May and now. We were supposed to break ground in June. We were told there is nothing wrong with it just merge the lots. Now I am told to label the plan better.
- Paula E Kay: You are hearing from the Board that they are not comfortable.
- Isaac Gottlieb: Could you explain to me?
- Steven Burke: I just did. You have on this picture a building on this plan that doesn't exist.
- Paula E Kay: Maybe sir, it may be better next time you come back to bring your engineer with you. That will be very helpful.
- Steven Burke: We are here to help you. You have to give us the right information.
- Isaac Gottlieb: Let me start over and see. Let's see what I can do. Let me try. I am going to start from the end. There is currently an empty lot where 5 is. It is a very nice lot because there is a garden there. There are children involved with the garden all the time. It is also very nice because where the current structure is has a beautiful side exposed there. We are legally allowed to build 5 where the garden is.

- Steven Burke: So you can build on 5 without any variance at all?
- Isaac Gottlieb: Right. Up to the line with a 30 foot setback. However we feel that it is within the Town's interest to support our application for a variance and to leave more open areas, particularly gardens, and not put buildings there. Instead we would like to put the buildings we wish to put up in the rear. Therefore leave that property vacant. There are currently buildings where you see where we want to put buildings up. We have 0 problems or challenges from the neighbors. In light of that we would like a variance to put up these structures within the 30 foot setback with a 5 foot setback as illustrated in this drawing and not put it where the open space is.
- Paula E Kay: It is 5 feet and what does the code allow?
- Isaac Gottlieb: 30.
- Paula E Kay: So it is a variance from 30 to 5.
- Neil Sapolsky: That is substantial.
- Paula E Kay: Okay. Do you have photographs of the existing buildings? That would help the Board I believe. I am sure they have been out there.
- Paul Lucyk: The size of each lot?
- Isaac Gottlieb: 26 feet wide and they are about 130 feet long. Maybe 120.
- Larry Zierler: What's at the rear border? What's beyond 5?
- Isaac Gottlieb: Someone else's back yard.
- Larry Zierler: So instead of having 30 feet they will have 5 feet?
- Isaac Gottlieb: There is currently a building there that has a CO that was approved years ago. There was a building where 3 is currently.
- Paul Lucyk: Where are you going to be 5 feet off of the lot on the opposite side? Behind here? Where is the structure on the lot behind?
- Isaac Gottlieb: Their deck comes about 25 feet from the back of the property and then there is a deck and then the house.
- Paul Lucyk: I'd like to get a picture of the whole surrounding so I have more of an idea of what is what.
- Isaac Gottlieb: The other side of the heavy line depicting the boundary are the empty back yards of the neighbors on the back side of us.
- Larry Zierler: So there is already an existing building where 3 is?
- Isaac Gottlieb: Yes.
- Larry Zierler: Why do we need a variance for a building that exists already?
- Isaac Gottlieb: Because we want to rebuild it and move it to where 4 is.
- Larry Zierler: So 4 is new material and 3 would be grandfathered in? We are tearing down 3 and rebuilding it in the same place? You'd have no problem then right?
- Isaac Gottlieb: I don't know. I wouldn't tear it down I'd just leave it. It is probably about 3 feet setback from the line.
- Steven Burke: Is there anything else you would like to tell the Board?

- Isaac Gottlieb: Just if there is something unclear or if the attorney has something unclear? I don't really think that anything else I would have to present. If you have questions just ask.
- Steven Burke: Mailings good George?
- George Sarvis: I'll say yeah.
- Steven Burke: Violations?
- George Sarvis: No.
- Steven Burke: Does the Board have any questions for the applicant? That we haven't already questioned?
- Larry Zierler: I just want to make sure the person living behind it never objected.
- Paula E Kay: They were noticed.
- Larry Zierler: The reality is there was already a building there. The configuration is pretty much the same except for 4.
- Paula E Kay: We don't necessarily know that.
- Steven Burke: Because the drawing is not complete.
- Neil Sapolsky: When we normally see a survey it is detailed. There is nothing here.
- Mike Bensimone: The structure that is there already you call a shed. It's a 2 floor structure with an office on the second floor?
- Isaac Gottlieb: We just call it that because we call it that.
- Mike Bensimone: So legally it is not a shed? It is?
- Isaac Gottlieb: An office with a bathroom.
- Mike Bensimone: With its own C of O and all that?
- Isaac Gottlieb: C of O and bathroom.
- Mike Bensimone: So you are looking to take it and move it to another part of the property and then build a new 2 story structure there as well?
- Isaac Gottlieb: Right.
- Larry Zierler: Intact?
- Isaac Gottlieb: Yeah we called Tony and he said he could do it.
- Mike Bensimone: It is pretty tight.
- Steven Burke: Any questions?
- Paul Lucyk: Usually we have an engineer's plan with a design showing offsets off the property line. This is like open ended.
- Isaac Gottlieb: In this the zone, the side to side is allowed to build up. The only relevant setback is the rear.
- Paula E Kay: We need something to show the Board that.
- Paul Lucyk: Is this REC 1 or REC 2?
- George Sarvis: R1.
- Larry Zierler: Oral statements are not ample.
- Isaac Gottlieb: Didn't you tell me at the lot that I could build up to the line?
- George Sarvis: You're asking me to remember 5 minutes of my day a month and

- a half ago? I am sorry I am going to be of no use to the Board on this application.
- Paula E Kay: You need that in your applications and presentations. They can't rely on that.
 - Isaac Gottlieb: All of the Pines homes are built line to line.
 - Steven Burke: Steve?
 - Steve Altman: I am kind of recusing myself on this one.
 - Paul Lucyk: Is this an office for a business?
 - Isaac Gottlieb: Yes everything here is in addition to an existing Fallsburg Pediatrics business that attended most of the population of Fallsburg. 2 is going to become a break room and bathrooms for the staff. 3 will be storage and an office. 4 I am only moving there because it is a shame to destroy it.
 - Paul Lucyk: You are making a doctor's office.
 - Isaac Gottlieb: The doctor's office is functioning. It is a very active doctor's office.
 - George Sarvis: They got a use variance years ago.
 - Paul Lucyk: Parking and everything for a doctor's office? Just like there would be down the street here?
 - Larry Zierler: We're not judging on that here. The doctor's office is an up and going practice.
 - Isaac Gottlieb: As George said some years ago we came here for a variance. They went through the parking. We haven't had a problem.
 - Paula E Kay: We would also have to find out because of that use variance what area variances were granted with it because it is not an allowable use in that zone.
 - Mike Bensimone: So that side yard setbacks may not apply if it is a business?
 - Paula E Kay: It may have said use the side yard setbacks from an REC district or this district.
 - Paul Lucyk: 5 years ago, do you remember anything coming in?
 - Steven Burke: Absolutely not.
 - Paula E Kay: We are going to need to see what that prior variance was also.
 - Larry Zierler: Is there a way we can expedite that at the next meeting?
 - Steven Burke: 30 days. I am going to give you the option. Obviously the Board is very uncomfortable with many issues tonight. I am just trying to make you understand that. If you want to come back in 30 days we will give you 30 days to come back with the proper information. If you don't, we will go through with it tonight and vote on it if that is what you like. I would suggest you come back in 30 days but you don't have to take my suggestion.
 - Isaac Gottlieb: I don't your question understanding. I live this and breath it. I am coming with the objective of wanting it. Fine, I accept your well-meaning advice and I just ask if you could give me a list of what you want for the next meeting.
 - Paula E Kay: We'll get you a copy of the minutes so that will be helpful. You should come back with the use variance that was issued to you. A better map

that shows all of the dimensions and spells out exactly what you want to do. Just make sure the uses that you want are allowed under our new code. So we don't have another use variance issue.

- Paul Lucyk: Photos of the existing structure.
- Isaac Gottlieb: The list we just said here will be in the minutes? I certainly won't remember.
- Paula E Kay: It should.
- Isaac Gottlieb: Maybe afterwards I'll write down all you tell me again. Is that alright?
- Paula E Kay: Certainly.
- Steven Burke: 30 days?
- Isaac Gottlieb: Yep.
- Steve Altman: Rabbi I am going to recuse myself because of legal reasons but I have only 1 question. Does anybody live in this structure at all?
- Isaac Gottlieb: No.
- Paul Lucyk: Because it is commercial not a residential.
- George Sarvis: It is going to be residential. Part of it. If I understand the numerous building permits and alterations that have happened over the years.
- Isaac Gottlieb: We hope to eventually have a usable apartment upstairs.
- George Sarvis: It's been a project that's been going on for, by his own words, 7 or 8 years. There have been numerous permits that have been renewed and then combined into new permits. It's been a never ending project from down below. It is ongoing. It is going to be a beautiful place when it is done. It is ongoing and never end.
- Isaac Gottlieb: I entirely respect your refusal. Thank you.
- Steven Burke: We will leave the public portion open.
- Isaac Gottlieb: Do I have do any more mailing to come back?
- Paula E Kay: Nope. If you can bring your engineer and surveyor.
- Paul Lucyk: Have an engineering plan of what you want to put up.
- Steven Burke: Very specific details.
- Paul Lucyk: If you have an existing structure and then you are adding a structure to it you need an engineering plan of what you are building. How the attachment is going on. The footings and the walls.
- Isaac Gottlieb: We have that. We submitted it when we went for the building permit.
- Paul Lucyk: The engineer's plan? It would clarify everything. Then you need to show us the lot as it fits. A lot of time we have seen we approved something then we find out there is a problem with the lot line. We need to clarify you are building something on your property.
- Isaac Gottlieb: I will get the list from the attorney and I will check off everything and I will be here in a month.

3. HYCHEL HATORAH – SBL# 12-1-69 – Requests multiple area variances for the expansion and replacement of buildings. Zone: REC. Acres: 50.98. Location: Divine Corners Rd., Loch Sheldrake.

- Applicant removed the list. Engineer did not do the mailings.

4. CHARLES HERZKA – SBL# 12-1-41.4/0501 – Requests an area variance to reduce the separation distance from the required 25 feet to 19' for an addition to unit A-5. Zone: PUD. Acres: Location: Karmel Jacobs Road, Loch Sheldrake.

- Edward Magie and Lori Magie represented.
- Lori Magie: We request a side variance reduction from 25 feet to 19 feet. There is an architect. No plans have been drawn yet because we need the variance and we don't want to go into the expense of it yet. We have been with the Building Department on it. We do know that we need to build per a 2 hour minimum fire rating. We are not changing the foot print of the building. There is already a 16 by 30 foot deck on the back of it. We will be moving the building partially underground and putting the deck back on top. It is staying within the footprint of what the house is now.
- Larry Zierler: Is a deck part of the footprint?
- Steven Burke: I believe so.
- Larry Zierler: It is a protrusion from a house? Does it count as living space? I am curious. Is a deck considered foot print? Or is that a recreational appendage?
- Paula E Kay: It depends on the height of the deck.
- Lori Magie: This is actually removing. We have done many of these. We removed the deck, we have built, then replaced the deck right over top.
- George Sarvis: This is done all the time over at Luxor. They build an extra room or 2 underneath the deck and then sometimes there is a need for a new deck to over top the small addition there.
- Larry Zierler: You're building a new room?
- Lori Magie: Yes we're building a 2 bedroom 2 bath addition underneath and then we put the deck back on top. There is no problem with increasing that. The problem is with the new fire code.
- Steven Burke: You don't meet the 25.
- Lori Magie: Yes we won't meet the 25, it is 19.
- Steven Burke: Did you go to the fire department?
- Lori Magie: Yes the fire department has been there. There is a letter that accompanies this. He said there were no issues.

- Edward Magie: We've done the mailings. We've done everything.
- Paul Lucyk: City water?
- Lori Magie: Yes. There is no issue. At minimum it was 650 gallons per minutes. Wasson Engineering did another one and that was 1,040 gallons per minute. The flow tests.
- Paul Lucyk: So there are hydrants in there.
- Lori Magie: Yeah the water is good.
- George Sarvis: In a nutshell, this development gets these all the time. In this particular one where 2 houses are together, they meet the current setbacks as far as fire separation. Because of where this extension is being proposed, because one is slightly angled, they come under the 25 feet. If they were straight there would be no issue.
- Mike Bensimone: It's a weird footprint. It almost seems like the house shouldn't have been there and they tried to get the most space they can.
- Edward Magie: It was built on the turn.
- Lori Magie: It's outside of a cul-de-sac and it is right on a turn.
- Paul Lucyk: If you do a 2 hour rating on A5 what happens if A4 catches fire?
- Lori Magie: That was answered. If you have A5 catch on fire your 2 hour rating is in between them already. The setback for the rest of the house is good, it is the setback that won't be good. The 2 hour rating will be in effect for the building next to you. The side to side will be there.
- Paul Lucyk: So it is probably 12 feet between A4 and A5?
- Lori Magie: 19 feet.
- Paul Lucyk: 19 feet from here to here?
- Lori Magie: This is further than 19 feet. It is a little skewed in the drawing. Gregg was there and he had measured it. He had told us that we need to do this.
- Paul Lucyk: You know it will be a domino effect. Once you do it here.
- Steven Burke: You said how many have been there?
- George Sarvis: They are coming in for variances too. The majority of them already are separated and they wouldn't have a problem with just putting in a permit. The lot coverage is good over there as far as building out. There's no restrictions.
- Steven Burke: Just that one because of the way it is.
- Larry Zierler: So it's just a quirk.
- Lori Magie: Just the way it was built to begin with. This is going to be on the backside of the house facing their inner circle.
- Steve Altman: So it is 19 feet now and it is going to stay 19 feet.
- Lori Magie: Yep.
- Steven Burke: Except it is going to have living space at 19 feet.
- Lori Magie: A lot of them like to keep their upper decks because they use them for living space in the summer time. This gives the extra bedrooms without

encroaching on the neighbors.

- Paul Lucyk: Are these 2 floor or single floor?
- Lori Magie: They are 1 story but they have a raised ranch type thing.
- Paul Lucyk: Basement?
- Lori Magie: So there is a basement.
- Steven Burke: Violations?
- George Sarvis: No violations. This is a good project?
- Paul Lucyk: Bedroom?
- Lori Magie: A family room.
- Steven Burke: Anybody else have any questions? No. Anybody here from the public? No. Public portion closed. Board comments?
- Paul Lucyk: I would like to say as long as they get the fire flows and there is a distance I don't have nothing against it. The only thing I was wondering was about and she answered is with the 19 feet, if they would do anything on the other side for a 2 hour rating.
- Mike Bensimone: It is pretty obvious that the developers tried to maximize the every bit of space they could get. There is really no room for expansion with this property at all. The fact that they already had the deck there and they are already at 19 feet, I think it is a pretty innovative way to increase the living space without increasing the foot print.
- Neil Sapolsky: I have seen the okay from the fire department. There was a structure there already. I am okay.
- Steve Altman: I am okay.
- Steven Burke: So let's go down some of the criteria. Whether the benefit can be achieved by other means feasible to the applicant?
- 4 Board members say no, 1 says yes.
- Steven Burke: Undesirable change in neighborhood character or nearby properties?
- All Board members say no.
- Steven Burke: Whether the request is substantial?
- Steve Altman: What does that mean?
- Steven Burke: Do you feel that it is overboard?
- 4 Board members say no, 1 says yes.
- Steven Burke: Whether the request will have adverse physical or environmental affects?
- All Board members say no.
- Steven Burke: Whether the alleged difficulty is self-created?
- All Board members say yes.
- Steven Burke: Lead agency?
 - MOTION:
 - Mike Bensimone motions for lead agency. Neil Sapolsky seconds. All in

- favor.
- MOTION:
- Mike Bensimone motions for negative dec. Paul Lucyk seconds. All in favor.
- Steven Burke: Do I have a motion?
 - MOTION:
 - Neil Sapolsky motions to approve. Mike Bensimone seconds. All in favor.
- Steven Burke: Side yard from 25 to 19 for an addition to unit A5. Correct?
- Lori Magie: Yes.
- Steven Burke: Congratulations.

Neil Sapolsky motions to adjourn. Mike Bensimone seconds. All in favor.