

## ZONING BOARD OF APPEALS

There was a regular meeting of the Zoning Board of Appeals on Thursday Evening, August 11, 2016, at 8:00 p.m., in the Court Room of the Municipal Building.

Members Present

*Mark I. Fisher, Chairman*  
*Paul Katz*  
*Ernest Fiore*  
*Michael Strone*  
*Steven Lowenthal*  
*Paul Valentine*

Members Absent

*Tom Foristel*

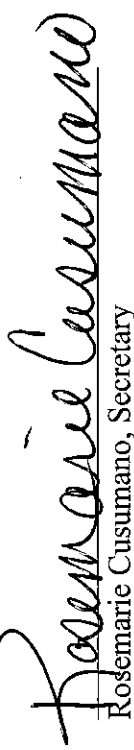
The Chairman called the meeting to order at 8:00 p.m.

<u>Cal. #</u>	<u>Applicant</u>	<u>Block</u>	<u>Lot</u>	<u>Decision</u>
Z16-001	3040 Westchester Avenue	602	2.05	Heard – Closed – Findings Being Prepared
Z16-005	Vito Forgione	904	7	Re- Opened – Adjourned to September Meeting
Z16-009	Alfred & Mary Riguzzi	912	4	Variance Granted
Z16-011	Oran & Lindsay Walsh	546	51	Variance Granted
Z16-013	Jeremiah Harrington	214	117	Variance Granted
Z16-014	Greg Jakubowsky	543	7	Variance Granted

The next meeting was scheduled to September 8, 2016.

There being no further business to come before the Board, on a Motion duly made and seconded, the meeting was declared adjourned.

  
Town Clerk's Office

  
Rosemarie Cusumano, Secretary

THE FORMAL RECORD OF THE ABOVE PROCEEDINGS ARE THE TAPES THEREOF.

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HARRISON, N.Y.

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**BOARD OF ZONING APPEALS  
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar No. Z16-009

Date: August 11, 2016

Property Owner: Alfred & Mary Riguzzi

Property Address: 229 Lincoln Avenue

Block 912    Lot 4

WHEREAS, the property owners filed an application for site plan approval for a proposed two lot subdivision, where the existing house that is to remain following the subdivision requires a side yard variance, and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, Mark Mustacato, on behalf of the property owners, filed an application on April 18, 2016 for an area variance from the Zoning Ordinance to permit for a side yard variance for an existing house that is to remain following the proposed subdivision. This property is located in a B Zoning District and pursuant to 235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison the minimum required side yard setback for one side is 7 feet. The proposed 2 lot subdivision of the property is shown to provide a side yard setback of 3.9 feet at the nearest point of the existing house that is to remain on the property. As a result, a variance of 3.1 feet is required and;

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, at the Municipal Building, 1 Heineman Place, Harrison, New York, at 8:00 p.m. on May 12, June 9 and July 14, 2016 after due notice and publication pursuant to Town Law 267-a(7), at which the following members were either present or indicated that they had listened to tapes of the meeting: Mark Fisher, Paul Katz, Ernest Fiore, Michael Strone, Steven Lowenthal, Paul Valentine and Tom Foristel; and

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variance; all those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

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- (A) the benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of neighborhood or community by such grant;
- (B) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
- (C) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (D) whether the requested variance is substantial;
- (E) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) whether the alleged difficulty was self-created.

WHEREUPON, the Board found after due deliberation based upon the testimony and documents submitted and its site visit pursuant to town law, Section 267-a and 267-b and Harrison Town Code Section 235-56, et seq., it has jurisdiction to consider the requested variances.

The Board found that:

1. The existing house, which was built in 1926, is located on a 10,000 square foot parcel of land. The property is located in a B Zone which requires a lot area of not less than 5,000 square feet.
2. Applicant is proposing to subdivide the property into two separate lots, each containing 5,000 square feet. The existing house would remain and be located on the portion of the property (Lot 1) that is situated at the intersection of Lincoln Avenue and Washington Avenue. The new house is proposed to be constructed on the proposed new subdivided lot (Lot 2) on Lincoln Avenue adjacent to Lot 1.
3. As originally proposed, the house to be constructed on Lot 2 would satisfy all of the dimensional requirements of the Ordinance, which include a minimum side yard of 7 feet and a total of 15 feet for both sides. In response to a concern expressed by the adjacent neighbor on the other side, the side yard on that side would be 8 feet and the proposed side yard adjacent to Lot 1 would be 7 feet.
4. The existing house on Lot 1 would satisfy all of the dimensional requirements of the Ordinance, other than the minimum 7 foot side yard setback for the side of Lot 1 adjacent to Lot 2.
5. Applicant purchased the property in 1964 and has continuously owned the property since that time. In 1964, the side yard dimensional requirements for the B Zone required a minimum of 15 feet for both sides with a minimum of 5 feet being required for one side. In response to a concern that houses were being built too close to each other, in April 2010 the minimum of 5 feet for one side was increased to 7 feet.

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6. If this variance were granted and the house was constructed on Lot 2 as proposed, there would only be a 10.9 foot separation between the houses located on Lot 1 and Lot 2. This separation is substantially below the separation that was intended to be achieved by virtue of the 2010 amendment to the Zoning Ordinance.

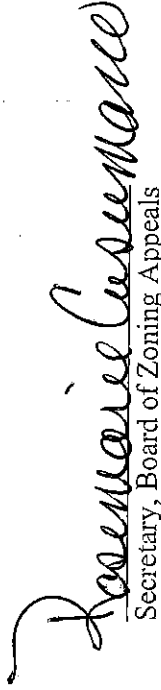
7. In order to address our concern about spacing between the two houses, applicant has agreed, in connection with the subdivision, to record in the conveyance documents for Lot 2 a deed restriction running with the land, in substantially the form attached as Exhibit A hereto. The foregoing deed restriction requires the maintenance of a minimum side yard of 10.1 feet on the side of Lot 2 adjacent to Lot 1 unless the house on Lot 1 is subsequently demolished and replaced with a new structure that complies with the dimensional requirements of the Zoning Code and provides for a 7 foot side yard setback on the side adjacent to Lot 2.


NOW THEREFORE BE IT RESOLVED that the application for a side yard setback variance as indicated in the plans submitted with this application be, and the same is hereby granted subject to the following condition:

This variance is conditioned on the recording of a deed restriction on Lot 2, substantially in the form attached hereto as Exhibit A, at the time of the conveyance of title to Lot 2.

Foregoing Resolution submitted by Paul Katz, seconded by Paul Valentine at the meeting on August 11, 2016.

ADOPTED: AYES: Mark Fisher, Ernest Fiore, Paul Katz, Michael Strone, Steven Lowenthal and Paul Valentine  
NAYS: None  
ABSTAINED: None  
ABSENT: Tom Foristel

  
Secretary, Board of Zoning Appeals

  
Chairman, Board of Zoning Appeals

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Exhibit A to Findings on Calendar Z16-009

**DECLARATION of COVENANTS and RESTRICTIONS**

THIS COVENANT is made the \_\_\_ day of \_\_\_\_\_ 201, by [Riguzzi record owner(s)] residing at [address], hereinafter referred to as "Grantor" and [Purchaser] residing at [address], hereinafter referred to as "Grantee."

WHEREAS, that parcel of real property located on [Street Address] in the Town of Harrison, County of Westchester, State of New York, which real property is being conveyed by Grantor to Grantee by deed dated contemporaneously herewith to be recorded with the Office of the Clerk of the County of Westchester, State of New York and being more particularly described in Appendix "A," attached to this declaration and made a part hereof, and hereinafter referred to as the "Property"; and

WHEREAS, the Property is subdivided from the adjacent property more particularly described in Appendix "B", hereinafter referred to as the "Master Property";

WHEREAS, such subdivision results in a property line running between the Property and the Master Property (hereinafter referred to as the "New Property Line") that is a distance of three and nine/tenths (3.9) feet from the existing residential structure on the Master Property; and

WHEREAS, the Table of Dimensional Regulations of the Zoning Code of the Town/Village of Harrison (hereinafter referred to as the "Zoning Code") in the residential zoning district in which the Property is located requires that there be a minimum setback of seven (7) feet from any side property line which results in a minimum separation of fourteen (14) feet between residential structures; and

WHEREAS, the approval of such subdivision by the appropriate Boards and agencies of the Town/Village of Harrison, County of Westchester, State of New York requires that the Property be subject to the certain restrictive covenants set forth below in order to ensure compliance with the said Zoning Code.

NOW, THEREFORE, Grantor and Grantee, for themselves and their successors and/or assigns, covenant that:

1. There shall be a minimum setback (hereinafter referred to as the "Right Side Setback") of ten and one/tenth (10.1) feet maintained from the New Property Line for any and all structures (as such term is defined in the Zoning Code) now or to be constructed on the Property.

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2. In the event that the existing structure on the Master Property shall be demolished and replaced with a structure that complies with the Zoning Code and is setback a minimum of seven (7) feet from the New Property Line, the Grantee and its successors and assigns may reduce the Right Side Setback to such minimum as shall then be prescribed by the Zoning Code but not less than seven (7) feet.

3. This Declaration is and shall be deemed a covenant that shall run with the land and shall be binding upon all future owners of the Property and shall provide that the Grantor and the Grantee and their successors and assigns consent to enforcement by the relevant Department of the Town/Village of Harrison of the prohibitions and restrictions contained in this Declaration and hereby covenant not to contest the authority of such Department to seek enforcement of the terms and conditions of this Declaration.

4. Any and every deed of conveyance of the Property or any portion thereof shall recite this Declaration.

IN WITNESS WHEREOF, the undersigned have executed this instrument the day written above.

Grantor: Grantee:

\_\_\_\_\_  
Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_ Print Name: \_\_\_\_\_

[notarial attestations on following page]

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**BOARD OF ZONING APPEALS  
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar No. Z16-011

Date: August 11, 2016

Property Owners: Oren & Lindsay Walsh

Property Address: 4 Highland Ridge Ln.

Block 546 Lot 51

WHEREAS, the property owner, filed an application for a proposed 2 story addition and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, John Scarato, on behalf of the property owner, filed an application on June 15, 2016, for an area variance from the Zoning Ordinance to permit construction of a proposed 2 story addition. The property is located in an R-1/3 Zoning District, and pursuant to § 235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison, the minimum required front yard setback is 30 feet. The proposed two story addition reduces the front yard setback to 23 feet, thus requiring a variance of 7 feet.

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, at the Municipal Building, 1 Heineman Place, Harrison, New York, at 8:00 p.m., on July 14, 2016 after due notice and publication pursuant to Town Law 267-a (7) at which the following members were present: Paul Valentine, Paul Katz, Tom Forestal, Michael Strone, Steven Lowenthal, Ernest Fiore, and Mark Fisher; and

WHEREAS, the Board reviewed the Short Environmental Assessment Form submitted by the applicant, declared itself to be Lead Agency within the meaning of New York State Environmental Quality Review Act, Environmental Conservation Law, Article 8, §§8-0101 et seq., and the regulations there under, 6 N.Y.C.R.R. Part 617, and determined that the action was a Type II Action for which no Environmental Impact Statement was required; and

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variance and no one appeared in opposition. All those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

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- (A) The benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant;
- (B) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
- (C) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than a variance;
- (D) Whether the requested variance is substantial;
- (E) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) Whether the alleged difficulty was self-created.

WHEREUPON, the Board found, after due deliberation, based upon the testimony and documents submitted and its site visit, pursuant to Town Law §§267-a and 267-b and Harrison Town Code §§235-56 et seq., it has jurisdiction to grant the requested variance and that the variance sought was the minimum variance necessary and adequate and at the same time preserved and protected the character of the neighborhood and the health, safety and welfare of the community.

The Board found that:

1. The proposed addition is being constructed on the right side of the property facing Highland Ridge Lane. Highland Ridge Lane curves around the property causing the right side of the proposed addition to be located closer to the property line than the remainder of the house.
2. Only a small pie-shaped portion of the addition is located within the required front yard and the remainder of the addition is being constructed in a conforming location.
3. Granting of the variance will not create an adverse impact on any adjacent property owner and the house, as it is proposed to be expanded, blends in with the other houses on the street.
4. A number of adjacent neighbors expressed support for the granting of the variance.

NOW THEREFORE BE IT RESOLVED, that the application for a front yard variance to permit construction of a two story addition as indicated in the plans submitted with this application be, and the same is hereby granted.

Except as specifically set forth above, nothing herein shall be construed to indicate this Board's approval of any architectural, design, or structural elements of the submitted plans.

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This variance shall lapse unless construction begins within one year from the date this variance is recorded in the Clerk's Office and is completed no more than two years from said date.

Construction shall be deemed to have begun when all required footings and foundations have been completed, or when actual work of a substantial nature has begun on projects that do not require footings or foundations. Site preparation shall not satisfy the terms of this condition. Construction shall be deemed to have been completed when the Building Department has issued a Certificate of Occupancy.

An application for an extension of these periods may be granted by the Board of Zoning Appeals if good cause is shown by the applicant and, if in the Board's judgment, the facts and circumstances which existed at the time of the original application have not materially changed.

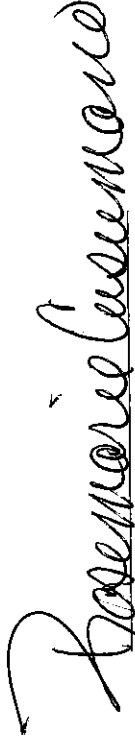
Foregoing Resolution submitted by Paul Katz, seconded by Paul Valentine at the August 11, 2016 meeting.


ADOPTED: AYES: Mark Fisher, Ernest Fiore, Paul Katz, Michael Strone, Steven Lowenthal and Paul Valentine

NAYS: None

ABSTAINED: None

ABSENT: Tom Foristel

  
Secretary, Board of Zoning Appeals

  
Chairman, Board of Zoning Appeals

**THIS IS NOT A BUILDING PERMIT.** A Building Permit must be obtained from the Building Inspector before any work is started. Other permits or approvals may also be required before work starts. If you have any questions, please call the Building Department at (914) 670-3054, 670-3055 and 670-3056.

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**BOARD OF ZONING APPEALS  
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar No. Z16-013

Date: August 11, 2016

Property Owner: Jeremiah Harrington

Property Address: 58 South Road  
Harrison, New York 10528

Block 214 Lot 117

WHEREAS, the property owner, filed an application and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, Justin Minieri, on behalf of the property owner, filed an application on June 17, 2016, for area variances from the Zoning Ordinance to legalize a patio and BBQ grill as follows:

This property is located in an R-1/3 Zoning District and pursuant to §235-9(B) of the Table of Dimensional regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback is 15 feet. The patio and BBQ are shown to have a side yard setback of 14.53 feet thus requiring a variance of .47 feet.

WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, at the Municipal Building, 1 Heineman Place, Harrison, New York, at 8:00 p.m. on July 14, 2016, after due notice and publication pursuant to Town Law 267-a(7), at which the following members were either present or indicated that they had listened to tapes of the meeting: Mark Fisher, Ernest Fiore, Paul Katz, Michael Strone, Steven Lowenthal, Paul Valentine and Tom Foristel.

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variances, all those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

- (A) the benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of neighborhood or community by such grant;

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- (B) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
- (C) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (D) whether the requested variance is substantial;
- (E) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) whether the alleged difficulty was self-created.

WHEREUPON, the Board found after due deliberation based upon the testimony and documents submitted and its site visit pursuant to town law, Section 267-a and 267-b and Harrison Town Code Section 235-56, et seq., it has jurisdiction to grant the requested variances and that the variances sought were the minimum variances necessary and adequate and at the same time preserved and protected the character of the neighborhood and the health, safety and welfare of the community.

The Board found that:

1. Applicant's property is located on a corner lot at the intersection of South Road and Garden Road. The front of the house faces South Road. However, since the property is located on a corner lot, for zoning purposes applicant is deemed to have two front yards.
2. The side yard variance is of a de minimis amount and the patio and grill are fully screened from view by the adjacent neighbor on South Road.
3. The granting of the variance will not create an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
4. There were no objections from any adjacent property owners.

NOW THEREFORE BE IT RESOLVED that the application for a side yard variance for a patio and BBQ grill as indicated in the plans submitted with this application be, and the same are hereby granted subject to the following conditions:

Foregoing Resolution submitted by Steve Lowenthal, seconded by Ernest Fiore at the meeting on August 11, 2016

ADOPTED: AYES: Mark Fisher, Ernest Fiore, Paul Katz, Michael Strone, Steven Lowenthal and Paul Valentine


NAYS: None

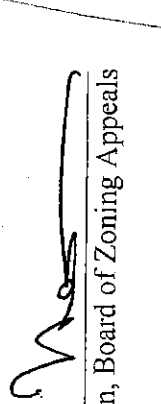
ABSTAINED: None

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ABSENT:

Tom Foristel

  
Secretary, Board of Zoning Appeals

  
Chairman, Board of Zoning Appeals

**THIS IS NOT A BUILDING PERMIT.** A Building Permit must be obtained from the Building Inspector before any work is started. Other permits or approvals may also be required before work starts. If you have any questions, please call the Building Department at (914) 670-3054, 670-3055 and 670-3056.

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HARRISON, N.Y.

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**BOARD OF ZONING APPEALS  
TOWN/VILLAGE OF HARRISON, NEW YORK**

Calendar No. Z16-014

Date: August 11, 2016

Property Owner: Greg and Ashley Jakubowsky

Property Address: 101 Park Drive North  
Harrison, New York 10528

Block 543 Lot #7

WHEREAS, the property owner, applied for a Building Permit and that application was denied by a determination of Harrison's Building Inspector (the administrative official charged with the enforcement of Harrison's Town Code, Chapter 235 (Zoning)) that the application did not strictly comply with the Code's requirements; and

WHEREAS, Robert Sherwood, on behalf of the property owner, filed an application on July 5, 2016, for area variances from the Zoning Ordinance to permit construction of a proposed installation of a new pool and spa as follows:

The property is located in an R-1 Zone. The house is existing non-conforming with regard to its setback of 34.4 feet from the property line along Polly Park Road. The property also has street frontage on three sides. Pursuant to §235-28-A of the Zoning Ordinance, the application requires a number of variances as set forth below.

This application requires 5 variances.

Variance 1: The proposed spa is shown to have a setback from the property line along Park Drive North of 49 feet 7 inches, thus requiring a variance of 25 feet 5 inches.

Variance 2: The proposed swimming pool is indicated to have a setback of 38.2 feet and 22.7 feet at the northern portion of the lot along Polly Park Road, this requiring a variance of 36.8 feet and 52.3 feet.

Variance 3: The proposed pool is indicated to have a setback at the eastern portion of the lot 39 feet, thus requiring a variance of 36 feet.

Variance 4: The proposed pool is indicated to have a setback of 44.6 feet and 20.3 feet at the southern portion of the lot along Park Drive North, thus requiring a variance of 30.4 feet and 54.7 feet.

Variance 5: The proposed pool equipment is indicated to have a setback along Polly Park Road of 22.9 feet, thus requiring a variance of 17.1 feet.

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WHEREAS, a Public Hearing on this application was duly scheduled and held by the Board of Zoning Appeals, at the Municipal Building, 1 Heineman Place, Harrison, New York, at 8:00 p.m. on July 14, 2016, after due notice and publication pursuant to Town Law 267-a(7), at which the following members were either present or indicated that they had listened to tapes of the meeting: Mark Fisher, Ernest Fiore, Paul Katz, Michael Strone, Steven Lowenthal, Paul Valentine and Tom Foristel.

WHEREAS, Board Members had inspected the site; and

WHEREAS, at said Hearing, the applicant appeared in support of the variances, one neighbor sent a letter opposing the variances; all those who desired to be heard were heard and the Board reviewed the documents submitted to it; and

WHEREAS, the Board reviewed all testimony and documents submitted and have carefully considered:

- (A) the benefits to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of neighborhood or community by such grant;
- (B) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance;
- (C) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- (D) whether the requested variance is substantial;
- (E) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;
- (F) whether the alleged difficulty was self-created.

WHEREUPON, the Board found after due deliberation based upon the testimony and documents submitted and its site visit pursuant to town law, Section 267-a and 267-b and Harrison Town Code Section 235-56, et seq., it has jurisdiction to grant the requested variances and that the variances sought were the minimum variances necessary and adequate and at the same time preserved and protected the character of the neighborhood and the health, safety and welfare of the community.

The Board found that:

1. This property is unique in that it is a triangular lot that has three front yards, including the side of the property that borders on Polly Park Road and Park Drive North.
2. Polly Park Road is a major street with a significant amount of traffic. With the exception of an existing driveway which leads from the property to Polly Park Road, the remainder of the property bordering on Polly Park Road

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contains a significant number of large trees providing screening from Polly Park Road as well as adjacent properties located across Polly Park Road.

4. We believe that the existing screening, should adequately address any adverse visual impact on adjacent properties as a result of the location of the pool, spa and pool equipment within the required set-back.

5 With respect to the pool variance, applicant is proposing to remove an existing pool located 22.4 feet from the street line and in its stead install a new pool located 38.2 feet from the street line of Polly Park Road. As a result, the new pool would be closer to conforming with setback requirements and, as set forth above, will not create an adverse visual impact on adjacent properties. In addition, as a result of the fact that the property is bounded by a number of streets, there is very limited space on the property for a new location for the swimming pool.

NOW THEREFORE BE IT RESOLVED that the application for variances to permit construction of a proposed pool, spa and pool equipment as indicated in the plans submitted with this application be, and the same are hereby granted subject to the following conditions:

Except as specifically set forth above, nothing herein shall be construed to indicate this Board's approval of any architectural, design, or structural elements of the submitted plans.

This variance shall lapse unless construction begins within one year from the date this variance is recorded in the Clerk's Office and is completed no more than two years from said date.

Construction shall be deemed to have begun when all required footings and foundations have been completed, or when actual work of a substantial nature has begun on projects that do not require footings or foundations. Site preparation shall not satisfy the terms of this condition. Construction shall be deemed to have been completed when the Building Department has issued a Certificate of Occupancy.

An application for an extension of these periods may be granted by the Board of Zoning Appeals if good cause is shown by the applicant and, if in the Board's judgment, the facts and circumstances which existed at the time of the original application have not materially changed.

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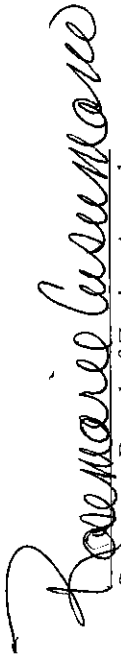
Foregoing Resolution submitted by Paul Katz, seconded by Steve Lowenthal at the meeting on August 11, 2016


ADOPTED: AYES: Mark Fisher, Ernest Fiore, Paul Katz, Michael Strone, Steven Lowenthal and Paul Valentine

NAYS: None

ABSTAINED: None

ABSENT: Tom Foristel

  
Secretary, Board of Zoning Appeals

  
Chairman, Board of Zoning Appeals

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