



MEMORANDUM

TO: Mayor Rossillo and Members of the Village Board of Trustees

FROM: Valerie Monastra, AICP
Sam Justiniano, Planning Analyst

Re: Proposed Zoning Changes for Lot Area

DATE: June 7, 2023

CC: Richard Leins, Village Administrator
Lori Lee Dickson Esq., Village Attorney

Clarifications in the Land Use and Zoning Chapter regarding Lot Area, Building Coverage, and Impervious Coverage

Based on the outcome of a recent Zoning Board of Appeal (ZBA) application, clarifications are needed in §300-14, General Term and §300-34 Measurements and Exceptions of the Land Use and Zoning chapter of the Village Code to correct ambiguity in the code while also maintaining current standards that protect environmentally sensitive steep slopes.

Attached to this memorandum are the following documents:

- A draft of the proposed changes
- Appendix B: Dimensional Tables (for your reference on how these definitions are applied in each zoning district)
- May 10, 2023, ZBA resolution related to the proposed zoning changes

In order to best understand the need for these changes, it is important to know how the issue was first highlighted.

Background

ZBA application

The owner of 0 North Mountain proposed a single-family dwelling on the lot located at SBL 3.10-1-3 in the Village of Dobbs Ferry. This parcel contains steep slopes totaling nearly 1/3 of the property area. Per §300-34 Measurements and Exceptions, a variance of 4,749 square feet for lot area was needed due to the required steep slope reductions. In the March 21, 2023, denial letter, the Building Inspector opined that the applicant would also require a 9.46% variance for maximum Lot Coverage by Building. The Building Inspector later explained that he made this determination based on the building coverage being calculated using the net lot area (inclusive of the steep slope reductions required by §300-34(A)). The applicant opined that the building coverage calculation should use the gross lot area rather than using the net lot area. This would therefore make the application compliant and not require this variance.

Past Application of Lot Area

In terms of past applications before the Planning Board and Zoning Board of Appeals, the Building Inspector has reviewed the lot coverage using a consistent methodology. As stated above, the net lot area was used when calculating the building coverage for applications. Moreover, the Building Inspector found that the zoning code as written was not ambiguous but rather allowed for use of gross or net as appropriate for the application, depending on if a site required steep slope reductions. The following are current definitions in the Zoning Code:

BUILDING COVERAGE

The area of a lot covered by or permitted to be covered by principal and accessory building(s) and structures on the ground level. Percentage of building coverage is the area of principal and accessory building(s) at the ground level divided by the lot area and expressed as a percentage of the lot area.

LOT AREA, GROSS

The total square footage of a lot prior to any reductions pursuant to this chapter.

LOT AREA, NET

The area of the lot after any reductions pursuant to this chapter have been deducted. For the purposes of calculating lot area, 1/2 of the area of the lot with slopes measuring 25% or greater shall not be included in the total lot area, and 1/4 of the area of the lot with slopes measuring at least 15% but less than 25% shall not be included in the net lot area.

Steep Slopes

The Village of Dobbs Ferry has a section in its code referring to the reduction of lot area for steep slope areas. Steep slopes are defined in Dobbs Ferry as areas with slopes greater than 15%. The code currently states the following:

In order to protect environmentally sensitive lands, preserve the Village's natural resources and promote the orderly development of land through standards that acknowledge the varied topography in Dobbs Ferry, net lot area shall be determined as the gross lot area less:

- (a) Fifty percent of the gross area of a lot with slopes measuring 25% or greater.*
- (b) Twenty-five percent of the gross area of a lot with slopes measuring more than 15% but less than 25%.*
- (c) Sloped areas with a horizontal dimension of less than five feet and/or an area of less than 150 square feet may be considered an anomaly by the Planning Board and not deducted from the site area as otherwise required above.*

In other words, portions of the steep sloped areas are not to be included in the lot area, resulting in the differentiation between gross lot area and net lot area. These reductions ensure that heavily sloped parcels are not developed in the same manner they would be if not sloped. Steep slopes can increase the weathering and erosion present on a project site and have impacts on the stormwater management of the area.

Resolution of the Zoning Board of Appeals

At the May 10, 2023, meeting ZBA, the owner of 0 North Mountain requested an interpretation of the Building Inspector determination regarding the application of net lot area to the maximum Lot Coverage by Building. The Zoning Board of Appeals found that the Land Use and Zoning chapter was ambiguous as

it did not clearly establish the application of the net versus the gross lot area for the building coverage calculation. As a result of the ambiguity, the ZBA voted in favor of the applicant, allowing for gross lot area to be applied to the application and negating the need for the aforementioned variance.

The proposed changes will clarify how to calculate building and impervious coverage based on how they are currently calculated in the Building Department.

Proposed Changes in Red

BUILDING COVERAGE

The area of a lot covered by or permitted to be covered by principal and accessory building(s) and structures on the ground level. Percentage of building coverage is the area of principal and accessory building(s) at the ground level divided by the net lot area and expressed as a percentage of the net lot area.

GROSS FLOOR AREA

The gross floor area shall include all floor areas of all buildings and structures on a single parcel, including but not limited to habitable basement and habitable attic areas, but excluding garages, open porches, crawl spaces, unenclosed decks, breezeways, imaginary/intermediate floor levels below cathedral ceilings, and any uninhabitable areas. An uninhabitable area shall be one which does not have direct walk-in access or maximum floor-to-ceiling height of less than 7.5 feet. In computing the gross floor area, the floor area of horizontal section shall be that area enclosed by the outside faces of all exterior walls. The gross floor area shall not include the floor areas devoted to any accessory parking structures.

IMPERVIOUS COVERAGE

The part of a lot that is covered by impervious surfaces, expressed as a percentage of the ~~gross~~ net lot area.

LOT AREA, GROSS

The total square footage of a lot prior to any reductions pursuant to this chapter.

LOT AREA, NET

The area of the lot after any reductions pursuant to this chapter have been deducted. For the purposes of calculating lot area, 1/2 of the area of the lot with slopes measuring 25% or greater shall not be included in the total lot area, and 1/4 of the area of the lot with slopes measuring at least 15% but less than 25% shall not be included in the net lot area.

LOT COVERAGE

The amount of building coverage, impervious ~~surface~~ coverage, or a combination of the two, divided by the net lot area, and expressed as a percentage.

§ 300-34 **Measurements and exceptions.**

A. Lot area.

(1) General requirements.

(a) Every lot located in a residential district and created by final subdivision plat approval by the Planning Board after September 15, 1987, shall be capable of containing a rectangle or square wholly within its boundaries. Such rectangle or square shall contain 80% of the minimum required lot area as set forth in Appendix B, Dimensional Tables.⁽¹⁾ The least dimension of such rectangle or square shall be not less than 80% of the minimum required lot width as set forth in such schedules.

(b) For subdivisions of over five lots, the Planning Board shall have the option to modify the provisions of Subsection **A(1)(a)** above where the applicant has demonstrated to the satisfaction of the Board that such modification is appropriate.

(c) No lot shall be so reduced in area such that any required open space will be smaller than is prescribed.

(2) Reductions for steep slope areas. In order to protect environmentally sensitive lands, preserve the Village's natural resources and promote the orderly development of land through standards that acknowledge the varied topography in Dobbs Ferry, net lot area shall be determined as the gross lot area less:

(a) Fifty percent of the gross area of a lot with slopes measuring 25% or greater.

(b) Twenty-five percent of the gross area of a lot with slopes measuring more than 15% but less than 25%.

(c) Sloped areas with a horizontal dimension of less than five feet and/or an area of less than 150 square feet may be considered an anomaly by the Planning Board and not deducted from the site area as otherwise required above.

(3) Measurement of slopes. Slope shall be determined based on a survey indicating contour lines at two-foot or smaller intervals. Where a parcel contains distinct sections of differing slope, the average slope of each section may be determined according to the following contour measurement formula:

$$S = \frac{0.00229(I \times L)}{A}$$

Where:

- S = Average slope of area (in percent)
- A = Total number of acres in the sloped area for each section
- L = Length of contour lines in scaled feet
- I = Vertical distance of contour interval in feet

§ 300-34 **Measurements and exceptions.**

D. Impervious coverage. The maximum impervious coverage requirements of this chapter may be adjusted to acknowledge the use of semipervious materials in direct relation to the permeability of the material used and the coverage of that material relative to the gross-net lot area.

ZONING AND LAND USE

300 Attachment 2

Village of Dobbs Ferry

Appendix B: Dimensional Tables

Table B-1: OF Districts Dimensional Standards
[Amended 6-14-2011 by L.L. No. 6-2011; 7-13-2021 by L.L. No. 3-2021]

Zone	OF-6	OF-5	OF-4	OF-3	OF-2	OF-1
Minimum net lot area (square feet)	5,000	7,500	10,000	15,000	20,000	40,000
Minimum lot width (feet)	50	75	100	100	125	150
Minimum lot depth (feet)	100	100	100	100	125	150
Maximum lot coverage by buildings	27%	25%	22%	20%	18%	15%
Maximum lot coverage by impervious surfaces	54%	44%	40%	40%	40%	30%
Minimum front yard setback (feet)	20	25	25	30	30	40
Maximum front yard setback (feet)	prevailing	prevailing	prevailing	NA	NA	NA
Minimum rear yard setback	25	25	25	25	25	40
Minimum side yard setback (each) (feet)	10	10	12	15	20	20
Minimum side yard setback (both) (feet)	20	25	30	40	50	50
Maximum stories	2½					
Maximum height	As per Tables B-6 and B-7					

Note:

The net lot area is determined by deducting the adjustments specified in § 300-34A(2) from gross lot area.

DOBBS FERRY CODE

Table B-2: MDR, B and MF Districts Dimensional Standards
[Amended 6-14-2011 by L.L. No. 6-2011; 7-13-2021 by L.L. No. 3-2021]

Zone	MDR-1	MDR-2	MDR-H	B	MF-1	MF-2	MF-3	MF-4
Minimum net lot area (square feet)	5,000	5,000	10,000	5,000	20,000	20,000	20,000	20,000
Minimum lot area per dwelling unit (square feet)	2,500	800	2,500	800	6,000	3,500	2,500	1,750
Minimum lot width (feet)	50	50	50	50	100	100	100	100
Minimum lot depth (feet)	100	100	100	100	100	100	100	200
Maximum lot coverage by buildings	27%	40%	30%	30%	30%	30%	40%	40%
Maximum lot coverage by impervious surfaces	54%	60%	60%	60%	60%	60%	60%	60%
Minimum front yard setback (feet)	20	15	20	prevailing	25	25	50	10
Minimum rear yard setback (feet)	25	25	25	25	30	30	30	30
Minimum side yard setback (each) (feet)	10	10	10	10	25	25	25	10
Minimum side yard setback (both) (feet)	20	20	20	20	50	50	50	20
Maximum stories	2.5	3 ^(a)	3	3	3	3	4	3
Maximum height	As per Table B-6							

Notes:

The net lot area is determined by deducting the adjustments stipulated in § 300-34A(2) from gross lot area.

- ^(a) Third story must be set back five feet as measured from the front of the building at ground level. For buildings with a building width greater than 40 feet, the five-foot setback shall be measured from the front of the building at ground level within the first 40 feet of building width.

Abbreviations:

- *GP=Grade plane
- *R=Ridge
- *MP=Midpoint of sloped roof
- *TF=Top of flat roof
- *C=Curb

ZONING AND LAND USE

Table B-3: Residential Lot Dimensions and Coverage (Sliding Scales)¹
[Amended 7-13-2021 by L.L. No. 3-2021]

Lot area	Less Than 7,500 Square Feet	At Least 7,500 Square Feet but Less Than 10,000 Square Feet	At Least 10,000 Square Feet but Less Than 20,000 Square Feet	At Least 20,000 Square Feet but Less Than 40,000 Square Feet	40,000 Square Feet or Greater
Minimum lot width (feet)	Lot area/100	Lot area/100	100	100	150
Minimum lot depth (feet)	100	100	100	125	150
Maximum lot coverage by buildings	As per Tables B-1 and B-2	x .82	x .75	x .67	x .56
Maximum lot coverage by impervious surfaces	As per Tables B-1 and B-2	x .82	x .75	x .67	x .56

Note:

¹ Multiplier to be applied to maximum lot coverage by buildings as per Table B-1 or B-2.

Table B-4: Residential Side Yard Setbacks (Sliding Scales)

Lot width	Less Than 75 Feet	Less Than 100 Feet but At Least 75 Feet	Less Than 125 Feet but At Least 100 Feet	Less Than 150 Feet but At Least 125 Feet	150 Feet or Greater
Minimum side yard setback (each) (feet)	10	10	12	15	20
Minimum side yard setback (both) (feet)	20	25	30	35	50

Table B-5: Residential Front and Rear Yard Setbacks (Sliding Scales)

Lot Depth	Less Than 125 Feet	Less Than 150 Feet but at Least 125 Feet	150 Feet or Greater
Minimum front yard setback (feet)	Lot depth/4	30	40
Minimum rear yard setback (feet)	25	40	40

DOBBS FERRY CODE

Table B-6: Residential Building Height (Sliding Scales)¹
[Amended 8-22-2017 by L.L. No. 6-2017; 7-13-2021 by L.L. No. 3-2021]

Roof Pitch (Rise/Run)	0 to 0.25	0.25 to 0.30	Greater than 0.30	Maximum Height to Eave
OF, MDR-1 and GP-R Districts (feet)	30	33	35	28
MF-1, MF-2 and GP-MP/TF Districts (feet)	30	35	40	28
MF-3 District (feet)	40	N/A	N/A	N/A
MF-4 District (feet)	35	40	42	N/A
MDR-2 and C-TF/MP Districts (feet)	37	40	42	N/A
B and C-TF/MP Districts (feet)	40	43	45	N/A

NOTES:

¹Reference § 300-35D(8)(a)[1]-[2].

²Multplier to be applied to maximum lot coverage by buildings as per Table B-1 or B-2.

Table B-7: Residential Context Based Height¹ and Massing Limits² for OFs and MDR-1
[Amended 6-14-2011 by L.L. No. 6-2011; 8-22-2017 by L.L. No. 6-2017; 7-13-2021 by L.L. No. 3-2021]

Requirement	Set Limits	Context Based Limits
Maximum ridge height	Default 30	Maximum 1.25 times the average ridge height of buildings on lots within the context limit area subject property.
Maximum eave height	Default 28	Maximum 1.15 times the average eave height of buildings on lots within the context limit area subject property.
Sky exposure plane OF and MDR-1		A plane set at an angle of 45° projected into the lot from a point set 10 feet above a lot line with the base of the 10 feet set at the average grade height between the lot line and the building.

NOTE:

¹Every roof must comply with all the building height requirements.

² Reference § 300-35D(8).

Abbreviations:

*GP=Grade plane

ZONING AND LAND USE

- *R=Ridge
- *MP=Midpoint of sloped roof
- *TF=Top of flat roof
- *C=Curb

DOBBS FERRY CODE

Table B-8: Downtown Districts Dimensional Standards
[Amended 8-22-2017 by L.L. No. 6-2017]

Requirement		DB	DT	DG
Building height	Maximum stories	3	3 ^a	3
	Maximum height (feet)	40	35	40
	Minimum stories	2	2	2
	Minimum height (feet)	24	24	24
Lot coverage	Maximum lot coverage by buildings	80%	60%	70%
	Maximum lot coverage by impervious cover	100%	80%	80%
Unit size ^d	Minimum residential unit size (square feet)	600	600	600
Setbacks	Minimum front yard setback (feet)	0	0	0
	Maximum front yard setback (feet)	prevailing	prevailing	n/a
	Minimum rear yard setback (feet) ^b	0	25	0
	Minimum side yard setback (each) (feet) ^b	0	5	5
	Minimum side yard setback (both) (feet) ^b	0	10	10
	Maximum side yard setback (each) (feet) ^c	0	n/a	n/a

NOTES:

- May be increased to four stories and 45 feet in the DB and DG zones and four stories and 40 feet in the DT zone at the discretion of the Board of Trustees to accomplish the goal and objectives of enhancing residential diversity and affordability in the downtown.
- Notwithstanding the minimum setbacks required, all structures adjacent to a residentially zoned property or to the Old Croton Aqueduct (“OCA”) shall be set back a minimum of 10 feet from each property line shared with a residentially zoned property or the OCA.
- The maximum side yard setback in the DB District may be waived to provide continued access to light and air for existing windows or entryways or to allow the continued use of an existing driveway on the side of buildings, at the discretion of the Board of Trustees.
- There is no minimum lot area. It is up to the developer to determine the number of units, subject to the approval of the Board of Trustees.

ZONING AND LAND USE

Table B-9: Waterfront Districts Dimensional Standards

	WF-A	WF-B
Maximum building height	30 feet or 2 stories	45 feet or 4 stories; provided, however, that no building may exceed 35 feet in height from the curbline on Palisade Street
Minimum lot area per dwelling unit	N/A	2,500 square feet ¹
Maximum building coverage	25%	27%
Maximum impervious coverage	50%	60%
Mandatory open space on lot	As determined by Planning Board	As determined by Planning Board
Minimum front yard	See “Minimum setback from Hudson River” below	Per the standards for the MDR-2 District
Minimum side yard (each)	As determined by Planning Board	Per the standards for the MDR-2 District
Minimum side yard (both)	As determined by Planning Board	Per the standards for the MDR-2 District
Rear yard	As determined by Planning Board	Per the standards for the MDR-2 District
Maximum building length	150 feet in any one direction	Per the standards for the MDR-2 District
Minimum setback from Hudson River	150 feet, measured to the mean high water line. However, if there is a variance granted from the 150-foot setback, such variance shall not be greater than 50 feet (i.e., there must be at least a 100-foot setback maintained.) This setback requirement shall not prohibit the construction of a public walkway or esplanade along the river’s edge consistent with the proposal in the Dobbs Ferry Local Waterfront Revitalization Program, a seasonal kiosk or concession stand to serve visitors to the waterfront, or any similar or related amenity on or near the river shore, such as a pier or dock for fishing, boating or viewing, benches, picnic facilities, open recreational space or a footbridge, designed to enhance public access, recreational opportunities and enjoyment of the Hudson River.	N/A

NOTE:

¹ Minimum lot area per dwelling unit shall be calculated utilizing the “gross lot area” as defined in Article II, Definitions.

DOBBS FERRY CODE

Table B-10: CP and EI Districts Dimensional Standards
[Amended 6-14-2011 by L.L. No. 6-2011]

Requirement		CP	EI
Lot size	Minimum lot size	—	—
	Minimum lot area per dwelling unit (square feet) ²	1,800 ¹	40,000
Building height	Maximum stories	5	4
	Maximum height (feet)	65	50
	Minimum stories	—	—
	Minimum height (feet)	—	—
Lot coverage	Maximum lot coverage by buildings ³	30%	50%
	Maximum lot coverage by impervious cover	70%	80%
Setbacks	Minimum front yard setback (feet)	0 or 10 ⁴	25
	Maximum front yard setback (feet)	—	—
	Minimum rear yard setback (feet)	20	25
	Minimum side yard setback (each)(feet)	10	10
	Minimum side yard setback (both)(feet)	20	25
	Maximum side yard setback (each)(feet)	—	—

NOTES:

¹ Minimum lot area per dwelling unit shall be calculated utilizing the “gross lot area” as defined in Article II, Definitions.

² Residential use in the EI District requires a change of zone to a residential district. The underlying residential zoning for the EI District is OF-1, which requires a site area of 40,000 square feet per residential unit. To change this underlying zoning designation requires a recommendation by the Planning Board and an application to the Village Board of Trustees.

³ In the EI District, or any property developed according to the cluster development provisions, with the exception of the WFB and CP Districts, the maximum lot coverage by buildings and the maximum lot coverage for impervious cover are calculated based on the net lot area following deductions for designated open space. For example, a 100,000-square-foot lot with a 60,000-square-foot open space parcel would be permitted a maximum building coverage of 20,000 square feet ($100,000 - 60,000 = 40,000 \times 50\% = 20,000$ square feet) and a maximum impervious coverage of 32,000 square feet ($100,000 - 60,000 = 40,000 \times 80\% = 32,000$ square feet). The footprint of open parking deck structures shall be included in the calculations for maximum lot coverage by impervious cover, not in the calculations for maximum lot coverage by buildings.

⁴ No front or side yard is required where clustering is proposed. However, if any front or side yard is provided when clustering is proposed, such yard shall be at least 10 feet. A yard of not less than 10 feet shall be provided along any lot line that borders on a residential zone.



VILLAGE OF DOBBS FERRY

112 Main Street
Dobbs Ferry, New York 10522
TEL: (914) 231-8500 • FAX: (914) 693-3470

RESOLUTION 7-2023

**RESOLUTION OF THE ZONING BOARD OF APPEALS
OF THE VILLAGE OF DOBBS FERRY IN THE MATTER OF THE APPEAL AND
APPLICATION OF JOSEPH LOCASCIO, ESQ. (“OWNER”) OF PROPERTY
LOCATED AT 0 NORTH MOUNTAIN DRIVE, DOBBS FERRY, N.Y., (“PROPERTY”)
WHICH APPEAL IS FROM A DECISION OF THE BUILDING INSPECTOR OF THE
VILLAGE OF DOBBS FERRY AFFECTING THE PREMISE DESIGNATED ON THE
TAX ASSESSMENT MAPS OF THE VILLAGE OF DOBBS FERRY AS SECTION 3.10,
BLOCK 1, LOT 3 IN THE OF-2, ONE FAMILY RESIDENTIAL 2, ZONING DISTRICT.**

WHEREAS, this application involves property located at 0 North Mountain Drive, Village of Dobbs Ferry, County of Westchester and State of New York and designated as Section Block and Lot 3.10-1-3, in the OF-2, One Family Residential 2, Zoning District; and

WHEREAS, the Project is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as a Type II Action, in accordance with 6 NYCRR §617.5(c)(37); and

WHEREAS, the Owner requests alternative relief of either (1) an interpretation of that portion of the Building Inspector’s March 21, 2023, decision regarding the application of net lot area as opposed to gross lot area when determining maximum Lot Coverage by Building, or (2) a 9.46% variance for maximum Lot Coverage by Building per Dobbs Ferry Village Code Chapter 300, Zoning and Land Use; and

WHEREAS, specifically, the Building Inspector determined that the definition of “Net Lot Area” should be applied to the calculation of Lot Coverage by Building; and

WHEREAS, the Building Inspector had applied the following definition of “Lot Area, Net” to the “Building Coverage” calculations for Owner’s Project, while the Owner contended that the definition of “Lot Area, Gross” is the appropriate application for determining maximum Lot Coverage by Building:

BUILDING COVERAGE

The area of a lot covered by or permitted to be covered by principal and accessory building(s) and structures on the ground level. Percentage of building coverage is the area of principal and accessory building(s) at the ground level divided by the lot area and expressed as a percentage of the lot area.

LOT AREA, GROSS

The total square footage of a lot prior to any reductions pursuant to this chapter.

LOT AREA, NET

The area of the lot after any reductions pursuant to this chapter have been deducted. For the purposes of calculating lot area, 1/2 of the area of the lot with slopes measuring 25% or greater shall not be included in the total lot area, and 1/4 of the area of the lot with slopes measuring at least 15% but less than 25% shall not be included in the net lot area.

WHEREAS, the ZBA has reviewed the application materials including the following:

1. ZBA application dated March 22, 2023;
2. Building Inspector denial letter dated March 21, 2023;
3. RFA & Associates Architects plans dated June 3, 2022;
4. Referral Resolution from the Planning Board dated April 12, 2023; and

WHEREAS, pursuant to the applicable provisions of law and after due notice and publication, a public hearing was held on May 10, 2023, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on May 10, 2023; and

WHEREAS, members of the ZBA are familiar with the property and its location.

NOW, THEREFORE, BE IT RESOLVED, the ZBA has investigated this application and has given its full consideration to the testimony presented at the hearing and hereby finds that based upon the findings, reasoning, and conditions set forth below the application to the ZBA for appealed is granted in favor of the applicant in accordance with the plans submitted.

1. The ZBA finds that the definition for “Building Coverage” in §300-14 of the Village of Dobbs Ferry zoning code is ambiguous, as it does not clearly establish whether gross nor net lot area should be applied when calculating for maximum Lot Coverage by Building.
2. The ZBA also finds that the courts of New York have regularly and consistently found that (1) zoning codes and regulations must be strictly construed and (2) any ambiguity must be construed against the municipality and in favor of the property owner. Therefore, the ZBA rules that the gross lot area should be applied to this application, negating the need for a variance for maximum Lot Coverage by Building.
3. The ZBA further finds that the determination for this application does not set any precedent for subsequent applications, and each will be determined on its own merit and circumstances.
4. In light of the above, it is unnecessary for the ZBA to address the alternative variance relief.

This resolution was duly made by the Zoning Board of Appeals on the 10th day of May 2023.

Motion by: Chairman Hofmann Seconded by: Jeremy Gutman

CHAIRMAN HOFMANN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
BRUCE GOMBOS	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JEREMY GUTMAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JON MAASS	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
JOSEPH CAPASSO	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="4"/> AYE	<input type="text" value="1"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

I hereby attest that the application was approved by the Zoning Board of Appeals at its May 10, 2023, meeting, and that I have been authorized to sign this Resolution by decision of the Zoning Board of Appeals.



Peter Hofmann, Chairman

Date: June 1, 2023