A regular meeting of the Zoning Board of Appeals was held on May 12, 2021. Present: Chairman Peter Hofmann, Bruce Gombos, Jeremy Gutman, Jon Maass, and 1st Alternate Joseph Capasso and Dan Roemer/Assistant Building Inspector, and Ms. Valerie Monastra/Village Consulting Planner. Excused: Paul Monte and Trustee Liaison Michael Patino.

Chairman Hofmann called the meeting to order.

1. Adopt Zoning Board of Appeals Minutes for meetings of April 14 2021

Motion by Chairman Hofmann, seconded by Mr. Gombos to approve the meeting minutes of April 14, 2021 as submitted.

CHAIRMAN HOFMANN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
BRUCE GOMBOS	🖂 AYE	□ NAY			ABSENT/EXCUSED
JEREMY GUTMAN	🖂 AYE	□ NAY			ABSENT/EXCUSED
JON MAASS	🛛 AYE	□ NAY			ABSENT/EXCUSED
PAUL MONTE	AYE	□ NAY			ABSENT/EXCUSED
JOSEPH CAPASSO, 1 ST ALTERNATE	🖂 AYE			RECUSE	ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:			MOTION	: PASSES	

2. 16 Tiernans Lane – Public hearing for proposed addition and add second story to existing house

The following Application to the Zoning Board of Appeals was submitted:



VILLAGE OF DOBBS FERRY Bailding Department 112 Main Street Dobts Ferry, New York 10522 TEL: (914) 231-8511 • <u>emanley@dobbsferry.com</u>

04/14/2021

Nina Lesser 16 Tiernans Ln Dobbs Ferry, NY 10522

Re: 16 Tiernans Ln

S/B/L 3.80-45-30

Dear Ms. Lesser,

Pursuant to a review of the submitted proposed plans to construct an addition and new full second floor to your existing home, the following determinations were made. The property is located in the B Zone.

1. The required minimum individual side yard set-back is 10'. You have proposed a left set-back of 6". Thus requiring a variance of 9'-6" 2. The required minimum individual side vard set-back is 10'. You have proposed a right set-back of 2'-1.5". Thus requiring a variance of 7'-10.5" 3. The required minimum combined side yards set-back is 20'. You have proposed a combined side yards set-back of 2*-2". Thus requiring a variance of 17'-4.5" 4. The required minimum front yard set-back, based on your calculation of prevailing is 7'-4". You have proposed a front set-back of 2"-3.25". Thus requiring a variance of 5'-.75" 5. The required minimum rear yard set-back is 25'. You have proposed a rear set-back of 21'-4.75". Thus requiring a variance of 3'-7.25"

For these reasons your proposal, as submitted, is denied pending zoning board review.

If you have any questions, please contact the Building Department at (914) 231-8513.

Respectfully,

Ed Manley Land Use Officer

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Note:	Eight cop p.m., twe	ies of the aty-one (application 21) days pri	n must be f or to the dr	filed with the Clerk of ate of the meeting.	the Board, no lat	er than 2:00 Department
Date Fi	led:						
Applic	ant's Name:	NINA L	ESSER		Telephone:914	-826-5547	
	Terrior		TEPHEN S				
10.1	S				, Lots/Parc	ek 30	
The un	dersigned a	pplicant r	equests a hea	aring before	the Zoning Board of A	ppeals based on th	e following:
(check	one)						
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If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

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PART II-ENVIRONMENTAL ASSESSMENT (To be completed by	Agency)
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, P.	ART 617.4? If yes, coordinate the review process and use the
RULLEAF. Dyes Di No	
U Yes UX No 3. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED F	FOR LINE ISTED ACTIONS IN 6 NYCER PART 617.67 If No. 8
negative declaration may be superseded by another involved ag	
COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIA	TED WITH THE FOLLOWING: (Answers may be handwritten, If
lenthie)	and a second mean and and a second
CL. Édisting air quality, surface or groundwater quality or production or disposal, potential for erosion, drainage or i	r quantity, noise levels, existing traffic patterns, solid waste flooding problems? Explain briefly: NO
•C2. Aesthetic, agricultural, archaeological, historic or other character? Explain briefly. NO	natural or outpural resources; or community or neighborhood
C3. Vegetation or fauma, fish, shellfish or wildlife species, sign briefly. NO	nificant habitats, or threatened or endangered species? Explain
C4. A community's existing plans or goals as officially adopted resources? Explain briefly. NO	d, or a change in use or intensity of use of land or other natural
CS. Growth, subsequent development, or related activities like	aly to be induced by the proposed action? Explain briefly. NO
C6. Long term, short term, cumulative, or other affects not ide	entified in CI-CS? Explain briefly. NO
Other impacts (including changes in use of either quantity	or type of energy)? Explain briefly, NO
WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENT	AL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF
Yes (2) No IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATI Yes (2) No 1/Yes, explain briefly.	ED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
ART IIIDETERMINATION OF SIGNIFICANCE (To be comple INSTRUCTIONS: For each adverse effect identified above, deb grificant. Each effect should be assessed in connection with its (uration; (d) inreversibility; (e) geographic scope; and (f) magnit aterials. Ensure that explanations contain sufficient detail to sho dequately addressed. If question D or Part II was chacked yes, mact of the proposed action on the environmental characteristics of parts of the proposed action on the environmental characteristics of the proposed action of the environmental characteristics of the proposed action of the environmental characteristics of the proposed action of the environmental characteristics of the proposed action of the environmental characteristics of the proposed action of the environmental characteristics of the environmental characteristi	remptine whether it is substantial, large, important or build water (a) setting (Le. urban or rural); (b) probability of occurring; (c) hude. If nacessary, add attachments or reference supporting ow that all relevant adverse impacts have been identified and the determination and significance must evaluate the potential of the CEA.
Check this box If you have identified one or more potential proceed directly to the FULL EAF and/or prepare a positive de Check this how if you have determined based on the informa-	ly large or significant adverse impacts which MAT occur. The
Name of Le	ead Agency .
nint or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (1f different from responsible officer)
Da	te

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the Information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the stached document.

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		-0	03223678DED0021*	
Westchester Co	unty Reco	rding & Endors	ement Page	
	Submitter I	nformation		
Name: Robin Schemitsch		Phone:	914-395-2285	
Address 1: 7 Dempsey Place		Fax:	914-395-1028	
Address 2:		Email:	PostClosing@recorda	indreturn.com
City/State/Zip: Eastchester NY 10709		Reference for \$	Submitter: RR-W-41202-20 RS	
	Documer			
Control Number: 603223678	Document	Type: Deed (DED)		
Package ID: 2020111700346001001	Document	Page Count: 3	Total Page Count: 4	
1st PARTY	Part	ies	Additional Parties on C	Continuation page
1: CAMPBELL PAMELA A	- Individual	1: LESSER NINA B	2nd PARTY	- Individual
2:		2: SHENG STEPHE	NK	- Individual
	Prop		Additional Properties	
Street Address: 16 TIERNANS LN		Tax Designation:		
City/Town: GREENBURGH		Village:	DOBBS FERRY	
	Cross- Re	ferences	Additional Cross-Rets	on Continuation page
1: 2:		3:	4:	
	Supporting	Documents		
1: RP-5217 2: TP-584				
Recording Fees			Mortgage Taxes	
Statutory Recording Fee: \$40.00		Document Date:		
Page Fee: \$20.00		Mortgage Amount:		
Cross-Reference Fee: \$0.00				
Mortgage Affidavit Filing Fee: \$0.00		Basic:	\$0.00	
RP-5217 Filing Fee: \$125.00		Westchester:	\$0.00	
TP-584 Filing Fee: \$5.00 RPL 291 Notice Fee: \$10.00		Additional:	\$0.00	
Total Recording Fees Paid: \$200.00		MTA:	\$0.00	
Transfer Taxes		Special:	\$0.00	
Openidentine :		Yonkers:	\$0.00	
\$500,000.00		Total Mortgage Tax	\$0.00	
Iransfer Tax: \$1,200.00 Mansion Tax: \$0.00		Dwelling Type:		Exempt:
Transfer Tax Number: 22601		Serial #:		
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RECORDED IN THE OFFICE OF THE WESTCHESTER C		Pick-up at County		
Recorded: 12/28/2020 at 12:14 Pt	м	- Flok-up at County	Cierk's Unice	
Control Number: 603223678				
Witness my hand and official seal				
		Law Office of Mat	haw Mate	
Turgefini		3535 Hill Blvd	new metz	
Timothy C.Idoni		SSOCTILI DIVO		
Westchester County Clerk		Yorktown Hghts, I	NY 10598	

The and and and a	RE, made the	23rd	day of	November		2020
BETWEEN		SAROUND.				
PAMELA A. CA	MPBELL, RESIDI	NG AT 8 Mohicar	Park Avenue,	Dobbs Ferry, New	York, 10522	
party of the first STEPHEN BEFHENKE-W 10706	part, and EN SHENG and N	INA BETH LESS	LY HUS ER, residing at	Dand and 161 Villard Avenua	d Wife A. Hastings-c	m-Hudson, New York
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Town of Gmenb Schedule "A" an	urgh, Village of De nexed hereto and	obbs Ferry, Count made a art hered	ly of Westches I.	er and State of Ne	w York, bein	g more fully described in
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is a trust fund to	be applied first ant of the cost of	for the purpose	onveyance an of paying the	d will hold the rig cost of the impr	to receiv	s that the party of the re such consideration id will apply the same a same for any other of this indenture so
N WITNESS W	HEREOF, the p	arty of the first	part has duly	executed this de	ed the day	and year first above
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PRESENCE OF					V	Statis I and the
N PRESENCE OF			Рап	ela A. Campbell	,	

Record and Return Title Agency, Inc. Security Title Guarantee Corporation of Baltimore

Title Number: RR-W-41202-20

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Dobbs Ferry, Town of Greenburgh, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Tiernans Lane, distant 199.58 feet southeasterly as measured along the southwesterly side of Tiernans Lane from the southeasterly side of Main Street, formerly known as High Street, said point of beginning being the southeasterly comer of lands of Lulgi DePaolo as acquired by deed recorded in Liber 7896 cp 727;

RUNNING THENCE southeasterly along the southwesterly side of Tiernans Lane, 23.58 feet to a point and the northwesterly line of lands of Mary Ann Salemo and others as acquired by deed recorded in Liber 9263 cp 42;

RUNNING THENCE southwesterly along the same and on a line forming an exterior angle of 72 degrees 01 minute 10 seconds with the southwesterly side of Tiernans Lane, 41.86 feet to a point and other lands of Stephen P. Marks;

THENCE northwesterly along the same and on a line forming an interior angle of 110 degrees 09 minutes 40 seconds with the last described line, 46.41 feet to the southeasterly line of said lands of DePaolo as above described;

RUNNING THENCE northeasterly along the same and on a line at right angles to the southwesterly side of Tiernans Lane, 68.48 feet to the point or place of BEGINNING.

Legal Description

Page 1 of 1

THE LAW OFFICE OF MATTHEW P.METZ 3535 HILL BOULEVARD- SUITE M YORKTOWN HEIGHTS, NEW YORK 10598 TEL. (914)-243-5563 FAX (914)-243-0296 E-Mail: info@mpmetzlaw.com Website: WWW.MPMetzLaw.Com

ORIGINAL RECORDED DEED FOR YOUR PROPERTY

Dear Valued Client,

•

Enclosed herewith please find the Original Recorded Deed for the property you recently conveyed with our office. Please keep this in a safe place

If you have any questions regarding the enclosed, please feel free to contact our office. We look forward to speaking with you.

Very truly yours,

Susan Metz

Susan Metz, Esq.

Mr. Stephen Sheng/Senior Associate - Handel Architects and Ms. Nina Lesser were present to represent the application.

Chairman Hofmann said this is for a construction of an addition and new second floor for the existing home on 16 Tiernan's Lane located in the B Zone. Chairman Hofmann noted the following:

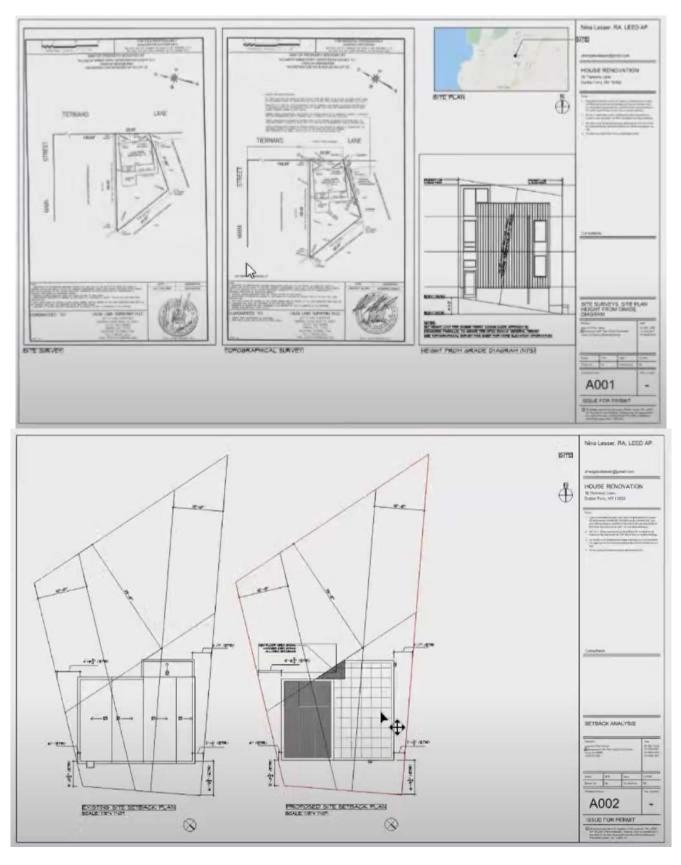
- 1. The required minimum individual side yard set-back is 10'. The proposed is a left setback of 6". Thus requiring a variance of 9'-6".
- 2. The required minimum individual side yard set-back is 10'. The proposed is a right setback of 2'-1.5". Thus requiring a variance of 7'-10.5".
- 3. The required minimum combined side yards set-back is 20'. The proposed is a combined side yards set-back of 2'-2". Thus requiring a variance of 17'-4.5"

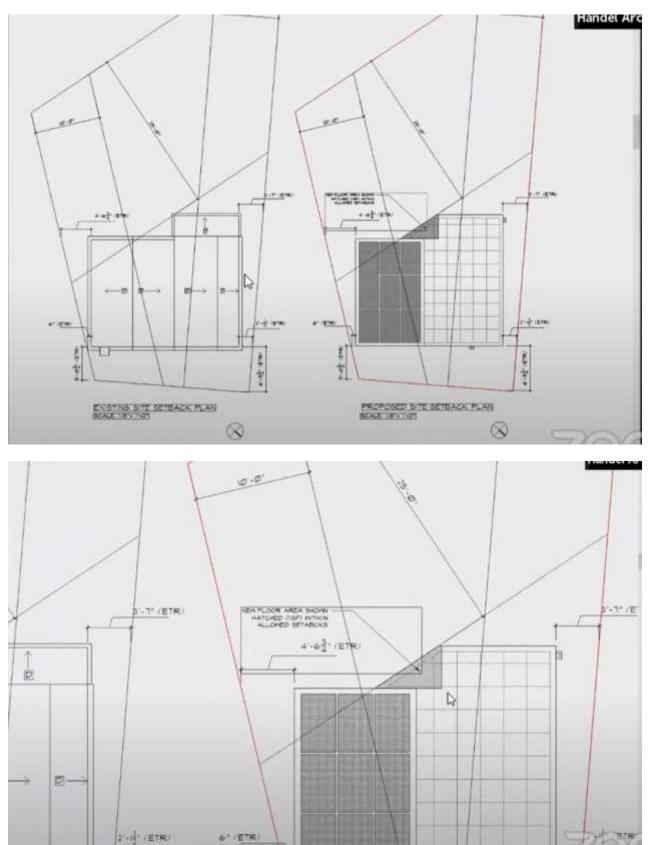
- 4. The required minimum front yard set-back, based on proposed calculation of prevailing is 7'-4". The proposed is a front set-back of 2'-3.25". Thus requiring a variance of 5'-.75"
- 5. The required minimum rear yard set-back is 25'. Thus requiring a variance of 3'-7.25".

Chairman Hofmann noted to the public that most of these are because the house was already built and most of these are the existing footprint.

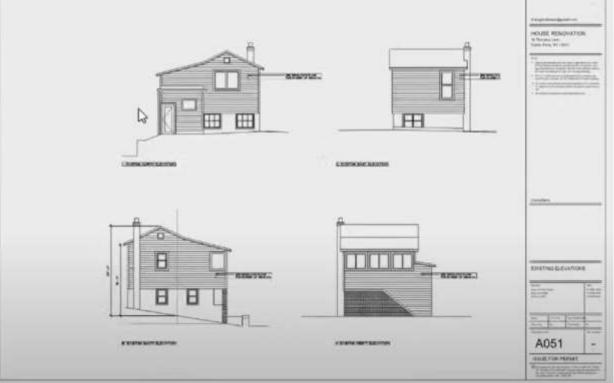
Mr. Sheng and Ms. Lesser discussed the proposed application and displayed the following slides:

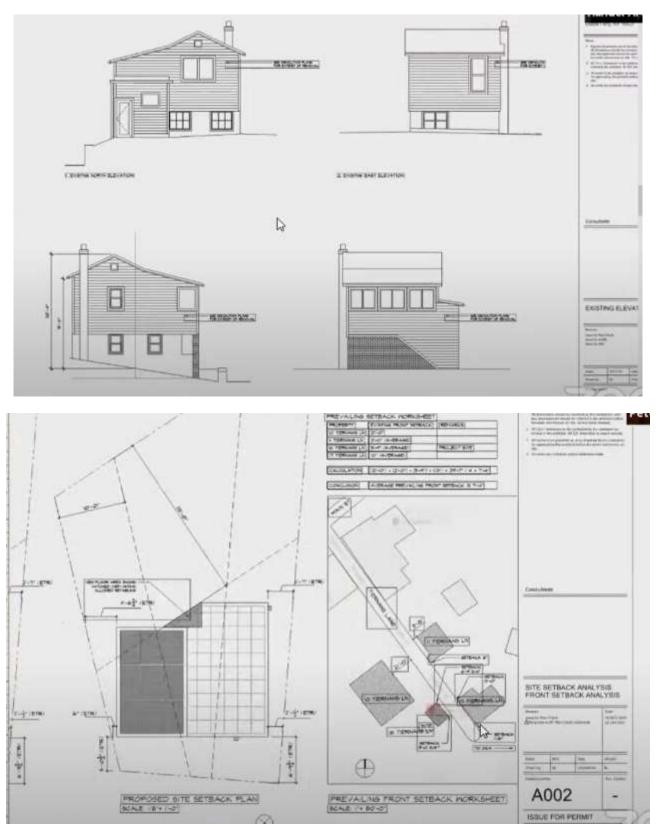
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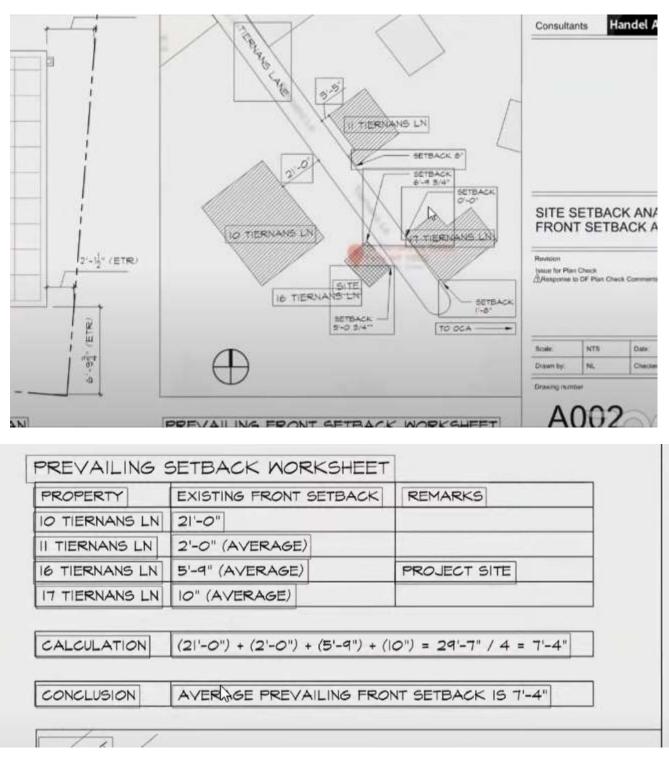


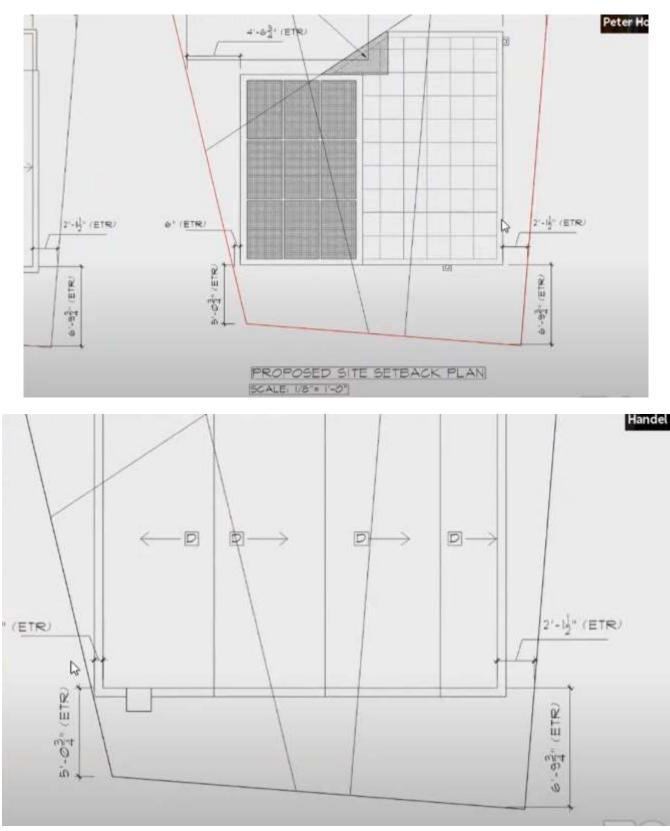












Ms. Lesser said basically what they are proopsing is to not change the footprint, they are asking for a variance on the setbacks, as the existing buildign is already over those lines.

A discussion was held and Ms. Lesser addressed questions from the Board.

Mr. Roemer addressed questions from the Board.

Mr. Gombos complimented Ms. Lesser on the overall quality of the document.

Chairman Hofmann said he thinks they are good drawings and all the variances we are talking about are because the house was built long ago on the spot where it was built long ago and there are no further encroachments that need variances.

No one from the public addressed the Board regarding the proposed application.

Motion by Chairman Hofmann, seconded by Mr. Maass to close the public hearing for the application of 16 Tiernans Lane for proposed addition and add second story to existing house.

CHAIRMAN HOFMANN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
BRUCE GOMBOS	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
JEREMY GUTMAN	🛛 AYE	□ NAY			ABSENT/EXCUSED
JON MAASS	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
PAUL MONTE	AYE	□ NAY		RECUSE	ABSENT/EXCUSED
JOSEPH CAPASSO, 1 ST ALTERNATE	🖂 AYE			RECUSE	ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:			MOTION	: PASSES	

Motion by Chairman Hofmann, seconded by Mr. Gombos to approve the application of 16 Tiernans Lane for proposed addition and add second story to existing house, according to the plans submitted.

CHAIRMAN HOFMANN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
BRUCE GOMBOS	🛛 AYE	□ NAY			ABSENT/EXCUSED
JEREMY GUTMAN	🛛 AYE	□ NAY			ABSENT/EXCUSED
JON MAASS	🛛 AYE	□ NAY			ABSENT/EXCUSED
PAUL MONTE	🗌 AYE	□ NAY			ABSENT/EXCUSED
JOSEPH CAPASSO, 1 ST ALTERNATE	🛛 AYE			RECUSE	ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:			MOTION	: PASSES	

Zoning Board of Appeals May 12, 2021 Page 18 of 46

DRAFT MINUTES - NOT TO BE USED AS AN OFFICIAL DOCUMENT

3. 11 Myrtle Avenue – Public hearing for proposed plans to construct an addition to the existing house The following Application to the Zoning Board of Appeals was submitted:

Plan Submittal Form

Address:	11 Myrtle Are Dobbs Ferry, NT 10522
Application	#: <u>A-2021-0006</u>
Project:	The Munits Residence
Name:	Gregory Sharp
Email:	gregsharp@casedevelopment.com
Phone:	(917) 597-1982

Plans attached are being submitted for (check appropriate box):

- D Building permit application 1 PDF copy & 2 paper copies ¼ scale
- Amendment to an application or permit, 2 sealed copies
- Final As Built to close permit, 1 sealed copy
- Final survey to close permit, 1 sealed copy

Plans attached are submitted at the direction of the Building Inspector for review by the following board (check all that apply):

- □ BOT-1 PDF copy + 5 paper copies ¼ scale
- PB 1 PDF copy + 7 paper copies ¼ scale
- ZBA 1 PDF copy + 4 paper copies ¼ scale
- □ AHRB-1 PDF copy + 2 paper copies ¼ scale

Received Stamp:



		F DOBBS FERRY	APR 2 1 2021
Vote: Eight copies of p.m., twenty-on	the application must be a (21) days prior to the	filed with the Clerk of the Bo date of the meeting.	ard, no later than 2:00 Village of Dobbs Ferry Building Denastment
Date Filed: 9-2	-2021		and a contrained
Applicant's Name: G	ru Sling	Telephone:	297-1982
Property Location:	Martle A		
Sheet:	Block -	Lots/Parcel:	3.50-17-11
		re the Zoning Board of Appeals	

Every application or appeal must be accompanied by an accurate plot plan to scale showing location of all existing structures, and also drawings showing the exact location, dimensions, and the nature of all proposed structures. These requirements will ordinarily be best met with surveys and architect's drawings. The Board may require that surveys and/or drawings be prepared and signed by duly accredited surveyors, engineers, or architects. Applicant is required to show proof of title to or legal interest in the premises, by dead or contract of sale, or other document. This application or appeal is made pursuant to the authorization contained in the Building Zoning Ordinance:

Article: _____ Section: _____ Subdivisions: _____

The basis of the relief sought by the undersigned pursuant to the provisions of the Building Zoning Ordinance is as follows: (Set forth briefly all pertinent facts and use additional sheets if necessary).

See Attacked Letter.

Applicant

STATE OF NEW YORK) COUNTY OF WESTCHESTER) ss:

On this <u>21</u> day of <u>April</u>, 20 <u>21</u> before me personally came <u>Greet 3 harp</u>, who came duly sworn deposes and says that be/she read the foregoing application and knows the content thereof and that the same is true to his/her own knowledge.

0 0 D 07 Notary Public

ROSEANNE TENORE NOTARY PUBLIC-STATE OF NEW YORK No. 01TE6138230 Qualified in Westchester County My Commission Expires December 19, 20 - (

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ALOZ)-0006
Appendix C State Environmental Quality Raviaw SHORT ENVIRONMENTAL ASESSMENT FORM For UNLESTED ACTIONS City
APPLICANT/SPONSOR Gregory Shorp 2 PROJECT NAME The Munits Rejidence
Manidosity Dobbs Ferry County Westchester PRECISE LOCATION (Street address and mad intersections, prominent landmarks, etc. or provide map)
15 PROPOSED ACTION: New Depansion D Medification/Alteration
DESCRIBE PROJECT ERIEFLY: . Renovation of Existing House
AMOUNT OF LAND AFFECTED: Indudy 12,277 saft somes Ultimately 13,295 safteres
WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
, WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (& Residential) Industrial · Commercial Agriculture Part/Forest/Open Space Cither Describe:
0. DOES ACTION ENVOLVE A PERMIT APPROVAL, OR RUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? Yes (SK No) Yes, list agency(s) and permit/approvals
1. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
2. AS A RESULT OF PROPOSED ACTION WILL EQUITING PERMIT/APPROVAL REQUIRE MODIFICATION?
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE
ppticant/Sponsor Namue: Gregory Sharp Date: 4/21/2021
If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

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PART II-ENVIRONMENTAL ASSESSMENT (To be completed by A	
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PAR	(T 617.4? If yes, coordinate the review process and use the
RULEAF.	
O Yes O No	-
WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FO negative declaration may be superseded by another involved ager U Yes No	
COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATE	ED WITH THE FOLLOWING: (Answers may be handwritten, I
lecible)	
CL. Edsting air quality, surface or groundwater quality or production or disposal, potential for erosion, drainage or fic	quantity, noise levels, existing braffic patterns, solid waste cooling problems? Explain briefly:
 Q. Aesthetic, agricultural, archaeological, historic or other ni character? Explain briefly. 	atural or cultural resources; or community or neighborhood
C3. Vegetation or fauna, fish, shellfish or wildlife species, signif briefly.	icant habilats, or threatened or endangered species? Explain
C4. A community's existing plans or goals as officially adopted, resources? Explain briefly.	or a change in use or intensity of use of land or other natural
CS. Growth, subsequent development, or related activities likely	to be induced by the proposed action? Explain briefly.
C5. Long term, short term, cumulative, or other affects not iden	tified in CI-CS? Explain briefly.
C7. Other impacts (Including changes in use of either quantity o	r type of energy)? Explain briefly.
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL	CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF
A CEA?	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED Yes No If Yes, explain briefly.	TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS
PART IIIDETERMINATION OF SIGNIFICANCE (To be complete INSTRUCTIONS: For each adverse effect identified above, deter significant. Each effect should be assessed in connection with its (a) duration; (d) inversibility; (e) geographic scope; and (f) magnitum materials. Ensure that explanations contain sufficient detail to show adequately addressed. If question D or Part II was checked yes, th impact of the proposed action on the environmental characteristics of	mine whener it is substantial, high, input inducting (c) setting (i.e. unban or rural); (b) probability of occurring; (c) de. If necessary, add attachments or reference supporting w that all relevant adverse impacts have been identified and re determination and significance must evaluate the potential the CEA.
Index; of the proposed action on the environmental chiracteristic bits Check this box if you have identified one or more potentially is proceed directly to the FULL EAF and/or prepare a positive declar. Check this box if you have determined, based on the information the proposed action WILL NOT result in any significant adver- necessary, the reasons supporting this determination:	rge or significant adverse impacts which Poet occas. This atton.
Name of Lead A	Agency .
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (1f different from responsible officer)
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different, from responsible officer)

RULES OF THE ZONING BOARD OF APPEALS VILLAGE OF DOBBS FERRY, NEW YORK

- Regular meetings of the Board are held on the second Wednesday of each month. Three members constitute a quorum for the transaction of any business.
- Special meetings may be called by the Chairman at any time. Notice of such Special Meeting shall be given by mailing a notice thereof, addressed to each member at the address within the Village furnished by him for that purpose, at least three days before such meeting.
- 3. Any application to the Zoning Board of Appeals shall be made on forms prescribed by this Board. Four copies of the application must be filed with the Clerk of the Board, no later than 2:00 p.m., twenty-one (21) days prior to the date of the meeting at which the application shall be considered. The applicant shall be required to notify all owners of property within two hundred (200) feet of the subject property by certified mail, return receipt requested, at least ten (10) days prior to the meeting. Certification of noticing must be submitted to the Village Clerk's Office no later than 2:00 p.m. on the Friday preceding the meeting.
- Every application or appeal must be accompanied by:
 - An accurate plot plan to scale, showing location of all existing structure.
 - b. Drawings showing the exact location, dimension and nature of construction of all proposed structures.

These requirements will ordinarily be best met with surveys and architect's drawings. The Board may require that surveys and/or drawings be prepared and signed by duly accredited surveyors, engineers, or architects.

- The applicant is required to show proof of title to or legal interest in the premises by deed, or contract of sale, or other document.
- The applicant is required to submit a completed Environmental Assessment Form in accordance with the State Environmental Quality Review Act (SEQR). The Department of Environmental Conservation has made this form available on its website - www.dec.state.ny.us.
- 8. The applicant shall pay all fees and charges as prescribed from time to time by the Board of Trustees. By resolution of the Board of Trustees adopted on November 1, 1983, said fees and charges are as follows:
 - a. Two hundred dollars (\$200) upon filing the application.
 - b. Other expense reasonably necessary for review or processing of the application.



VILLAGE OF DOBBS FERRY Building Department 112 Main Street Dobbs Ferry, New York 10522 TEL: (914) 231-8511 • emanley@dobbsferry.com

04/15/2021

Nathan Muntis 11 Myrtle Ave. Dobbs Ferry, NY 10522

Re: 11 Myrtle Ave.

S/B/L 3.50-17-11

Dear Mr. Muntis,

Pursuant to a review of the submitted proposed plans to construct an addition and renovation to your property, the following determinations were made.

The property is located in the OF-2 Zone.
1. The required maximum lot coverage by impervious surfaces is 40% You have proposed a coverage of 45.5%
Thus requiring a variance of 5.5%
2. The required minimum side yard set-back is 20'.
You have proposed a set-back of 19.8'.
Thus requiring a variance of .2'
3. The required minimum combined side yards set-back is 50'.
You have proposed a set-back of 46.4'.
Thus requiring a variance of 3.6'

For these reasons your proposal, as submitted, is denied pending zoning board review.

If you have any questions, please contact the Building Department at (914) 231-8513.

Respectfully,

Ed Manley Land Use Officer



To:		
	Village of Dobbs Ferry	
	Zoning Board of Appeals	
	Building Department	
From:	Courses Charm Architects DC	
From:	Gregory Sharp Architect, PC	
	145 Palisade Street, Suite 211	
	Dobbs Ferry, NY, 10522	
	gregsharp@casedevelopment.com	
	917.597.1982	
Date:	April 21, 2021	
Subject:	Response to; DOB denial letter.	
	Job Location: 11 Myrtle Ave.	
	Tax Parcel No. 3.50-17-11	
	Owner / Nathan Munits	
	OF-2 Zone	

In response to the comments prepared by Dobbs Ferry DOB, dated 4-15-2021, we have prepared responses for points 1-3 in this document.

1. The existing and proposed lot coverage is over by 5.5%, The existing coverage is over by 12,277 sqft. And the proposed is 13,295 or + 1,018sqft. This House was built in the 60's and therefore before any zoning was enacted. The Overage is caused because our parcel is a flag lot and our coverage incorporates the shared driveway for 2 other driveways creating a need for a Variance.

- This House was built in the 60's and therefore before any zoning was enacted. The 19.8" set back is from the original house. We are not encroaching any further than the existing house condition.
- This House was built in the 60's and therefore before any zoning was enacted. The combined set back of 46.4" set back is from the original house. We are not encroaching any further than the existing house condition.

We appreciate you time in reviewing this application. Please let us know if you have any questions or anything else that you need at this time.

Thank You

Mr. Greg Sharp/Architect - Greg Sharp Architect and Ms. Meg Munits were present to represent the application.

Chairman Hofmann said this is for a construction of an addition and renovation to the home at 11 Myrtle Avenue located in the OF-2 Zone. Chairman Hofmann noted the following:

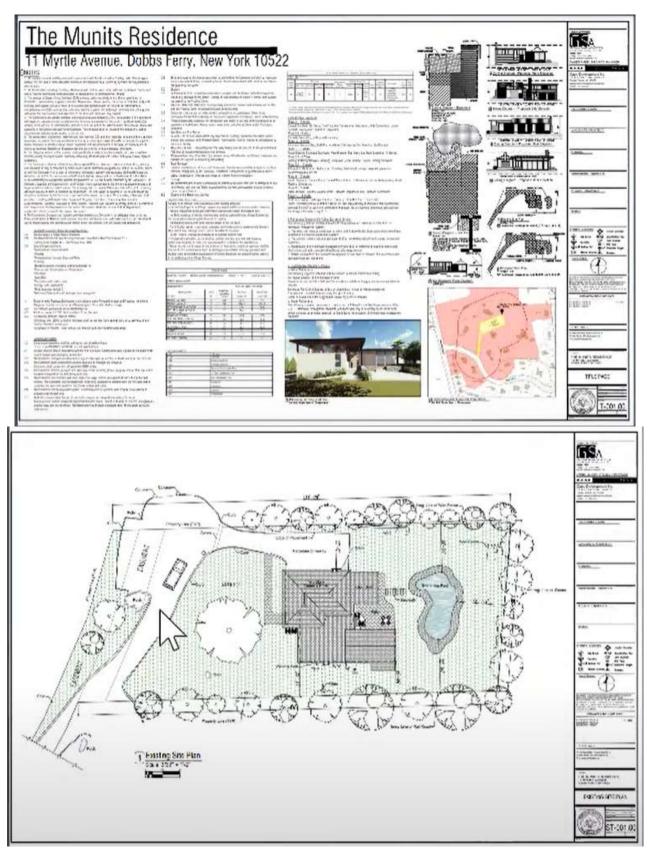
- 1. The required maximum lot coverage by impervious surfaces is 40%, the proposed is a coverage of 45.5%. Thus requiring a variance of 5.5%
- 2. The required minimum side yard set-back is 20', the proposed is a set-back of 19.8'. Thus requiring a variance of 2'
- 3. The required minimum combined side yards set-back is 50'. The proposed is a setback of 46.4'. Thus requiring a variance of 3.6'.
- Mr. Sharp discussed the proposed application and displayed the following slides:

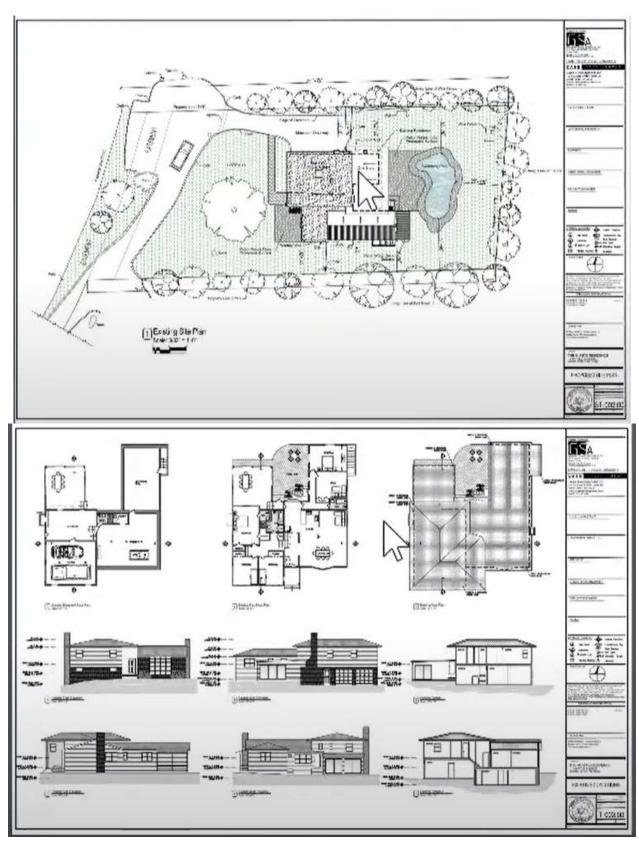




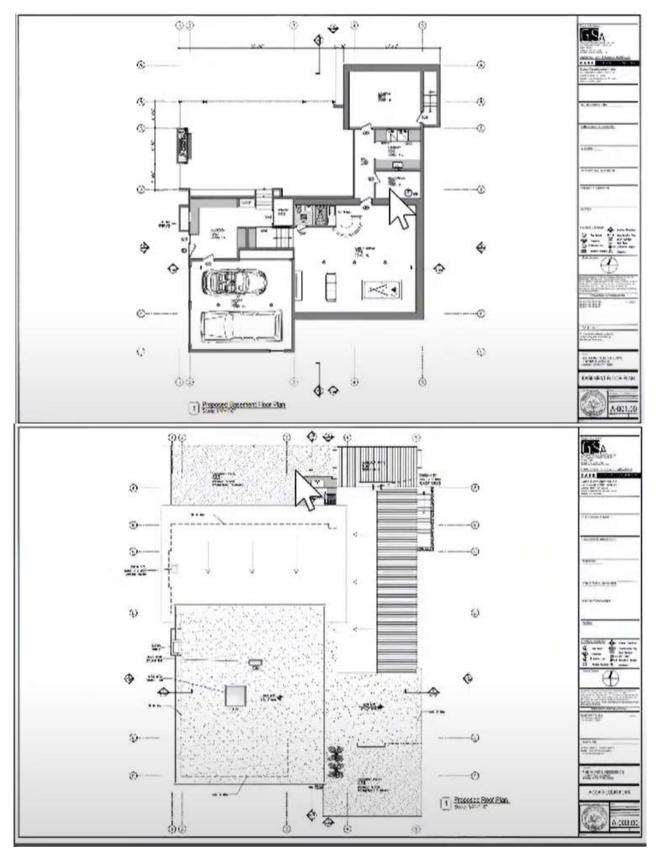
Mr. Sharp said the proposal is to basically utilize the current foundation of the house and to just add a small extension onto the rear of the house to go with their existing pool that is part of the house, as well as to modernize the facades of the house and updating the house in general. Mr. Sharp said it would be taking the existing foundation of the house and building on top of the first floor to create a new house. Mr. Sharp said the house is still a split level ranch historically, but we are adding some modern flourishes and hoping that we are able to move past this. Mr. Sharp said the zoning variances that we are requesting are based on the existing parameters of the house, not the new addition on the house, but lot coverage is due to the fact that we share a common driveway and therefore that's where footage is incorporated into our lot coverage and the setbacks were pre-existing.

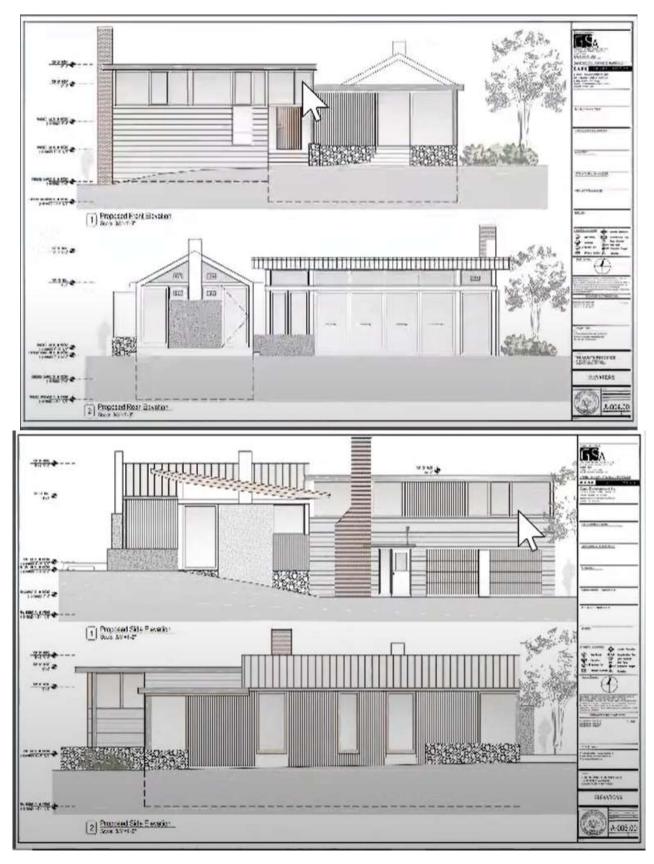
Mr. Sharp continued discussion of the proposed application and displayed the following slides:

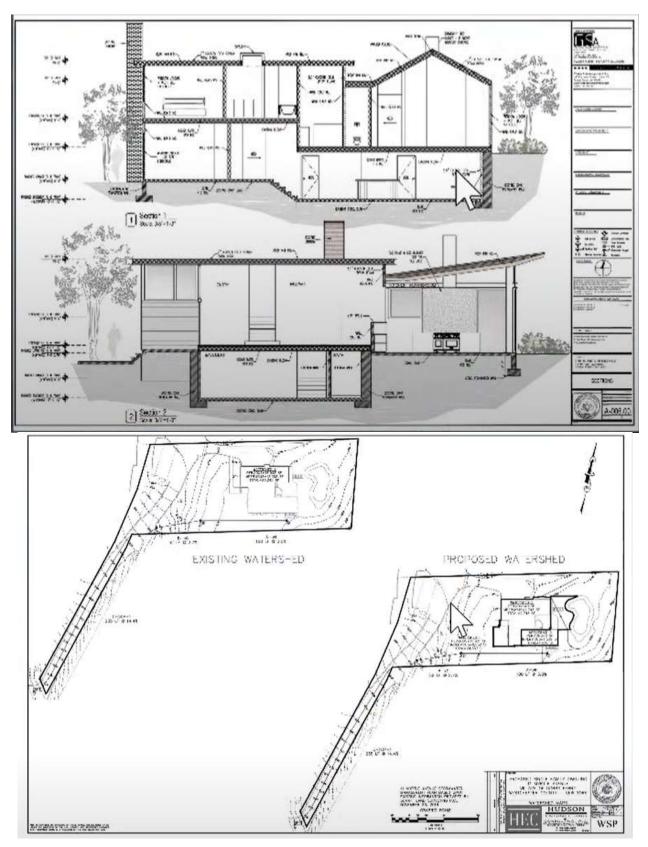


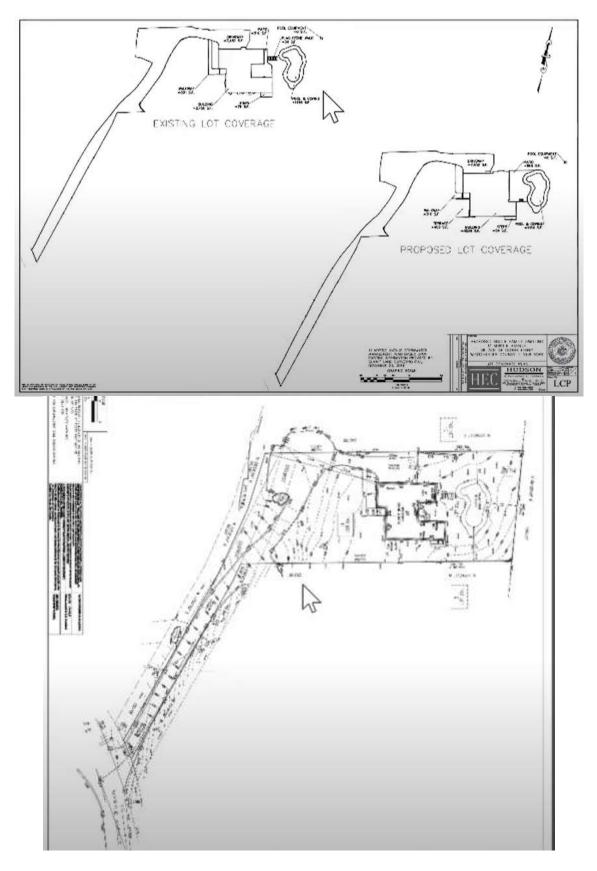


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Subject:

Response to; DOB denial letter. Job Location: 11 Myrtle Ave. Tax Parcel No. 3,50-17-11 Owner / Nathan Munits OF-2 Zone

In response to the comments prepared by Dobbs Ferry DOB, dated 4-15-2021, we have prepared responses for points 1-3 in this document.

The existing and proposed lot coverage is over by 5.5%,. The existing coverage is over by 12,277 sqft. And the
proposed is 13,295 or + 1,018sqft. This House was built in the 60's and therefore before any zoning was end.
 The Overage is caused because our parcel is a flag lot and our coverage incorporates the shared driveway for 2 other
driveways creating a need for a Variance.

- 2 This House was built in the 60's and therefore before any zoning was enacted. The 19.8" set back is from the original house. We are not encroaching any further than the existing house condition.
- 3 This House was built in the 60's and therefore before any zoning was enacted. The combined set back of 46.4" set back is from the original house. We are not encroaching any further than the existing house condition.

We appreciate you time in reviewing this application. Please let us know if you have any questions or anything else that you need at this time.

Thank You

Greg Sharp



2 Rendering of Proposed Front Do Not Secte See - Consumos



A discussion was held and Mr. Sharp addressed questions from the Board.

No one from the public addressed the Board.

Mr. Gombos asked if the proper noticing was done.

Mr. Sharp said the neighbors were properly notices.

Chairman Hofmann said the notices are sent by applicants, but they are not sent with the return receipt.

The following people addressed the Board: Ms. Laura Holzman/Neighbor. Ms. Holzman said she was informed about the project and her major concern is the construction noise.

Mr. Sharp addressed questions from Ms. Holzman. Mr. Sharp said there is no rock drilling, so we expect that it won't be as noisy of a venture as 1 Myrtle was. Mr. Sharp said they will work with everyone in a neighborly way.

Motion by Chairman Hofmann, seconded by Mr. Gombos to close the public hearing for the application of 11 Myrtle Avenue for proposed plans to construct an addition to the existing house.

CHAIRMAN HOFMANN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
BRUCE GOMBOS	🛛 AYE	□ NAY			ABSENT/EXCUSED	
JEREMY GUTMAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
JON MAASS	🛛 AYE	□ NAY			ABSENT/EXCUSED	
PAUL MONTE	🗌 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
JOSEPH CAPASSO, 1 ST ALTERNATE	🛛 AYE			RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED	
RESULT:		MOTION: PASSES				

Motion by Chairman Hofmann, seconded by Mr. Gutman to approve the application of 11 Myrtle Avenue for proposed plans to construct an addition to the existing house, in accordance with the plans submitted.

CHAIRMAN HOFMANN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
BRUCE GOMBOS	🛛 AYE	🗌 NAY			ABSENT/EXCUSED	
JEREMY GUTMAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
JON MAASS	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
PAUL MONTE	🗌 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
JOSEPH CAPASSO, 1 ST ALTERNATE	🛛 AYE			RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED	
RESULT:		MOTION: PASSES				

4. 288 Ashford Avenue - Public hearing for proposed plans to construct roof over exterior stairs

The following Application to the Zoning Board of Appeals was submitted:

		APM	LICATION T VILL	o zonini Age of Bo			TALS	
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	DeeF		3/30	2021				
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	Raph	y Lossflort_	288 Ashford					-
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	ARY PU Registr	OHN M SU BLIC, STAT ation No. 0 d in Westch	ozzo E OF NEW YORk ISU6070919 Iester County s March 11, 2023			2	ž.	



VILLAGE OF DOBBS FERRY Building Department 112 Main Street Dobbs Ferry, New York 10522 TEL: (914) 231-8511 # <u>emanley@dobbsferry.com</u>

3/2/21

Arthur Gelbard 288 Ashford Ave Dobbs Ferry, NY 10522

Re: 288 Ashford Ave

S/B/L 3.100-93-19

Dear Mr. Gelbard,

Pursuant to a review of the submitted proposed plans to construct a roof over your existing exterior stairs, the following determinations were made.

All new structure or extension of an existing non-conformity must comply to current zoning. The property is located in the OF-6 Zone.

The required minimum side yard set-back is 10°. You have proposed a set-back of 3°-9 3/8". Thus requiring a variance of 6°-2 5/8"

For these reasons your proposal, as submitted, is denied pending zoning board review.

If you have any questions, please contact the Building Department at (914) 231-8513.

Respectfully,

Ed Manley Land Use Officer

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Appartitic C State Environmental Quality Roview	
SHORT ENVIRONMENTAL ASSESSMENT FORM	10 ¹⁰
Arthur Gelbard 2288 Ashford Ave	
Antonio LOGRA FERRY Control WESTCHESTER	
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1 MONET WESTCHESTER 1 MONET W	•
5. IS PROPERTY ACTION:	
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Construct roof over previously constructed exterior	stair
that leads to an apartment on the top that of s building.	say
7. HADINT OF LAND THECTED: ANNE UNIVERSITY O.17 2015	
1. 雪雅! PRETACTION FOR LEADING A PROFILIE ALL PROFILIES AND THE LAND FOR LINE FOR THE FOR THE LEADING A	Ł.
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2. VIEWY IS PRESENT LAND USE IN VIEWITY OF PROJECT? Bankanine [] Jackschiel -[] Commandel [] Agriculture []Pack/Forsel/Open Space. [] Other	
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10. DOES ACTION DIVIDUVE A PERMET APPROVIN, OR PLINDING, HOW OR ULTIMATELY FROM ANY OTHER BOYE	HONN.
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11. DORS ANY ADDITION THE ACTION HAVE A CLARENTLY VALID PERMIT OR APPROVAL?	
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the Constant Assessment Force before presenting with this encourses.	

CMER J

Jointly prepared by the Real Property Section of the New York State Bar Association, the New York State Land Title Association, the Committee on Real Property Law of the Association of the Bar of the City of New York and the Committee on Real Property Law of the New York County Lawyers' Association

WARNING: NO REPRESENTATION IS MADE THAT THIS FORM OF CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE COMPLIES WITH SECTION 5-702 OF THE GENERAL OBLIGATIONS LAW ("PLAIN LANGUAGE").

CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT

NOTE: FIRE AND CASUALTY LOSSES AND CONDEMNATION

This contract form does not provide for what happens in the event of fire, or other casualty loss or condemnation before the title closing. Unless different provision is made in this contract, Section 5-1311 of the General Obligations Law will apply. One part of that law makes a Purchaser responsible for fire and casualty loss upon taking possession of the Premises before the title closing.

Residential Contract of Sale

Contract of Sale made as of July , 2020

BETWEEN

Francesco Salvi and Francesca Salvi Address: 26 Ridgeway Cirle, White Plains, NY 10605 Social Security Number/Fed. I.D. No.(s): Arthur Gelbard Address: P.O. Box 60H, Scarsdale, NY 10583 Social Security Number/Fed. I.D. No.(s):

hereinafter called "Seller" and

hereinafter called "Purchaser"

The parties hereby agree as follows:

1. Premises. Seller shall sell and convey and Purchaser shall purchase the property, together with all buildings and improvements thereon (collectively the "Premises"), more fully described on a separate page marked "Schedule A", annexed hereto and made a part hereof and also known as:

Street Address: 288 Ashford Ave., Dobbs Ferry, NY 10522

Tax Map Designation:

Together with Seller's ownership and rights, if any, to land lying in the bed of any street or highway, opened or proposed, adjoining the Premises to the center line thereof, including any right of Seller to any unpaid, award by reason of any taking by condemnation and/or for any damage to the Premises by reason of change of grade of any street or highway. Seller shall deliver at no additional cost to Purchaser, at Closing (as hereinafter defined), or thereafter, on demand, any documents that Purchaser may reasonably require for the conveyance of such title and the assignment and collection of such award or damages.

2. Personal Property. This sale also includes all fixtures and articles of personal property now attached or appurtenant to the Premises, unless specifically excluded below. Seller represents and warrants that at Closing they will be paid for and owned by Seller, free and clear of all liens and encumbrances, except any existing mortgage to which this sale may be subject. They include, but are not limited to, plumbing, heating, lighting and cooking fixtures, chandeliers, bathroom and kitchen cabinets and counters, mantels, door mirrors, switch plates and door hardware, venetian blinds, window treatments, shades, screens, awnings, storm windows, storm doors, window boxes, mail box, TV aerials, weather vane, flagpole, pumps, shrubbery, feucing, outdoor statuary, tool shed, dishwasher, washing machine, clothes dryer, garbage disposal unit. range. oven. built-in-microwave oven, refrigerator, freezer, air conditioning equipment Statute of

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DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT

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Filing Local County Deeds

P.O. BOX 610584 NORTH MIAMI, FL 33261

PROPERTY DEEDS SERVICES

GELBARD ARTHUR 288 ASHFORD AVE DOBBS FERRY NY 10522-2037 H ^{III} HIIIHIHIHIHIHIHIHIHIHIHIHIHI		Property ID #	2022188
		Date Sent:	11/25/2020
	T02990 11/25/2020	Please Mail By	12/15/2020
	1100000	Service Fee:	\$94.00

X01VJ05983-DF0E44034	FLCD recommends that all USA Homeowners obtain a copy of their current Property Assessment Profile and current Grant Deed These documents can Validates the property was in fact
Property ID# 2022188	transferred and or has interest to the individual(s) Public.
PLEASE MAIL BY: DEC-15-2020	The "Property Assessment Profile" is a comprehensive property report that provides a wealth information on the property's makeup. This important report includes Tax assessed value, Tax delinquency, Area Comparable values, legal description current owner information and parcel ID number. This report will return all pertinent property and owner information for the designated property Also provides information that can verify
CONTACT US infofilingservices@gmail.com For Assistance or Questions Regarding this Services	if property information is recorded correctly as a mistake can affect property taxes. The information on the report can also be used to contest your property taxes at the County level if you find you are paying higher property taxes that comparable properties in your area. THIS SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERIMENT AGENCY. Services Provided can be found free of charge from County website. This is NOT a Bill.

DETACH AND MAIL

County RECORDS

Name: GELBARD ARTHUR	Froperty ID# 2022168	
Transfer Date: 5/11/2020	Purchase amount: \$ 760000	
Sale Date: 5/11/2020	Property Use:	

Current Grant Deed:

- · Grant Deed Provides legal evidence of ownership/interest 0
- o . Shows Evidence that a transfer or interest was recorded
- o For the subject property or entity
- . Shows evidence of subject property's Legal Description
- Shows Evidence to verify that recorded information is correct .

PAYMENT METHOD :	DATE SENT NOV-25-2020	DEED SERVICE Fee \$94.00	PLEASE MAIL BY: DEC-15-2020	
CHECK/MONEY ORDER ENCLOSED ONLY AMOUNT: \$94.00	EMAIL:			
LEASE MAKE CHECK OR MONEY ORDER PAYA	BLE Phone#			

Property Assessment Profile:

. County Tax & Assessment Information

Total Assessor Value

- Total Tax Amount
- . Subject Property Comparable Values
- . Flood Report

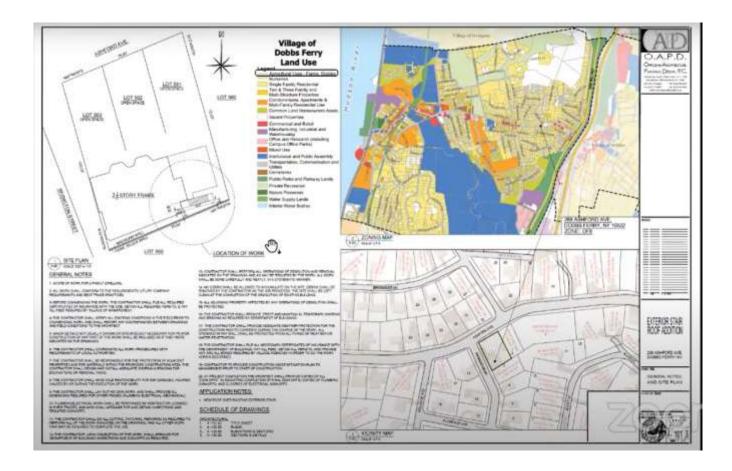
nene -18585 AVEY OF LOTS CONALDRICALAGRESE ASSOCA 1,362\$363 AND SUAVA AP OF LOTS AT ABOSLEY 0 363.0037 V N.C.C. 42. O. O.V. AVE. 31, 1831 1191 1000. LASE OF DOCUS FERRY. IWN OF SREENBURGH. ESTCHESTER CO. N.Y. Nr.B ~=== \$\$732 50 d.S.A N. SNARWOOD. 12 . TIFLE BURYAYS OF THE CANO 7174 h 455N 560 100.00 C 561 25.00 ASHFORD N. 6704 00 5 562 0 00 563 212 570.8 LMACA 15 8008 IRVINGTON 100.00 -PEE

Chairman Hofmann said this is to construct a roof over existing exterior stairs at 288 Ashford Avenue located in the OF-6 Zone. Chairman Hofmann noted the following:

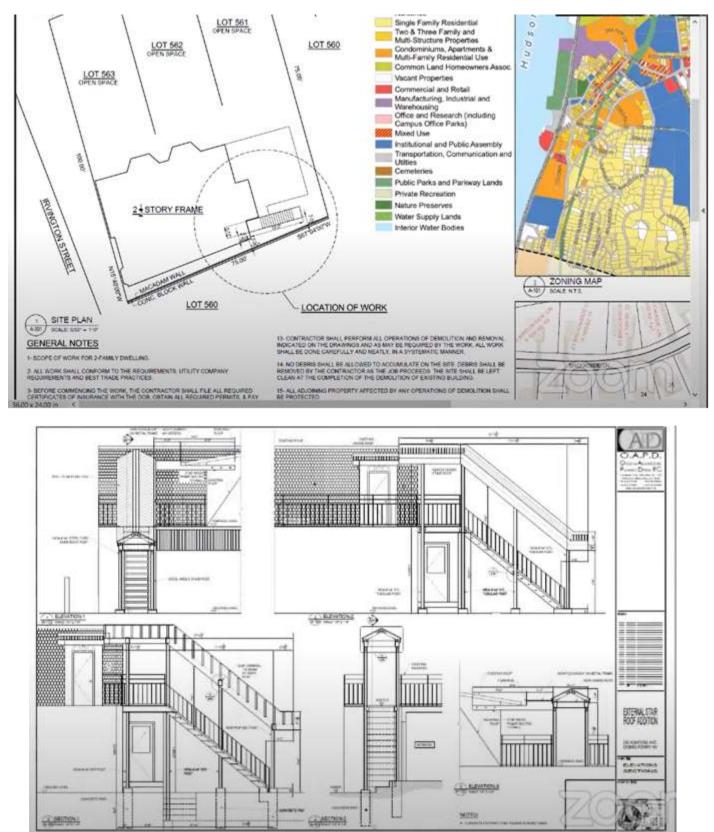
1. All new structure or extension of any non-conformity must comply with current zoning. The required minimum side yard set-back is 10'. The proposed is a set-back of 3'-9 3/8". Thus requiring a variance of 6'-2 5/8"

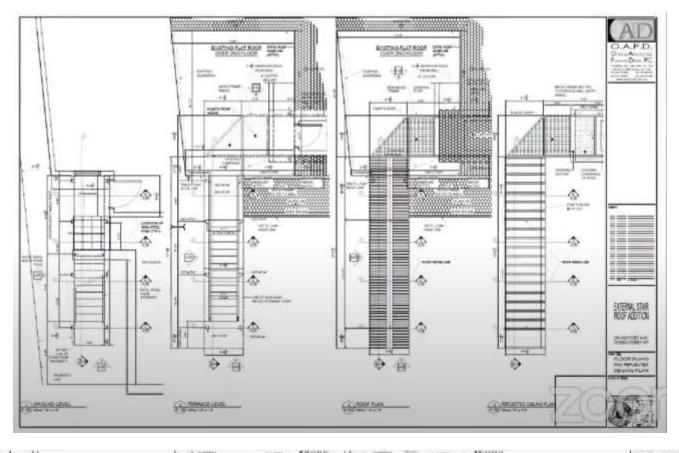
Mr. Arthur Yellin was present to represent the application.

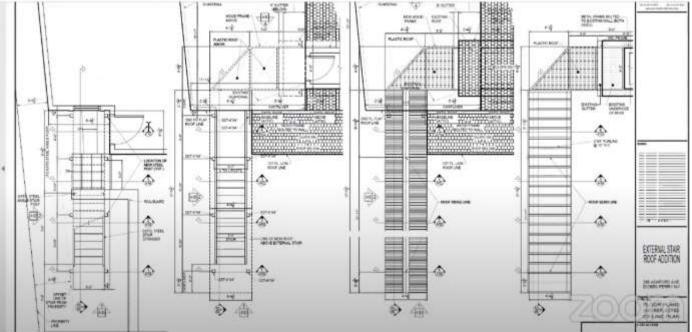
Mr. Yellin discussed the proposed application and displayed the following slides:

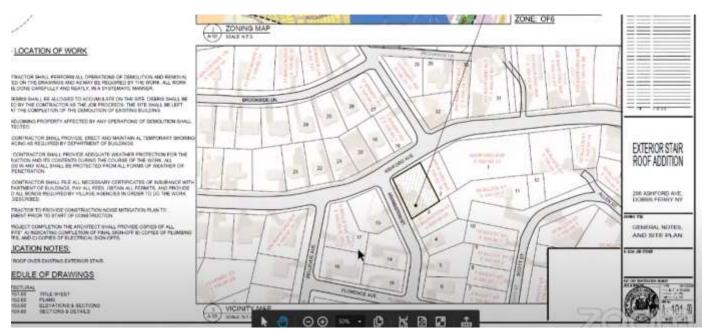












Mr. Yellin noted that this is a new property owner and that the stair and conditions in the building are existing. Mr. Yellin said the application is to put a roof over the stairs.

A discussion was held and Mr. Yellin addressed questions from the Board.

Mr. Roemer said the application would need to go before the AHRB.

No one from the public addressed the Board regarding the proposed application.

Chairman Hofmann said there is a car in parking lot of this house without an engine in it. Chairman Hofmann asked Mr. Yellin to get rid of this.

Mr. Yellin said he would ask the owner.

Chairman Hofmann asked Mr. Roemer about the vehicle without an engine.

Mr. Roemer said according to State Code you can have up to one unregistered vehicle on your property. Mr. Roemer said he will look at the Village Code to find out more about this.

Motion by Chairman Hofmann, seconded by Mr. Gombos to close the public hearing for the application of 288 Ashford Avenue for proposed plans to construct roof over exterior stairs.

CHAIRMAN HOFMANN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
BRUCE GOMBOS	🛛 AYE	□ NAY			ABSENT/EXCUSED
JEREMY GUTMAN	🛛 AYE	□ NAY			ABSENT/EXCUSED
JON MAASS	🛛 AYE	□ NAY			ABSENT/EXCUSED
PAUL MONTE	AYE	□ NAY			ABSENT/EXCUSED
JOSEPH CAPASSO, 1 ST ALTERNATE	🛛 AYE			RECUSE	ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Motion by Chairman Hofmann, seconded by Mr. Capasso to approve the application of 288 Ashford Avenue for proposed plans to construct roof over exterior stairs, in accordance with the plans submitted.

CHAIRMAN HOFMANN	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
BRUCE GOMBOS	🛛 AYE	□ NAY			ABSENT/EXCUSED	
JEREMY GUTMAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
JON MAASS	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
PAUL MONTE	🗌 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
JOSEPH CAPASSO, 1 ST ALTERNATE	🖾 AYE			RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED	
RESULT:		MOTION: PASSES				

Motion by Chairman Hofmann, seconded by Mr. Capasso to close the meeting.

CHAIRMAN HOFMANN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
BRUCE GOMBOS	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
JEREMY GUTMAN	🛛 AYE	□ NAY			ABSENT/EXCUSED
JON MAASS	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED
PAUL MONTE	AYE	□ NAY		RECUSE	ABSENT/EXCUSED
JOSEPH CAPASSO, 1 st ALTERNATE	🛛 AYE			RECUSE	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

The meeting closed at 9:10 p.m.