

**Town of Rotterdam
Zoning Board of Appeals Meeting
Summary Meeting Minutes
November 16, 2022**

A meeting of the Town of Rotterdam Zoning Board of Appeals was held Wednesday, November 16, 2022 at 7:30 p.m. at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York.

Present:	Philip Eats, Chairman	Excused:
	Angelo Melillo, Vice Chairman	
	Bruce Bonacquist	
	Alex Stramenga	
	Craig Serafini	
	Stephanie DiLallo-Bitter, Attorney	
	Peter Comenzo, Sr. Planner	
	Lisa Gallo, Secretary	

The agenda for the evening was discussed. Chairman Eats called the meeting to order. The Pledge of Allegiance to the Flag was recited. Attendance was taken.

**ZBA Meeting
November 16, 2022**

1. Mariaville Petroleum, LLC – 378 Duanesburg Road. Tax Map #48.19-12-13 located in the General Business (B-2) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled “Lot Area, Lot Coverage, Yard Requirements”. Applicants are seeking to upgrade the existing motor vehicle fueling station known as 5 Corners Coastal. Chapter 270-68 requires that the front yard depth be a minimum of 30 feet and the rear yard depth a minimum of 25 feet. The applicants are requesting to place the new underground fuel storage tanks and dispensers within 16.8 feet of the rear property line, 25.7 feet from Duanesburg Road, and 25.5 feet from Mariaville Road and the eastern front overhead canopy and dispensers to within 2.8 feet of the property line.

a. Bill Hennessy of Hennessy Engineering and Consulting representing this application.

b. Applicant(s) addressed five (5) criteria to the Board.

Mr. Hennessy explained that his client is proposing a renovation of the existing 5 Corners Coastal gas station. They will be replacing the canopy and underground storage tanks. The canopy has been hit a couple times by tall trucks and currently encroaches into the NYSDOT right of way. The proposed canopy will be relocated to be on the property within 2.8 feet and will be higher. The lot is triangular and has two (2) front yards. There are currently three (3) underground tanks. They will be replacing two (2) of the tanks. They will be eliminating the above ground kerosene tank at the back corner of the building. It is a commercial area so it will not be a significant change. It cannot be achieved by other means due to the two (2) roadways and having the two (2) front yards; it makes the canopy physically impossible to install based on the 30-foot setbacks. Yes, the variances are substantial but the reasons were previously explained as to the benefit to what is currently existing. It will also be a benefit to the environment for the two (2) remaining tanks to go from single wall to double wall with a containment area. There will be a lesser visual impact. The application stated it is not self-created but realizes it is self-created although with the proper renovations, they will still need variances to fix the place up.

c. This proposal is not exempt from referral to Schenectady County Planning pursuant to Memorandum of Understanding – April 2011.

Schenectady County Economic Development and Planning deferred to local consideration.

d. Questions/comments from the Board.

Mr. Bonacquist stated Mr. Hennessy answered the five (5) criteria to his satisfaction.

Mr. Melillo agreed with Mr. Bonacquist. He also inquired if there was any curbing at the point. Mr. Hennessy said there is not any proposed would have to go to NYSDOT. Mr. Melillo stated it could prevent people driving on it.

Mr. Stramenga stated it would be an improvement for the area and prevent people from hitting the canopy.

Chairman Eats stated he spoke the owner. The owner explained that the canopy would be higher at 14' 6". They also discussed the location and how it was shifted away from Duanesburg Road. Mr. Hennessy said it hung over Duanesburg Road, possibly from a NYSDOT taking. They wanted to provide handicapped parking in the front of the building which necessitated moving the canopy a little closer to the intersection.

e. **No Public Hearing Comments.**

f. **This project is classified as an Unlisted Action under SEQR.**

g. **Negative Declaration SEQR:**

Stephanie DiLallo Bitter, the Zoning Board of Appeals attorney stated the ZBA will be conducting an uncoordinated review on the Unlisted Action of granting variance approvals for the variances under the Town Zoning Code. The applicant had submitted Part 1 of the Short Environmental Assessment Form (SEAF). She read into the record the questions on Part II of the SEAF and requested that the Board answer either no impact, small impact or large impact. All questions were read into the record and all were answered by the Board as small to no impact. After a review of the requirements of SEQR, the board determined that action could be taken and would entertain a motion to adopt a SEQR determination on non-significance.

h. **Motion to Adopt Negative Declaration:** Mr. Bonacquist

i. **Seconded:** Mr. Melillo

j. **Approved unanimously:**

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mrs. Rappazzo	X			
Mr. Serafini	X			

k. **Motion to APPROVE the variances:** Mr. Bonacquist

l. **Seconded:** Mr. Stramenga

m. **Approved unanimously:**

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mrs. Rappazzo	X			
Mr. Serafini	X			

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Town of Rotterdam
Zoning Board of Appeals

Philip Eats, Chairman
Peter J. Comenzo, Senior Planner

Telephone (518) 355-7575 Ext. 338
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RESOLUTION NUMBER ZBA27-2022
Moved by Mr. Mr. Bonacquist, Seconded by Mr. Stramenga
Applicant(s): Mariaville Petroleum, LLC

Applicant(s): Mariaville Petroleum, LLC
Project Location: 378 Duanesburg Road
Tax Number or Numbers: 48.19-12-13
Zoning: General Business (B-2) Zoning District
Proposed Project: Applicants are seeking to upgrade the existing motor vehicle fueling station known as 5 Corners Coastal.

WHEREAS, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-68 entitled "Lot Area, Lot Coverage, Yard Requirements;" and,

WHEREAS, Chapter 270-68 requires that the front yard depth be a minimum of 30 feet and the rear yard depth a minimum of 25 feet; and,

WHEREAS, the applicants are requesting to place the new underground fuel storage tanks and dispensers within 16.8 feet of the rear property line, 25.7 feet from Duanesburg Road, and 25.5 feet from Mariaville Road and the eastern front overhead canopy and dispensers to within 2.8 feet of the property line; and,

WHEREAS, applicants are seeking to upgrade the existing motor vehicle fueling station known as 5 Corners Coastal; and,

WHEREAS, pursuant to 6 NYCRR Part 617 State Environmental Quality Review the above referenced project is an Unlisted Action and the Zoning Board of Appeals conducted an uncoordinated review of the project request; and,

WHEREAS, the Rotterdam Zoning Board of Appeals after review of Part 1 of the Short Environmental Assessment Form (SEAF) and discussion of the criteria outlined in Part 2 of the SEAF, hereby issues a Negative Declaration on the project and authorizes the Rotterdam Town Planner to prepare, file, publish, and distribute all documents as necessary to comply with 6 NYCRR Part 617 (State Environment Quality Review); and,

RESOLUTION NUMBER ZBA27-2022

Applicant: Mariaville Petroleum, LLC

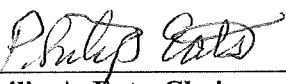
WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, November 10, 2022 announcing that a public hearing was to take place Wednesday, November 16, 2022 at 7:30 p.m. to consider the variance requests; and,

WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on November 16, 2022 to consider the above referenced variance request; **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the November 16, 2022 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application:

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.


Philip A. Eats, Chairman
Zoning Board of Appeals

**ZBA Meeting
November 16, 2022**

2. **Mary Ann Graybash – 31 Kelly Lane, Rotterdam, NY, Tax Map #47.20-1-3** located in the Single Family Residential (R-1) Zoning District. Petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled “Fences.” **Chapter 270-143(A)(1)** states that fences shall be permitted anywhere on a lot or parcel of land provided that the height thereof does not exceed four feet in a front yard or six feet in a side or rear yard. The applicant is looking to place a nine (9) foot high fence in the rear yard, which would require a variance of three (3) feet.

On October 16, 2022, the applicant’s representative, Gerard Parisi, requested this be postponed until November 16, 2022.

The application was removed from the agenda by the applicant and attorney.

NO ACTION

3. Nicola and Vincenza Nanci – 1001 Community Road, Rotterdam, NY, Tax Map #59.20-7-1 located in the Single Family Residential (R-1) Zoning District. Petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled “Fences.” **Chapter 270-143(A)(1)** sets a front yard height limit at four (4) feet. The applicant would like to install a six (6) foot high fence, which would require a variance of two (2) feet. **Chapter 270-143(A)(4)** states that front yard fences should be less than fifty percent (50%) solid or opaque. The applicant would like to install a six (6) foot high fence that is one hundred percent (100%) solid. The property is a corner lot.

a. Vincenza & Nicola Nanci of 1001 Community Road both present at the hearing and representing this application.

A letter was submitted from Kelly Casher who resides on Devendorf Road, the property most affected by the proposed fence. Ms. Casher stated that she does not have any issues with the Nanci’s installing a fence.

b. Applicant(s) addressed five (5) criteria to the Board.

Vincenza stated they would like to replace the old picket fence with a six (6) foot stockade. The existing fence is weather-beaten and the height of the new fence will give them privacy. It is also needed to contain their dogs in the backyard. It will not impair anyone’s driving site distance. She explained they are a corner lot. They are proposing to leave a short three (3) foot picket fence in the front and then midway go to the six (6) foot stockade. She did speak to the neighbors on Devendorf as they are the most affected and they will match that fence. A shorter fence would not work with the dogs because they are jumpers. They would like the privacy because the road is busy. They do know where the property markers are located. Most of the fence will be behind the existing fence. She does not believe there will be any adverse effect on the environment. It will be better for the neighbors as the dogs won’t bark. Yes, it is self-created. When they moved in, they did not have dogs.

c. This proposal is exempt from referral to Schenectady County Planning pursuant to Memorandum of Understanding – April 2011.

d. Questions/comments from the Board.

Mr. Melillo stated applicants answered all the criteria satisfactorily.

All members’ agreed application was filled out nicely and the presentation was clear.

Mr. Bonacquist explained that the side yard fence should not block line of sight and it is the property owners responsibility to ensure the fence is on their property.

- e. **No Public Hearing Comments.**
- f. **This project is classified as a Listed Type 2 Action under SEQR.**
- g. **Motion to APPROVE the variances:** Mr. Serafini
- h. **Seconded:** Mr. Melillo
- i. **Approved unanimously:**

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			



Town of Rotterdam
Zoning Board of Appeals

Philip Eats, Chairman
Peter J. Comenzo, Senior Planner

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RESOLUTION NUMBER ZBA28-2022
Moved by Mr. Serafini, Seconded by Mr. Melillo
Applicant(s): Nicola and Vincenza Nanci

Applicant(s): Nicola and Vincenza Nanci

Project Location: 1001 Community Road

Tax Number or Numbers: 59.20-7-1

Zoning: Single Family Residential (R-1) Zoning District

Proposed Project: The applicant would like to install a six (6) foot high fence that is one hundred percent (100%) solid.

WHEREAS, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-143 entitled "Fences;" and,

WHEREAS, Chapter 270-143(A)(1) sets a front yard height limit at four (4) feet; and,

WHEREAS, the applicant would like to install a six (6) foot high fence, which would require a variance of two (2) feet; and,

WHEREAS, Chapter 270-143(A)(4) states that front yard fences should be less than fifty percent (50%) solid or opaque; and,

WHEREAS, the applicant would like to install a six (6) foot high fence that is one hundred percent (100%) solid; and,

WHEREAS, the property is a corner lot; and,

WHEREAS, this project is classified as a Type II Action under SEQR because pursuant to 6NYCRR Part 617.5(c)(17) this is a granting of an area variance for a single-family home and as a result is therefore exempt from SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, November 10, 2022 announcing that a public hearing was to take place Wednesday, November 16, 2022 at 7:30 p.m. to consider the variance requests; and,

WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on November 16, 2022 to consider the above referenced variance request; and,

RESOLUTION NUMBER ZBA28-2022

Applicant: Nicola and Vincenzo Nanci

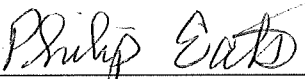
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WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review, **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the November 16, 2022 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application.

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.


Philip A. Eats, Chairman
Zoning Board of Appeals

4. **Steven Delmonaco – 109 Maria Court, Rotterdam, NY, Tax Map #70.-2-23** located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct a 1180 square foot attached garage addition. The variance request(s) are as follows: **Chapter 270-138(c):** “Lot Coverage” states with respect to private garages, the floor area for each stall for the enclosed parking or storage of private motor vehicles shall not exceed 300 square feet. Calculations computed for square footage shall be based upon exterior foundation dimensions. The proposed attached garage is 1180 square feet in size and the existing attached garage is 575 square feet making the total garage area 1755 square feet, which is 855 square feet over the allowed size of 900 square feet.

a. **Steven Delmonico of 109 Maria Court representing this application.**

b. **Applicant(s) addressed five (5) criteria to the Board.**

Mr. Delmonaco explained he wants to build a two (2) bay, two (2) car garage. He has a truck and a plow that will not fit in the current garage. Everything currently is being parked and stored outside and he does not think his new neighbors will appreciate that. He did speak to his neighbors but he did not get anything in writing but can if the Board needs him too. The new garage will match existing siding of the house with a stone façade and match the roof-line. This proposal is a better option than placing all different sheds along the property. Neighbors will only see the current two (2) car garage doors as this one will be entered from the side. The property does slope in the rear so it would be more difficult to place somewhere else. He wants to stay in this house for a long time while his kids grow up. The variance is large and double what the codes allow but will look nice as explained. He is only taking up 15’ of grass, the rest is existing driveway. The water will be diverted on his property. Yes, it is self-created but does not want wife taking off the mirrors of the truck when she drives in the current garage.

c. **This proposal is exempt from referral to Schenectady County Planning pursuant to Memorandum of Understanding – April 2011.**

d. **Questions/comments from the Board.**

Mr. Stramenga spoke to the applicant and sees the need for the storage.

Mr. Serafini stated that with the size of the property he has the room and it is a very nice design.

Mr. Bonacquist said he satisfied the criteria.

Chairman Eats met with the applicant and went over the requests.

- e. No Public Hearing Comments.
- f. This project is classified as a Listed Type 2 Action under SEQR.
- g. Motion to APPROVE the variances: Mr. Stramenga
- h. Seconded: Mr. Serafini
- i. Approved unanimously:

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			

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RESOLUTION NUMBER ZBA29-2022
Moved by Mr. Stramenga, Seconded by Mr. Serafini
Applicant(s): Steven Delmonaco

Applicant(s): Steven Delmonaco

Project Location: 109 Maria Court

Tax Number or Numbers: 70.-2-23

Zoning: Agricultural (A-1) Zoning District

Proposed Project: The applicant wishes to construct a 1180 square foot attached garage addition.

WHEREAS, petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled "Accessory Structures and Uses;" and,

WHEREAS, the applicant wishes to construct a 1180 square foot attached garage addition; and,

WHEREAS, **Chapter 270-138(c)**: "Lot Coverage" states with respect to private garages, the floor area for each stall for the enclosed parking or storage of private motor vehicles shall not exceed 300 square feet. Calculations computed for square footage shall be based upon exterior foundation dimensions; and,

WHEREAS, the proposed attached garage is 1180 square feet in size and the existing attached garage is 575 square feet making the total garage area 1755 square feet, which is 855 square feet over the allowed size of 900 square feet; and,

WHEREAS, this project is classified as a Type II Action under SEQR because pursuant to 6NYCRR Part 617.5(c)(17) this is a granting of an area variance for a single-family home and as a result is therefore exempt from SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, November 10, 2022 announcing that a public hearing was to take place Wednesday, November 16, 2022 at 7:30 p.m. to consider the variance requests; and,

WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on November 16, 2022 to consider the above referenced variance request; and,

RESOLUTION NUMBER ZBA29-2022

Applicant: Steven Delmonaco

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WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review, **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the November 16, 2022 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application.

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.



**Philip A. Eats, Chairman
Zoning Board of Appeals**

**ZBA Meeting
November 16, 2022**

5. **John Carroll – 403 Glenmist Court, Rotterdam, NY, Tax Map #58.13-1-24** located in the Agriculture (A-1) Zoning District. Petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled “Accessory Structures and Uses.” The applicant wishes to construct a 750 square foot attached garage addition. The variance request(s) are as follows: **Chapter 270-138(c)**: “Lot Coverage” states with respect to private garages, the floor area for each stall for the enclosed parking or storage of private motor vehicles shall not exceed 300 square feet. Calculations computed for square footage shall be based upon exterior foundation dimensions. The proposed attached garage is 750 square feet in size and the existing attached garage is 520 square feet making the total garage area 1270 square feet, which is 370 square feet over the allowed size of 900 square feet.

a. **Mike Floccuzio of Floccuzio Construction representing this application.**

b. **Applicant(s) representation addressed five (5) criteria to the Board.**

Mr. Floccuzio stated the applicant would like a 15’ x 50’ garage addition onto an existing two (2) car existing garage. It is approximately 350 square feet over what is allowed. There will not be an undesirable change. The roof line and the siding will be the same. The applicant needs to park a tractor and a large trailer in the new garage. He does not feel it is substantial. It is attached to the building and will look the same. There will not be any problems with the site work. They need the depth for the trailer. The water will shed on their property.

c. **This proposal is exempt from referral to Schenectady County Planning pursuant to Memorandum of Understanding – April 2011.**

d. **Questions/comments from the Board.**

Mr. Bonacquist agreed the variance is absolutely not substantial. The applicant’s representative answered the questions to his satisfaction.

Mr. Melillo agreed with Mr. Bonacquist.

Mr. Stramenga and Chairman Eats spoke to Mr. Carroll about the application.

- e. No Public Hearing Comments.
- f. This project is classified as a Listed Type 2 Action under SEQR.
- g. Motion to APPROVE the variances: Mr. Melillo
- h. Seconded: Mr. Bonacquist
- i. Approved unanimously:

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			

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RESOLUTION NUMBER ZBA30-2022
Moved by Mr. Melillo, Seconded by Mr. Bonacquist
Applicant(s): John Carroll

Applicant(s): John Carroll
Project Location: 403 Glenmist Court
Tax Number or Numbers: 58.13-1-24
Zoning: Agricultural (A-1) Zoning District
Proposed Project: The applicant wishes to construct a 750 square foot attached garage addition.

WHEREAS, petitioner respectfully requests that he be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-138 entitled "Accessory Structures and Uses;" and,

WHEREAS, the applicant wishes to construct a 750 square foot attached garage addition; and,

WHEREAS, Chapter 270-138(c): "Lot Coverage" states with respect to private garages, the floor area for each stall for the enclosed parking or storage of private motor vehicles shall not exceed 300 square feet. Calculations computed for square footage shall be based upon exterior foundation dimensions; and,

WHEREAS, the proposed attached garage is 750 square feet in size and the existing attached garage is 520 square feet making the total garage area 1270 square feet, which is 370 square feet over the allowed size of 900 square feet; and,

WHEREAS, this project is classified as a Type II Action under SEQR because pursuant to 6NYCRR Part 617.5(c)(17) this is a granting of an area variance for a single-family home and as a result is therefore exempt from SEQR; and,

WHEREAS, a legal notice was published in the Schenectady Daily Gazette on Thursday, November 10, 2022 announcing that a public hearing was to take place Wednesday, November 16, 2022 at 7:30 p.m. to consider the variance requests; and,

WHEREAS, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on November 16, 2022 to consider the above referenced variance request; and,

RESOLUTION NUMBER ZBA30-2022

Applicant: John Carroll

Page 2

WHEREAS, pursuant to a Memorandum of Understanding dated April 2011 with the Schenectady County Department of Planning and Economic Development this project is exempt from review, **NOW**,

IT IS HEREBY RESOLVED, that the Rotterdam Zoning Board of Appeals has considered the foregoing five (5) criteria as evidenced by the application materials of the November 16, 2022 hearing. Taking into consideration the benefit to the applicant if the variances are granted, as weighted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant, the Zoning Board of Appeals hereby **APPROVES** said application.

NAME	AYES	NOES	EXCUSED	RECUSED
Chairman Eats	X			
Mr. Melillo	X			
Mr. Stramenga	X			
Mr. Bonacquist	X			
Mr. Serafini	X			

This decision is bound by the application materials, schematic drawings, site plan, and testimony submitted to the Zoning Board of Appeals.



**Philip A. Eats, Chairman
Zoning Board of Appeals**

Meeting adjourned: 8:20 PM
Motion to adjourn: Mr. Stramenga
Seconded: Mr. Melillo
Approved unanimously

Next meeting: December 21, 2022

Respectfully Submitted,
Lisa Gallo