TOWN OF BETHLEHEM

Zoning Board of Appeals Minutes

Wednesday, August 19, 2015  
7:00 PM

I. Call to Order

A Regular Meeting of the Zoning Board of Appeals of the Town of Bethlehem was held on the above date at the Town Hall Auditorium, 445 Delaware Avenue, Delmar, NY. The Meeting was called to order at 7:00 PM.

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daniel Coffey</td>
<td>Chairman</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Holly Nelson Lutz</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Matthew C. Watson</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>George T. Harder</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Nicholas R. Cartagen</td>
<td>Board Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Michael Moore</td>
<td>Planning/Zoning Board Counsel</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Kathleen Reid</td>
<td>Assistant to the Zoning Board of Appeals</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Mark Platel</td>
<td>Assistant Building Inspector</td>
<td>Present</td>
<td></td>
</tr>
</tbody>
</table>

II. Public Hearings

A. Public Hearing for an Application submitted by Chris & Megan Ryan - 16 Sheffield Drive, Delmar. Applicant would like to construct an addition that does not meet setback requirements.

The Applicant is proposing to construct a two story addition to the existing main structure that when constructed will create a front yard setback of 27.9 feet which is 7.1 feet shy of the 35 feet required. Any existing setback encroachments are pre-existing and non-conforming to the current zoning requirements. The structure is occupied as a single family dwelling and is located in a Residential "A" Zoning District.

A motion was made to indent the Public Hearing into the minutes by Mr. Watson, Seconded by Ms. Lutz.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Appeals of the Town of Bethlehem, Albany County, New York will hold a Public Hearing on Wednesday, August 19, 2015 at 7:00 PM., at the Town Offices, 445 Delaware Avenue, Delmar, New York, to take
action on an application by Christopher & Megan Ryan, 16 Sheffield Drive, Delmar for an area variance under Article XIII, Section 128-100, yard & bulk requirements. Applicant would like to construct an addition that does not meet setback requirements.

The Applicant, Chris Ryan was present to speak on his own behalf. The addition will be to the front of the existing residence to include a larger living room and master suite. Mr. Ryan presented drawings of the proposed interior and exterior design and photos of the current interior demonstrating that the family has outgrown the home since purchased in 2003. Due to the configuration of the parcel the proposed design is the only feasible option.

Mr. Daniel Ragone, 84 Hampton Street was present to speak in favor of the project.

The following residents submitted letters to the Board of Appeals in favor of the project:

Kevin & Susan DiMuria, 9 Sheffield Drive
Barbara & Kevin Fuscus - 15 Sheffield Drive
Chuck & Cathie St Lucia - 21 Sheffield Drive
Aric & Robin Rider - 55 Boylston Drive
Deanne & John Sodergren- 22 Sheffield Drive

There was no one present to speak in opposition of the project.

This Application will be back before the Board on September 2, 2015 for continuation of the Public Hearing.

The Public Hearing was closed as follows:

RESULT: CLOSED [UNANIMOUS]
MOVER: George T. Harder, Board Member
SECONDER: Holly Nelson Lutz, Board Member
AYES: Coffey, Lutz, Watson, Harder, Cartagena

B. Public Hearing for an Application submitted by Jason Metz, 23 Murray Drive, Glenmont.

Applicant is proposing a subdivision to create a single lot located on Henderson Road, that does not meet minimum requirements for lot size, width or highway frontage.

The Applicant is proposing to subdivide an existing lot creating a building lot that does not meet the minimum lot and bulk requirements for the Residential "C" Zoning District. The proposed lot will have 60 feet of highway frontage which is 10 feet shy of the 70 feet required. Seventy feet of lot width at the building line which is 30 feet shy of the 100 feet required. The square footage of the lot will be 7,200 square feet, 1,300 square feet shy of the 8,500 square feet required.

A motion to indent the Public Hearing into the minutes was made by Mr. Watson, Seconded by Mr. Harder.

NOTICE OF PUBLIC HEARING
Notice is hereby given that the Board of Appeals of the Town of Bethlehem, Albany County, New York will hold a Public Hearing on Wednesday, August 19, 2015 at 7:10 PM, at the Town Offices, 445 Delaware Avenue, Delmar, New York, to take action on an application by Jason Metz. Applicant would like to subdivide land located at 23 Murray Drive & Henderson Road, Glenmont. The proposed lot does not meet the minimum requirement for lot size, width or highway frontage under Article XIII, Section 128-100.

Mr. Metz was present to speak on his own behalf and to answer questions from the Board. He is the owner of the property and currently rents the house for investment purposes. If the Board approves the variance to subdivide the property he will construct a single family dwelling on the new parcel facing Henderson Road. The following issues were discussed:

- Condition of the existing vacant parcel
- Type of house proposed for the vacant parcel and if it would be rented or sold
- Design of proposed single family dwelling
- Character of the neighborhood
- Other options for the vacant lot that would be compliant
- A land swap with the adjacent neighbor to make the lot adhere to the code
- History of the parcel

Mr. Metz will consider reaching out to the adjacent neighbor regarding a land swap and submit a design of the proposed house along with pictures of the condition of the vacant land and any dumping of debris on the parcel.

The following people spoke in favor of the project:

Jason Peterson - Surveyor for the Applicant

The following people spoke in opposition of the project:

Susan Arditi - 21 Henderson Road
Janice Lachover - 21 Henderson Road

The Public Hearing will be back before the Board for a Public Hearing Continuation on September 2, 2015 barring the applicant has submitted all the information requested.

RESULT: KEPT OPEN

C. Public Hearing continuation for an Application submitted by Mike Yevoli, Vista Development Group, LLC. Applicant would like to construct signage for a proposed building located at 85 Vista Blvd., Slingerlands, that does not meet requirements of the Zoning Law.
The Applicant is proposing to install a sign on the proposed building that will be higher than the building to which it is mounted, the signage would exceed the height of the facade and be mounted on the roof of the building. All three of these requirements are in need of a variance. The proposed structure will be an office building and is located in a Planned Development District.

A motion to indent the Public Hearing into the minutes was made by Mr. Watson, Seconded by Mrs. Lutz.

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Board of Appeals of the Town of Bethlehem, Albany County, New York will hold a Public Hearing on Wednesday, August 19, 2015 at 7:20 PM., at the Town Offices, 445 Delaware Avenue, Delmar, New York, to take action on an application by Michael Yevoli, on behalf of Vista Development Group & Monolith Solar for proposed signage located at 85 Vista Blvd., Slingerlands that does not meet town requirements Under Article VI, Section 128-59, Signs C.

Mike Yevoli of Columbia Development spoke on behalf of Vista Development Group for signage proposed for Monolith Solar, 85 Vista Blvd. The Building was designed facing South for maximum exposure to the sun's energy. By placing the sign on top of the building rather than on the facade it enables additional solar panels to be displayed i.e., creating more solar power to be generated. The Applicant researched alternative designs, none of which seemed feasible or as effective as the proposed design. Mr. Yavoli expressed that during The Planning Boards review of the proposed building the Board and staff felt that the design for the signage would be considered part of the parapet wall and an extension of the roof line and therefore in code, it was not realized until later on in the process that the signage would exceed the roof line of the building and requires a variance. Chairman Coffey noted the uniqueness of the variance request as the building will be located in a technology park.

The following items were discussed:

- Size of the proposed signage
- Height and size of the building
- Construction material of signage and building
- Visibility of signage from various directions
- Illumination of the sign
- Alternative options for placement of signage
- Buffering/berms for the Jones property
- Land constraints on the property
The Board requested Mr. Yevoli submit the following information:

- Height of the proposed building on which the sign would be mounted
- Quantify the amount of illumination the sign would give off
- Demonstrate the orientation of the proposed sign via the three Jones parcels and show whether the sign would be visible on the Jones parcel given the berm.
- If the sign would be visible from the Jones parcels even with the berm
- Plantings that could be planted to shield the parcel from the illumination of the sign
- If the sign were to be located on the facade of the west side of the building, would that be more or less visible from the three Jones parcels

There was no one to speak in favor of the variance.
The following resident spoke in opposition to the variance:

William S. Jones - 96 LeGrange Road, Slingerlands

Correction: This project will not have to go before the Albany County Planning Board for review as it is not within 500 feet of a State or County Roadway.

The Public Hearing will be back before the Board for a Public Hearing Continuation on September 2, 2015 barring that the Applicant has submitted all the information requested.

RESULT: KEPT OPEN

D. Public Hearing continuation for an Application submitted by Stephen W. Traver, WWAARC for proposed signage located at ARC-334 Krumkill Road, Slingerlands, that does not meet requirements of the Zoning Law.

The Applicant is proposing a freestanding sign that will be 9 feet tall, 3 feet over the 6 feet allowed, 33.25 square feet per side, 13.25 square feet over the 20 square feet allowed and will be internally illuminated where only externally illuminated signs are allowed. The existing building is located in a Residential "A" Zoning District, is operated by ARC and is occupied as an educational facility.

A motion to indent the Public Hearing into the minutes was made by Mr. Cartagena, Seconded by Mrs. Lutz.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Board of Appeals of the Town of Bethlehem, Albany County, New York will hold a Public Hearing on Wednesday, August 19, 2015 at 7:30 PM., at the Town Offices, 445 Delaware Avenue, Delmar, New York, to take action on an application by Steven Traver on behalf of ARC, 334 Krumkill Road, Slingerlands. Applicant is proposing signage that does not meet town requirements Under Article VI, Section 128-59, Signs, E.
Stephen W. Traver, ARC, Chief Operating Officer, spoke on behalf of ARC. The following items were discussed for replacing the existing sign with the new proposed sign:

- Internal illumination vs external illumination
- Cost of goose-neck lighting
- Removing the base of the proposed sign
- Overall size of the proposed sign vs the current sign
- Different design options

The Board requested Mr. Traver submit the following:

1. Estimate of sign constructed with non-illuminated goose neck lighting
2. Height at the top of the sign after it is raised off the ground
3. Cost comparison of proposed sign vs a sign that is compliant
4. Cost comparison to design and manufacture proposed sign

There was no one present to speak in favor of the application

There was no one present to speak in opposition of the application

The Public Hearing will be back before the Board for a Public Hearing Continuation on September 2, 2015 barring that the applicant has submitted all the information requested.

RESULT: KEPT OPEN

III. Applications - Review and Possible Public Hearing Scheduling

- ACCEPT APPLICATION AND SET PUBLIC HEARING FOR AN APPLICATION SUBMITTED BY EDWARD J. SHAMBEAU ON BEHALF OF MONOLITH SOLAR FOR A USE VARIANCE LOCATED AT 746 RIVER ROAD, GLENMONT. APPLICANT WOULD LIKE TO CONSTRUCT A GROUND MOUNTED SOLAR ARRAY. A PUBLIC UTILITY IS NOT A PERMITTED USE IN THE RURAL RIVERFRONT DISTRICT.

A motion to accept the application and set the Public Hearing for Wednesday September 2, 2015 at 7:00 P.M. was made by Mr Watson, Seconded by Mr. Cartagena with all in favor.

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew C. Watson, Board Member
SECONDER: Nicholas R. Cartagena, Board Member
AYES: Coffey, Lutz, Watson, Harder, Cartagena

IV. Resolutions

- OLSON SIGN CO., INC. - HEWITT’S - 605 FEURA BUSH ROAD

RESOLUTION
WHEREAS, an application has been filed with the Zoning Board of Appeals of the Town of Bethlehem, Albany County, New York (“the Board”) seeking a Variance under Article VI, Supplementary Regulations, Section 128-59 E (Signs, Hamlet District, size) Hewitt’s Lawn and Garden Center (“Owner”), Olson Signs & Graphics (“Applicant”) for property at 605 Feura Bush Road, Glenmont, New York; and,

WHEREAS, the Board, acting on said application, duly advertised in the Spotlight and sent written notice to all persons listed in the petition as owning property within 200 feet of the premises in question and held a public hearing on said application at the Town Hall, 445 Delaware Avenue, Delmar, New York on August 5, 2015; and,

WHEREAS, Members of the Board are familiar with the area in which the proposed construction is to be done and the specific site of same; and,

WHEREAS, all those who desired to be heard were heard and their testimony duly recorded at the above hearing; now therefore,

BE IT RESOLVED, that the Zoning Board of Appeals makes the following Findings of Fact and Conclusions of Law in this matter:

FINDINGS OF FACT

Owner and Applicant propose to remove an existing freestanding sign and replace it with a 52 square foot sign at the same location, externally illuminated. The Town Code allows a freestanding sign of no more than 20 square feet. The property is
located in a Hamlet district and is occupied by the Owner’s retail lawn and garden center.

Richard Olson of Olson Signs & Graphics testified in support of the requested variance.

By Resolution dated January 16, 2013 (AV-1301), the Board previously granted a variance for a 52 square foot freestanding sign, and denied an application for a variance for internal illumination of the sign. The present application is for an externally illuminated sign, at the same size as approved in 2013. The 2013 variance expired when Applicant was unable to complete construction of the sign (Town Code section 128-89 R).

By Recommendation dated July 16, 2015 (Case No. 4-150702300) the Albany County Planning Board deferred to local consideration on the application, with an Advisory note regarding the precedent setting nature of significant sign variances for commercial uses.

The Board received no other testimony, written or oral, concerning the proposed application.

CONCLUSIONS OF LAW

Based on the above Findings of Fact, on its review of the Findings and Conclusions in Resolution AV-1301 and after reviewing the application, sketches and plans submitted, testimony at the hearing, and other documents submitted by the Applicant, the Board determines that the proposed variance (freestanding sign, Hamlet district, size) will be granted.

As the facts pertinent to the application have not changed, the Board adopts the Conclusions of Law in AV-1301.
The Board finds that the present application is more in the nature of a request for an extension of time to complete construction of a previously approved variance (Town Code section 128-89 [R] [2]).

The proposed sign is a “Type II” action under the NY State Environmental Quality Review Act (“SEQRA”) (6 NYCRR 617.5 [c] [2]), and no environmental impact review is required.

The requested variance (Freestanding sign, Hamlet district, size) is GRANTED, on the following conditions:

1. The proposed construction will be completed in accordance with the plans, specifications, testimony and exhibits given by the Applicant at the August 5, 2015 hearing except as the same may be modified by the Town Building Department;

2. The project shall be completed within the time required by section 128-89 (R) of the Town Code.

August 19, 2015 Daniel Coffey
Chairman
Zoning Board of Appeals

The foregoing Resolution filed with the Clerk of the Town of Bethlehem, Albany County, New York, on August ___, 2015.

Kathleen Reid, Secretary
Zoning Board of Appeals

A motion to accept the Resolution was accepted and approved as follows:

RESULT: APPROVED [UNANIMOUS]
MOVER: Nicholas R. Cartagena, Board Member
SECONDER: Holly Nelson Lutz, Board Member
AYES: Coffey, Lutz, Watson, Harder, Cartagena

• DANIEL & SARAH LEWIS - 40 ALDEN COURT, DELMAR

RESOLUTION
WHEREAS, an application has been filed with the Zoning Board of Appeals of the Town of Bethlehem, Albany County, New York (“the Board”) seeking a Variance under Article XIII, Use and Area Schedules, Section 128-100, Schedule of Area, Yard and Bulk Requirements, Note 1 (Corner lot, minimum front yard, Core Residential District) requested by Daniel and Sarah Lewis (“Applicants”) for property at 40 Alden Court, Delmar, New York; and,

WHEREAS, the Board, acting on said application, duly advertised in the Spotlight and sent written notice to all persons listed in the petition as owning property within 200 feet of the premises in question and held a public hearing on said application at the Town Hall, 445 Delaware Avenue, Delmar, New York on August 5, 2015; and,

WHEREAS, Members of the Board are familiar with the area in which the proposed construction is to be done and the specific site of same; and,

WHEREAS, all those who desired to be heard were heard and their testimony duly recorded at the above hearing; now therefore,

BE IT RESOLVED, that the Zoning Board of Appeals makes the following Findings of Fact and Conclusions of Law in this matter:

FINDINGS OF FACT

Applicants’ property is a corner lot (Alden Court and Murrlin Drive) in the Core Residential District improved with a single family residence. The Town Code provides that corner lots must have a side yard setback on the “corner” side which is
equal to the required front yard setback. Applicants propose to build an addition to the house which would create a front/side yard setback of 23 feet, 2 feet less than the 25 feet required.

Applicant Daniel Lewis testified in support of the application.

The proposed addition would add second floor living space, a mud room-pantry area adjacent to the existing kitchen and a new entrance to the home. The front/side yard encroachment which is the subject of the variance application is on the south side of the house involving the new mud room-pantry area.

Reducing the size of the mud room-pantry by two feet would make this new space impractical for its intended use.

An alternative location for the mud-room pantry at the rear of the house is not practical. The back yard is steeply sloped, which would necessitate fill and additional construction material. This location would also require the removal of an existing patio. A mud room-pantry area at this location would not be adjacent to the kitchen, which is the Applicants’ preferred design.

The addition, if built as proposed, would be no closer to the street than the existing garage at the property.

Applicants submitted four letters from neighbors supporting the proposed addition.

No one testified in opposition to the proposed addition.

CONCLUSIONS OF LAW

Based on the above Findings of Fact, and after reviewing the application, sketches and plans submitted, testimony at the hearing, and other documents submitted by the Applicants, the Board determines that the proposed variance (Core Residential District, corner lot, minimum front yard) will be granted.

The Board has determined that the requested variance will be a benefit to the Applicants and will have no detrimental impact on the health, safety or welfare of the community and the neighborhood. The proposed addition was supported by a number of the neighboring property owners. The proposed addition will enhance the
appearance of the home and the neighborhood.

The benefit sought by the Applicants with the mud room-pantry area cannot be achieved by some method other than a variance. There is no feasible alternative location on the property for this feature of the proposed addition.

The requested variance will have no adverse effect on the physical or environmental conditions in the neighborhood.

The requested two-foot variance is minimal and is the minimum variance that is necessary and adequate to the Applicants’ needs, while still preserving the character of the neighborhood.

The alleged difficulty necessitating the requested variance has been created by the Applicants but this factor is outweighed by the above Findings and Conclusions.

The proposed addition is a “Type II” action under the NY State Environmental Quality Review Act (“SEQRA”) (6 NYCRR 617.5 [9] and [12]), and no environmental impact review is required.

The requested variance (Core Residential District, corner lot, minimum front yard) is GRANTED, on the following conditions:

1. The proposed construction will be completed in accordance with the plans, specifications, testimony and exhibits given by the Applicants at the August 5, 2015 hearing except as the same may be modified by the Town Building Department;

2. In the construction of the addition, the Applicants shall match, as nearly as possible, the existing roofing and siding on the home;

3. The project shall be completed within the time required by section 128-89 (R) of the Town Code.
The foregoing Resolution filed with the Clerk of the Town of Bethlehem, Albany County, New York, on August ___, 2015.

Kathleen Reid, Secretary
Zoning Board of Appeals

A motion to accept the Resolution was accepted and approved as follows:

RESULT: APPROVED [UNANIMOUS]
MOVER: George T. Harder, Board Member
SECONDER: Holly Nelson Lutz, Board Member
AYES: Coffey, Lutz, Watson, Harder, Cartagena

• SAXTON SIGN CORPORATION-CALDWELL BANKER - 1345 NEW SCOTLAND ROAD

RESOLUTION

* * *
* *

WHEREAS, an application has been filed with the Zoning Board of Appeals of the Town of Bethlehem, Albany County, New York (“the Board”) seeking a Variance under Article VI, Supplementary Regulations, Section 128-59 J (3) (Signs, shopping centers, wall signs, channel letters only), requested by Saxton Sign Corp. (“Applicant”), The Windsor Companies (“Owner”) for property at 1345 New Scotland Road, Slingerlands, New York; and,

WHEREAS, the Board, acting on said application, duly advertised in the Spotlight and sent written notice to all persons listed in the petition as owning property within 200 feet of the premises in question and held a public hearing on said application at the Town Hall, 445 Delaware Avenue, Delmar, New York on August 5,
WHEREAS, Members of the Board are familiar with the area in which the proposed construction is to be done and the specific site of same; and,

WHEREAS, all those who desired to be heard were heard and their testimony duly recorded at the above hearing; now therefore,

BE IT RESOLVED, that the Zoning Board of Appeals makes the following Findings of Fact and Conclusions of Law in this matter:

FINDINGS OF FACT

Applicant proposes two signs on the walls of the Owner’s building in the “Price Chopper” shopping center with an internally lit “box” design containing part of the tenant’s corporate logo. The Town Code requires channel signs composed of individual letters. The building is part of the “Price Chopper” shopping center and will be occupied by a real estate broker (Coldwell Banker/Prime Properties).

Clifford Horn of Saxton Sign Corporation testified in support of the application.

The subject “box” signs would contain the “Prime Properties” language which is part of the tenant’s corporate logo and brand.

The design of the letters in the logo is such that the letters cannot be individual letters and still lit.

By Recommendation dated July 16, 2015 (Case No. 4-150702294) the Albany County Planning Board deferred to local consideration on the application.

The Board received no testimony or evidence in opposition to the application.

CONCLUSIONS OF LAW
Based on the above Findings of Fact, and after reviewing the application, sketches and plans submitted, testimony at the hearing, and other documents submitted by the Applicant, the Board determines that the proposed variance (Signs, shopping center, “box sign” for corporate logo) will be granted.

The Board has determined that the requested variance will be a benefit to the Applicant and the tenant and will have no detrimental impact on the health, safety or welfare of the community and the neighborhood in and near the Price Chopper shopping center.

The benefit sought by the Applicant (display of full corporate logo on the walls of the building) cannot be achieved by some method other than a variance.

The requested variance will have no adverse effect on the physical or environmental conditions in the neighborhood.

The requested variance is the minimum variance that is necessary and adequate to the needs of the Applicant and the tenant needs, while still preserving the character of the neighborhood.

The alleged difficulty necessitating the requested variance has been created by the Applicant and the tenant, but this factor is outweighed by the above Findings and Conclusions.

The proposed signage is a “Type II” action under the NY State Environmental Quality Review Act (“SEQRA”) (6 NYCRR 617.5 [2]), and no environmental impact review is required.

The requested variance (Signs, shopping center, “box sign” for corporate
logo) is GRANTED, on the following conditions:

1. The proposed construction will be completed in accordance with the plans, specifications, testimony and exhibits given by the Applicant at the August 5, 2015 hearing except as the same may be modified by the Town Building Department;

2. The project shall be completed within the time required by section 128-89 (R) of the Town Code.

August 19, 2015

Daniel Coffey
Chairman
Zoning Board of Appeals

- - -

The foregoing Resolution filed with the Clerk of the Town of Bethlehem, Albany County, New York, on August ____, 2015.

Kathleen Reid, Secretary
Zoning Board of Appeals

A motion to accept the Resolution was accepted and approved 3-2 as follows:

RESULT: APPROVED [3 TO 2]
MOVER: Holly Nelson Lutz, Board Member
SECONDER: Nicholas R. Cartagena, Board Member
AYES: Holly Nelson Lutz, Matthew C. Watson, Nicholas R. Cartagena
NAYS: Daniel Coffey, George T. Harder

V. Discussion/Possible Action

- ARC-334 KRUMKILL ROAD, SLINGERLANDS

A letter was submitted to the Board from Mr. James P. Higgins, 35 Clifton Way, Slingerlands, in objection to the application for the lighting and size of the proposed sign.
VI. New Business

- **UPDATE - WINDSOR DEVELOPMENT - CALDWELL BANKER MONUMENT SIGN**

  At the August 5, 2015 ZBA Meeting the Board was informed that a monument sign for Caldwell Banker is located at the entrance of the Price Chopper Plaza that is not up to code and in violation. Mr. Platel, Assistant Building Inspector, contacted Mr. Sussman of Windsor Development, who advised that the sign will be removed and a freestanding sign will be located at the entrance to the Caldwell Banker office on New Scotland Road and installing a code compliant directional sign.

VII. Minutes Approval

A. Wednesday, August 05, 2015

RESULT: ACCEPTED [UNANIMOUS]

MOVER: George T. Harder, Board Member
SECONDER: Matthew C. Watson, Board Member
AYES: Coffey, Lutz, Watson, Harder, Cartagena

VIII. Adjournment

Motion To: Adjourn

RESULT: ADJOURN [UNANIMOUS]

MOVER: Holly Nelson Lutz, Board Member
SECONDER: George T. Harder, Board Member
AYES: Coffey, Lutz, Watson, Harder, Cartagena

The Meeting was adjourned at 8:59 PM

Next Regular Meeting Wednesday, September 2, 2015