

**VILLAGE OF COXSACKIE  
ZONING BOARD MINUTES  
September 6, 2022**

Chairman Sal Bevilacqua called the Zoning Board Meeting to order at 6:00 p.m. Present were Zoning Board Members: Christopher Chimento, Brian Goble, Debra Jung, and Brian Tighe.

A motion to approve the minutes from the June 27, 2022 Zoning Board Meeting was made by Chairman Bevilacqua and seconded by Christopher Chimento. Chairman Bevilacqua voted yes. Christopher Chimento voted yes. Brian Tighe voted yes. Brian Goble and Debra Jung abstained. The motion carried.

**Correspondence Received**

An emailed letter was received from Claudia Braymer, of Braymer Law PLLC, regarding Empire Riverfront Ventures, LLC's Area Variance request.

An email was received from Demetri Chriss regarding Board reviews of recent submissions regarding 60 South River Street.

A letter was received from Glenn Haas resigning from the Zoning Board of Appeals.

A letter was received from Denise Warren regarding the Newbury Hotel project.

An emailed letter was received from Rich Gromek regarding Empire Riverfront Ventures, LLC.

Letters of public support regarding Empire Riverfront Ventures, LLC were received by the following: Joel Correa and Justin Whitbeck of Justin's Barbershop, Michael Thompson, Scott Purdy, Bambi Hotaling, Paul Leonardo, J.D. Fielding, Joel Pascuzzi, Jeanne Cary, Suellen Meier, Adam Cole, Kathy Palmatier, Marliesse Cole, Jonathan Snowden, John E. Sickles, Jeff Flack, Jeff Wanek, Frank Hussey, Paul Craw, Albert Adamo, Lorraine Taccetta, Arlene Marcelle, Joan Burke, Thomas Burke, Brent Bogardus, Lauren Bogardus, Michael Rausch, Erin O'Leary, Barbara Karlsen, Jason Kushinsky, Nicole Vitolo, Joanne Conway, James Clark, Dolores Gori, Sharon Mahota, Mary Kramer, Gertrude Merchant, David Merchant, Colby Bird, Danielle Quigley, Daniel Quigley, Jacqueline Whitbeck, Charles Huettner, Resident of 314 Mansion Street, Ciena Roe, Joyce Huettner, Chris Fisher, Diane Fisher, Resident of 2 Reed Street, Apt. 7, Brad Poster, Catherine Prodigio, Chester Warren, Lorraine Tremmel, William Brady Tremmel, Jennifer Spurdis, Ralph Giordiano, Michael Giordiano, Joyce Giordiano, Spenser Morgan of New Baltimore Family Dentistry, Anne Carmichael, Gordon Carmichael, Douglas Carmichael, Kevin Carmichael, Noreen Murphy, Ann Marte, Samantha Vick, Hannah Carmichael, Thomas and Julieanna Irwin, Donna Bartlett, Amanda Solis, Chris Wallace, Michael Depietro, Craig Huther of Greene Computer, Chelsea Youmans, Joan Correa, Antoinette Behan, Thy Quinones, Nicole Canning, Matthew Canning, Christopher Walker, Michelle Walker, Resident of 115 Mansion Street, Shelley Pascuzzi, Corina Loubier, Nick Speece, Vivian Wood,

Roger Wood, Kerry Machal, Jennifer Seekamp, Francisco Quinones, Michelle Whiting, Bruce Whiting, Kim McClean, Rene VanSchaack, James O'Rourke, Patrick McDonald, Perry Lasher, Susan Lasher, Anthony D'Argenzio, Dawn DeRose, Richard DeRose, Beatrice Hoffmeyer, Alfred Hoffmeyer, Carol Ann Luccio, Stewart Seaburgh, Ruth Catherine Harter, Maria Marzareigo, Joan Tailleur, David Merchant, Resident of 64 Van Dyck Street, Kelly Blodgett, Michele Bates, Brian Bender, Resident of 10 Mansion Street, Diane Fausel, Raymond Friss, Richard Maclean, Grace Flach, Mark Flach, Resident of 1 Elm Street, Gabriella Flach, Resident of 1 Elm Street, Margaret and Gordon Pieruzzi, Larry McGowan, Resident of 128 Hamilton Road, Athens, Lucia Anderson, Marilyn Rausch, Ronald Rausch, Christina Roe, Travis Hagen, Tasara Echavarria, Josh Roe, Charles Martinez of Greene County Legislature, Joseph Adrian, Steve Grimm, Mark Misuraca, Bridget Stevenson, Walter Stevenson, Kyle Stevenson, Ed McDonald, Tracey McDonald, Dawn Marie Smith, Gerald Griffin, Jr., Roberta Hulbert, Brittney Brockett, Racine Wallace, Kayla Ortiz, Joanne Riley, Edward Bloomer, Owner of Kuxakee Property LLC, Richard Golden, Samantha Pigeon, Barbara Beaumont, Victoria Connolly, Wendy Flannery, T. Lennon, Leslie Copleston, Jeremy Copleston, Dani Minnick, Shole Minnick, Marie DeFrancesco, Donna Williams, Danielle Kusminsky of New Moon Beauty Studio, LLC, Jennie Heyward of New Moon Beauty Studio, LLC, Chelsea Youmans of New Moon Beauty Studio, LLC, Nicole Orso of New Moon Beauty Studio, LLC, Aviana Robles of New Moon Beauty Studio, LLC, Katelynn Kipp of New Moon Beauty Studio, LLC, Stephanie VanAlstyne of New Moon Beauty Studio, LLC, Averil Comfort of New Moon Beauty Studio, LLC, Lorraine Ferrara, Charles Schaefer, Jonah Matter, Jacqueline Polizzi, Lacie Hotaling, Resident of P.O. Box 53, Earlton, Lawrence Rob, Rondice Robertson, Resident of 34 Noble Street, Christine Rodriguez, Jeffrey Rose, Shannon Seney, Paul Seney, Jr., Denise Adragne, Rachael Rebusmen, Francine Pell, Christina Portu, Valerie Portu, Resident of 7 Aaron Drive, Apt. 4, Melissa Luke, Donna Gianola, Alma Parks, Gerrilyn Bennett, Nadine Myrdycz, Brittany Parks, Diana Mattice, Joslynn Lynn, Barton Wallace, Eileen Wallace, Jennifer DeRose, Garret DeRose, Donna Wasilewski, and Jeffrey Stiteler.

A letter was received from Virginia Hillicoss regarding Empire Riverfront Ventures, LLC.

An emailed letter was received from Bruce Whiting regarding public comments for Empire Riverfront Ventures, LLC.

A petition supporting Empire Riverfront Ventures signed by the following: Samantha McCarten, Nikki Halsted, Resident of 1527 Route 81, Earlton, Resident of 2151 Farm to Market Road, Resident of 1345 High Hill Road, Earlton, Resident of 314 Kings Road, Marjorie Cagle, Jessica Palmer, Jeannie Dickson, Resident of 209 Mansion Street, Colleen McCarter, Kathleen Reilly, Natalie Stumpf, Resident of 233 Mansion Street, Courtney Fitzgerald, Francis Pell, Amanda Wolfe, Resident of 11780 Route 9W, Jennifer Jones, and James Warren.

An emailed letter was received from Carter Hodgkin regarding comments on Empire Riverfront Ventures, LLC.

An email was received from Dan Fox regarding Joint Public Hearing comments for Empire Riverfront Ventures, LLC.

An email was received from Mary McGuigan regarding Riverfront development.

### **New Business**

Chairman Bevilacqua stated that tonight the Zoning Board will be continuing to review the Area Variance application received from Empire Riverfront Ventures for the height of the Newbury Hotel at 60 South River Street. He said that there a couple of renderings received from Empire Riverfront Ventures, as well as a couple of pictures from some residents on Ely Street. He said that he knows that the Board has talked about the possibility of some conditionings. He would like to say that in regard to Empire Riverfront Ventures application, the Board has received public comment in the forms of letters, emails, as well as in person public comment during the recent Public Hearing. All of which the Board is still reviewing. The Board has received a lot of feedback in support of Empire Riverfront Ventures' project in its current form, as well as some opposed, but they are still reviewing that information.

Robert Stout, Village Attorney, stated that that information received was aggregated in the Village of Coxsackie's Dropbox folder by the Village Clerk, and made available to the applicants as well.

Chairman Bevilacqua stated that that is very helpful, so that everything is accessible via one link. He stated that he has a few images with him of the Newbury Hotel. One is a rendering, and two are photos taken from 24 Ely Street. Regarding the 24 Ely Street images, they depict what appears to be HVAC equipment on the North side of the restaurant kitchen at floor level, and another set on the roof of the restaurant itself. He received these photos directly from Demetri Chriss via email. Some things he has thought about as a possible condition in relation to the HVAC units was the possibility of erecting a parapet wall to obscure the sound and view. He wouldn't suggest a live greenery wall for something like that. In general, just something to obscure the view of the equipment from Ely Street. That may help push the sound up or East.

Mary Beth Bianconi, of Delaware Engineering, stated that she believes that the construction plans show a parapet wall on the North, East and South sides of the floor.

Chairman Bevilacqua asked if the equipment on the North will have a parapet wall in front of them.

Mary Beth Bianconi stated that the construction plans show a parapet wall that extends all the way around. On the North side there is a full parapet, on the East side, which would be facing towards Ely Street, there is a full parapet wall, and on the South side there is a full parapet wall.

Aaron Flach, owner of Empire Riverfront Ventures, LLC, stated that that information is correct.

Brian Tighe asked if that wall would obscure the HVAC machinery that is in the pictures from Ely Street.

Aaron Flach stated that the wall would obscure the HVAC, but he is not opposed to adding onto it if the Board prefers or elaborating on the live greenery section that faces the street. He would

be willing to continue with some boxwoods for that area.

Mary Beth Bianconi stated that on the last page of her 9/6/22 review memo, letters “g” and “h” in the suggested conditions states, “Parapet greenery required to be maintained throughout the annual growing season.” “All building systems equipment located on the fifth floor shall be situated to reduce visibility from neighboring properties (e.g., behind parapet) and all such systems shall include measures to minimize sound.” So, that is a recommended condition.

Attorney Robert Stout asked if that parapet has been constructed yet.

Aaron Flach stated that the parapet has already been constructed.

Chairman Bevilacqua stated that those pictures were received weeks ago, but he wanted to make sure it was addressed.

Aaron Flach stated that there is a parapet wall there that the equipment is sitting behind. Since then, the area has been built up with coping metal and materials. However, if the Board wants him to have additional landscaping, or higher coverage on that side, that can be done.

Chairman Bevilacqua stated that these pictures are from a high vantage point, so they could peek over the parapet wall.

Aaron Flach stated that you would not see that from the street.

Mary Beth Bianconi stated that there was an Order to Remedy that was issued to have the building sealed, but a lot of this mechanical equipment was not included in that permit. So, it could just be sitting there and not installed if it was not installed prior to the Stop Work Order.

Christopher Chimento asked if the ones that are on top of the fifth floor are going to be moved down.

Aaron Flach stated that he believes so.

Mary Beth Bianconi stated that the construction plans make it kind of hard to interpret what you are looking at. However, in Sterling Environmental’s June 22<sup>nd</sup> submission, there is a rooftop plan. It does show those areas where the HVAC units will be located on the North and South sides. It may be helpful if the Board can get some more details about the height of the units relative to the parapet walls.

Brian Tighe stated that it would be his preference to do what is possible to mitigate the visual and audio impact for those neighbors that have this view in their backyard.

Aaron Flach stated that he is happy to do that, and even if the equipment is not installed yet, it is probably not going to be much different from what you are seeing in the pictures presented. Again, there is room so that he can add an additional parapet of some sort if the Board would like it to be a solid surface, like the siding that is there. Or if the Board would like it to be boxwoods

since they pretty much grow and stay green no matter what. He said that he prefers greenery since it softens it some and absorbs noise in a better way than metal would. They would be 2-3 feet tall and soften it, block noise, and just look nicer in general.

Brian Tighe stated that he feels that that would satisfy that issue.

Mary Beth Bianconi stated that in talking about conditions, she drafted a condition that states that "...shall be situated to reduce visibility from neighboring properties...". She asked the Village Attorney how much specificity is needed in terms of the conditions.

Attorney Robert Stout stated that conceptually the Board has been provided with proposed conditions. To the extent that this Board wants to see something specific, he feels that it is perfectly appropriate for them to indicate to what specificity. He stated that it would be helpful to the Planning Board as well if Aaron Flach could submit a letter before their next meeting discussing the feedback received from the ZBA, the conditions they are considering, and indicating what he is willing to do to satisfy those conditions. That way the Planning Board is aware of that back-and-forth discussion.

Chairman Bevilacqua stated that one of the potential conditions is to not have any human activity visible above the 50-foot mark. He asked if Aaron Flach could make it so that onlookers from the West are looking at either a live wall or parapet.

Aaron Flach stated that they wouldn't see people anyway because the kitchen, stair towers, and HVAC units are separated from where people would be on the outdoor area, which would be on the river side of the roof.

Mary Beth Bianconi stated that the outdoor area where people will be is facing the river, which is the East side.

Aaron Flach stated that there is a second parapet wall that divides where the people are from these HVAC units. That whole fifth floor section basically blocks the view both ways.

Mary Beth Bianconi stated that the other thing to consider in respect to things like noise, is that the owner of the building has a built-in incentive not to have the HVAC units be noisy, because nobody would want to be at the outdoor dining area if it was noisy.

Chairman Bevilacqua stated that in regard to noise, in the memo from Delaware Engineering it states in letter "c" that, "Exterior amplified or non-amplified sound permitted only during operating hours such that patrons may maintain conversational speaking voices (e.g. background music only)." In letter "d" of the memo it states that, "Exterior amplified and non-amplified sound of any kind is strictly prohibited outside of operating hours." In letter "e" of the memo it states that, "Amplifiers, speakers or other acoustic devices restricted to direct sound into the fifth-floor occupied space, such as devices directing sound exterior to the occupied portion of the fifth-floor is strictly prohibited."

Mary Beth Bianconi stated that what she did to come up with this list is go through the notes of

discussion during the last meeting. Some folks had mentioned that the Village of Coxsackie has a noise ordinance. She found that section of the Village Code, which is Chapter 89, and the section that the Board is looking at specifically is § 89-1-B.8, which states, “The playing of music by any band or orchestra or sound-producing device which unreasonably interferes with sleep, comfort, repose, health or safety of others between the hours of 10:00 p.m. and 7:00 a.m., except on such special occasion upon consent and permission of the Village Board.” Aaron Flach has previously provided a business plan for the operation of the fifth floor that says that the hours are Monday-Saturday from 4 p.m.-9 p.m., and Sunday from 10:00 a.m.-3:00 p.m. Outdoor space is weather dependent from May-September. She stated that she combined information from the business model with the Village’s existing code to come up with the suggestions, and to provide some more flexibility that was reasonable and already built into the Village Code.

Attorney Robert Stout stated that Delaware Engineering’s proposal was to make it more clear in the way of operating hours and how it relates to noise.

Mary Beth Bianconi stated that she would like to summarize the potential conditions and restrictions for the fifth floor of the building supported by the record of review and public comments. These conditions are: operating hours being limited to 7 a.m. to 9 p.m. Sunday through Thursday, and 7 a.m. to 10 p.m. Friday and Saturday, space that is open to the sky limited to bar and dining use seasonally from May to October, any other use of the space is prohibited, exterior amplified or non-amplified sound permitted only during operating hours such that patrons may maintain conversational speaking voices (e.g. background music only), exterior amplified and non-amplified sound of any kind is strictly prohibited outside operating hours, amplifiers, speakers or other acoustic devices restricted to direct sound into the fifth-floor occupied space, such devices directing sound exterior to the occupied portion of the fifth-floor is strictly prohibited, fifth-floor Dark Sky compliant, with down-lit, internally focused low-level lighting without flashing, colored, strobe or other lighting effects, parapet greenery required to be maintained throughout the annual growing season, all building systems equipment located on the fifth-floor shall be situated to reduce visibility from neighboring properties (e.g. behind parapet) and all such systems shall include measures to minimize sound.

Christopher Chimento stated that he would like to be sure that any future owner of the property would not be able to build anything additional on the fifth floor, such as a spire or transmission tower etc.

Mary Beth Bianconi stated that if the owner would want to do any of those things, just like any other building in the village, they would first have to get a permit.

Attorney Robert Stout stated that it can be made clear in the approval that what is being approved is strictly what is reflected on the plan. So, if it is not on the plan, then they do not have permission to do it. He stated that for anything that is being built higher, they would need an Area Variance as well.

Chairman Bevilacqua asked about branding on the outside of the building.

Mary Beth Bianconi stated that there is a sign law in the village. All discussions about signage will be part of the Site Plan application before the Planning Board.

Aaron Flach stated that he is using 3Designs, and they are aware of all of the sign regulations. The logo is a Heron in flight, so there will be a couple of logos on the building. On the first floor will be just a very small "James Newbury Hotel" sign with the logo. This will be mounted on the brick facing the street.

Chairman Bevilacqua asked if there will be any branding above the 50-foot mark, such as outside of the restaurant.

Aaron Flach stated that there will not be signage on the fifth floor. The sign will be on the ground level so that when people pull in, they can see the restaurant name and that it is located on the fifth floor.

Mary Beth Bianconi stated that again, the Village has a sign law that is governed by the Planning Board. So, they would have to get a sign permit through them.

Chairman Bevilacqua stated that his concern was if the sign would be backlit.

Attorney Robert Stout stated that if it was located in the area of the variance then it would be a concern of this Board, but it sounds like it will not be.

Aaron Flach stated that the plan was to keep everything below that 50-foot mark.

Chairman Bevilacqua stated that Mr. Flach talked about doing greenery on the parapets surrounding the HVAC equipment. He asked what kind of greenery would adorn it.

Aaron Flach stated that that inside area is a 7-foot-wide section where he can put trees and vines. The parapets that are on the outside of that are more prone to wind. He thinks that will have more hearty plants that will stay green year-round and will be used to create a green barrier.

Chairman Bevilacqua stated that the renderings will help with that. He asked if Mr. Flach could provide any sort of rendering from the higher Ely Street vantage points so that they can get an idea of what the view would be for those residents.

Aaron Flach stated that he can do that.

Attorney Robert Stout stated that if it is the Board's pleasure, he can prepare some draft condition language as part of a draft resolution in advance of the October ZBA meeting, so that they have a chance to look at it and think about it a little bit more.

Chairman Bevilacqua stated that something that he wanted to work on was homing in on the more specific language of these requests, so that moving forward the Board members have a better idea in their minds about types of conditioning. He said that he wanted to echo on some of the concerns from residents via letters received and the Public Hearing, but a lot of that is spelled out in the conditioning. He wanted to touch on the pictures from Ely Street since this was a specific issue that a resident had and presented him with.

Brian Tighe stated that he has a question from a legal standpoint about a common theme that he has seen in a couple of letters received from residents. People were concerned about the precedent that is set. His understanding is that going forward, regardless of any decision that this Board makes regarding the hotel, that each circumstance is viewed independently.

Attorney Robert Stout stated that every application is informed by precedent but must stand on its own merits. Particularly when you're dealing with an Area Variance and there is a balancing test that this Board will have to go through. That test is individually tailored for whatever application is before the Board. He understands that with this case there is a level of frustration that it is an after the fact variance. That is certainly part of the Board's analysis but cannot be the sole determining factor. In developing these conditions, and going through the approvals, the Board should be taking into consideration that this doesn't set the precedent that anyone doing anything contrary to the Village Code will be entitled to move forward in the future.

Brian Tighe stated that he just wanted to get that information out there because several people had mentioned that in their letters.

Attorney Robert Stout stated that all future projects would still need to go through each and every one of the evaluation criteria.

Brian Tighe asked if he was correct in understanding that the height limitation remains at 50 feet.

Attorney Robert Stout stated that that is correct. It doesn't entitle that future projects can go above that just because one application might be granted the ability to.

Brian Tighe stated that the other thing that people had mentioned a few times was that the Village Board or the ZBA Board should issue some kind of fine. The floor is too expensive to take down, but the Board should issue a fine. His understanding is that it is outside of the Zoning Board's responsibility.

Chairman Bevilacqua stated that it is his understanding that there is already a financial impact on the applicant of having the project halted.

Attorney Robert Stout stated that really neither of those things is relevant for what this Board is considering. This Board does not have an ability to impose a fine, just like the Planning Board does not have the ability to impose a fine. So, while there is that sentiment out there, it is simply beyond this Board's jurisdiction.

Brian Tighe stated that he just wanted to respond to those questions that came up.

Chairman Bevilacqua stated that he thinks it would be good for the Board to see a more comprehensive rendering.

Mary Beth Bianconi stated that in the last version of the rendering, the parapet greenery didn't match the landscaping plan. She told Mr. Flach that they need to match. The landscaping plan

didn't include any vine plants at all, and the rendering showed a lot of vine plants. She can picture the Board going down the road with a rendering that shows one thing, and a landscaping plan that shows something else, and having to decide which one governs. So, let's just make the two things match so that there isn't a potential conflict going on. She also agrees that a landscaping barrier as opposed to extended parapets is a really good idea.

Aaron Flach stated that it is super popular in European cities with high rise buildings. It also helps with absorbing some of the stormwater run-off.

Mary Beth Bianconi stated that one thing they should talk about is where the Board is in terms of process. In order for the Zoning Board to act, State Environmental Quality Review (SEQR) needs to be completed. The Planning Board is Lead Agency for SEQR. A joint Public Hearing was held on August 29<sup>th</sup> for the Area Variance that is before the ZBA, as well as the Site Plan and Special Use Permit before the Planning Board. The Planning Board next meets on September 15<sup>th</sup> and will continue its review of the Determination of Significance under SEQR. The ZBA cannot act until SEQR has concluded. SEQR gets concluded by either an issuance of a finding statement or a negative declaration. The Planning Board is working on that. In the meantime, the ZBA can deliberate and evaluate language for the disposition of this application before the Board. As everybody may recall, there are three options. The Board can approve as applied, approve as modified and/or with conditions, or deny the application. The Board cannot act officially until the Planning Board issues that Determination of Significance. They will be working on that at their September 15<sup>th</sup> meeting. The next ZBA meeting should be October 3<sup>rd</sup> if we continue with scheduling for the first Monday of the month.

### **Public Comment**

Veronica Foley stated that it sounds as though the approval is pending. She asked if there will still be a vote.

Chairman Bevilacqua stated that the Zoning Board will have to wait for the Planning Board's determination first.

Mary Beth Bianconi stated that all actions of this Board that are formal actions are based on formal voting.

Brian Tighe asked if it is believed that the Planning Board will make their determination in relation to SEQR on September 15<sup>th</sup>.

Mary Beth Bianconi stated that they may. At this point, they are doing the same thing that the ZBA is doing, which is considering all the public comment, and reviewing the record for this proceeding, which is extensive. They will be doing that on September 15<sup>th</sup>. Just recalling that the purpose of SEQR is not to approve projects. What SEQR does is it evaluates existing conditions, potential environmental impacts, determines mitigation measures, and then sets forth the framework with which the project can go forward and get accomplished. All while reducing, minimizing, or eliminating environmental impacts. So, it doesn't approve anything, but it does set framework for the decision making of this Board, as well as the Planning Board in respect to

the Site Plan and Special Use Permit.

Chairman Bevilacqua stated that there is not a definitive timeline for each action.

Mary Beth Bianconi stated that you can't pre-suppose an action of a Board. Everyone must do their process the right way. The Planning Board may have additional questions or may need to spend some more time working on mitigation measures. On the other hand, they have had this before them since April, and it is now going to be the middle of September. While this is an extensive record, the project and its elements has not really changed since April. So, that is a lot of time to consider the potential impacts and mitigation measures already at hand.

Chairman Bevilacqua stated that as far as public inquiry goes, something that he is seeing a lot is people asking when the voting will be. It is not something that they can advertise and predict ahead of time.

Mary Beth Bianconi stated that there are public meetings each month that people can attend.

Veronica Foley asked if someone could remind the public of the five criteria that must be assessed for the vote.

Mary Beth Bianconi stated that they are outlined in Delaware Engineering's memo dated 9/6/22.

Chairman Bevilacqua stated that the five criteria are as follows: Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created, whether the benefit sought can be achieved by another feasible method, if the request is substantial, whether the variance will adversely affect or impact the physical or environmental conditions of the neighborhood, and if the condition is self-created, and if so, it shall be considered but not preclude granting the variance.

Attorney Robert Stout stated that those criteria are mentioned in this memo that talks about proposed conditions, because those conditions are in furtherance of ensuring that the Board is comfortable with these criteria being met. These are the key criteria that the Board will deliberate as part of the determination.

A motion to adjourn the Zoning Board meeting was made by Chairman Bevilacqua and seconded by Brian Tighe. Chairman Bevilacqua voted yes. Christopher Chimento voted yes. Brian Goble voted yes. Debra Jung voted yes. Brian Tighe voted yes. The motion carried.

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Nikki Bereznak  
Clerk