

MINUTES
MUNICIPAL BUILDING
ZONING BOARD OF APPEALS

July 25, 2023

5:00 P.M.

PRESENT: Kevin Foltz, Chairman, Andy Rosenberg, Meghan Lutz, Nancy Babis, Sheila Tracy, Sam Marotta, Roxanne Devine, Pat McGrath, Deputy Corporation Counsel, Jason Dool, Chief Building Inspector.

The Chairman explained to those present the procedure followed in these Hearings, First the explanation by the Appellant as to what he/she is appealing for, second, any questions those present wishes to ask to clarify the appeal, and third, the Board will hear any opinions for or against the granting of this variance. The chairman stressed the point that anyone wishing to speak must first state their name and address.

Roll call was taken by Chairman Kevin Foltz and all the members present stated that they have seen the properties.

The first case to be called was Case No. 2298. Appeal of Robert & Julia Learn to remove the 8.2' x 11' rear section of the house and erect a 12' x 18' addition to the rear of the house located at 223 Waterman Street, Lockport, New York situated in an R-1 Zone.

Mr. Learn stated that they would like to put an addition on the back of their house. He said they are going to remove the smaller section of the house and the deck to build a bedroom and bathroom.

Mr. Foltz asked if there is going to be a foundation under the addition.

Mr. Learn said that they haven't gotten that far yet. He said that they needed the variance first.

Mr. Foltz said that the addition will have to meet the code. He asked if the addition will match the house.

Mr. Learn said yes.

Ms. Tracy said that they are adding the addition closer to the south property line. She asked if they were going to make sure the water from the roof doesn't shed onto the neighbor's property.

Mr. Learn said yes.

The meeting was opened to the public.

Ms. Susan Manhardt, 232 Waterman Street and Ms. Sandra Marks, 228 Waterman Street came to the podium.

Ms. Manhardt stated that she thinks this a wonderful idea. She said that this will enhance the house and the neighborhood. She said that this will be a nice addition. She said that Bob is always on top of everything and helpful to the neighborhood. She said that she doesn't want them to go anywhere, she wants them to stay in the neighborhood. She said that they are trying to make their house more accessible.

Mr. Foltz read aloud a letter from Anita Mullane, 93 Lindhurst Dr. in favor of the project.

Roxanne Devine, 114 Maple Street, stated that she has known the Learn family for years. She said that their backyards meet. She said that they maintain their yard beautifully and she has no objections to the request.

The meeting was closed to the public.

There being nothing further Nancy Babis made a motion to approve the request for the addition to increase the lot coverage to 27.8% as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Andy Rosenberg.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine- recused

AREA VARIANCE GRANTED

Meghan Lutz made a motion to approve the request for the addition to be located 8.74' from the south property line as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Sheila Tracy.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine- recused

AREA VARIANCE GRANTED

The next case to be called was Case No. 2302. Appeal of JKU, LLC to erect a 3,146 s.f. addition to the north side of the building located at 215 Davison Road, Lockport, New York situated in a B-1 Zone.

Mr. Tim Arlington, Apex Consulting, 102 East Avenue, Lockport, New York was present with Ms. Kitty Ulrich, owner of 215 Davison Rd and Mr. Dan Bragg, manager of Spalding Hardware.

Mr. Arlington stated that they would like to build a 3,146 s.f. addition to the building. He said that the property is zoned B-1 neighborhood business. He said that the house next door is owned by Ulrich and is also zoned B-1. He said that the properties were combined.

Mr. Arlington said that the first variance they are requesting is for the parking spaces. He said that they currently have 38 parking spaces and have since 1996. He said that they

have always been sufficient for their customers and employees. He said that they don't have any room to expand the parking to the north or west.

Mr. Arlington said that the second variance they are applying for is lot coverage. He said that they are close to the 35% now.

Mr. Arlington said that the third variance they are requesting is for the rear lot line. He said that the side line becomes the rear line because they are demolishing the house and combining the properties. He said that currently there is a 17' side yard setback to the house.

Mr. Arlington said that they will no longer be using the Walnut Street loading dock, everything will be coming off of Davison Road.

Mr. Arlington showed the Board the elevations. He said that Ms. Ulrich sold her Standish Jones store in Gasport, they need this addition to grow. He said that they are going to move the interior of the store around, change where shipping and receiving is and add new retail space.

Mr. Arlington said that they are going to screen the neighbors by installing a 6' high fence with slats in it for privacy.

Mr. Foltz asked if they are going to install any lighting on the north side of the addition.

Mr. Arlington said that if they do, they would all be downfacing. He said that he doesn't anticipate any lighting being installed.

Mr. Foltz asked if they are going to install gutters on the addition.

Mr. Arlington said yes, they will tie into the existing receiver in the parking area.

Ms. Lutz asked if there are going to be any entrances in the new addition.

Mr. Arlington said no.

Ms. Babis asked if there is going to be any additional staff.

Mr. Bragg said that for efficiency purposes they will need a few more staff. He said they would like to pay more money for a few more staff members.

Mr. Foltz asked if they are adding any more landscaping.

Mr. Arlington said that they are not taking any of the trees down, just the house.

The meeting was opened to the public.

Mr. Robert Simons, 767 Walnut Street asked if they are going to add a fence and landscaping where the current loading dock is.

Mr. Arlington asked if he was referring to the west side of the building.

Mr. Simons said yes, he asked if they plan on using that area for parking.

Mr. Arlington said no, they are going to be adding a grass area there.

Mr. Simons asked if they are going to remove the existing loading dock.

Mr. Bragg said that the driveway in front of the loading dock is staying, the tree and lawn are staying and they are going to build a fence for the neighbors to the west.

Ms. Diane Tuohey, 790 Walnut Street, asked if they are no longer going to use the existing loading dock on Walnut Street.

Mr. Arlington said that is the plan, the trucks are going back in the corner of Davison.

Ms. Tuohey asked if they are going to replace the sidewalk there then instead of the yellow stripped lines on blacktop.

Mr. Arlington said the yellow markings will remain.

Ms. Tuohey asked if they are going to install grass in the area that the trucks currently unload.

Mr. Bragg said that he understands that Ms. Tuohey's yard is an issue because the trucks pull into her yard. He said their intent is to have the trucks swing up off of Davison Road and have the trucks unloaded with a forklift.

Ms. Robin Messecar, 785 Walnut Street, said that she is the direct neighbor. She said that she is concerned about the fence on her property line. She asked if it is going to be 6' high.

Mr. Arlington said that is correct.

Ms. Messecar said that the current parking lot lighting shines into her back yard and the back of her house. She asked if they are going to install more lighting.

Mr. Arlington said that there won't be any access points in the addition, they are installing just a fence along the property line.

Ms. Messecar again asked if they are going to install any lighting.

Mr. Arlington said no, there are no more entrances there.

Ms. Messecar said that she is also concerned with the downspouts. She said they are very loud when it rains.

Mr. Bragg said that he is already looking into encapsulating them. He said that they are going to run 4" PVC, box them in and insulate the box.

Ms. Messecar said that she doesn't have a problem with the request.

The meeting was closed to the public.

Ms. Tracy asked if the fence is going to be removed on the Davison Road side of the property for the trucks to go in and out.

Mr. Bragg said that the trucks are going to have to park closer to the building so the fence will be moved.

Ms. Tracy asked where the fence will go.

Mr. Bragg said closer to the building.

There being nothing further Meghan Lutz made a motion to approve the request for the lot coverage to be increased to 35% as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Sheila Tracy.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes

Roxanne Devine-yes

AREA VARIANCE GRANTED

Nancy Babis made a motion to approve the request for there to be 38 parking spaces as follow:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Andy Rosenberg.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

AREA VARIANCE GRANTED

Andy Rosenberg made a motion to approve the request for the addition to be located 17.08' from the north property line as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Sheila Tracy.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

AREA VARIANCE GRANTED

The next case to be called was Case No. 2299. Appeal of Hanan Samuel to erect a two-story mixed-use building located at 177 Davison Road, Lockport, New York situated in a B-1 Zone.

Mr. Brian Styles, representative for the owner was present with Mr. Samuel.

Mr. Styles stated that they are looking to build a two-story building with alternative options for the first floor to include office space. He said they don't yet know what is going to be on the first floor, they are open to development. He said they would like to put upscale apartments on the second floor. He said they would like to install landscaping to complement the neighborhood.

Mr. Styles said that he spoke with Jason Dool about the comprehensive plan and zoning code changes which are taking longer than anticipated. He said that after speaking with the owner of the property, they want to get moving so they have applied for variances.

Ms. Lutz asked when they acquired the property.

Mr. Samuel said last October.

Ms. Lutz asked if he was aware of the zoning restrictions at the time he purchased the property.

Mr. Samuel said yes. He said that the zoning code hasn't been revised in a long time.

Ms. Babis asked how many apartments they want to put on the second floor.

Mr. Samuel said two.

The meeting was opened to the public.

Mr. Charles Burd, 4 Bonner Dr., stated that he built 95% of the homes in this development. He said ever since then people have asked what is going on with that property. He said that he always tells people it is zoned B-1 and the buildings can only be one-story. He said that calms people down. He said that he is against changing the zoning. He said that he and the neighbors like that the building can only be one story.

Mr. Foltz asked if Mr. Burd owned this parcel.

Mr. Burd said no, Norm Bonner did.

Mr. Anthony Serianni, 773 Walnut Street, read aloud a prepared statement which he turned over to the Board. He stated that this use is not appropriate because it abuts neighborhoods to the north and west. He said that this would cause the neighborhood an unnecessary hardship. He said that no financial evidence was submitted and this is not a unique situation. He said this request will alter the character of the single-family neighborhood. He said that by definition, this request is self-created.

Mr. Foltz asked Mr. Serianni if he was against a business on the property.

Mr. Serianni said no.

Mr. Rick Abbott, 93 Lewis Street, stated that before he was a legislator, he was an alderman of the City of Lockport. He said that people have always been open about what they want in this area. He said that this is the highest taxed development in the area. He said that this project contradicts what is allowed in a B-1 Zone. He said that this situation is self-created.

Mr. Abbott said that if the Mayor wants to run an open and transparent government, she should have expanded the amount of people who were informed of this project, not just notified the required 200 ft.

Ms. Kristen Barnard, 36 Bonner Drive, stated that this is zoned B-1. She said that she purchased her home because this was not a high traffic area. She said that she doesn't think that the request fits the neighborhood. She said that the new zoning plan has not yet been approved. She said that there are retail shops down the street that are set back from the road with parking in front. She said that the proposed parking backs into a development. She said that she is concerned with the building remaining empty. She said there is plenty of space down the road on Davison that is empty. She said that this is a highly taxed development because it is a good neighborhood. She said that she is against this. It is a big project and the height of the building is not appropriate.

Mr. Hank Nevins, 28 Bonner Drive, stated that he has lived in his home for 27 years. He said that he just put a new roof on his house and installed a new fence. He said that he has paid to have trees removed and upgraded his HVAC system. He said that he wants to stay where he lives. He said that when he moved into his house this parcel was zoned B-1

Zone and he wants it to stay B-1. He said that this project is detrimental to the neighborhood and he is against it.

Ms. Nancy Di Nicolantonio, 97 De Sales Circle, stated that she purchased her home in 2000 and just finished doing a \$50,000 renovation to the house. She said that she wouldn't have done that if there was potential to rezone this property. She said that the property is zoned B-1 which allows for the building be one-story. She said that the hardship was created by the current owner, it is not zoned for what they intend to use it for. She said that this project would create a hardship for the neighborhood.

Mr. Thomas Scrace, 17 Alanview Drive, stated that he owns a parcel and a half on De Sales Circle, 27 and half of 19. He said that he is ready to put a shovel in the ground to build a house soon. He said that he disagrees with what they want to do with this project. He said that he wants it to stay B-1.

Mr. Robert Simons, 767 Walnut Street, stated that the majority of the neighborhood is against this, they bought the property knowing what it was zoned.

Mr. Foltz read aloud communications from the neighbors sent it that were against the project.

Mr. Foltz read aloud a communication from Legislator Abbott against the project.

The meeting was closed to the public.

Ms. Lutz asked if this project has gone before the Niagara County Planning Board.

Megan Brewer said yes, they have approved it.

Ms. Lutz asked what type of vote needs to happen because of the NCPB approval.

Deputy Corporation Counsel McGrath said that they would need a simple majority vote.

Megan Brewer explained that they would need a super majority vote to vote contrary to the NCPB.

Mr. Foltz read aloud the criteria for a use variance. He stated that all four criteria need to be met for a use variance. He said that the hardship in this request was self-created. He said that the Board can vote any way they want.

Ms. Lutz asked if the applicant has proof of any financial hardship, she did not see any documentation in the application.

Mr. Styles stated that he understands that this is zoned B-1. He said they think they are proposing something that is better for the neighborhood than what the B-1 Zoning allows.

Mr. Styles read allowed the permitted uses in a B-1 Zone.

Mr. Styles stated that they are trying to build something to compliment the neighborhood. He said they would like to build a 1.5- 2 story building with a landscape design that fits the neighborhood better than what the B-1 zone allows. He said that if this is denied they will go back to the drawing board. He said that if this approved now, the plan was to build something that is residential height, with wraparound porches. He said that they would be about 25' from the neighbor to the back.

Mr. Styles said that this building wouldn't be much taller than the office building next door, no higher than any house. He said that they would like to put two one-bedroom upscale apartments on the second floor.

There being nothing further Andy Rosenberg made a motion to approve the use variance for the property to be utilized for office space as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Meghan Lutz.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

USE VARIANCE GRANTED

Meghan Lutz made a motion to deny the use variance for a multifamily building as follow:

WHEREAS, the applicant purchased the property understanding the zoning restrictions for a B-1 Zone,

WHEREAS, no evidence was provided to substantiate a financial hardship, and

WHEREAS, the request for the proposed building to be two stories in height will substantially change the character of the neighborhood.

Seconded by Sam Marotta.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

USE VARIANCE DENIED

Meghan Lutz made a motion to deny the area variance for the building to be two-story as follow:

WHEREAS, the applicant purchased the property understanding the zoning restrictions for a B-1 Zone,

WHEREAS, no evidence was provided to substantiate a financial hardship, and

WHEREAS, the request for the proposed building to be two stories in height will substantially change the character of the neighborhood.

Seconded by Sam Marotta.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

AREA VARIANCE DENIED

The next case to be called was Case No. 2300. Appeal of James Battistoni to erect a 4' x 10' awning over the front porch located at 87 Lindhurst Drive, Lockport, New York situated in an R-1 Zone.

Mr. Battistoni said that he would like to have a Kohler Awning installed that is 10' x 4' over his front porch. He said that it will be a permanent structure that is insulated. He said that it will not have sides, just a roof. He said that two posts will be affixed to the lawn. He said that the awning will be closer to the street than allowed.

Mr. Rosenberg asked what material the awning will be.

Mr. Battistoni said that it will be a steel frame affixed into the foundation of the roof. He said that it will be structurally sound. He said the wind rating is 150 mph.

Ms. Babis asked if there are going to be sides.

Mr. Battistoni said no, just the roof with gutters. He said that the roof will be angled.

The meeting was opened to the public.

Megan Brewer read aloud communications from the neighbors that were all in support of the project.

The meeting was closed to the public.

There being nothing further Nancy Babis made a motion to approve the variance for the 4' x 10' awning to be located 26.85' from the east property line as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Sheila Tracy.

Kevin Foltz-yes

Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

AREA VARIANCE GRANTED

The next case to be called was Case No. 2301. Appeal of Steven Brick to install a 12' x 24' inground pool in the rear yard located at 40 Rochester Street, Lockport, New York situated in an R-1 Zone.

Mr. Brick stated that he currently has an 18' diameter above ground pool and he would like to replace it with a 12' x 24' inground pool.

Mr. Foltz stated that when the pool is installed and they installed lighting, that it shines downward and not on his neighbors. He asked what type of fencing there will be.

Mr. Brick said that the pool will have its own fence. He said that he doesn't own all off the fencing surround his yard.

The meeting was opened to the public.

The meeting was closed to the public.

There being nothing further Andy Rosenberg made a motion to approve the variance for the pool to increase the lot coverage to 32.4% as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Sheila Tracy.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

AREA VARIANCE GRANTED

The next case to be called was Case No. 2303. Appeal of Chase Commons, LLC to amend Variance Case No. 2288 by increasing the total amounts of units to 51 with 26 efficiency units under 600 square feet located at 327 High Street, Lockport, New York situated in an R-1 Zone.

Mr. Nick Massaro from Chase Common, LLC was present with his father Dominic Massaro.

Mr. Nick Massaro stated that they would like to add one additional unit to the project as well as 14 additional efficiency units that will be between 405 square feet and 595 square feet. He said at the December meeting they were approved for 50 apartments with 12 efficiency units under 600 square feet. He said that Section 190-130 (E) Conversions of the ordinance requires a minimum 600 square feet per unit.

Mr. Massaro stated that the architectural firm they hired evaluated the site and it was determined that they would lose the structural and historical integrity of the buildings if they were to use the original design. He said that because of this, if they were to adhere to the 600 square feet minimum requirement, the project would become economically unviable.

Mr. Massaro stated that Chase Commons has other efficiency units similar in size and they are in great demand. He said that certain people do not want large units. He said that everyone will have access to all of the common areas, fitness centers, game rooms, etc.

Mr. Massaro said that per NYS general law, a balancing test must be considered when making determinations on variances.

Mr. Massaro said that granting these variances will allow this project to be economically viable and able to move forward.

Mr. Massaro said that all of the alterations to the buildings will be interior, there will be no exterior changes made to the site.

Mr. Massaro said that there are no other methods that they can use to make this project viable.

Mr. Massaro said that the request is not substantial because they are adding one additional unit than approved prior. He said that there were 52 units when the site was being used as a nursing home.

Mr. Massaro said that this will not adversely affect the neighborhood as it is all interior renovations.

Mr. Massaro said that this was not self-created, the units are already existing.

Mr. Marotta asked if they are asking for one more efficiency unit.

Mr. Massaro said they are asking for 14 more to be efficiency units, one more over all unit. He said they were approved for 50 apartments prior.

The meeting was opened to the public.

Mr. Jeff Welton, 398 Washburn Street stated that he is concerned because this is a historical property and can't be expanded. He said that he is concerned about the historical value and the trees.

Mr. Massaro said that they don't intend on making exterior improvements, the buildings have been well maintained. He said that they are going to maintain the green space as well. He said that they are controlled by SHPO.

Mr. Glen Farey, 400 Washburn Street asked if the two wooden structures on the property are going to remain or taken down for parking.

Mr. Massaro said that if he is referring to the two houses, they are going to remain and they are currently tenant occupied. He said those are 409 and 411 Washburn Street, they were part of the sale. He said that they don't plan on disturbing them at all.

The meeting was closed to the public.

There being nothing further Meghan Lutz made a motion to approve the use variance to increase the number of units to 51 as follows:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Sheila Tracy.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

USE VARIANCE GRANTED

Meghan Lutz made a motion to approve the area variance to increase the amount of units under 600 square feet to 26 as follow:

AND IT APPEARING, benefit cannot be achieved by other means feasible to the applicant, and

WHEREAS, there will be no change to the character of the neighborhood, and

WHEREAS, request is not substantial, and

WHEREAS, there will be no adverse physical or environmental effect, and

WHEREAS, alleged difficulty is not self-created, and

WHEREAS, premises shall be kept in a neat, clean, and orderly condition

Seconded by Andy Rosenberg.

Kevin Foltz-yes
Andy Rosenberg-yes
Meghan Lutz-yes
Nancy Babis-yes
Sheila Tracy-yes
Sam Marotta-yes
Roxanne Devine-yes

AREA VARIANCE GRANTED

Andy Rosenberg made a motion to approve the minutes of the June 27, 2023 meeting.
Seconded by Nancy Babis. Ayes-7 Noes-7

Meghan Lutz made a motion to adjourn; Motion seconded by Sam Marotta. Ayes-7
Noes-0

MEETING ADJOURNED

The next regularly scheduled meeting will be Tuesday, August 22, 2023 at 5:00 p.m.