

**Town of Rotterdam  
Zoning Board of Appeals  
Summary Meeting Minutes for June 21, 2017**

A regular meeting of the Town of Rotterdam Zoning Board of Appeals was held Wednesday, June 21, 2017 at 7:30 p.m. at the John F. Kirvin Government Center, 1100 Sunrise Boulevard, Rotterdam, New York.

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

Absent:

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  
June 21, 2017**

1. **Cumberland Farms – 3088 Carman Road, Rotterdam, NY, Tax Map #71.6-3-23.3** 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 from Chapter 270-151 entitled “Signs.” **Chapter 270-151(E)(3)** states: “One ground-mounted sign may be erected and maintained not less than five feet from the property line. Such sign may contain a total sign area of 15 square feet or not more than one square foot for each 1,000 square feet of the lot or parcel area containing such sign, whichever is greater, up to a maximum sign area of 200 square feet.” The lot size is approximately 99,656 square feet which would allow a 99.6 square foot sign. The applicants seeking permission to erect a ground mounted sign that will be a total of 116.51 square feet which will require a variance of 16.91 square feet. **Chapter 270-151(c)(5)** states the following: “Flashing signs. Except for public schools and public firehouses, no sign shall be illuminated by or contain a flashing, intermittent, rotating, or moving light or lights.” The applicant is requesting a variance to install LED pump price toppers with “smart pay” alternating intermittent price signs that will change price every eight (8) seconds. Additionally, the applicant is seeking permission to allow the electronic message center reader-board.

- a. **Jim Gillespie, of Bohler Engineering representing this application.**

\*Chairman Eats introduced Jonathon Tingley, Attorney for the Planning Commission, assisting with the first application as Stephanie DiLallo Bitter, Attorney for the Zoning Board, has recused herself from this application.

\*\*This application was tabled from the May 17, 2017 Zoning Board of Appeals meeting.

- b. **Representatives addressed five (5) criteria to the satisfaction of the Board.**

Jim Gillespie with Bohler Engineering discussed revised application with the Board’s concerns from the last meeting and the advertising that was required for the legal notice to address the electronic message board. The signage which is the standard Cumberland Farms sign is 16.91 square feet over what is allowed. Adhered to the restriction on the flashing light, pump toppers, smart pay price and nonmember price. They eliminated the flashing and changed the amount of times the sign changes. It does not create an undesirable change. It is not a large variance. If they get this small relief it would be advantageous to the neighborhood.

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

\*Schenectady County deferred to local consideration

**d. Questions from the Board.**

Mr. Bonacquist took a ride around the round-about and stated that all the businesses in the vicinity have much smaller signs. He has a concern with the size. Mr. Gillespie stated this prototypical sign with everything proportional. Mr. Bonacquist stated the building has a giant sign which is very visible from the road and asked the size. Mr. Gillespie stated 37 square feet. Mr. Bonacquist asked how the larger sign benefits the community. Mr. Gillespie said because they can see it better and it is easier to read which is less distracting.

Mr. Bonacquist asked if that was based on a study. Mr. Gillespie said it was based on his and his colleague's professional experience. Mr. Bonacquist pointed out that the application states it is not self-created but wanted to know if the applicant did their due diligence and checked the ordinances to stay within the Town's parameters. Mr. Gillespie stated there were access restrictions that came later in the process that necessitated the change in proposed signage.

Mr. Serafini wanted to know why the drawing says "Option 2." Mr. Gillespie stated if they do not get the variances then there will be an Option 3. Mr. Serafini said he has Option 1 in front of him and asked what is the difference. Mr. Gillespie stated the message board is not included in Option 2. Mr. Serafini asked a question that since the sign on the building is so large does the Cumberland Farms corporate logo on this sign need to be there? Mr. Gillespie explained Cumberland Farms wants all of these items on their sign.

Mr. Tingley wanted to clarify that as stated in the application there are four (4) different messages on the sign within a 24 hour period and they are not going to flash or move. Mr. Gillespie agreed.

**e. No Public Comments.**

**f. Motion to DENY the request for the 16.91 sf variance:** Mr. Serafini

**g. Seconded:** Mr. Bonacquist

**h. Approved with a vote of 4 to 1:**

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

There was discussion on the motion to approve the message board and pump toppers as follows.

1. As requested and agreed to by the applicant, the LED pump price toppers with “smart pay” alternating intermittent price signs will be permitted to change price no more than every eight (8) seconds.
  2. As requested and agreed to by the applicant, the electronic message center reader-board sign shall be permitted to change up to 4 different messages within a 24-hour period.
- i. Motion to APPROVE variance to Chapter 270-151(c)(5) as advertised:  
Mr. Bonacquist
- j. Seconded:  
Mr. Serafini
- k. Approved unanimously:

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

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*Town of Rotterdam*  
*Zoning Board of Appeals*

Philip Eats, Chairman  
Peter J. Comenzo, Senior Planner

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**RESOLUTION NUMBER ZBA17-2017**  
**Moved by Mr. Bonacquist, Seconded by Mr. Serafini**  
**Applicant(s): Cumberland Farms**

**Applicant(s):** Cumberland Farms

**Project Location:** 3088 Carman Road  
Rotterdam, NY

**Tax Number or Numbers:** 71.6-3-23.2

**Zoning:** General Business (B-2) Zoning District

**Proposed Project:** The applicant is requesting a variance to install LED pump price toppers with "smart pay" alternating intermittent price signs that will change price every eight (8) seconds. Additionally, the applicant is seeking permission to allow the electronic message center reader-board sign to change up to 4 different messages within a 24-hour period.

**WHEREAS**, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code from Chapter 270-151 entitled "Signs;" and,

**WHEREAS**, Chapter 270-151(c)(5) states the following: "Flashing signs. Except for public schools and public firehouses, no sign shall be illuminated by or contain a flashing, intermittent, rotating, or moving light or lights;" and,

**WHEREAS**, the applicant is requesting a variance to install LED pump price toppers with "smart pay" alternating intermittent price signs that will change price every eight (8) seconds; and,

**WHEREAS**, the applicant is seeking permission to allow the electronic message center reader-board sign to change up to 4 different messages within a 24-hour period; and,

**WHEREAS**, the Town of Rotterdam Zoning Board of Appeals tabled this application from the May 17, 2017 to the June 21, 2017 meeting; and,

**WHEREAS**, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on June 21, 2017 to consider the above referenced variance requests; and,

**RESOLUTION NUMBER ZBA17-2017**

**Applicant(s): Cumberland Farms**

**Page 2**

**WHEREAS**, a legal notice was published in the Schenectady Daily Gazette on Thursday, June 15, 2017, announcing that a public hearing was to take place in the V. Dalton Bambury Hearing Room, at the John F. Kirvin Government Center located at 1100 Sunrise Boulevard, Rotterdam, New York on Wednesday, June 21, 2017 at 7:30 p.m. to consider the variance requests; and,

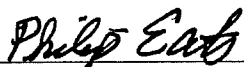
**WHEREAS**, the application materials were sent to Schenectady County Economic Development and Planning pursuant to GML- 239-m and they deferred a recommendation on this matter to local consideration, **NOW**,

**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 June 21, 2017 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 with the following conditions as stipulated:

1. **As requested and agreed to by the applicant, the LED pump price toppers with “smart pay” alternating intermittent price signs will be permitted to change price no more than every eight (8) seconds.**
2. **As requested and agreed to by the applicant, the electronic message center reader-board sign shall be permitted to change up to 4 different messages within a 24-hour period.**

<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>RECUSED</b>
<b>Chairman Eats</b>	<b>X</b>			
<b>Mr. Melillo</b>	<b>X</b>			
<b>Mr. Stramenga</b>	<b>X</b>			
<b>Mr. Bonacquist</b>	<b>X</b>			
<b>Mr. Serafini</b>	<b>X</b>			

**This approval 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**

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Philip Eats, Chairman  
Peter J. Comenzo, Senior Planner

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**RESOLUTION NUMBER ZBA18-2017**  
**Moved by Mr. Serafini, Seconded by Mr. Bonacquist**  
**Applicant(s): Cumberland Farms**

**DENIED**

**Applicant(s):** Cumberland Farms

**Project Location:** 3088 Carman Road  
Rotterdam, NY

**Tax Number or Numbers:** 71.6-3-23.2

**Zoning:** General Business (B-2) Zoning District

**Proposed Project:** The applicants seeking permission to erect a ground mounted sign that will be a total of 116.51 square feet which will require a variance of 16.91 square feet.

**WHEREAS**, petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code from Chapter 270-151 entitled "Signs;" and,

**WHEREAS**, the Town of Rotterdam Zoning Board of Appeals tabled this application from the May 17, 2017 to the June 21, 2017 meeting; and,

**WHEREAS**, Chapter 270-151(E)(3) states: "One ground-mounted sign may be erected and maintained not less than five feet from the property line. Such sign may contain a total sign area of 15 square feet or not more than one square foot for each 1,000 square feet of the lot or parcel area containing such sign, whichever is greater, up to a maximum sign area of 200 square feet;" and,

**WHEREAS**, the lot size is approximately 99,656 square feet which would allow a 99.6 square foot sign and the applicants seeking permission to erect a ground mounted sign that will be a total of 116.51 square feet which will require a variance of 16.91 square feet; and,

**WHEREAS**, a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on June 21, 2017 to consider the above referenced variance requests; and,

**RESOLUTION NUMBER ZBA18-2017**  
**Applicant(s): Cumberland Farms**  
**Page 2**

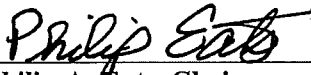
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**WHEREAS**, the application materials were sent to Schenectady County Economic Development and Planning pursuant to GML- 239-m and they deferred a recommendation on this matter to local consideration, **NOW**,

**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 June 21, 2017 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 **DENIES** said application.

<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>RECUSED</b>
<b>Chairman Eats</b>		<b>X</b>		
<b>Mr. Melillo</b>	<b>X</b>			
<b>Mr. Stramenga</b>	<b>X</b>			
<b>Mr. Bonacquist</b>	<b>X</b>			
<b>Mr. Serafini</b>	<b>X</b>			

**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



- 2. Darren and Rebecca Carusone – 113 Fasula Boulevard – Tax Map #59.18-4-59** 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 270-216 entitled: “Yard and property line requirements,” and Chapter 270-143 entitled “Fences.” **Chapter 270-216(A)(2)** states that in-ground pools: shall be not less than 10 feet from side and rear property lines. The applicant would like to install a 15’ x 32’ in ground pool within five (5) feet of the side property line which would require a variance of (5) feet. **Chapter 270-216(B)** states that pools shall be situated at least 10 feet from the principal structure on the lot. The applicant would like to install the pool within five (5) feet of their residence, which would require a variance of (5) feet. **Chapter 270-216(C)(2)** states that pools shall be situated a minimum of 10 feet from the leach field and/or dry well. The applicant would like to install the pool within five (5) feet of their leach field, which would require a variance of (5) feet. **Chapter 270-143(A)(1)** sets a front yard height limit at four (4) feet. The applicant would like install a six (6) foot high fence a portion of which will be in the front yard, which would require a variance of two (2) feet. **Chapter 270-143(A)(4)** states that front yard fences should be less that fifty percent (50%) solid or opaque. The applicants would like to install a six (6) foot high fence that is one hundred percent (100%) solid. The subject property is a corner lot.

a. **Darren & Rebecca Carusone, owners of 113 Fasula Boulevard representing this application.**

b. **Representatives addressed five (5) criteria to the satisfaction of the Board.** Darren Carusone stated they need five feet (5’) instead of ten feet (10’) variance to put a pool in. Cuomo Pools informed them they needed a variance before they would come out. There was a pool there previously at the five feet (5’) and they did not realize it needed to be ten feet (10’) away from the property line. There is a six foot (6’) vinyl fence. It is away from the drain field and the septic. The neighbors all have pools. They spoke to the neighbor it would affect and they did not have a problem with it but they do not have that in writing. Chairman Eats stated Jeff Nuzzaco, Alternate Zoning Board Member, spoke to that neighbor and they did not have a problem with it. It is a large variance. He does not have a problem with making the pool smaller or decreasing the size of the variance but his wife does. Mrs. Carusone stated their daughter is a swimmer and it would be nice if she could do laps in the pool. It will be enclosed with a solid fence and locking gate. It is self-created.

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

d. **Questions from the Board.**

Mr. Melillo asked how far away the leach field is as the map states five plus feet (5+’) on the application and will there be concrete around the pool. Mr. Carusone said there will be concrete if the pool is an inground pool.

Mr. Serafini asked if the water width is 15’ and applicant replied yes.

Mr. Bonacquist asked where the mechanical items are. Mr. Carusone at Board table, showed him and Chairman Eats on map where it is.

Chairman Eats stated the utilities (pool filter, heater, ect...) also need to be located at least 10' from the property line.

Stephanie DiLallo Bitter asked the applicants if they knew when the ordinance was changed as it could help their application. Applicant did not know. Mr. Comenzo stated it was 10 to 12 years ago that it changed from five feet (5') to ten feet (10').

e. **Public Comments.**

Mr. Nuzzaco is friends with the applicant's neighbor at 111 Fasula Boulevard and he spoke to that neighbor and he does not have an issue with the installation of a pool.

f. **Motion to Approve:** Mr. Bonacquist

g. **Seconded:** Mr. Melillo

h. **Approved Unanimously:**

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

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**RESOLUTION NUMBER ZBA19-2017**  
**Moved by Mr. Bonacquist, Seconded by Mr. Melillo**  
**Applicant(s): Darren & Rebecca Carusone**

**Applicant(s):** Darren & Rebecca Carusone

**Project Location:** 113 Fasula Boulevard  
Rotterdam, NY

**Tax Number or Numbers:** 59.18-4-59

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

**Proposed Project:** The applicants would like to install a 15' by 32' in-ground pool that is located within 5 feet of the side property line, their existing residence, and the existing leach field. Additionally, they would like to install a six (6) foot high fence that is one hundred percent (100%) solid with a portion of it in the front yard. The subject property is a corner lot.

**WHEREAS,** petitioners respectfully request that they be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-216 entitled: "Yard and property line requirements," and Chapter 270-143 entitled "Fences;" and,

**WHEREAS,** Chapter 270-216(A)(2) states that in-ground pools: shall be not less than 10 feet from side and rear property lines; and,

**WHEREAS,** the applicant would like to install a 15' x 32' in ground pool within five (5) feet of the side property line which would require a variance of (5) feet; and,

**WHEREAS,** Chapter 270-216(B) states that pools shall be situated at least 10 feet from the principal structure on the lot; and,

**WHEREAS,** the applicant would like to install the pool within five (5) feet of their residence, which would require a variance of (5) feet; and,

**RESOLUTION NUMBER ZBA19-2017**  
**Applicant(s): Darren & Rebecca Carusone**  
**Page 2**

**WHEREAS, Chapter 270-216(C)(2)** states that pools shall be situated a minimum of 10 feet from the leach field and/or dry well; and,

**WHEREAS,** the applicant would like to install the pool within five (5) feet of their leach field, which would require a variance of (5) feet; and,

**WHEREAS, Chapter 270-143(A)(1)** sets a front yard height limit at four (4) feet and, **Chapter 270-143(A)(4)** states that front yard fences should be less than fifty percent (50%) solid or opaque; and,

**WHEREAS,** the applicants would like to install a six (6) foot high fence that is one hundred percent (100%) solid with a portion of the fence in the front yard, which would require a variance of two (2) feet and that it is 100% solid; and,

**WHEREAS,** a legal notice was published in the Schenectady Daily Gazette on Thursday, June 15, 2017, announcing that a public hearing was to take place in the V. Dalton Bambury Hearing Room, at the John F. Kirvin Government Center located at 1100 Sunrise Boulevard, Rotterdam, New York on Wednesday, June 21, 2017 at 7:30 p.m. to consider the variance requests; and,

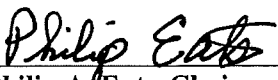
**WHEREAS,** a public hearing was conducted by the Town of Rotterdam Zoning Board of Appeals on June 21, 2017 to consider the above referenced variance requests; and,

**WHEREAS,** pursuant to a Memorandum of Understanding dated April 2011, Schenectady County Planning Board defers these types of matter to local consideration, **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 June 21, 2017 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:

<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>RECUSED</b>
<b>Chairman Eats</b>	<b>X</b>			
<b>Mr. Melillo</b>	<b>X</b>			
<b>Mr. Stramenga</b>	<b>X</b>			
<b>Mr. Bonacquist</b>	<b>X</b>			
<b>Mr. Serafini</b>	<b>X</b>			

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

  
Philip A. Eats, Chairman  
Zoning Board of Appeals

- 3. Corrina Navarette – 2708 VanDyke Avenue, Rotterdam, NY, Tax Map #58.8-2-22** 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 270-216 entitled “Yard and Property Line Requirements” and Chapter 270-143 entitled “Fences.” **Chapter 270-216(D)** “Corner lots” states that “the placement of a swimming pool on a corner lot shall be permitted; a swimming pool is allowed to encroach 10 feet into the front yard but must maintain all other required setbacks.” Due to the location of the existing residence, the applicant wishes to place an above ground pool beyond the 10-foot encroachment limit. **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 subject property is a corner lot.

- a. **Corrina Navarette owner of 2708 VanDyke Avenue representing this application.**  
Corrina’s daughter Mackenzie is also at podium.
- b. **Representatives addressed five (5) criteria to the satisfaction of the Board.**  
Ms. Navarette wants a pool and did not realize that a corner lot has two (2) front. She has learned a lot through this process. She said from the corner of the house to the pool is seven feet (7’). Chairman Eats stated they would need to re-advertise. Mr. Comenzo said it is still in the front yard and it is either in the front yard or is not therefore the legal notice was correct. She asked if she could move pool closer to the road. Mr. Stramenga said he was there today and saw the string area and asked if that is where the pool is going. Ms. Navarette said yes and the pool would be farther away from Irene Street. The fence will be on the property line or in a little bit.
- c. **This proposal is exempt from referral to Schenectady County Planning pursuant to Memorandum of Understanding – April 2011.**
- d. **Questions from the Board.**

Mr. Serafini asked Ms. Navarette if she heard the last hearing and stated the equipment also needs to be ten feet (10’) away.

e. **No Public Comments.**

f. **Motion to Approve:** Mr. Melillo

g. **Seconded:** Mr. Bonacquist

h. **Approved Unanimously:**

<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>RECUSED</b>
<b>Chairman Eats</b>	<b>X</b>			
<b>Mr. Melillo</b>	<b>X</b>			
<b>Mr. Serafini</b>	<b>X</b>			
<b>Mr. Stramenga</b>	<b>X</b>			
<b>Mr. Bonacquist</b>	<b>X</b>			

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**RESOLUTION NUMBER ZBA20-2017**  
**Moved by Mr. Melillo, Seconded by Mr. Bonacquist**  
**Applicant(s): Corrina Navarette**

**Applicant(s):** Corrina Navarette

**Project Location:** 2708 VanDyke Avenue  
Rotterdam, NY

**Tax Number or Numbers:** 58.8-2-22

**Zoning:** Single Family Residential (R-1) Zoning Districts

**Proposed Project:** The applicant would like to install a 21' above ground pool that encroaches over 10' into the front yard and a six (6) foot high fence that is one hundred percent (100%) solid. The subject property is a corner lot.

**WHEREAS**, petitioner respectfully requests that she be granted variances as prescribed in the Town of Rotterdam Zoning Code being Chapter 270-216 entitled "Yard and Property Line Requirements" and Chapter 270-143 entitled "Fences;" and,

**WHEREAS, Chapter 270-216(D)** "Corner lots" states that "the placement of a swimming pool on a corner lot shall be permitted; a swimming pool is allowed to encroach 10 feet into the front yard but must maintain all other required setbacks; and,

**WHEREAS**, due to the location of the existing residence, the applicant wishes to place an above ground pool beyond the 10-foot encroachment limit; 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 that fifty percent (50%) solid or opaque; and,

**RESOLUTION NUMBER ZBA20-2017**

**Applicant(s): Corrina Navarette**

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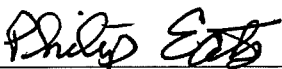
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<b>NAME</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSENT</b>	<b>RECUSED</b>
<b>Chairman Eats</b>	<b>X</b>			
<b>Mr. Melillo</b>	<b>X</b>			
<b>Mr. Stramenga</b>	<b>X</b>			
<b>Mr. Bonacquist</b>	<b>X</b>			
<b>Mr. Serafini</b>	<b>X</b>			

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



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



Meeting adjourned: 8:35 PM  
Motion to adjourn: Mr. Stramenga  
Seconded: Mr. Serafini  
Approved unanimously

**Next meeting: July 19, 2017**

Respectfully Submitted,  
Lisa Gallo