

TOWN OF NEW WINDSOR

ZONING BOARD

JUNE 9, 2014

MEMBERS PRESENT: PATRICK TORPEY, ACTING CHAIRMAN  
FRANCIS BEDETTI  
RICHARD HAMEL  
GREGORY BIASOTTI

ALSO PRESENT: GEOFFREY CHANIN, ESQ.  
ZONING BOARD ATTORNEY

CAMMY AMMIRATI  
ZONING BOARD SECRETARY

ABSENT: MICHAEL KANE  
HENRY SCHEIBLE

MEETING AGENDA:

1. Saaed Moslem
2. TBR Management Corp.
3. TBR Management Corp.

**REGULAR MEETING:**

MR. CHANIN: Welcome, tonight is the meeting the Town of New Windsor Zoning Board of Appeals for June 9, 2014. The way it works is that if this is the applicant's first appearance, the applicant describes the project and generally why the variance is necessary. After that, if the board votes to approve a public hearing, the applicant is given a time to come back. Public hearing is held and then should it be the board's wish at that time they will make a decision. Tonight's agenda includes one preliminary and two public hearings.

PRELIMINARY MEETINGS:

SAAED MOSLEM (14-12)

MR. CHANIN: The first order of business would be the preliminary hearing or actually just the preliminary presentation on application number 14-12, Mr. Saaed Moslem. Mr. Moslem is present, please tell the stenographer your name and address, speak in a loud, clear voice.

MR. MOSLEM: My name is Saaed Moslem, I reside at 8 Jay Street, New Windsor.

MR. CHANIN: And loud enough so everyone can hear you please tell us briefly about your project and why you're seeking a variance. Before you do that, let the record reflect that Mr. Kane and Mr. Scheible are absent tonight. Now picking up where we left off, Mr. Moslem, please tell the board and the public who are present why you're seeking a variance and what project you have.

MR. MOSLEM: We're looking for a variance located on 8 Jay Street for a single-family home.

MR. CHANIN: Specifically you're seeking a variance for the gross and net lot areas, is that correct?

MR. MOSLEM: Correct.

MR. CHANIN: Lot width, front yard and livable area for both lots, is that correct?

MR. MOSLEM: Correct.

MR. CHANIN: A variance for a side yard required for lot number one which suggests that this is a result of a subdivision, is that correct?

MR. MOSLEM: Correct.

MR. CHANIN: Okay, and the purpose of the subdivision is for your plans to build single-family houses on the lots, is that correct?

MR. MOSLEM: It's one single-family house.

MR. CHANIN: What is it about the property that

requires these variances?

MR. MOSLEM: What is it about the property that requires the variance is that the property is unused space and, you know, being that my parents are getting a little bit older, we're trying to get them to, you know, live close to me so we can watch them. As much as you love them, you don't want them in the same house, you know, so if we can build a house right next door with that vacant land or the stretch of land--

MR. CHANIN: So we gather from what you just said your intention is to subdivide one parcel into two lots, build a single-family home on the second of the two lots thus created and that single-family home you intend to be the residence for your parents, is that correct?

MR. MOSLEM: Right.

MR. CHANIN: Is it correct that by dividing the lot into two, there isn't enough square footage left for each lot to meet code and that's why you're seeking these variances, is that correct?

MR. MOSLEM: Correct.

MR. CHANIN: Are you going to significantly or substantially cut down any trees or vegetation?

MR. MOSLEM: No.

MR. CHANIN: Are you going to create ponding or erosion or other condition of that sort?

MR. MOSLEM: No.

MR. CHANIN: And are you going to encroach upon any variances that maybe present on the property?

MR. MOSLEM: No.

MR. CHANIN: Is there anything else you want to tell the board tonight about this project that you think they should know?

MR. MOSLEM: No.

MR. CHANIN: Is the neighborhood a neighborhood of single-family homes?

MR. MOSLEM: Yes.

MR. CHANIN: What are the approximate dimensions of the home you intend to build?

MR. MOSLEM: Smaller home, 1,200 square foot.

MR. CHANIN: Approximately, 1,200?

MR. MOSLEM: Approximately.

MR. CHANIN: Is it similar to other homes in the neighborhood?

MR. MOSLEM: Yes.

MR. CHANIN: Board members, any questions?

MR. BEDETTI: Am I correct in understanding the property has not been subdivided at this point, is that correct?

MR. MOSLEM: No, correct.

MR. BEDETTI: It has not been subdivided. This is a substantial variance request that you have here, the requirement is 40,000 square feet and you're seeking 33,750 square foot variance, that's significant.

MR. TORPEY: The lots behind it, what's that two and three, that's two separate lots right there?

MR. MOSLEM: Two and three, is that right behind it?

MR. TORPEY: Yes.

MR. MOSLEM: Yes.

MR. CHANIN: In other words, what Mr. Torpey is saying is that these are lots that border on Jay Street?

MR. MOSLEM: Correct.

MR. CHANIN: So they're in a line along parallel to Jay Street?

MR. MOSLEM: Correct, those are separate lots, I think the owner owns two or three of them but they're all individual.

MR. CHANIN: Now are you not the owner?

MR. MOSLEM: I am the owner.

MR. CHANIN: Okay, so you own them?

MR. MOSLEM: Oh, lot two and three, no, I think that--

MR. CHANIN: You own lot number one?

MR. MOSLEM: Correct.

MR. CHANIN: Do you know who owns lots numbers two and three?

MR. MOSLEM: Neighbors.

MR. CHANIN: I'm sorry, did you say neighbors?

MR. MOSLEM: Yes.

MR. CHANIN: Are those lots already occupied?

MR. MOSLEM: Yes.

MR. CHANIN: And they have single-family homes on them?

MR. MOSLEM: Correct.

MR. CHANIN: Just to be clear, your intention is to ask for permission to divide lot number one?

MR. MOSLEM: Correct.

MR. CHANIN: And that then that will create two lots where there is now one, is there a house already existing on lot number one?

MR. MOSLEM: Yes.

MR. CHANIN: And you want to put a new house on the new lot to be created by dividing lot number one?

MR. MOSLEM: Correct.

MR. CHANIN: Okay, and just for our information, how long has the existing home been there on lot number one?

MR. MOSLEM: I think that subdivision or that neighborhood was built in the '50s.

MR. CHANIN: So you think that the home that's there on lot number one has been there for at least 50 years?

MR. MOSLEM: Correct.

MR. CHANIN: Who lives in that home now?

MR. MOSLEM: I do.

MR. CHANIN: Mr. Biasotti, any questions?

MR. BIASOTTI: No.

MR. BEDETTI: Lot two and three you said they're both, both of those lots are developed, they each have separate homes on two and three?

MR. MOSLEM: Correct. Can I look at that and see exactly?

MR. BEDETTI: I'm looking at this map, those are the ones right behind?

MR. MOSLEM: Yes, there are homes on each one.

MR. BEDETTI: Separate homes on each?

MR. MOSLEM: Actually, I think he owns two lots but there's one home dead in the middle of lot two and three.

MR. BEDETTI: So there's only one house?

MR. MOSLEM: Correct, but he has two separate lots.

MR. BEDETTI: I understand. And in contrast, you have one lot that you're subdividing and you want to put two lots or two residences on the subdivided lot?

MR. MOSLEM: Correct, the house, originally, the lot was built 250 foot and the house is set on the last 10 or 15 feet of the lot so there's about 220 foot of just open area which there's pictures of that coming off 94 looking down the street.

MR. CHANIN: Mr. Hamel?

MR. HAMEL: Just the house on lot number one?

MR. MOSLEM: Yes.

MR. HAMEL: Alright, so the following pictures are all that house?

MR. MOSLEM: Correct, that's looking up 94 from 94 showing where the house would be is the open grassy area and then showing where the existing house is on the last couple feet of the lot.

MR. HAMEL: What's this house here, which one is that?

MR. MOSLEM: That's the neighbor's house just showing how close that is lots two and three.

MR. HAMEL: Okay.

MR. MOSLEM: Showing how it's uniform.

MR. CHANIN: Mr. Bedetti, nothing further?

MR. BEDETTI: No, I'm good.

MR. CHANIN: Mr. Biasotti?

MR. BIASOTTI: No.

MR. CHANIN: Mr. Hamel?

MR. HAMEL: Nothing.

MR. TORPEY: No.

MR. CHANIN: Is there a motion?

MR. BEDETTI: I'll make a motion we schedule a public hearing for Saaed Moslem for variances of property located at 8 Jay Street in an R-4 zone.

MR. TORPEY: I'll second that.

ROLL CALL

MR. BIASOTTI	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE
MR. TORPEY	AYE

MR. CHANIN: Please come forward and get your instructions for the next step. Mr. Moslem has been here before, he knows his way around.

MR. MOSLEM: Thank you, sir, you guys have a great night.

MR. HAMEL: If I can make a suggestion, I wonder if we can get a picture from 94 back towards lot number two?

MR. MOSLEM: Looking straight at it this way? No problem.

MR. CHANIN: Mr. Moslem is to bring a photograph as described by Mr. Hamel next time.

MR. MOSLEM: Great, thank you, guys.

## PUBLIC HEARINGS:

TBR MANAGEMENT CORPORATION (14-10)

TBR MANAGEMENT CORPORATION (14-11)

MR. CHANIN: Alright, ladies and gentlemen, we now move on to the second part of our hearing tonight which is the public hearing at which the board may or may not approve the application or ask for more information and set a new adjourned date, whatever the board feels is appropriate. Before we go forward with the public hearing, let me point out that we're short one board member. The total compliment of members of the zoning board is five, we have four voting members present, mathematically that now three votes are required of the zoning board to approve an application. It doesn't matter how many members are present, a minimum of three votes is required at all times to approve an application. So those of you with a mathematical bent of mind will understand that when a member of the board is absent it becomes mathematically somewhat more difficult for the person to get three votes. In other words, when there's a five member board present, you can afford to have two no votes and still have your application approved. With four members present, you can only afford to have one no vote. Hypothetically, if only three members were present, you'd need a unanimous vote. So under these circumstances, what we'd like to do in order to afford fairness to the applicant is ask the applicant whether or not they want to go forward tonight with a vote. If they do and they get three votes then the variance is considered approved and granted. The law of the State of New York says that if a person makes an application to the zoning board and their application is denied because they don't have three votes in favor, they have to wait a minimum of six months before resubmitting the same application to the board. You can submit a different application sooner than six months but if you're denied in your application as it presently stands then the applicant has to wait at least six months before resubmitting the same application. Some people need to go forward because there's a time element in which case they might decide to go forward even though we have a board which is short one member tonight. Other people may choose to wait until they have an actual five board member present so that their mathematical chances of getting three positive votes are that much better. So we leave that choice up to the applicant. Those are

the ground rules and we can now go forward with the public hearing. The public hearing tonight concerns applications number 14-10 and 14-11. The application in both matters is by the same applicant and that is TBR Management Corporation. So I would ask the representative of TBR Management to step forward and when we open the public hearing, members of the public will have the right to come forward and speak. We're going to ask you to stand where the applicant is standing, speak loud and clear so that the board and all the other members of the public and our stenographer can hear what you're saying and when you stand up to speak, please sign in so we have your name and we can identify the speaker and record all of that. Having been said, welcome, sir.

MR. LOCKHART: Good evening.

MR. CHANIN: Your name and address for the stenographer?

MR. LOCKHART: Robert Lockhart, 18 Country Acres, Wallkill.

MR. CHANIN: And you represent TBR Management?

MR. LOCKHART: Yes, 100 percent.

MR. CHANIN: Is that because you are an officer of the corporation?

MR. LOCKHART: Yes.

MR. CHANIN: And you're the president?

MR. LOCKHART: Yes.

MR. CHANIN: Again, before we open the public hearing, if you don't mind please restate the introductory material you shared with us on May 12 when you made your first appearance before the board about why you are seeking these variances.

MR. LOCKHART: Both these lots are one acre parcels pre-existing. The town has since up-zoned to one and a half acre. We meet all the requirements except for the area, we're 40,000, roughly 40,000 square feet we're short on space, on area.

MR. CHANIN: Is there something about the dimensions or

the shape or the size of the property that inevitably results in the fact that you didn't have enough square footage, what is it about the layout of the land or dimensions that requires us to seek these variances.

MR. LOCKHART: We have one acre of property and the zoning is one and a half acre.

MR. CHANIN: That's because the town board amended the zoning ordinance, is that correct?

MR. LOCKHART: Correct, yes.

MR. CHANIN: And as you told us last time and by the way, are you speaking on both applications now?

MR. LOCKHART: Yes.

MR. CHANIN: Okay, and that's because you intend to divide one lot into two, is that right?

MR. LOCKHART: No.

MR. CHANIN: Tell us how these two applications, these two lots relate to each other?

MR. LOCKHART: They're neighboring lots, they're separate SVLs, they have been for about 40 plus years and both of them are pretty much equal in size and both of them are short roughly 20,000 square feet.

MR. CHANIN: Okay, and you told us this last time on May 12 but I will ask you again, are you going to substantially cut down any vegetation?

MR. LOCKHART: No.

MR. CHANIN: Are you going to create either intentionally or unintentionally any ponding or erosion or other condition like that?

MR. LOCKHART: No.

MR. CHANIN: Are you going to interfere or trespass or otherwise impair anybody's rights and easements?

MR. LOCKHART: No.

MR. CHANIN: Okay, Mr. Bedetti?

MR. BEDETTI: Yeah, other than the overall square footage you meet all the side yard requirements, rear yard requirements?

MR. LOCKHART: Front, side, rear, yes.

MR. BEDETTI: Just the overall?

MR. LOCKHART: The overall lot area, yes.

MR. BEDETTI: That's good.

MR. CHANIN: Mr. Biasotti?

MR. BIASOTTI: The only question I have is with the telephone line or the utility line running down the property line the width of that easement?

MR. LOCKHART: Thirty foot easement.

MR. BIASOTTI: Does that then encroach on the other lot?

MR. LOCKHART: On both lots, it runs on lot one as well as lot two.

MR. CHANIN: What's the nature of that easement?

MR. LOCKHART: That's a telephone and cable, it's Highland Telephone, I think.

MR. CHANIN: Alright, Mr. Hamel?

MR. HAMEL: I don't have any questions.

MR. CHANIN: And I should of asked you this before, Mr. Lockhart, both of these lots are in an R-1 zone that's a residential single-family zone?

MR. LOCKHART: Yes.

MR. CHANIN: And what's the use that you intend to make of these lots?

MR. LOCKHART: One-family house per lot.

MR. CHANIN: On each lot?

MR. LOCKHART: On each lot.

MR. CHANIN: What are the approximate dimensions of the house that you are proposing, the houses that are, that you are proposing approximately?

MR. LOCKHART: They're going to be 2,500 square feet, garage under colonial.

MR. CHANIN: Those pictures that you provided to the board, are they a fair and accurate representation of what you intend to do?

MR. TORPEY: Similar to the pictures?

MR. LOCKHART: Yes, yes.

MR. CHANIN: Is this a neighborhood of single-family homes?

MR. LOCKHART: Yes.

MR. CHANIN: Are the other single-family homes in the neighborhood similar to the ones you're proposing?

MR. LOCKHART: Yes, right across the street, yes, yes.

MR. CHANIN: Okay, Mr. Hamel?

MR. HAMEL: I'm good.

MR. CHANIN: Mr. Biasotti?

MR. BIASOTTI: No.

MR. CHANIN: Mr. Bedetti?

MR. BEDETTI: That easement for the phone lines does that service just those two lots there or does that go deeper?

MR. LOCKHART: No, it goes through these two lots, this was part of a much larger, part of the Mulligan subdivision years ago, actually serves many houses.

MR. BEDETTI: It's not exclusive for yourself?

MR. LOCKHART: No.

MR. BEDETTI: I'm good.

MR. CHANIN: Ladies and gentlemen, we have come to the

part of the meeting where we're going to open the public hearing. That being said, one at a time, we invite you to come up and stand at approximately the center of the open space here, speak loudly and clearly enough so the applicant, the board, the stenographer, the other members of the public can hear you. Are there any public comments? Please step forward, if you don't mind, sign the sheet so we can identify you as the speaker and please let us know your comments.

MRS. PAGLIARO: My name is Ann Pagliaro, I live at 443 Beattie Road, I would be lot 42.3, I believe you're doing lot 42.1?

MR. LOCKHART: And two, hi.

MRS. PAGLIARO: Hi, neighbor.

MR. CHANIN: Thank you, Miss Pagliaro, any other comments?

MRS. PAGLIARO: I wasn't sure exactly what this meant and I wanted to be sure that there was side lot width requirements still met that our house wouldn't be overshadowed by a much bigger property I think or much bigger house than what's being proposed and that at least we have the side lot widths that are currently required.

MR. CHANIN: Thank you very much. Alright, is there another public comment? Step forward, please.

MR. PAGLIARO: Arthur Pagliaro, same lot.

MR. CHANIN: Sorry, sir, what's your first name?

MR. PAGLIARO: Arthur.

MR. CHANIN: And your comments?

MR. PAGLIARO: Both of those lots are very heavily wooded, one part of the lot must have 30 pine trees on it and I don't know how they're going to put that big of a house on those two small lots cause the houses around it are no more than maybe half that size, I mean, maybe three quarters of that size.

MR. TORPEY: You're talking a 2,500 square foot house?

MR. LOCKHART: Yes.

MR. PAGLIARO: There's no 2,500 square foot houses in that area.

MR. CHANIN: Thank you, sir.

MR. PAGLIARO: Okay, across the street there's one but our house is a lot smaller and we have a full acre lot.

MR. CHANIN: Okay, thank you. Yes, sir, please sign in, thank you.

MR. LUTZ: My name is Frank Lutz, I live at 446 Beattie Road, approximately right across the street from the proposed lot. And I would just like to take an opportunity to if I may to repeat what I heard so that I have it clear in my head. I understand that there are two lots there, is that correct?

MR. TORPEY: Yes.

MR. LOCKHART: Yes.

MR. LUTZ: Each lot is not big enough according to the zoning?

MR. LOCKHART: To today's code, correct.

MR. LUTZ: Right, that's why you want the variance?

MR. LOCKHART: Yes.

MR. LUTZ: On each lot you're going to, you propose to build one house each?

MR. LOCKHART: Yes.

MR. LUTZ: About 2,500 square feet each?

MR. LOCKHART: Yes, colonial, want to see a picture of it?

MR. CHANIN: Just Mr. Lutz just make sure that when you speak our stenographer and everyone else in the room can hear you. Let the record reflect that the applicant is kindly spreading out a plan and members of the public who have come here for the public hearing are inspecting the plan on the table. But let's not cross talk or interrupt one another. Mr. Lutz still has the floor.

MR. LUTZ: Approximately, how far set back from Beattie Road would that be?

MR. LOCKHART: I believe it's 105 feet roughly, roughly from the blacktop maybe 95 feet from the property line.

MR. LUTZ: If the variance is approved, when do you expect to start construction?

MR. LOCKHART: Two to three weeks.

MR. LUTZ: My only last comment or concern is the heavy equipment that will be required on Beattie Road, I mean, there's potential for some damage I assume to the road, the road surface?

MR. TORPEY: That's the highway department.

MR. LUTZ: It may be the highway department but it's my street.

MR. CHANIN: Just for the record, there are certain unavoidable consequences of development, development generally is a good thing protected in the law and encouraged by local municipal governments because it means more rateables.

MR. LUTZ: Just a comment, sir.

MR. CHANIN: Sometimes it's not clear and I don't blame anybody for not understanding that, sometimes artificially it seems government divides responsibility for different parts of a project even though they're all part of the same project. And with respect to traffic, with respect to impact on the pavement of the road and all of that, those impacts by law fall under the general responsibility of the town, which is why you pay taxes to the town for the police department, for the highway department, for the fire department. So some impacts are chargeable to the applicant, to the builder, but some of those unavoidable impacts are simply part of life and your general taxes that you pay every year to the town to take care of those things.

MR. LUTZ: Thank you for that, appreciate it.

MR. CHANIN: Are there any other speakers? Yes?

MR. LERNER: Good evening.

MR. CHANIN: Good evening, sign up, please.

MR. LERNER: I'm Scott Lerner, L-E-R-N-E-R, 436 Beattie Road across the street. Thank you, you answered many of my questions ahead of time. I just had a few questions. Just by knowledge maybe the board here could educate me, when was the zoning law created that changed the variance to one and a half acres, is that something recent or a couple decades ago?

MR. CHANIN: There it is, here it is, I can answer your question thanks to Cammy Ammirati, our answer person who's always ready with the answer, in 1998, the Town Board amended the zoning law to 80,000 square feet and then in 2013 last year 80,000 was reduced to 60,000 square foot gross lot area.

MR. LERNER: Right, am I assuming correct, sir, that this lot was sold to you by if I'm reading my, that this lot was probably owned, looks like it was owned according to New Windsor tax maps but by a couple, I'm guessing maybe it was owned for many, many years, was a subdivision and that was sold?

MR. LOCKHART: This is an old subdivision, yes, I'm purchasing that.

MR. LERNER: From these people who probably owned it for many, many decades?

MR. LOCKHART: For 30 plus years.

MR. CHANIN: Mr. Lerner, if it helps you further with the answer to your question, in 1978, the requirement for subdivision was one acre, is that right?

MRS. AMMIRATI: Yes.

MR. LERNER: Probably was originally purchased by I think like from what I saw online a couple had owned the property originally?

MR. LOCKHART: Right.

MR. LERNER: Blueprint that you have shown us here today, the owner of the property so you have the right to change that or is that the specs of a colonial, true colonial is what will be built?

MR. LOCKHART: This is, yeah.

MR. LERNER: Obviously, this is a mixed, some of these homes have been here for quite a number of years, much older and you have some in your homes?

MR. LOCKHART: Right, I actually have this on Trotter Lane, if you want to take a look at it?

MR. LERNER: Thank you.

MR. CHANIN: Thank you, Mr. Lerner. Any other public comments? Last call. Hearing none, I will have a motion for board member to close the public hearing, is there a motion?

MR. BEDETTI: I'll make a motion we close the public hearing.

MR. HAMEL: Second it.

ROLL CALL

MR. BIASOTTI	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE
MR. TORPEY	AYE

MR. CHANIN: Alright, the public hearing is closed. Mr. Lockhart, stand by. Board members, having heard the public comments, do any of you have any further questions of the applicant?

MR. BEDETTI: Not of the applicant. Are we going to be passing a motion on both of these lots on one vote or are we doing them separately?

MR. CHANIN: The answer is it's up to the pleasure of the board. For good order sake, you do them separately. But before we do that, I want to ask the applicant, harking back to my introductory statement when the meeting began, you understand that you have four board members here. In order to get an approval for each one of these applications, you need three out of four, which obviously mathematically is somewhat more difficult than getting three out of five. So if you want to wait this matter can be brought over to the next meeting when we have a full board and your mathematical chances may be better. If you wish to go forward tonight, you may with four board members and

hope you get a minimum of three out of the four who are present. Again, I remind you that if you choose to go ahead and if you don't get three votes in favor, the law of the State of New York prohibits you from filing the same application for six months. You can change the application and file it sooner but if the vote happens to go against you then you would have to wait six months to file exactly the same application. How would you like to proceed?

MR. LOCKHART: Roll the dice.

MR. CHANIN: You're going to go forward with the vote tonight? Alright, any other questions from the board?

MR. LOCKHART: I feel lucky.

MR. CHANIN: Hearing none then I will hear a motion.

MR. BEDETTI: I'll make a motion that we grant a variance to TBR Management Corporation for an application identified as 14-10 for a variance of 16,437 square feet gross lot area and 3,531 square feet net lot area required for a single-family dwelling located on Beattie Road in an R-1 zone.

MR. TORPEY: I'll second that.

ROLL CALL

MR. BIASOTTI	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE
MR. TORPEY	AYE

MR. CHANIN: Now, if there are no other questions on the second of our two public hearings, we'll have a motion on application number 14-11 please.

MR. HAMEL: I'll make a motion that we grant TBR Management Corporation the variance as requested for the 16,389 square foot gross lot area and 2,392 square feet net lot area as requested.

MR. BEDETTI: Second it.

ROLL CALL

MR. BIASOTTI	AYE
MR. BEDETTI	AYE

MR. HAMEL                    AYE  
MR. TORPEY                  AYE

MR. CHANIN: That concludes our public hearings for tonight. Mr. Lockhart will step forward and get his instructions for his next steps.

FORMAL DECISIONS:

1. THOMAS PALMER

MR. CHANIN: We do have board members one formal decision on your agenda which it may be your pleasure to approve tonight if it's your pleasure, we would need a motion.

MR. BEDETTI: I'll make a motion that we grant approval to the formal decision for Thomas Palmer identified as 14-9 as written and distributed by e-mail.

MR. HAMEL: Second it.

ROLL CALL

MR. BIASOTTI	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE
MR. TORPEY	AYE

MR. CHANIN: Motion to adjourn?

MR. BEDETTI: So moved.

MR. HAMEL: Second it.

ROLL CALL

MR. BIASOTTI	AYE
MR. BEDETTI	AYE
MR. HAMEL	AYE
MR. TORPEY	AYE

Respectfully Submitted By:

Frances Roth  
Stenographer