

Minutes of the **Regular Meeting** of the Zoning Board of Appeals of the Village/Town of Mount Kisco held on **Tuesday, October 15, 2019 at 7:15 pm** in the Community Room, Village of Mount Kisco Public Library, 100 Main Street, Mount Kisco, New York

Members Present: Chairman Harold Boxer  
Nancy Coyne  
Wayne Spector  
George Hoyt  
Arthur Weise

Staff Present: Whitney Singleton, Board Counsel  
Peter J. Miley, Building Inspector

**1. GoPermit for BMW of Mount Kisco  
250 Kisco Avenue  
Mount Kisco, NY 10549  
(SBL) 69.49-3-3**

**ZBA# 19-6  
Area (Signage)**

Ms. Jennifer Ronneburger of GoPermit! was present.

Chairman Boxer stated this is the October 15th meeting of the Zoning Board. The first case is a sign permit for BMW and we have, we'd like you to come forward, you name and spell it.

Ms. Ronneburger stated my name is Jennifer Ronneburger, my company is GoPermit and I'm here on behalf of BMW. Do you want me to spell my name for you?

Chairman Boxer stated no bad for Michelle.

Mr. Spector stated spell it for the recording though.

Ms. Ronneburger stated Jennifer J-E-N-N-I-F-E-R, last name is Ronneburger R-O-N-N-E-B-U-R-G-E-R.

Chairman Boxer stated okay.

Ms. Ronneburger stated okay? I have a couple things going on here, I have three variances that we're asking for tonight.

Chairman Boxer stated right.

Ms. Ronneburger stated so the first one is, do you want me to go through each one specifically?

Mr. Miley stated it's a total of 5 variances.

Ms. Ronneburger stated it's 5? I'm sorry, I thought...

Mr. Miley stated yeah [inaudible].

Ms. Ronneburger stated I don't know how you want to do this, you want specifically or you want me to do everything as a whole?

Chairman Boxer stated give us an overview.

Ms. Ronneburger stated okay, what we're really asking for, we're asking for three exterior wall signs on the front of the building, one of them is the main ID sign that says BMW of Mount Kisco, it's 30 square feet. The other sign we're asking for, when you go up to the driveway, I don't know if your familiar with the location, if you've been there. If you go up to the driveway, right when you drive in there's two entrances on the side, one is going to be for certified pre-owned and the other one is going to be for service. They're basically directional type signs because you drive in under the location, that way you know which one to go into as you're driving in. So we're just asking for one sign there, one sign there and the main ID up top.

Chairman Boxer stated okay, so, it's true that the signs, the certified and service are not visible from the street?

Ms. Ronneburger stated that's correct, so the reason why we need the variance for BMW of Mount Kisco on the top is because of the way the location drives in, you can only see a portion of the second story from

there, so that's where you're going to be able to see the sign because if it was on the first level, you wouldn't be able to see it from the street and there wouldn't be any visibility for the building.

Chairman Boxer stated okay. So if you want to go through each one and describe size and how it's going to be lit.

Ms. Ronneburger stated let's start with the first one, the first one is the main ID sign, it says BMW of Mount Kisco and if you want to go through your packet, I think that is the order I have them. This first page, if you want me to go through this packet with you, I can do that.

Chairman Boxer stated sure, that would be great, okay.

Ms. Ronneburger stated sure. The first page here is the survey page, you don't have to look at it, if you don't want to. The first one is the survey page, the ones that I've x'd out, those are free standing signs that were permitted through straight code and they're already out there on the property. So we didn't need to go through that for this.

Mr. Spector stated they're staying?

Ms. Ronneburger stated they're permitted and they're installed. They're staying, correct. So what we have here is you'll see the three that are remaining, CPO means certified pre-owned and then this one is the custom BMW of Mount Kisco and then that is the service sign. So they're all on the front entrance, on the front of the building. So if you want to go to the next page, okay, this is a layout of all the signs that area, main ID sign, certified pre-owned and the service. And then this is the layout of the building from far back, so you'll see where each one of them goes.

Mr. Hoyt stated there's no currently large BMW of Mount Kisco sign?

Ms. Ronneburger stated on the building? No, there's not. There's no exterior wall signs at all right now.

Chairman Boxer stated they just park one of the cars down below so you can see them.

Ms. Ronneburger stated they have a couple right there, I saw them. But really wouldn't even know that the building was there if it wasn't for the free standing sign that's there, right out by the front. I literally drove right past it, I said oh my God, I saw 250 Kisco...

Chairman Boxer stated the way it was built, it just kind of blends right in with the glass that they have.

Ms. Ronneburger stated yeah, it does.

Mr. Hoyt stated so this is a hanging sign? The large one?

Ms. Ronneburger stated we'll go to the first one, want to turn the page for me? Yup, it's actually on what's called stringers, there's a couple of them here and they're just aluminum come down and that's where the power goes through and this is a panel and those are channel letters mounted to the panel, it's a day/night letter. So they're black during the day and white at night.

Chairman Boxer stated is there blue in there too or not?

Ms. Ronneburger stated ah yes.

Chairman Boxer stated that gives you three colors...

Ms. Ronneburger stated actually I believe...

Chairman Boxer stated don't go more than three.

Ms. Ronneburger stated let me just make sure that is illuminated blue. Yes, that's just a regular channel letter, that's not a day/night letter, so that will just light up the way you see it.

Mr. Weiss stated what the hours in which you're expecting to illuminate the sign.

Ms. Ronneburger stated I don't know that, open to close. If you guys want to give me hours and stuff, we can do that but it's not going to be all night long or anything. That's not what BMW's natural standard is, they just do standard hours.

Chairman Boxer stated want to check with the Toyota guys.

Ms. Ronneburger stated across the street?

Chairman Boxer stated yup.

Ms. Ronneburger stated the next one is the service sign, this is just a channel letters, same at the front BMW sign, the BMW will be lit as you see it and its a day/night letter, so it's black during the day and white at night. And this one, this one's a little bit different, it was built a little bit different during construction. What is going to be lit on this is just the white, the certified pre-owned.

Chairman Boxer stated okay. And the background is black?

Mr. Ronneburger stated the background is black, correct.

Chairman Boxer stated okay.

Ms. Ronneburger stated so this is nothing crazy, this is BMW standards that they have all over the place. They do the same thing everywhere they go...

Chairman Boxer stated we know, that's right, every car dealer no matter where you go, you can tell who it is these days.

Ms. Ronneburger stated they do their standard. Yup, exactly.

Chairman Boxer stated like some of them all look like ach other, it's getting very confusing.

Ms. Ronneburger stated yeah, I know.

Chairman Boxer stated they like these big silver, round in the front...

Ms. Ronneburger stated they try to get to stand out but everyone has their standards, I know.

Chairman Boxer stated they don't anymore. Any questions anybody?

Ms. Ronneburger stated you guys have any questions?

Mr. Spector stated no, not at all.

Chairman Boxer stated questions?

Ms. Coyne stated no.

Chairman Boxer stated no.

Mr. Weise stated so how did, how were there five variances?

Mr. Miley stated yeah, Chairman, if I could add, although there's only three signs, there are certain things that don't comply with their codes. They have one variance to add a third sign, only two are permitted and they need to be over the principal entry way. Therefore, there would be two additional variances for each sign not located above an entrance. And then you have one variance for a sign that's located above the first floor. So those are the other variances in addition and I'm trying to look for the letter size here but I have the original rejection letter indicated that...

Ms. Ronneburger stated one of them, the service letters, I think are 14 inches instead of 12.

Mr. Miley stated correct, yes.

Ms. Ronneburger stated so it's a 2 inch increase just for the letter S.

Mr. Miley stated yes, so those are the five variances in total.

Ms. Ronneburger stated so I guess no questions is a good thing, right? That means I did all my paperwork correctly and stuff...

Chairman Boxer stated not necessarily.

Ms. Ronneburger stated not necessarily [laughter].

**Chairman Boxer stated we understand. Okay, does anybody want to make a motion to close the public hearing?**

**Mr. Spector stated I'll move. Mr. Weise seconded the motion.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 5 to 0.**

Chairman Boxer stated now, as far as the permits that are requested. Does somebody want to make a motion to accept them? I usually try not to. It's simple we can just say that we accept the proposal as presented to us on the plans that are dated 2/18/19 and they don't have a number. Presented by United Visual Branding and consisting of five pages. And we can go through the five factors.

1. *Whether an undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the area variance.*

Chairman Boxer stated which the neighborhood is a car dealership neighborhood so it won't.

2. *Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than area variance.*

Chairman Boxer stated and the answer is no because of the what its situated in the hill.

3. *Whether the requested area variance is substantial.*

Chairman Boxer stated and it's not substantial.

4. *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.*

Chairman Boxer stated I assume that the Planning Board's done the environmental stuff way back when, so the answer is no.

5. *Whether the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board which shall not necessarily preclude the granting of the area variance.*

Chairman Boxer stated and whether it was self-created. Which does not necessarily preclude and everything is self-created pretty much but it doesn't really factor into our approval. So therefore we will approve the signs as presented to us.

Mr. Spector stated we need to have a vote?

Chairman Boxer stated yes.

Mr. Spector stated and a motion...

**Chairman Boxer stated alright, I'll make the motion to accept the plans are presented.**

**Mr. Hoyt seconded the motion.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 5 to 0.**

Chairman Boxer stated there you go.

Ms. Ronneburger stated thank you very much. Are you Peter?

Mr. Miley stated yes.

Ms. Ronneburger stated it's nice to meet you, thank you.

2. **Thomas O'Connor**  
**103 Moore Avenue**  
**Mount Kisco, NY 10549**  
**(SBL) 80.40-3-8**

**ZBA# 19-7**  
**Area**

Mr. Thomas O'Connor was present.

Mr. Miley stated Chairman, there's one other applicant, I'm just going to take a cruise next door to see if he's stuck there. I spoke to him today, he was in our office today, he's aware of the meeting.

The Secretary stated and you're back on...

Mr. Weise stated were you at the other building?

Mr. O'Connor stated I was...

Chairman Boxer stated okay, this is the application ZBA #19-7, 103 Moore Avenue, who's present here?

Mr. O'Connor stated Thomas O'Connor, how are you?

Chairman Boxer stated spell your name please for the Secretary.

Mr. O'Connor stated O-'-C-ON-N-O-R...

The Secretary stated I'm good. Thank you.

Chairman Boxer stated okay, you're on, tell us what you want to do.

Mr. O'Connor stated so I purchased a property at 103 Moore, looking to convert it to a two-family. I've already been through the ARB and the Planning Board. The Planning Board is working on a resolution right now. On the front setback, the house has been there since 1892, it's nonconforming based on today's current setbacks. I'm looking for the Board's permission this evening to make alterations, I'm going to try to spruce it up a little.

Chairman Boxer stated tell your people next time to make their plans smaller.

Mr. O'Connor stated smaller. Hopefully [inaudible].

Chairman Boxer stated okay, so if you'd like to point, you can refer to this plan if you want to point out what you're doing. There you go.

Mr. O'Connor stated if I may, currently this is the existing structure...

Chairman Boxer stated okay.

Mr. O'Connor stated this is what we're looking to add, 2-two bedroom apartments and they'll mirror each other. Right now, currently the street is right in front of you there, we're a little too close but because we're adding on this addition, we need to discuss the setbacks here.

Chairman Boxer stated right.

Mr. O'Connor stated so it's going to be two bedrooms, they're going to be pretty much set up for laundry, their own bathrooms, a nice open concept living room and kitchen on both floors, as you can see they're pretty much identical.

Mr. Weise stated so they'll look the same but they'll be one on top of the other?

Mr. O'Connor stated I'm not looking to change, actually, if you want to get a good idea of what its going to look like. I want to bring it up to, I kind of want to keep the same look of the house now.

Chairman Boxer stated now is that stairway the primary entry way? Or is that the fire escape?

Mr. O'Connor stated no, that's the second floor entry.

Chairman Boxer stated second floor entry.

Mr. O'Connor stated second floor entry, front floor entry is right here in front. So rather than losing space for the first floor tenant, we thought it would be a good idea to bring them outside and out to their own floor.

Mr. Spector stated exterior staircase, let me see. That's quite a staircase.

Chairman Boxer stated not covered though?

Mr. O'Connor stated it's covered at the top, at the door.

Chairman Boxer stated okay.

Mr. O'Connor stated so it will be covered with the roof extension. So this roof will be raised slightly for headroom obviously.

Chairman Boxer stated okay.

Mr. O'Connor stated right now there's a bathroom there, that bathroom had already been dormered back in the 70's, so I'm going to raise that roof and make it a nice front entry. You can see the stairs here, this is a little more pronounced on this drawing but it will be with...

Chairman Boxer stated yeah, angles it up...

Mr. Weise stated where is this staircase right now?

Mr. O'Connor stated there's a staircase inside because it's currently a single-family.

Mr. Weise stated so right here?

Mr. O'Connor stated the staircase right now is here and then it turns. The headroom wasn't there, they didn't have Codes back then, it just didn't work out with the layout to have nice space for a family.

Chairman Boxer stated did you prepared something to answer all the questions?

Mr. O'Connor stated what questions?

Mr. Spector stated there was something...

Mr. O'Connor stated there should be notes by the architect.

Mr. Spector stated this was submitted but it doesn't really go into any detail...

Mr. Weise stated is this the only option for this staircase or is there an option where the stairs you can access them in a different way?

Mr. O'Connor stated because without having to get a variance, we don't have the side yard setback to bring them a different way.

Mr. Weise stated so going this way, it would be too close to the other property line.

Mr. O'Connor stated yes, it's very tight.

Mr. Weise stated I see.

Chairman Boxer stated okay, so we'll create, the variance requested are for the proposed garage being closer to the property line than the existing homes, then the proposed addition being close, therefore a variance is required but the front line it preexisting nonconforming.

Mr. Miley stated Chairman, the garage was relocated so there's no variance...

Chairman Boxer stated so there's no variance for the garage.

Mr. Miley stated so there's no longer a variance required.

Chairman Boxer stated okay, great.

Mr. Miley stated the only variance is for the enlargement of a noncompliant structure.

Chairman Boxer stated okay, great.

Mr. Miley stated the only variance is for the enlargement of a noncomplying structure.

Chairman Boxer stated okay, one variance then.

Mr. Miley stated correct.

Chairman Boxer stated fine...

Mr. Hoyt stated if it's enlarged again, I assume, in the future, there will be another variance required.

Mr. Miley stated correct.

Mr. Hoyt stated so this approval doesn't make it conforming?

Mr. Miley stated correct. Any enlargement or change, change of occupancy, increasing square footage would require amended Planning approval because it's subject of what's proposed.

Chairman Boxer stated and our standard approvals always include a line that says that if you make any changes to what they presented, they need a variance to come back.

Mr. Miley stated correct, same with Planning.

Mr. Weise stated is it not possible to have a staircase in the garage?

Mr. O'Connor stated the garage is a detached garaged.

Mr. Weise stated oh, it's detached, that makes sense.

Mr. Hoyt stated you'd have a long jump from the garage to the house.

Mr. Weise stated I'm just thinking, our staircase is murder in the winter and you know, if there's an alternative to an outdoor one, that would be good.

Mr. O'Connor stated that was the reason for the cover on the porch, to try to limit that.

Chairman Boxer stated are the stairs wood?

Mr. O'Connor stated the stairs will be wood and composite rails.

Chairman Boxer stated Planning approve, right, as far as...?

Mr. Miley stated they indicated to Jan to draft a proposal, excuse me, a resolution of approval pending the outcome of tonight's meeting?

Mr. Miley stated it will, we haven't done a full review, we just did site plan element review and variances. We don't spend time reviewing the entire plan for Code compliance until there's some approvals in place, otherwise, if we did that for every application we'd never get anywhere. So, depending what the approval, is complete, once the approval is done then we'll review for permit issuance.

Chairman Boxer stated okay.

Mr. Hoyt stated out of curiosity, do you need a second exit from a second floor?

Mr. Miley stated yes, you need a separate entrance.

Mr. Hoyt stated so would there be a fire escape of some sort or how would there?

Mr. Miley stated no, in a one- and two-family home, the only requirement for a second means of egress believe it or not, is a window, a properly sized window 5.7 square feet and it has to be 14 feet to grade from the sill, if it's not, you have to add a second set of stairs.

Chairman Boxer stated they expect you to jump...

Mr. Miley stated you're allowed to jump, hanging, they give you 7 foot, an average person, 7 foot hanging and a 7 foot drop.

Chairman Boxer stated just make sure you land in the bushes.

Mr. Miley stated that's really how they do anticipate it...

Mr. Spector stated it's a badly sprained ankle but maybe not a broken bone.

Mr. Miley stated you can get out.

Mr. Hoyt stated unless you fall back. You're terrified, in the middle of the night...

Mr. Spector stated is it possible they're going to need the landing because of the length of, because of the distance...

Mr. Miley stated over 12 stairs, yeah.

Mr. Spector stated yeah, that's something you'll address...

Chairman Boxer stated right.

Mr. Miley stated yeah, there might be field changes but they won't create any additional variances, we'll stay within the envelope.

Chairman Boxer stated okay...

Mr. Hoyt stated I'm okay with this.

Me. Weise stated how close is this to the neighboring property?

Mr. O'Connor stated we have 6 foot setback on that side yard I believe, so it's right there.

Mr. Weise stated so this is the garage, the yard...

Mr. O'Connor stated I'm sorry, your name?

Mr. Weise stated Arthur...

Mr. O'Connor stated Arthur, Tom O'Connor, nice to meet you. This was an existing garage that's no longer there, the Town gave, this is [inaudible] my property, this is no longer there. The garage is currently, the proposed garage is roughly in this area, a little closer and this would be around the rear of the new addition...

Mr. Weise stated okay.

Mr. O'Connor stated so the staircase runs from about this point, just short of the front porch, the existing front porch which will be...

Mr. Weise stated the current footprint, the new footprint will extend here?

Mr. O'Connor stated the new footprint just goes back right, to stay within, so we didn't need to get variances on either side.

Mr. Weise stated I see, okay.

Mr. O'Connor stated its going to bump out about a foot on this side, I can show you, if you can see this here, you see the size, this is this structure here...

Mr. Weise stated and how much room is here to drive back...?

Mr. O'Connor stated the drive is here...

Mr. Weise stated oh, I see, the driveway is here.

Mr. O'Connor stated the drive is here and they'll drive right into the garage.

Mr. Weise stated and the staircase will be on this side.

Mr. O'Connor stated the staircase will be on that side, so they're going to come out of the garage and park here and go right to their stairs, both tenants.



Ms. Coyne stated that's a nice improvement, it makes the most of a really strange lot.

Mr. Weise stated I'm sorry, so the staircase...

Mr. O'Connor stated this is the rear, this is going to be where the new addition is...

Mr. Weise stated the staircase will be coming this way?

Mr. O'Connor stated it will be coming this way, right. Just like this front door...

Mr. Weise stated right.

Mr. O'Connor stated so we have both tenants coming in the same way. We want to light it so they can see it properly and both go up it and it will be covered on that landing on the second floor, you can see it here. This is going to cover a good portion of the stairs...

*Multiple conversations ensue*

Mr. Spector stated it does strike me a little bit, it strikes me as being a bit dangerous during a heavy snowfall.

Mr. Hoyt stated I agree.

Mr. Spector stated getting let's say an ambulance has to go up there and get somebody out.

Mr. Hoyt stated that's true of any staircase...

Mr. Spector stated any staircase.

Mr. Hoyt stated its probably even worse right now.

Mr. O'Connor stated getting that past the front porch, it's going to set back more towards the front of the house, the stairs just so they're not imposing.

Mr. Spector stated we get a big snow storm, you have to remove the snow from...

Mr. Hoyt stated and you know these days you don't get a nice snow storm, you get snow and ice.

Mr. O'Connor stated so there will probably be a landing here because it's going to be over 12 steps and then a nice gradual grade to the entrance.

Mr. Hoyt stated if it's synthetic or composite, that maybe some type of wood can be, especially if it's painted, with all paint. So there are ways to mitigate that slipperiness.

Mr. Spector stated they can do a nonskid surface, nonslip surface of some sort.

Chairman Boxer stated plus there's going to be a landing that's not shown there...

Mr. Hoyt stated right.

Chairman Boxer stated so you'll only fall half way.

Mr. Hoyt stated you're only breaking one of your necks.

Chairman Boxer stated right. Okay, questions anybody?

Ms. Coyne stated no.

Mr. Weise stated and you said the original house was built when?

Mr. O'Connor stated 1892.

Mr. Weise stated okay.

Mr. Spector stated I'm assuming no comments came in from any neighbors.

The Secretary stated no.

Mr. Weise stated and what is going to be left of it when you expand it.

Mr. Hoyt stated the problem is, who are the neighbors?

Mr. O'Connor stated the existing structure, the existing house that was originally there will remain.

Mr. Weise stated okay.

The Secretary stated well he noticed 300 feet, property owners within 300 feet, so...

Mr. Hoyt stated that's still a big area, are there a lot of homeowners?

Mr. O'Connor stated we're going to resurface it, new windows and of course new interior, new mechanical, all new kitchens, plumbing, heating and electrical.

Mr. Weise stated okay.

The Secretary stated yeah, it's a pretty densely populated area...

Mr. Hoyt stated does it go to owners of the house or renters, that's the question.

The Secretary stated it goes to the property owner, it wouldn't go to the renter.

Chairman Boxer stated what's the name of your company?

Mr. O'Connor stated RGB Electrical. I'm an electrical contractor...

The Secretary stated the deed owner. The hospital owns a lot of property around there too.

Mr. O'Connor stated so I'm local here in Mount Kisco.

Chairman Boxer stated good to know.

Mr. O'Connor stated I live on Beverly Road.

Mr. Spector stated you want to see this...

Mr. Hoyt stated thanks, I know it was in the packet.

Mr. O'Connor stated so it seemed like a good opportunity...

Chairman Boxer stated it's good, it's nice that people committing to and I think it's a good opportunity, you're right because there's a lot of houses that are really derelict that could be brought to be better.

Mr. O'Connor stated and that's why we're trying to do it the right way.

Mr. Miley stated one property at a time, right?

**Chairman Boxer stated right, one at a time. Okay, any comments? No, motion to close the public hearing? Somebody.**

**Mr. Spector stated so moved.**

**Chairman Boxer asked for all in favor.**

**Ms. Coyne second the motion.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 5 to 0.**

Chairman Boxer stated okay, so we closed the public hearing. Okay, then, take a vote on the requested variance. All in favor?

The motion carried by a vote of 5 to 0...

Chairman Boxer stated so now we have to go through this...

Mr. Spector stated you need somebody to move?

The Secretary stated we need a motion and a second.

Chairman Boxer stated yeah, I'm going.

Mr. Miley stated one more time.

Chairman Boxer stated let's move to take a vote, stick in front of the...

The Secretary stated well you close the public hearing, who made the motion to grant the application? And who was the second?

Mr. Hoyt stated I'll second.

The Secretary stated Nancy was the second?

Mr. Spector stated spread it around.

Mr. Miley stated two seconds.

Chairman Boxer stated and we all voted in favor. Okay, so the approval is based upon plans presented by TAP, dated 8/19/19, project number 19-07 and we'll go through the five factors.

Mr. Spector stated also subject to Planning Board site plan approval and ARB.

Mr. Miley stated right.

Chairman Boxer stated yeah, that comes, we do the first part and then they do theirs.

Mr. Spector stated right.

Chairman Boxer stated alright, where is that other sheet of paper.

1. *Whether an undesirable change will be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of the area variance.*

Chairman Boxer stated the answer is definitely yes.

2. *Whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than area variance.*
3. *Whether the requested area variance is substantial.*

Chairman Boxer stated whether it is substantial, I guess it is but not anything detrimental.

4. *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.*

Chairman Boxer stated it will not have an adverse effect because it actually makes the neighborhood nicer.

5. *Whether the alleged difficulty was self-created which consideration shall be relevant to the decision of the Board which shall not necessarily preclude the granting of the area variance.*

Chairman Boxer stated this difficulty, you can almost say it wasn't self-created because that building was there already but the adding to it is self-created but that does mean it could be denied. And I'm missing one, I have no idea which one I missed. So the motion is based on those plans, any change of those plans will have to come back, as far as for a variance, not the building. The Planning Board will be different and just the usual, any changes, I don't think we need anything else.

Mr. Spector stated it's consistent with the character of the neighborhood, the size of the properties, other two-family houses nearby.

Mr. Miley stated yeah, the lot is an oversized lot, it's almost 200-something feet long.

Mr. Spector stated it's very deep.

Mr. Miley stated yeah, very deep.

Chairman Boxer stated okay, that's it.

Mr. O'Connor stated and thank you, I'm sorry to make you guys wait.

Mr. Weise stated we didn't wait at all.

Mr. O'Connor stated thanks so much for your time. Peter, thank you, have a great night.

**Chairman Boxer stated okay, before we close the meeting, we have the minutes of June 18<sup>th</sup> to approve. And everybody was here except me at the meeting, so I'll ask something else to make a motion to approve it.**

**Mr. Hoyt stated I'll make a motion to approve the minutes.**

**Ms. Coyne stated I'll second.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 4 to 0.**

Chairman Boxer stated I'm going to abstain because I wasn't there. There you go, okay.

Mr. Hoyt stated should we adjourn?

Chairman Boxer stated okay, yeah, the game is still going on.

*Off-topic conversation*

**Mr. Hoyt introduced a motion to adjourn. Seconded by Mr. Weise.**

**Chairman Boxer asked for all in favor. The motion carried by a vote of 5 to 0.**

The meeting adjourned at 7:42 pm.