

**TOWN OF GUILDERLAND  
ZONING BOARD OF APPEALS  
NOVEMBER 6, 2013**

Members Present: Peter Barber, Chairman  
Sharon Cupoli  
Tom Remmert  
Nicole Ventresca-Cohen, Alternate  
Janet Thayer, Counsel

Members Absent: Mike Marcantonio

Chairman Barber opened the meeting and pointed out the emergency exits in the event they were needed.

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Chairman Barber offered the Board's condolences on the passing of Jim Sumner.

**CONTINUED CASES:**

**MATTER OF SCOTT WALLANT – 131 SPYGLASS COURT**

Chairman Barber stated that this additional material had been submitted to the Board since the last meeting; an engineers report and the completion of the Short Environmental Assessment Form for an Unlisted Action.

James Easton of WSP Engineering stated that they were hired by Bill Lia to review the stormwater. Mr. Easton stated that the area impacted will be approximately 810sf which is pretty small. Mr. Easton stated that they would be minimizing the impacts to the setback to the watercourse as much as possible. Mr. Easton stated that there will not be a lot of new impervious area within the watershed. Mr. Easton stated that there would be less than a .1% increase in runoff for a 25- year storm event.

Mr. Easton presented letters from adjacent landowners that were in favor of the project.

Chairman Barber asked Mr. Easton if he had reviewed the original designers engineering stormwater management report.

Mr. Easton stated that he had not reviewed the report.

Chairman Barber asked Mr. Easton if the additional impervious surface and additional runoff is so diminous that it would not have changed the stormwater calculation for the original subdivision.

Mr. Easton stated that was correct.

Chairman Barber asked if the driveways were sloped away so the runoff does not slope towards the stream.

Mr. Easton stated that there would be a couple golf course drains to move the water away.

Chairman Barber asked about snow removal and if they would dump it down into the stream.

Mr. Easton replied that they would not plow toward the stream.

Chairman Barber asked if there were any questions or comments from the residents.

Chuck Dworkin of 44 Bentwood Court had concerns that the engineer did not read the original report and the runoff from the impervious surface. Mr. Dworkin also spoke about mitigation and the water issues.

Chairman Barber made a motion to close the public hearing. Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

Chairman Barber asked Mr. Easton if he could provide plans to the Board for the golf course drains.

Mr. Easton stated that he could provide them within a week.

Chairman Barber stated that after the additional material is submitted, they will hear the case at the next meeting. Chairman Barber stated that if at that point the Board determines to reopen the public hearing, they will but at this point the public hearing is closed.

### **MATTER OF JOSHUA MERLIS – 131 ARCADIA AVENUE**

Sharon Cupoli read the legal notice:

"Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles **IVA & V** of the Zoning Law on the following proposition:

#### **Special Use Permit Request No. 4416**

Request of **Joshua Merlis** for a Special Use Permit under the Zoning Law to permit: **the operation of a business office for Albany Running Exchange as a Home Occupation I.**

Per Articles **IVA & V** Sections **280-37.3 & 280-52** respectively

For property owned by **Joshua Merlis**

Situated as follows: **131 Arcadia Avenue Albany, NY 12203**

Tax Map # 63.08-3-15 Zoned: R10

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the 6<sup>th</sup> of November, 2013 at the Guilderland Town Hall beginning at 7:30pm.

Dated: September 9, 2013"

The file consists of the mailing list to 71 neighboring property owners, the Town's required forms for a Special Use Permit for a Customary Home Occupation, a Short Environmental Assessment Form for this Unlisted Action under SEQRA, a project narrative, a diagram of the house with the office indicated, and the Town Planners comments.

The Town Planner had the following comments: "The applicant has applied for a special use permit to operate a home occupation. The applicant states that the business is conducted entirely in his home (or off site), has one employee, and rarely generates any additional traffic to the house. I had heard that there may have been some outside storage of supplies which would not be permitted. If this has been rectified, no planning objections."

Joshua Merlis, applicant, presented the case. Mr. Merlis stated that there are three components to his business – on line registration, putting on events, and the running club.

Chairman Barber asked about any exterior storage.

Mr. Merlis stated that at certain times of the year there might be some cones or supplies visible outside.

Chairman Barber asked about deliveries.

Mr. Merlis replied that there are a few deliveries per week and he has one employee.

Chairman Barber stated that the Town had adopted a new home occupation code.

Chairman Barber asked if there were any questions or comments from the residents.

Two neighbors had concerns with the several vans, several trailers on the site with advertisement on them and also several cars parking on the street.

Angie Parsons of 136 Arcadia Avenue also had concerns with the cars parking on the street.

Don Reeb, President of the McKownville Improvement Association had concerns with the loading and unloading of trucks.

A resident formerly of 3 King Street stated that Mr. Merlis' trucks were never in the street and he would not even know that he was running a business there.

John Helm presented pictures to the Board of the vehicles parked all around Mr. Merlis' house. Mr. Helm stated that Mr. Merlis should not be allowed to park any of his commercial vehicles on his property.

Mr. Merlis stated that very rarely does he have any vehicles parked on the street.

Chairman Barber asked where the vans and the trailer were parked.

Mr. Merlis stated that he has a carport and some were parked in the back yard.

Mr. Merlis submitted a letter from his immediate neighbor in favor of the application.

Chairman Barber made a motion to close the public hearing. Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

Chairman Barber stated that if an approval should be granted, the Zoning Board will impose conditions so that the Zoning Enforcement Officer can take action if there is a violation.

Chairman Barber stated that he would like to continue this hearing for decision only and give the Board a chance to review commercial vehicle regulations. Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

#### **MATTER OF JOHN MARCELLA – 3443 E. LYDIUS STREET**

Tom Remmert read the legal notice:

"Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to **Articles III & V** of the Zoning Law on the following proposition:

#### **Special Use Permit/Variance Request No. 4421**

Request of **John R Marcella** for a Variance of the regulations/Special Use Permit under the Zoning Law to permit: **the construction of an addition for an in-law apartment. Two variances are requested, (1) a 15ft side yard setback is required, 11.5ft is proposed, a 3.5ft variance is requested and (2) 750sf is the maximum allowable area of the apartment, 936sf is proposed, a 186sf variance is requested.**

Per Articles **III & V** Sections **280-14, 280-51 & 280-52** respectively

For property owned by **John & Marjorie Marcella**

Situated as follows: **3443 E. Lydius Street Schenectady, NY 12303**

Tax Map # **28.00-2-1.5** Zoned: **R15**

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the **6<sup>th</sup> of November, 2013** at the Guilderland Town Hall beginning at 7:30pm.

Dated: **October 28, 2013**"

The file consists of the mailing list to 17 neighboring property owners, the Town's required forms for a special use permit for an in-law apartment along with a variance for the size limitation, a Short Environmental Assessment Form for this Unlisted Action, a diagram of the Marcella residence along with a brief narrative regarding the justification for the variances, the Town Planning Board's site plan review and the Town Planners comments.

The Town Planning Board recommended without any suggestions or conditions.

The Town Planner had the following comments: "The applicant has requested a special use permit to construct an in-law apartment on the rear of the existing house. The addition will require variances for a reduction in the required side yard setback and also for the apartment to be larger than the allowed 750sf. There is a long driveway and ample parking for additional cars. No planning objection contingent on the applicant adhering to the other requirements of in-law apartments."

John Marcella, applicant, presented the request.

Chairman Barber stated that they wanted an in-law apartment for his mother in-law and his wife's disabled sister.

Mr. Marcella stated that they would need two bedrooms so that is the reason for the variance.

Chairman Barber stated that the house is at an angle so it pushed the corner toward the side yard.

Mr. Marcella stated that it would be just about 5'.

Chairman Barber stated that it seems very straightforward.

Chairman Barber asked if there were any questions or comments from the residents. There were none.

Chairman Barber made a motion to close the public hearing. Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

Chairman Barber made a motion of non-significance in this Unlisted Action: "This Board has conducted a careful review of this application to determine whether the granting of a special use permit for an in-law apartment at property located at 3443 E.

Lydius Street would have a negative impact upon the environment. This review consisted of our comments provided by the Town Planning Board, the Town Planner and the conducting of the public hearing this evening and the review of the application. Based upon that collective review, I move that a negative declaration under SEQRA be granted." Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

Chairman Barber made a motion for approval of:

**Special Use Permit/Variance Request No. 4421**

Request of **John R Marcella** for a Variance of the regulations/Special Use Permit under the Zoning Law to permit: **the construction of an addition for an in-law apartment. Two variances are requested, (1) a 15ft side yard setback is required, 11.5ft is proposed, a 3.5ft variance is requested and (2) 750sf is the maximum allowable area of the apartment, 936sf is proposed, a 186sf variance is requested.**

Per Articles **III & V** Sections **280-14, 280-51 & 280-52** respectively

For property owned by **John & Marjorie Marcella**

Situated as follows: **3443 E. Lydius Street Schenectady, NY 12303**

Tax Map # **28.00-2-1.5** Zoned: **R15**

In rendering this decision, the Board makes the following findings of fact:

A public hearing was duly noticed and held this evening. No residents provided either written or oral comments regarding the application.

The Board adopted a negative declaration under SEQRA by a unanimous vote.

The Town Planning Board's site plan review was to approve the application.

The Town Planner had no objections to the granting of this request.

The Board further finds that the proposed apartment meets all the zoning code requirements for an in-law apartment with the exception of it's overall size which at 936sf exceeds the maximum allowed by 186sf. The apartment will be occupied by a person related to one of the owners of the property, it is attached to the main dwelling, there is adequate off street parking and has an entrance in common with the main building.

With regard to the 186sf variance, it does allow for separate bedrooms for the mother-in-law and her disabled daughter.

The existing house is placed at an angle on an irregular shaped lot which causes one corner of the addition to extend 3.5' into the side yard setback.

The addition is towards the back of the home which is well off of the road with adequate parking for the new family members.

For these reasons I find that the granting of the two area variances will not negatively impact neighboring property owners and will not cause an undesirable change in the character of the neighborhood. For these reasons I move that the Board find that the area variances and the special use permit should both be granted.

In **granting** this decision, the Board makes the following findings of fact:

Adherence to the plans as submitted.

Continued compliance with the requirements for in-law apartments as set forth in the Town Code.

The Zoning Administrative Office is hereby authorized to issue the permits necessary to implement this decision.

Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

**MATTER OF ANCHOR SIGN (SLEEPYS) – 2027 WESTERN AVENUE**

Nicole-Ventresca-Cohen read the legal notice:

"Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles **IV & V** of the Zoning Law on the following proposition:

**Variance Request No. 4422**

Request of **Anchor Sign, Inc.** for a Variance of the regulations under the Zoning Law to permit: **the installation of an additional building mounted sign. Variances are requested for the following: 1) to permit a total of three signs, two are permitted and 2) to permit a total of 87.7sf of signage, 50sf is permitted.**

Per Articles **IV & V** Sections **280-26 & 280-51** respectively

For property owned by **Twenty Twenty Seven Western Avenue LLC**

Situated as follows: **2027 Western Avenue Albany, NY 12203**

Tax Map # **51.07-1-1** Zoned: **LB**

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the **6<sup>th</sup> of November, 2013** at the Guilderland Town Hall beginning at 7:30pm.

Dated: **October 7, 2013**"

The file consists of the mailing list to 25 neighboring property owners, the Town's required forms for a variance from the sign ordinance, a brief narrative, depictions of the new sign on the Rt. 20 side and Albany County Planning Board's notification.

Albany County Planning Board's notification was to defer to local consideration.

Ron Levesque of the Sign Studio presented the case. Mr. Levesque stated at the present time they do not have a front entrance sign on Western Avenue, there is a small sign on Rt. 155. Mr. Levesque stated that currently they have a bit less signage than 50sf. Mr. Levesque stated that the building frontage is 120lf and Sleepy's occupies 105lf of the frontage. Mr. Levesque stated that with this additional signage it would not be out of character with any other building in the area.

Mr. Levesque stated that there were numerous tenants in the building prior to the renovations and those tenants had square footage in excess of what they are proposing for Sleepy's. Mr. Levesque stated that the prior tenants also had additional freestanding signage. Mr. Levesque stated that with the total square footage of Sleepy's signage in addition to whoever the second tenant may be will still be far less that what was there previously.

Chairman Barber asked if there were any questions or comments from the residents. There were none. Chairman Barber made a motion to close the public hearing. Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

Chairman Barber made a motion for approval of:

**Variance Request No. 4422**

Request of **Anchor Sign, Inc.** for a Variance of the regulations under the Zoning Law to permit: **the installation of an additional building mounted sign. Variances are requested for the following: 1) to permit a total of three signs, two are permitted and 2) to permit a total of 87.7sf of signage, 50sf is permitted.**

Per Articles **IV & V** Sections **280-26 & 280-51** respectively

For property owned by **Twenty Twenty Seven Western Avenue LLC**  
Situated as follows: **2027 Western Avenue Albany, NY 12203**  
Tax Map # **51.07-1-1** Zoned: **LB**

In rendering this decision, the Board makes the following findings of fact:

A public hearing was duly noticed and held this evening. No residents provided either written or oral comments regarding the application.

This is a Type II Action under SEQRA, not requiring SEQRA review.

The Albany County Planning Board deferred to local consideration.



The application involves an additional building mounted sign for Sleepys in a new business located in a small strip mall at the intersection of Rt. 20 and Rt. 155. At present, there is a monument sign on the Rt. 20 side and a relatively small 11.05 sf building mounted sign facing Rt. 155. Together these two signs measure approximately 50sf. This application requests an approximately 38sf building mounted sign on the Rt. 20 sign. The property is somewhat unique and the justification for an additional sign was raised during a prior hearing on the Sleepy's application. This is located on a large corner lot at a very busy commercial intersection with extensive frontage on both Rt. 20 and Rt. 155. While there is a modest size attractive monument sign on the Rt. 20 side, patrons accessing in the function of the intersection would benefit by having an appropriate sized sign on the building itself on the Rt. 20 side. Presently there are no signs on the building on the Rt. 20 side.

The sign is not out of character with other variances granted at this intersection.

It appears that the total new signage is less than that what was awarded to prior uses at the same property.

For these reasons, the Board finds that the granting of this variance will not impact neighboring properties, will not cause an undesirable change in the commercial character of this area and the variance should be granted.

In **granting** this variance, the Board imposes the following conditions:

Adherence to the plans as submitted in the application.

The Zoning Administrative Office is hereby authorized to issue the permits necessary to implement this decision.

Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

**MATTER OF INDEPENDENT TOWER HOLDINGS – 2167 WESTERN AVE.**

Counsel Thayer read the legal notice:

"Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles **IV & V** of the Zoning Law on the following proposition:

**Special Use Permit/Variance Request No. 4423**

Request of **Independent Towers Holdings, LLC** for a Variance of the regulations/ Special Use Permit under the Zoning Law to permit: **the construction of a communications facility consisting of a 120' tall tower and the related equipment shelter that will be contained by a 6' high chain link/barbed wire fence enclosure within the limits of an existing 52 acre cemetery. A use variance is requested to allow the installation of a communication tower in a residential district. Area variances are requested for the following; (1) to permit the structure within 100ft of**

**a watercourse and (2) to permit the structure to be erected beyond the angle of repose.**

Per Articles **IV & V** Sections **280-29, 280-37, 280-51 & 280-52** respectively

For property owned by **Prospect Hill Cemetery Association**  
Situated as follows: **2167 Western Avenue Guilderland NY 12084**  
Tax Map # **40.00-2-11** Zoned: **R15**

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on the **6th of November, 2013** at the Guilderland Town Hall beginning at 7:30pm.

Dated: **October 25, 2013"**

The file consists of the mailing list to 71 neighboring property owners, the Town's required forms for a variance completed by the applicant, Albany County Planning Board's notification of October 17<sup>th</sup>, 2013, the extensive application filed by Independent Towers Holdings which includes a visual EAF addendum, additions and corrections to some materials, photo simulations and a modified SEQRA form.

Albany County Planning Board's notification of 10-17-13 was to modify local approval to include 1) The Albany County Planning Board recommends that notification of this application should be provided to any municipality in the effective service area of the proposed facility in order to facilitate intermunicipal coordination and potential collocation of future telecommunications facilities and 2) the Town should be satisfied that the monopole structure will not adversely impact adjacent steep slopes.

Dan Schweigard of Independent Towers Holdings presented the case. Mr. Schweigard stated that they have completed up to 15 stealth style facilities very similar to what they are proposing at Prospect Hill Cemetery in the Adirondack Park that have met the test of the Adirondack Test Agency with regards to their styling and design and their reduced visibility. Mr. Schweigard stated that they have a special designer that constructs tree branches to make them realistic as opposed to some of the "pine tree" style towers. Mr. Schweigard stated that the height of 120' is a little taller than the average pine tree in the area but is not excessive.

Chairman Barber asked what the average height of a pine tree is in this area.

Mr. Schweigard replied it is about 90'.

Mr. Schweigard gave a brief history of the project. Mr. Schweigard stated that the facility is proposed at the maintenance building on the Prospect Hill Cemetery property. It is off of the main cemetery property, there are no gravestones in the immediate area. The area is a heavily wooded area adjacent to the maintenance building; and there will be very few smaller diameter trees removed

Mr. Schweigard stated that there would be a 6' high chain link fence inside which will enclose a 50' x 70' area which will include the telecommunication shelter for AT&T as well as future users.

Mr. Schweigard addressed the steep slope issue. Mr. Schweigard stated that they hired a geotechnical engineer to go to the site and take soil borings and do an analysis of the soil. Mr. Schweigard stated that the geotechnical engineer prepared a report where he described a safe setback line and he determined that 120' from the streambed is the safe setback line. Mr. Schweigard stated that he revised the location of the compound to outside of the 120' from the stream after the engineer's report.

Chairman Barber stated that the public notice states that they are looking for a variance to place the structure within 100' of a watercourse.

Mr. Schweigard stated that they are not within 100' of the watercourse.

Chairman Barber asked about placing the structure beyond the angle of repose.

Mr. Schweigard replied that the angle of repose as written in the zoning code is a 5 on 1 slope from the streambed going on a 5 on 1 slope away from the streambed. Mr. Schweigard stated that required setback is further than 120'.

Chairman Barber asked if there is a height requirement.

Mr. Schweigard replied that there is not a height requirement in the ordinance, it requires that the applicant prove the need for the height and their proof is included in the AT&T generated coverage plots and a letter from the AT&T engineer describing their need for this site and the 120'.

Chairman Barber asked if the NYS Board of Cemeteries had signed off on this.

Mr. Schweigard replied that they had on October 15, 2009.

Chairman Barber asked if AT&T was a co-applicant.

Mr. Schweigard replied that they are the proposed user of the site but not sure that they qualify as co-applicant.

Chairman Barber asked if AT&T would be at the 120' spot and then there would be space for three other providers.

Mr. Schweigard replied that was correct for future purposes, there are no agreements in place at this point. Mr. Schweigard stated that as a tower development company they design to the fullest capacity so that they can accommodate any future user. Mr. Schweigard stated that this tower also can be used by local emergency services if so desired.

Chairman Barber asked if the tower could be extended.

Mr. Schweigard replied that in the event that five years down the road a certain service provider wanted to be higher than 120' the standard practice is to over design the foundation and the steel to accommodate the extension if it was ever desired. Mr. Schweigard stated that it could not really be higher than 140'.

Chairman Barber stated that the Town Code does not allow barbed wire.

Mr. Schweigard replied that could easily be removed, they could raise the fence to an 8' chain link fence and remove the barbed wire.

Chairman Barber asked if there were other places on the cemetery property where they considered placing the tower.

Mr. Schweigard replied that there were a few, the difficulty was with the steep slope.

Chairman Barber asked about the visibility of the mono-pine tower to people visiting the gravesites.

Mr. Schweigard replied that the location is in a wooded area off of the main cemetery property and the only real visible portion of the mono-pine tower would be the upper section.

Chairman Barber asked how far the gravesites were from the tower.

Mr. Schweigard replied that they are approximately 200' away.

Chairman Barber asked them to submit other structures in town and explain why they are not satisfactory for their purpose.

Chairman Barber asked what other measures had he seen towns employ to determine the visibility of the tower.

Mr. Schweigard replied that the photo simulations were created based on a balloon test that he created himself.

Chairman Barber stated that he was going to appoint an engineer to review the application and his suggestion was to do another balloon test at another time and take photos from certain locations.

Chairman Barber stated that he would also have the engineer review the safe slope and look at the structural analysis.

Tom Remmert asked if AT&T was looking to increase their coverage area or their capacity.

Mr. Schweigard stated that it is a capacity site, there is coverage there.

Tom Remmert asked how close the nearest resident was to the proposed site of the tower.

Mr. Schweigard replied it is about 300' to the nearest residence.

Chairman Barber asked how close the elementary school grounds were.

Mr. Schweigard stated that the school is quite a distance away, approximately 2500sf.

Tom Remmert asked that at 120' if the tower was going to require air clear warning lights.

Mr. Schweigard replied that it would not, 199' is the standard marking and lighting.

Nicole Ventresca-Cohen asked where the next closest tower was.

Mr. Schweigard replied that the closest one is at Charles Park on Rt. 155.

Chairman Barber asked Mr. Schweigard if he was aware of any other pending applications by AT&T in Guilderland or any adjacent towns.

Mr. Schweigard replied that he is not aware of any.

Chairman Barber asked if there were any questions or comments from the residents. There were none.

Chairman Barber made a motion to continue the public hearing and appoint a TDE to address such items as the safe slope study, structural integrity, the height justification and propagation studies and visual impact.

Chairman Barber asked the applicant to update his inventory sites.

Chairman Barber stated that the Board would like to pick a date in the future for a balloon test and notify the public.

Chairman Barber made a motion to appoint Delaware Engineering to review the application. Motion seconded by Sharon Cupoli. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

**SIGNS:**

The Board approved a 40.33sf sign for Highwood Village. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved a changeable electronic sign for Westmere Fire Department. Vote 3 – 0. (Remmert abstained, Marcantonio absent, Ventresca-Cohen alternate)

The Board approved a LED gas price sign for Cumberland Farms at 1870 Western Avenue with the condition that there be ability to adjust the intensity of the sign should there be any complaints from neighbors or travelers on Rt. 20. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved two signs for Sherwin Williams at 2080 Western Avenue, one for the awning and one for the Hamilton Square tenant sign. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved a 50sf building mounted sign for Essentra on Railroad Avenue. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved temporary banners for Stuyvesant Plaza for the Holiday Open House and Horse and Carriage Rides contingent upon no site impact on site plan. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved 28sf replacement panels for Albany Walk in Care at 1971 Western Avenue. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved a relocation of the H & R Block sign at Hamilton Square. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

**OTHER:**

The Board approved a one-year extension for Ed Marsh at 103-105 Hilton Lane Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved a one-year extension for Angelo Serafini at 3679 Carman Road. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

**MINUTES:**

The Board approved the minutes of 8-21-13. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The Board approved the minutes of 9-18-13. Vote 4 – 0. (Marcantonio absent, Ventresca-Cohen alternate)

The meeting adjourned at 10:00pm.

