

Town of Victor Zoning Board of Appeals, February 3, 2020

A regular meeting of the Town of Victor Zoning Board of Appeals was held on Monday, February 3, 2020 at 7:00 PM at the Victor Town Hall, 85 East Main Street, Victor, New York, with the following members present:

PRESENT: Michael Reinhardt, Chairman; Mathew Nearpass, Vice-Chairman; Donna Morley; Sarah Mitchell; Fred Salsburg

OTHERS: Dorothy Smith; Amy Bartell; Marty Avila, Town of Victor Code Enforcement Officer; Kim Reese, Secretary; Ed Kahovec, Town Board liaison

Chairman Mike Reinhardt opened the meeting, the Flag was saluted, and the Pledge of Allegiance was recited.

APPROVAL OF MINUTES:

On a motion by Mr. Fred Salsburg, seconded by Ms. Donna Morley; RESOLVED that the minutes of December 3, 2019, be approved as submitted:

Mike Reinhardt	Aye
Matt Nearpass	Aye
Sarah Mitchell	Abstain
Donna Morley	Aye
Fred Salsburg	Aye

Approved: 4 Ayes, 0 Nays, 1 Abstention

INTERNAL INTERPRETATION

The Code Enforcement Office requests a formal interpretation from the Zoning Board of Appeals of the following:

1. Is outdoor storage of equipment, motor vehicles, and/or materials allowed within the Light Industrial zoning district?
2. Define the difference between outdoor storage and *incidental* storage outdoors.
3. For future Site Plan review applications to the Planning Board, should outdoor/incidental outdoor storage be depicted for approval?

Chairman Reinhardt – Just a quick thought, I know we have some people in the audience, cell phones, please put them on silent or vibrate. Exits are in the back. If there is any discussion please take it out in the lobby. Please sign in if you would.

Today on the agenda is an interpretation request from the code enforcement officer asking three questions. I can read them if necessary, but they are on your agenda. And, they are applicable to sections of the code and that is going to be section 211-24.D (6)(a) and section 211-24.D(6)(b). As well as, section 211-24.D(8) with regard to the internal storage, excuse me, incidental storage. So with interpretations what we generally do is we take a look at the code and try and help the code enforcement officer get an idea of where/how the board feels in certain situations. Often times with interpretations it's difficult as much as tempting as it is and what we just heard with our training is that sometimes it's

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thought of that it needs to be in black and white. Well codes, laws, rules, regulations are not meant to be in black and white. There needs to be some flex to it. But, I think we can put some guidelines and boundaries around some of these problems in dealing with them. So with that, the first question is: Is outdoor storage of equipment, motor vehicles, and/or materials allowed within the Light Industrial zoning district?

Chairman Reinhardt – I've taken a look at the code and it's difficult at least on this first piece of it, is because there are so many variables as to, it's tempting to say, yeah, you can and cannot do this or that. Well code has some things that are prohibited, but there's also some areas as far as well, what can and cannot be there. Sometimes it happens and we find out. It's on a case by case basis. And then next question, trying to define the difference between outdoor storage and incidental storage for outdoors. I've taken a look at it and we'll make some discussion with it, I just want to set some ideas and thoughts to kick around a little. Outdoor I think is pretty self-explanatory. Incidental is not defined in the code. So what happens then is we have to put our minds together and take a look at, *well how is it used?* What's the intent of the code? The intent of the code here is in the light industrial district and what kinds of businesses are permitted there. It's not retail. There are businesses doing wholesale work or businesses supporting other businesses. So incidental has the connotation of being temporary. Temporary is relative. Certain businesses, temporary could be a few hours. Other businesses temporary could be a few days. And, then the other question, third question being the site plan review. And I'd like to hold that for a second because the whole analysis and the piece of site review I'd like to have Marty touch on that.

So, those are my thoughts so far. Matt, why don't you, you've been through this a number of times, so what do you think about where we sit here with the interpretation and these questions that are before us?

Mr. Nearpass – It's a good one. I was trying to think of a specific example. Usually having and for us a specific example for something we can say.

Chairman Reinhardt – There we go, exactly.

Mr. Nearpass – Does this cross the line, doesn't it cross the line? Is it reasonable to think it has or hasn't where something isn't specifically defined in the code as storage being something there for 30 days and being unmoved for example or something like that.

Chairman Reinhardt – Well what I thought when I was reading this and coming to mind is one particular business may have a tractor trailer that comes in with certain supplies. Like they unload the trailer and the supplies are stored inside. Well arguably, the trailer that is sitting outside until the next time they go get more supplies is sitting outside. It's a piece of machinery, it's a piece of equipment. It's all relative so in that particular case what happens or how does the code look at that particular trailer? On the other hand if those materials that were in the trailer are all over the yard that's something different. So you have to look at it. I think site plan review takes a careful look at what is the nature of the business? What is it they're doing? So that when they say ok, yes or no, but yes, you may do that business. You're going to do A, B & C and here's how you can conduct the business, helps then the zoning board figure out how does that fit in the light industrial code and what is being stored outside?

Mr. Nearpass – Maybe the most relevant ones have to do with the motor works places that do work on cars and they say they often aren't going to store. People are worried about having these wrecked vehicles placed out in front of them or around them as they are doing their work. Again I can't remember specifics, but often we're asking questions. Where is the work done? How long is a car outside in a wrecked condition before it's restored? What's the turnaround time for that car sitting out there, I guess stored? I don't know if that's the word we use, but that car isn't out there into perpetuity. Or they think

they have perpetuity to fix it. But, most of them that come in front of us, try to do a good job of communicating that they do all their work inside, that they are not storing these vehicles outside for any long amount of time. So, the closest thing I can think of just by memory have to do with automobile repair type shops. I thinking there was another place that repaired trucks or highway vehicles or something like that.

Chairman Reinhardt – Maybe we'll do it backwards then and take a look at three. Marty, why don't you touch on that. How does the site plan review process work? I haven't been to one. I don't know and I'm assuming that generally my understanding has been is that the applicant comes in and they tell you this is my business and here's what I'm going to do and here's how it's going to look and isn't it part of the process of in the site plan review on being approved, the planning board has a really good idea, this is what you're going to do, A, B, C and D.

Mr. Avila – Yeah, Mike, pretty much how you described it is exactly what takes place. The applicant comes in, we request a certain amount of information from them prior to and this would be pretty much be any new business, commercial business that would come in would require site plan review. So there's many aspects, subsection 31 in the zoning chapter lays out all of what's required in a site plan application; the nature of the business, what might be stored, even internally what might be stored. If it's a hazardous material by code, that would be something we'd take a look at, or I'm sorry the planning board would take a look at. When the applicant receives site plan approval, after all of those reviews and those reviews go through similar to the training we were just all sitting in, code enforcement, fire marshal, various outside agencies take a look at that, give notes to the planning board, the planning board bases its questions/conditions of approval off of that discussion and those referral materials.

The way we've always done it as far as storage goes, is that that was part of the review. We ask specific questions as to how much, what, where's it going to be, how's it going to be screened and really where these questions stem from is that, when you start to review the code there's nothing in the code that specifically says storage has to be reviewed as part of site plan. So that kind of leaves code enforcement in a sticky situation where we've always done it that way, it's always been reviewed. Storage areas have always been marked on site plans and when we go in to do an inspection or if we receive a phone call, we base our inspection on what was approved through the planning board. So part of what we're looking for is some guidance from the zoning board as to whether or not that needs to become more of a black and white in subsection 31 of chapter 211 for site plan review. Whether storage needs to be listed as one of the items that gets reviewed by the planning board because we realize that an auto repair business and a bakery are going to have completely different needs when it comes to storage be it indoor or outdoor, so it needs to be handled on a case by case basis. It needs to have review still, but we're looking for guidance as to whether or not the zoning board wants to set stipulations or we want to just set it a little bit more black and white. I guess the intention would be maybe a recommendation from the zoning board as to whether or the not the code needs to be looked at and a formal change to the code to specifically request that or require that from site plan applicants.

Chairman Reinhardt – Do I understand you right during the site plan review process that the element of storage, outdoor storage really isn't addressed or is it?

Mr. Avila – It is addressed. And most site plans go down into the records room and you could probably pull out a dozen or more specifically from the light industrial district that have storage listed and marked on the site plan and it is an element of review, but it's always been an element of review just because that's the way we've always done it. There's nothing specifically requesting it. So, if an applicant comes in and gives us push back and says there's nothing that requires me to list storage on a site plan we don't really have a whole lot to stand on except for this is how we've always done it.

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Chairman Reinhardt – If we had an example then, the first example I gave of the particular business goes out and gets their supplies, brings them back on their own, uses their own trailers, unloads and all the materials are stored inside. But the trailer itself is part outside. Arguably it's a piece of equipment. It's being stored, it's really not part of the business other than to transport materials back and forth. How does a site plan review do an analysis of that trailer sitting there for the majority of the time? And, it's only really being used for transporting and delivering materials.

Mr. Avila – Specifically if it was one trailer I'd say it probably would not be something that would get reviewed by the planning board. If they're going to have a fleet of 15-20 trailers sitting in their parking lots at any given time it would likely be something that would be brought up on a referral comment from one of the multiple agencies that reviews site plans.

Chairman Reinhardt – How do you know that? How do you know there's going to be one trailer or three trailers or ten trailers?

Mr. Avila – You either have to ask the question or it has to be in their preliminary plans.

Chairman Reinhardt – And let's say for whatever reason, they just don't have enough room. They're fine with it, they store some or all of their materials that they are going to use for their productivity, outside.

Mr. Avila – And, if we didn't know about it? Is that what you're asking?

Chairman Reinhardt – Right. Are you relying on the business to tell you, well at site plan review, this is our business and here's how we're going to run it and is it just a matter of circumstance that they say, *oh yeah, by the way we're going to some of our exhaust pipes are going to be stored outside for a period of time.*

Mr. Avila – So yes we are typically relying on some transparency with the applicant. Experience, we've got multiple code enforcement officers with multiple years of experience. You kind of start to get a pattern of what happens at different types of business and so you learn which questions to ask. But for the most part, if it's not brought up at planning board or not caught or the question asked in the review process then it's something that could easily slip through the cracks.

Chairman Reinhardt – So, like Matt was saying, the automotive place they are not storing all of the vehicles inside. They were pretty transparent or I don't know if we asked them, you're storing some of these vehicles outside?

Mr. Avila – For a business like that that would be a prime question that would be posed to the applicant.

Mr. Salsburg – Are you talking about the Horsepower application on Brace Road, when you say motor works?

Mr. Nearpass – That was one of them for example.

Mr. Salsburg – Well I thought they put that to bed real nice because they said everything goes in at night, every night. Nothing is outside. That pretty well takes care of the storage.

Chairman Reinhardt – Right from our standpoint, but I was trying to get from Marty is during the site plan review how do you know that one way or the other that yeah it's an automotive place and repair, in

light industrial, but do you know off hand if they were transparent with, *all the vehicles that we work on are going to be stored inside at night.*

Mr. Avila – In that particular case, they were very transparent. The question was asked at planning board as well. Where we more often than not fall into an issue isn't on the initial application, it's as you said yes we're going to store A, B & C outside, it's going to be in this area, we're going to have a fence buffer around it, so visually it won't be seen. Ten years down the line A, B, & C turns into X, Y & Z and now you've expanded beyond where you're stored, you're outside of that approved storage area that was on the site plan and now we have an enforcement issue because you're not in compliance with your site plan.

Chairman Reinhardt – Often times, we will put conditions on things that this is the only thing you can do here. We heard it again today, you shall not store fertilizer in the shed. So, if it's the business is saying we're going to store and I think it should be addressed, is what are you storing, where is it going, what does your business look like. We're going to do A, B, C & D and if they are put on notice, look you go into E, D, & F, you're out of bounds and you're going to be in front of, are they looking for a variance or are they just going to be back for a review?

Mr. Avila – Typically we would push them back towards the planning board for a site plan modification and then they would go through that review process again. But where we may find it kind of a sticky point is that if code enforcement says we need to push this back to planning board, because they need to re-review your storage... well show me where that says that in the code. Because there's no specific requirement for a storage area to be laid out on a site plan.

Chairman Reinhardt – Without being completely black and white and contradictory, if we don't know what it is that we're looking at it's rather difficult to say you get a variance or you don't. I don't want to speak for the entire board, but it does sometimes handcuff us when we don't exactly know what it is we're looking at and we have to keep fishing and pulling information out. Where is it in the code, that certainly helps, but this nebulous idea of whatever it is that we're looking at, makes us guess and that doesn't always sit well. Fred, did I cut you off? Did you get your question answered? You're good?

Mr. Salsburg – Yeah.

Chairman Reinhardt – Donna, have any questions at this point, where we are?

Ms. Morley – No.

Mr. Nearpass – As I was reading the original email Amy Bartell. It seemed like it was more focused on noise, although the topic of storage comes up. Neighbors related to the still ongoing outdoor work and outdoor storage at Danforth. It seems like the outdoor work and storage, I'm assuming, I don't know if storage is what's causing the excessive noise or really the work or what's going on. Talk about the beeping of bobcats backing up, beeping, work being done outdoors and those kinds of things. To me that's maybe more the heart of the issue. I'm not quite sure it's necessarily a storage question.

Mr. Avila – So, if I can interject, not to interrupt you Matt, but that is part of a longer lasting, larger complaint that code enforcement has been handling. It was a four part complaint, noise, outdoor storage, some buffering and I can't put my finger on the last one on the spot here,

Mr. Nearpass – Outdoor storage, as they don't like the view?

Mr. Avila – It's visible from the road partially. It's visible from a neighboring residential property in Mendon and so code enforcement reached out to the company in question. We have an agreement with them at this point of how we're going to move forward with it.

In the process of getting there, the engineer for the company said hey you guys need to take a look at this there's some confusion around your storage requirements in the code and our department looked at it and yeah, he's absolutely right. There is some confusion and it's quoted there in the referral comments. You read through and it's like Mike said, some areas say yes you can store, others say you can't, you have to have a buffer, incidental storage starts coming up. So that's where this kind of came from, this question.

Mr. Nearpass – So we're not necessarily hitting the nail on the head with bobcats beeping, backing up, those kinds of things. There's a couple things going on, it's more than storage.

Mr. Avila – Yes.

Chairman Reinhardt – It's a bit of a two way street as far as codes go and call it a legal theory if you want – is having both sides understand what the rule means. So, it's the code enforcement officer understanding what this rule means and then at some point in time making a determination on the rule has been violated or they are in compliance. On the other side it's important for the public to know, to be put on notice on what is the rule and if they don't know what the rule is and if they can't understand what the rule is, how can they comply with it? So, there needs to be that common understanding where both sides shake their hands and say I understand what the rule is. I understand how to enforce it. The problem I see is happening here is the difficulty is, there's not always a bright line, could be brighter on whether or not this rule that we're looking at now is being violated. It would be helpful from the site plan review process it sounds like to put a little more onus on them to say well what is your business look like, where are you going to store (we're talking about storage now) where is the materials going to be stored and if it appears then that the code says you can do A, B & C, but you can't do X, Y & Z so in this instance you need to do such and such and if it looks like it's a bit of a gray area enough that no, you're going to be in violation of the code if you do this, but go get yourself a variance and take your chances there.

Mr. Nearpass – So, you have talked with Danforth about what the neighborhood believes is production activities taking place outside.

Mr. Avila – Yes.

Mr. Nearpass – They agreed that this was clear violation of the code?

Mr. Avila – Yes, so the code is pretty clear on production outside. And, I think the code enforcement is pretty clear on how we need to enforce that. Like Mike said, where the gray area is is how do you enforce a code on storage that is pretty nebulous and vague. And, so our jobs are to form an opinion on a code, make a determination on whether or not you're compliant or not. When that determination gets called into question, the zoning board then can step in and agree with or overrule our determination. When we decide that we don't have enough information to be able to make a determination then we can call in the zoning board to give an interpretation.

Chairman Reinhardt – It would be like asking a police officer to enforce a law that says the speed limit is about 50 miles per hour. What does that mean? It's difficult. It needs to be a better, more definition for not only the code enforcement officer, but if and when it comes in front of us, we then can look to definitions such as what constitutes a motor vehicle, what constitutes incidental and these important pieces. The intent is important. That front end of what is a light industrial district? What is its purpose?

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What does it serve? Looking at the intent of the rule is important. But also plugging in definitions so that both code enforcement officer, site plan review, planning board, zoning board understands what the rule is.

Anything to say Sarah? Taking it all in. Just wanted to give you a chance.

Ms. Mitchell – Because I agree. This is all very confusing. In one spot it says you can store equipment outside and in another spot it says you cannot. So, it's very confusing in the code.

Chairman Reinhardt – It's very tempting sometimes to just look at that one clause of a particular rule. You really have to look at the overall code. The intent. How do all these pieces fit together and that overall flavor is what is the intent of the code here? What are the rule makers? What are they trying to do? What are they trying to permit? What are they trying to prohibit? And, plug it in as best you can. I think we are in agreement that if there could be some confusion cleared up with some clarity in the code and also with the site plan review process, more onus on what is the business doing? How are they going to conduct business? Especially if it's an issue of as it appears to be, on the code for storage, outside storage, is an issue. If we're going to look at it, we need to understand what did the site plan review process go for and what are they describing it is doing?

Mr. Nearpass – Obviously the commercial, light industrial district regulations as you read them, the uses are also derived to include the commercial district.

Mr. Avila – But, we're not talking commercial light industrial. We're talking just the light industrial district.

Mr. Nearpass – Oh, just the light industrial.

Mr. Avila – Yes, subsection 24, not 23.

Mr. Nearpass – Ok, 23 was referred to here, that's why I snapped to it, under subsection 23B.

Mr. Avila – Yeah, from the email, but my referral just is talking about 24.

Chairman Reinhardt – Any other questions from the board?

Mr. Salsburg – Well I have some thoughts, for what they're worth. As far as the question is it allowed? It's not allowed, but you can go to the zoning board and see if you can waive that requirement where everything has to be inside. And, that would focus on the storage aspect and it certainly should be shown otherwise you wouldn't know the scale of the storage. And, whether it's outdoor storage or incidental is if it's used in the normal routine production of the operation of the plant, it's not incidental. Incidental would be something that you could make what you do without it and it might be a seasonal thing or it might be something you'd contract out for a specific job, but that's incidental because it's not related to the everyday operation of the plant. Now I'm done.

Chairman Reinhardt – Donna?

Ms. Morley – No. I'm good.

Mr. Nearpass – To me, I guess storage is. . .

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Mr. Salsburg – Well let me say one more thing, excuse me, Matt. Guess I'm not done. When a company wants to store something, applies for a waiver then the other aspects of these come in to play where it's the 100 foot, the fence and whatever else might be associated with protecting the adjacent land owners.

Chairman Reinhardt – You mean variance, not waiver.

Mr. Salsburg – I'm confused about those words now.

Chairman Reinhardt – I disagree with Sean on using wavier and variance.

Mr. Salsburg – We don't use the word waiver.

Chairman Reinhardt – We do with sprinklers. But, in this case if there's going to be an exception to the rule, to the rules that are in the code, it's a variance and we go through the criteria. It's not going to be a waiver.

Mr. Salsburg – It's a variance. That's fine. To me there's no storage, but you can get it.

Mr. Nearpass – I guess my point was that in the code it seems obvious to me that storage is really dependent on the use. Certain uses will have more or less storage requirements. So, if someone was going to put a, is a helipad still allowed in this one, or the motor vehicle repairs, it talks about storage, but then it says it does have to be blocked. There's certain restrictions associated with that. Obviously if office building agricultural operations, there's probably a reasonable expectation that an agricultural operation will bring some amount of storage outside. It's not explicitly called out, and it also isn't explicitly denied either, so I think someone could make a reasonable case that if it was an agricultural operation for example, one should understand what that looks like. Have some reasonable expectation that there is some storage. I'm not saying that in this particular case, because I don't have all the facts, but I don't think it's black and white at all.

Chairman Reinhardt – I think I agree with you. I know I agree with you. Believe it or not.

Mr. Nearpass – It's a new year, so.

Chairman Reinhardt – Right. It is a case by case basis and it depends on what the subject is and the code is talking about all different kinds of businesses and they are treated differently. On what it is that's going to be stored. Some are more sensitive than others as far as what is going to be stored. So that's why I think to solve the problem, I think it's two-fold. Clarity in the code and more thorough analysis from the site plan review on what is the business doing and what is going to be stored, potentially going to be stored outside and I think that almost begs the question if you understand what it is that they are doing. Well, if they are making wine, grapes I imagine in this case, got to go someplace. Automotive repair? What happens next? Are those answering your questions, at least a thought process?

Mr. Avila – I think if I'm hearing the board correctly, as you said clarity in the code, which I think would mean, Ed, we'd probably end up coming and talking with the town board about making some changes to the site plan requirements. And, maybe in that language, some stipulation as to exactly what we're talking about, because Matt, like you said we have an agricultural business in the light industrial district. You can safely make the assumption that most of their area is going to be outdoor storage. Trees, fertilizer, bushes, shrubs, flowers, all that. So, am I correct in hearing that I think that's the direction the board is pushing?



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Chairman Reinhardt – Yeah, I think so. I think it also, if you'd like we'd offer, I would, assisting in what the zoning board deals with the difficulty then when an applicant comes in and is looking for a variance and we at times will get handcuffed with trying to understand well, where is it in the definition of the code or the (inaudible) you shall not do this. It's not clear, clear enough to the applicant, it may not always be clear enough to us. We'd much rather find the rule in the code and the definitions in the code that trying to reach out into wherever and piece together, what we think the word, in this case, incidental means. I think we've talked about it that Fred has one idea, and it's not right or wrong, it's your understanding of what you think incidental is. I have a different understanding of incidental. We probably all do. It's not sufficient as far as making a determination on what does incidental mean.

Mr. Salsburg – And, your example of that truck bringing supplies in; that's not incidental. Because when the supplies run out they are going to get another load, and another one after that. It's always going to be there. That's not incidental.

Chairman Reinhardt – If you look in the dictionary, incidental is synonymous to temporary.

Mr. Salsburg – A truck wouldn't be temporary, that's my point.

Chairman Reinhardt – Depends how long it's there.

Mr. Salsburg – Because they are going to get another load.

Chairman Reinhardt – So if the truck is only there 20 days out of 365 days a year, that's temporary. Right? Could be. Arguably it is. But some people may say if it's there more than 10 minutes, it's not temporary. It's sitting there longer. And, I know instances of people trying to be smart with the law and they are sitting in a parking space that only says 15 minutes, and they move it up three more inches, *well I wasn't parked there for more than 15 minutes, it was only here 8 minutes, 8 minutes*. It's relative. You can play the game.

Mr. Nearpass – And, for vehicles, is it stored or is it parked? I mean if it's sitting there and it doesn't have a license plate and it's not a registered vehicle, it's probably stored if it's been there for ten seconds or longer because it doesn't have the ability to move, for example. You can have those discussions.

Mr. Avila – And so this conversation kind of underlines exactly the reason we're coming to you and I would agree that I think we need to get a little bit more clarity, better defined language in the code.

Mr. Nearpass – For vehicles, don't we have a section of the code that does talk about parked vehicles.

Mr. Avila – We have an abandoned vehicle section of the code. And, that's pretty well defined.

Mr. Salsburg – Every car has to have a license, I think.

Mr. Avila – Has to be a registered motor vehicle.

Mr. Nearpass – Ok, so it doesn't have to do with storage.

Mr. Avila – Correct.

Chairman Reinhardt – Ok? We're good. Any other questions/concerns? Fred, Sarah, Matt, we're all good? Ok, great. Just to touch base, if you do, anyone here would like to address the issues, discussions

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we've had today, certainly this is a public hearing, the minutes once approved will be open for anybody. If you have comments, you can address them directly to the code enforcement officer.

Audience – inaudible

Chairman Reinhardt – You can write an email tonight to him, if you want. You are not going to be permitted to speak at this particular time on whatever issues that you have. We'd prefer that if you want to, put it in writing. If you want to do it orally at some other time, but I would suggest and recommend you put it in writing and send it to the code enforcement officer. Any other issues before the board, questions, concerns?

Mr. Kahovec – I'm sitting in for Drew tonight. He couldn't make it. From the last town board meeting, just for your knowledge we do have a draft of a sanitary sewer extension plan, so just so you know that that's what's going on. There have been a couple of developers that have asked us to extend the sewer, so that their development could have sewer. In some cases it's in conflict with the master plan we developed for the town. So then it becomes an exception and then we have to approve it. So this is going to kind of create a guideline for us going forward. I think that's a good thing. There's a couple people that have requested some variances, so to speak or hold harmless agreement to go into a drainage easement area, so that was tabled until the next meeting and John Turner was at the last meeting. He's the village director of public works and there's going to be some reconstruction on Moore Avenue, right back up here to Dryer. So in the very near term in the spring, you may not be able to get into the parking lot the way that you do today. We may have to use this little side entrance and come in here and out that way because they will be doing some construction. So, I don't know what it means in total, but kind of a heads up, something's coming in the spring and it involves this whole back area. Just so you know. That's it.

Chairman Reinhardt – Good. Thanks so much.

Motion to adjourn, Mr. Salsburg, seconded by Ms. Morley. It was unanimously agreed and RESOLVED that the meeting was adjourned at 7:40 PM.