

Planning Board
April 11, 2017

The Planning Board meeting was held on Tuesday, April 11, 2017 in the Municipal Center Courtroom. The meeting commenced at 7:05 p.m. with Chairman Jay Sheers, Members Patrick Lambert, Gary Barrack, Jill Reynolds, David Burke, and Rick Muscat. Also in attendance were City Attorney Jennifer Gray, City Engineer Art Tully, City Planner John Clarke, and Building Inspector Tim Dexter. Member Randall Williams was absent.

Workshop/Training

Mr. Clarke summarized the City Council's proposed Local Law to reduce the required size of parking stalls, allow the Planning Board to require curbs at their discretion, and switch authority to approve the joint use of parking space by two or more establishments from the Zoning Board of Appeals to the Planning Board. In addition amendments are proposed to off-street parking regulations in multi-family residence districts.

Miscellaneous Business

Members began review of applications on the Zoning Board of Appeals' agenda.

Regular Meeting

The regular meeting began at 7:30 p.m.

ITEM NO. 1 PUBLIC HEARING ON APPLICATION FOR SUBDIVISION APPROVAL (3 RESIDENTIAL LOTS), SUBMITTED BY BEACON RESIDENTIAL, LLC, 40 NORTH STREET

Ms. Reynolds opened the public hearing on the application for Subdivision Approval at 40 North Street, seconded by Mr. Lambert. All voted in favor. Motion carried. Engineer Stephen Burns explained this project involves an existing four family dwelling that will be converted back to a single family house. The property fronts on both North and South Streets so the existing house on North Street will be separated and two new single family residential lots created on South Street.

Matt Sorrell, 32 North Street and professional engineer by trade, had several objections to the proposed subdivision. He felt it unnecessary to shoe-horn in two new structures and believed variances would be required. Mr. Sorrell thought the new structures could not be designed to fit in the historic district or qualify for Certificates of Appropriateness. The new structures will block views of South Street and devalue his property. He had concern for the relocation of the sewer line, grading, potential stormwater runoff from the parking lot onto his property, fewer trees, and removal of the former estate's hedgerow. Mr. Sorrell explained they moved to escape a poor environment and improve his wife's health and now noise and truck fumes from the development will worsen her condition.

City Attorney Jennifer Gray reported the attorney for the property owner of 40-42 South Street submitted a title insurance policy that referenced a water/sewer line on his property. They had concerns that it would affect their services if lines were to be abandoned. Mr. Burns reported the survey did not show any easements on the subject property but will look into it

further. Mr. Tully reported the plan only shows a sewer line, however the applicant needs to research the title report and talk to the surveyor to make certain it is not an active line. There was no further discussion and Mr. Barrack made a motion to continue the public hearing, seconded by Mr. Burke. All voted in favor. Motion carried.

ITEM NO. 2 PUBLIC HEARING ON APPLICATION TO AMEND EXISTING SITE PLAN APPROVAL, BUILDING ADDITION, SUBMITTED BY HUDSON BEACH GLASS, 162 MAIN STREET

Mr. Muscat made a motion to open the public hearing on the application to amend an existing Site Plan Approval at 162 Main Street, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Architect Jeff Wilkinson reported Hudson Beach Glass has been in business for 15 years since they restored the building in 2002. They are now seeking approval to expand the studio, glass display area, and create additional office space. The existing garage area will be expanded to the lot line with a second floor terrace area overlooking Main Street. The existing front entry and signage will remain, and the new section of building will have a secondary entrance and overhead door. The addition's architecture maintains the same features of the original building.

Mr. Clarke explained this property lies in the Historical Overlay District requiring a Certificate of Appropriateness and felt the architectural design is compatible with the original building. The four dedicated parking spaces do not currently meet minimum standards however could be improved with a minor curb change and restriping of adjacent spaces in the municipal parking lot. Mr. Dexter reviewed the project's parking requirements as it compared to the use of the building in 1964 and determined a parking variance will be necessary. City Attorney Jennifer Gray said any modification to the municipal parking lot must be approved by the City. Mr. Tully explained the curb and handicap access in front of the building must be reconfigured and the plan should indicate where Central Hudson's utility pole will be relocated.

Mr. Sheers opened the floor to public comment however no one wished to speak. Discussion returned to parking and architectural design of the building. After considerable review, Ms. Reynolds made a motion to grant a Certificate of Appropriateness for the proposed addition, seconded by Mr. Muscat. All voted in favor. After discussing the applicant's options to meet parking requirements, Ms. Reynolds made a motion to continue the public hearing in May and authorize the preparation of a draft resolution of approval subject to the applicant obtaining a parking variance, seconded by Mr. Burke. All voted in favor. Motion carried.

ITEM NO. 3 PUBLIC HEARING ON APPLICATION FOR SUBDIVISION APPROVAL, 3 RESIDENTIAL LOTS, SUBMITTED BY JONATHAN MILLER, 119 HOWLAND AVENUE

Mr. Lambert made a motion to declare the Planning Board as Lead Agency in the SEQRA environmental review process, seconded by Mr. Muscat. All voted in favor. Motion carried. Mr. Barrack made a motion to open the public hearing on the SEQRA review, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Engineer Adam Gasparre, Hudson Land Design, described his client's proposal to subdivide property at 119 Howland Avenue, located in the R1-7.5 Zoning District, into three lots by separating the existing house and creating two new single family parcels. As discussed last month proposed house envelopes were moved forward to remain in line with others on the street. Both new homes will hook into municipal water and sewer.

Mr. Clarke asked that all major existing trees be shown on the plat to help determine whether additional street trees are needed. He recommended narrowing the new driveway widths from 12 ft. to 10 ft. Mr. Tully had no environmental concerns.

Mr. Sheers opened the floor to public comment on the environmental review of the project. No one from the public wished to speak and there were no further comments. Mr. Lambert made a motion to close the environmental review public hearing, seconded by Mr. Muscat. All voted in favor. Motion carried. Mr. Lambert made a motion to issue a Negative Declaration for SEQRA review, seconded by Mr. Barrack. All voted in favor. Motion carried.

Mr. Muscat made a motion to open the public hearing on the application for Subdivision Approval, seconded by Ms. Reynolds. All voted in favor. Motion carried. Mr. Sheers opened the floor for public comment however no one wished to speak. There was no further discussion and Mr. Muscat made a motion to close the public hearing, seconded by Mr. Barrack. All voted in favor. Motion carried.

Mr. Lambert made a motion to grant Subdivision Approval subject to fulfilling all outstanding consultant comments, seconded by Ms. Reynolds. All voted in favor. Motion carried. Mr. Muscat made a motion to authorize the preparation of a draft resolution of approval, seconded by Mr. Barrack. All voted in favor. Motion carried.

ITEM NO. 4 PUBLIC HEARING ON APPLICATION FOR SUBDIVISION APPROVAL, 2 RESIDENTIAL LOTS, SUBMITTED BY BARBARA O'DELL, 55 PROSPECT STREET

Mr. Lambert made a motion to declare the Planning Board as Lead Agency in the SEQRA environmental review process, seconded by Ms. Reynolds. All voted in favor. Motion carried. Mr. Muscat made a motion to open the public hearing on the SEQRA review, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Engineer Adam Gasparre, Hudson Land Design, described his client's proposal to subdivide 55 Prospect Street, located in the R1-5 Zoning District, into two lots by separating the existing house and creating one new single family parcel. The driveway on Lot #2 will be relocated to the other side of the existing house. The new building footprint was moved forward to match the existing character of houses on the street, and will be served with municipal water and sewer services.

Mr. Clarke asked that all major trees be documented on the plat and recommended narrowing the new driveway width from 12 ft. to 10 ft. He suggested eliminating the non-functional back up area for the existing house and make it a two car side by side parking lot. Mr. Tully had no environmental concerns.

Mr. Sheers opened the floor for public comment for the environmental review of the project. No one from the public wished to speak and there were no further comments. Mr. Lambert made a motion to close the environmental review public hearing, seconded by Mr. Barrack. All voted in favor. Motion carried. Mr. Lambert made a motion to issue a Negative Declaration for SEQRA review, seconded by Mr. Barrack. All voted in favor. Motion carried.

Mr. Muscat made a motion to open the public hearing on the application for Subdivision Approval, seconded by Ms. Reynolds. All voted in favor. Motion carried. Mr. Sheers opened the floor for public comment however no one wished to speak.

Mr. Tully asked how they proposed to address sewer service connection to the new house. Mr. Gasparre explained manholes exist at the intersections of First and Prospect and Union and Prospect however both are quite a distance away. They want to tie into an existing stub near the existing house which lies within the City's right-of-way. Mr. Tully explained physical restraints exist in the City's utility system (rock or other obstacles) and connection is not typically made into these small stubs. He felt this should be resolved before approving the subdivision. Mr. Tully asked the applicant to review parking for the existing lot so backing out into the street is not required.

There were no further comments and Mr. Lambert made a motion to continue the public hearing at the May meeting, seconded by Ms. Reynolds. All voted in favor. Motion carried.

ITEM NO. 5 CONTINUE REVIEW OF APPLICATION FOR SUBDIVISION APPROVAL (2 LOTS), SUBMITTED BY SEVEN & ONE DEVELOPMENT, LLC, 16 CHURCH STREET

Dennis Lynch of M.A. Day Engineering described his client's proposal for a two lot subdivision of property at 16 Church Street, located at the intersection of Church and North Elm Street. The existing house on Lot #1 faces Church Street and Lot #2 will front on North Elm Street. The parking layout for Lot #2 was revised and the building footprint moved forward to be in line with other houses on the street. A variance for Lot #1 to allow a non-conforming rear yard setback was granted.

Mr. Clarke asked if resolution had been made regarding the neighbor's driveway which encroaches onto Lot #2. Mr. Lynch reported the applicant is working on a solution with that neighbor. Mr. Clarke advised the applicant to reduce the driveway width from 12 ft. to 10 ft. and asked that a street tree be added behind the sidewalk on Lot #2. Mr. Tully reported a number of roof drains and the sump pit drain into the sanitary sewer line therefore a note must be added to the plan that they will be disconnected, and indicate where roof drains will empty out. Information on the new sump pump and its connection must also be provided.

There were no further comments and Mr. Lambert made a motion to set a public hearing for SEQRA environmental review and Subdivision Approval for the month of May, seconded by Ms. Reynolds. All voted in favor. Motion carried. The public hearing for the environmental review will take place before the subdivision public hearing. Mr. Muscat made a motion to authorize the preparation of a draft resolution of approval, seconded by Ms. Reynolds. All voted in favor. Motion carried.

ITEM NO. 6 CONTINUE REVIEW OF APPLICATIONS FOR SUBDIVISION APPROVAL AND SITE PLAN APPROVAL, “EDGEWATER” FOR 7 RESIDENTIAL BUILDINGS - 307 UNITS, SUBMITTED BY SCENIC BEACON DEVELOPMENTS, LLC, 22 EDGEWATER PLACE

Architect Aryeh Siegel, Attorney Taylor Palmer, Engineer Mike Bodendorf and principal owner Rodney Weber were in attendance. Mr. Siegel described his client’s proposal to develop a 307 unit apartment complex at the site known as Edgewater off Tompkins Avenue. Plans were revised based on comments from the last meeting and building renderings were updated. Comments from the NYSDEC were provided to which they will respond. A Zoning Board of Appeals public hearing remains open awaiting SEQRA action from the Planning Board and they are scheduling a meeting with the architectural review subcommittee.

Mr. Clarke asked that all variances be noted on the plan and that parking counts be verified as they don’t appear to add up correctly. He had concern for the landbank parking area due to steep slopes that will require a large retaining wall and suggested cost estimates should be provided to determine their feasibility. Mr. Clarke asked for additional images of the project from the riverfront area and train platform. He asked that efforts be made to save four large trees on south side and recommended additional cross walks.

Mr. Tully reported that subsequent to their initial review of the traffic study, a consultant has been hired for the City’s review of the project and work is underway. The applicant requested the City consider accepting new water lines to be installed on the site however that has yet to be vetted to the City Council. Other items include the location and impact of bedrock on the site; the portion of driveway which travels over private property must be addressed; and landscape drawings do not show areas of disturbance for site grading and utilities. With regard to scheduling a public hearing on the application, Mr. Tully pointed out a number of items of public concern exist that are not fully developed so questions may be asked which the board is not fully prepared to answer. Attorney Taylor Palmer requested the board consider opening the public hearing on the SEQRA environmental review. He noted their traffic consultant would be in attendance at the May meeting.

Mr. Sheers polled members about scheduling public hearings on the project. In general members agreed to start the public hearing process early. Discussion took place about the ability of the City’s sewer plant to handle the capacity of all developments underway and Mr. Tully explained the plant has capacity however a complete analysis is underway. Other concerns discussed were the number of units, large amount of surface parking, architecture, the lack of cohesion between building design and open space areas, density, scale, and the location and need for a large retaining wall for landbank parking spaces.

After careful consideration, Mr. Lambert made a motion to set a public hearing for SEQRA environmental review, seconded by Ms. Reynolds. All voted in favor. Motion carried.

ITEM NO. 6 CONTINUE REVIEW OF APPLICATION FOR SITE PLAN APPROVAL, 3 BUILDINGS – 98 UNITS, WEST END LOFTS, SUBMITTED BY KEARNEY REALTY & DEVELOPMENT GROUP, WOLCOTT AVENUE

Sean Kearney of Kearney Realty & Development, introduced members of the development team and described the project which consists of three buildings – two along Wolcott Avenue with 75 units (50 of which are set aside for artists) and one to the rear with of 25 market rate units. They are still in front of the state for funding and they are hopeful to hear an announcement within the next month now that the budget passed.

Jeff Contelmo of Insite Engineering, reported work continues on site plan items – the Site Plan set was expanded to 13 sheets, earthwork analysis has begun, updates are being made to water and sewer studies, stormwater analysis, architectural design, traffic study, soil testing, initial coastal assessment, environmental studies, landscaping, and flow testing of the City's water system was initiated. They are aware of consultant comments that remain to be completed.

Mario Salpeppi of Coppola Associates, reported they met with the architectural review subcommittee and described changes that were made to building elevations. Porticos bases on Buildings #1 and #2 were changed to limestone material, and updates and projected bays were added to Building #2 on the Wolcott Avenue elevation. Decks were added to Building #3 to take in river views and utilize similar materials and elements as the other two buildings.

Mr. Clarke reported two amendments before the City Council will affect this project – reduction in the size of parking stalls and revised affordable housing requirements. He asked that materials be listed on the elevation drawings. A view analysis of how the site clearing, driveway and building locations, and access path through the site may enhance views toward the river should be completed.

Mr. Tully reported the traffic consultant hired to review the Edgewater project will also consider this development as well. Plans should show location and size of all proposed temporary easements necessary to allow for construction activities. Mr. Tully asked that the plan include locations of snow storage areas and garbage collection. The applicant will need to demonstrate how the City will benefit from accepting the 8" water line proposed to serve the three buildings. Other comments are outlined in their letter of review.

When asked about state funding, Mr. Kearney explained if they are not awarded funds in this round they will apply again in the fall when the odds of success increase. Discussion took place with regard to the building architecture, balconies on Buildings #1 and #2, and members agreed the porticos should be connected to buildings for practical purposes. Review of the sidewalk and ramp connection to Wolcott Avenue and Main Street sidewalks took place.

After careful consideration, Mr. Burke made a motion to set a public hearing for SEQRA environmental review in May, seconded by Ms. Reynolds. All voted in favor. Motion carried.

ITEM NO. 8 CONTINUE REVIEW APPLICATION FOR SUBDIVISION APPROVAL, 13-LOT RESIDENTIAL, SUBMITTED BY AK PROPERTY HOLDING, LLC, 25 TOWNSEND STREET

Engineer Jon Bodendorf of Hudson Land Design reported this project was before the board in July of last year and since that time survey information has been updated. Negotiations to secure connection easements through neighboring properties was unsuccessful. The layout hasn't changed however a workshop with board consultants was held to discuss to possible elimination of the right-of-way easement to access the adjacent vacant property. The sewer pump station was replaced with a gravity feed system connecting into a manhole on Townsend Street. Mr. Bodendorf said they reviewed the proposed density and determined that this project provides larger parcels than those on DeSoto Avenue, and two lots would increase significantly if the right-of-way is eliminated.

Mr. Clarke highlighted his comments and listed items that have yet to be addressed. He felt access to the adjacent property would be useful and asked for contours of that property to determine if it is feasible. He recommended they create a one-way loop street which would offer a long central green and improve emergency access by making the single section of the dead-end street significantly shorter. This would reduce the width of the street and the central green area would provide space to handle drainage runoff.

Mr. Tully questioned the appropriateness of creating a Homeowner's Association for maintenance of the storm drainage on site. City Attorney Jennifer Gray was not aware of restrictions prohibiting it however understood Mr. Tully's concerns about sustaining maintenance into the future. She suggested alternate options could be considered, i.e. deed restrictions. Mr. Tully felt efforts should be made to preserve the significant number of trees on the southwest portion of the property that provide buffer between neighborhoods. The site surveyor should be listed on the plans. Discussion took place about a possible connection to Conklin Street however Mr. Bodendorf explained they don't own the property and the current owner does not support the effort. The applicant was asked to reconsider creating a loop street system and will return next month for further review.

ITEM NO. 9 REVIEW APPLICATION FOR SPECIAL USE PERMIT, RETAIL/RESIDENTIAL BUILDING RENOVATION AND ADDITION, SUBMITTED BY 605 N. MACQUESTEN PKWY, LLC, 475 MAIN STREET

Architect Aryeh Siegel described his client's proposal to renovate the existing building at 475 Main Street and add two floors to the existing one story portion to the rear section; the building would have a total of seven apartments on the upper floors and commercial space on the ground floor. Mr. Siegel reported a density variance was granted several years ago to allow the seven apartments. There will be no changes to the Main Street façade and the addition to the rear will match the existing building brick and window style. They will create recessed balcony areas next to the adjacent building (Howland Cultural Center) for visual effect. The existing path to the rear will be extended to Tioronda Avenue for entry to rear apartments and a new trash enclosure will be provided.

Mr. Siegel questioned whether a Special Use Permit was required since the variance granted for the use would eliminate that need. City Attorney Jennifer Gray will research the variance to make a determination about the need for Special Use Permit approval.

Mr. Clarke reported the property lies in the Historical Overlay Zone therefore will require a Certificate of Appropriateness. The proposed building height must be confirmed as it appears to be higher than permitted and a landscaping plan is needed. Mr. Dexter concurred with Mr. Siegel's determination that no additional off-street parking is required based on the building's pre-1964 use.

Mr. Tully advised the applicant to conduct an I & I study of the existing site and building. In addition, more information is needed on site grading, erosion control, and construction details. Discussion took place about referring the application to the City Council if it is determined that a Special Use Permit is required. City Attorney Jennifer Gray reviewed standards that the City Council must consider when issuing a Special Use Permit.

Members reviewed the proposed elevation drawings and asked for more details on the proposed railings. Mr. Barrack felt the addition would be detrimental to the Howland Center which has been deemed the "Jewel of Beacon". He reported they use the side yard and grounds, which are maintained by the Tioronda Garden Club, for garden parties and receptions. The only natural light it gets now will be hindered by the two floor addition and restrict use of that space.

Additional investigation of the variance will be done because it was granted based on the building as it existed and did not consider an expansion of the structure. The applicant was asked to return next month after details of the variance and building history is examined.

ITEM NO. 10 REVIEW APPLICATION FOR SUBDIVISION APPROVAL, 2 RESIDENTIAL LOTS, SUBMITTED BY STEPHEN SPACCARELLI, KNEVELS AVENUE (AND TIORONDA AVENUE)

Engineer Jon Bodendorf of Hudson Land Design presented his client's proposal to revise a subdivision that was filed several years ago on property located on Knevels Avenue (corner of Tioronda Avenue). At the time of the original subdivision the owner proposed three lots however did not want to commit to building a private road. The property was sold as is and the new owner now wants to pursue the complete subdivision. The 2.47 acre parcel will be divided into two lots that meet area requirements; the private road will not be included in lot calculation. The applicant, Mr. Spaccarelli, will live on one of the lots prepared this layout to save the environment and retain as many trees as possible. In light of this, he requested the Board's support in obtaining variances to situate the houses with 15 ft. front yard setbacks where 50 ft. is required as measured from the private road right-of-way line. The required paved turnaround area for emergency vehicles has been incorporated into one of the driveways to limit site disturbance. Mr. Spaccarelli explained the turnaround area allows space for parking without removing trees between the existing and proposed house. He further explained the need for front yard variances is to save several trees to the rear of the property near the conservation area.

Mr. Clarke asked why the private road right-of-way was not extended to the existing third lot at the end of the driveway. Discussion took place about the creation of a hammerhead or cul de sac turnaround. He requested the plan note any major trees as well as indicate those that will be removed. Mr. Clarke explained the front yard setback should be measured from the closest part of the turnaround right-of-way rather than the main part of the private road.

Mr. Tully reported the code requires either a 100 ft. cul de sac or hammerhead at the end of the private road to serve as a turnaround area. Utilizing a portion of the driveway is not realistic in terms of snow plowing and parking for the private home. Mr. Tully felt adequate space exists to move the houses back from the private road.

A lengthy discussion took place about the difference between a common driveway and private road, and proposed building setbacks. Mr. Tully reiterated his belief that the geometry and location of the turnaround area is not workable in this format and does not meet fire code requirements. The applicant was advised to work on the private road design before returning.

Miscellaneous Business

Zoning Board of Appeals – April Agenda

Members continued review of the Zoning Board of Appeals' April agenda and made recommendations on three of the five items.

Members reviewed and discussed the request to install an 8 ft. high fence on property at 178 North Walnut Street. They felt a 6 ft. high fence would provide adequate privacy and that 8 ft. would appear out of place in the relatively consistent neighborhood. Mr. Barrack made a motion to recommend the Zoning Board of Appeals deny the variance as requested, seconded by Mr. Burke. All voted in favor. Motion carried.

Members reviewed and discussed the request to create a parking area in the front yard on property at 14 Catherine Street. They felt adequate space existed to elongate the proposed parking area so vehicles would not be in the front yard. Mr. Barrack made a motion to send a recommendation to the Zoning Board of Appeals deny the variance as requested, seconded by Mr. Muscat. All voted in favor. Motion approved.

Members reviewed the application for a Use Variance at 123 Rombout Avenue to allow a 10-unit apartment building in a single family zoning district. A lengthy discussion took place about the property and its history. Members agreed if the variance was granted, it should include a requirement that the applicant return to the Planning Board for Site Plan review. Mr. Lambert made a motion to recommend the Zoning Board of Appeals deny the Use Variance, seconded by Mr. Barrack. On roll call, Mr. Lambert, Mr. Barrack, Ms. Reynolds and Mr. Sheers voted in favor of the motion; Mr. Burke and Mr. Muscat voted against the motion. Motion carried; 4-2. After additional discussion, Mr. Muscat made a motion to recommend that if the Zoning Board of Appeals considers granting the Use Variance, they take a hard look at the financial summary justifying the request and require Site Plan review by the Planning Board. The motion was seconded by Ms. Reynolds. All voted in favor. Motion carried.

Architectural Review

Certificate of Appropriateness – 451 Main Street; Sign

Jillian Kelly presented her proposal for two perpendicular hanging signs to advertise Turn Key Insurance offices at 451 Main Street. Two double-sided 23-inch high by 17-inch wide signs will be hung on the front building façade and over the side door entrance. After careful comparison and consideration of other signage in the neighborhood, Mr. Burke made a motion to approve the sign as presented, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Dennings Avenue – New Single Family Houses on Lot #1 and Lot #3

Engineer Stephen Burns and Tim Owens of Beacon Residential, LLC presented proposals for two new single-family houses on Lots #1 and #3 of the Coppola Dennings Avenue Subdivision. Members reviewed elevation drawings, proposed color schemes and compared it to neighboring housing stock. After careful consideration, Mr. Burke made a motion, seconded by Mr. Lambert, to approve the plans subject to the addition of a full-sized window on the right elevation of each house with the following color schemes.

Lot #1: Siding – Certainteed Granite Grey; Roof – GAF Timberline Weathered Wood; Windows – White Vinyl Anderson 400; and Trim – White; and Garage Door, Front Door and Shutters – Midnight Blue

Lot #3: Siding – Certainteed Cypress; Roof – GAF Timberline Charcoal; Windows – White Vinyl Anderson 400; and Trim – White; and Garage Door, Front Door and Shutters – Wineberry Burgundy

There was no further business to discuss and the meeting was adjourned on a motion made by Ms. Reynolds, seconded by Mr. Lambert. All voted in favor. Motion carried. The meeting adjourned at 10:00 p.m.