



TOWN OF PLATTEKILL
ZONING BOARD of APPEALS
P.O. BOX 45 MODENA, N.Y. 12548

Minutes of: Thursday, May 14th, 2026

SALUTE TO THE FLAG (7:00 P.M.)

ROLL CALL: Joseph Egan, Robert Egan, Bruce Jantzi, Judith Loertscher,
Christopher Mercier

EXCUSED: Helene Dembroski

ABSENT: Larry Lindenauer

NEW BUSINESS:

Eddie Tapia (T & T New Life Corp.) of 104 Lewis Ln. SBL 102.3-3-10 *p 2-16*
Proposing: 2 ft. Front Yard Fence Height Variance (total 6 ft.)

- Applicant appeared before the Board requesting a variance to permit a 6-foot front yard fence where Town Code allows a maximum of 4 feet.
- Board members discussed concerns regarding the proposed fence location within the Town right-of-way, reduced sight distance for vehicles exiting the property, and the increased effective fence height due to fill previously added to the site.
- The Board advised the applicant that a 4-foot fence may be permitted without variance approval, provided it complies with Building Department requirements and remains outside the Town right-of-way.
- The Board advised that a compliant 4-foot fence may be permitted through the Building Department; applicant elected to withdraw the variance application and pursue a revised fence plan accordingly.

DISCUSSION: Training Review from NYPF 2026 Annual Conference *p 16*

APPROVAL OF MINUTES: April 9th, 2026 **BJ/JL/Aye**

ADJOURNMENT: 7:35 p.m. **CM/JE/Aye**

C. Mercier:

Okay, we're going to start our Zoning Board meeting. If everyone could silence their phones and stand for the Pledge of Allegiance.

All:

Pledge of Allegiance to the flag of the United States of America, and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

C. Mercier:

All right. Roll call. Judy.

J. Loertscher:

Yes, I'm here.

C. Mercier:

Bruce.

B. Jantzi:

Yes.

C. Mercier:

Joe.

J. Egan:

Here.

C. Mercier:

Chris. And Bob.

R. Egan:

Yes.

C. Mercier:

Helene and Larry are not here. All right. Can I get a motion to move the minutes to the end of the meeting?

J. Egan:

I make a motion to move the minutes to the end of the meeting.

J. Loertscher:

I'll second it.

C. Mercier:

Judy second it. All on the vote?

All:

Aye.

C. Mercier:

All opposed? All right. Okay. T and T, you're up. We're going to talk about your, you're looking for height variance for a fence. You could sit up here. Just pull the chair up.

J. Egan:

State your name for the record, please.

E. Tapia:

My name or the company name? My name is Eddie Tapia, and the company is T and T, New Life.

C. Mercier:

Okay. Thank you. All right. So, Eddie, I did go out and looked at this. I also did speak with the code enforcement officer. Oh, not the code enforcement officer. Actually, I did speak with the code enforcement officer, but also with the town highway superintendent. So, based on your map, you're looking to do a height variance. And where you got it proposed is also part of the town right of way. Okay. And if I'm looking at this car to scale, okay, the fence is going to protrude to almost the front of the car when you come to the road. So, you're going to, you're decreasing your sight distance. Okay. No, going to the right. I also know you did bring in fill, which also raises the elevation. So, you're going to block yourself in and not have any sight distance, which we can't allow. And you also have the fence in the town right of way. I did talk to Bobby. You know, you got a column for the mailboxes. Columns aren't allowed. He hasn't really enforced it because there's a couple other houses that do have columns. But it really shouldn't be a column there. So, I don't know how you're going to address the height that you increased in the right of way with putting that fence up. That four foot fence is really going to be, because of the amount of fill that you brought in there, is really going to be, you know, even at four foot, you're probably, you know, going to be four feet above the height of your car.

E. Tapia:

I don't understand how you say, when you're driving my car, the poles...

C. Mercier:

So, based on your map, okay. So, this is the town right of way. Okay. So, this fence can't be in that right of way. And you drew the scale, this car. So, from the mailbox to here, okay, is already elevated because you brought fill in.

E. Tapia:

Exactly.

C. Mercier:

Okay. So, you're going to create a blind spot. So, you're not going to be able to see any cars coming from this direction.

E. Tapia:

Yeah, I can see all cars because that's a very straight.

C. Mercier:

Over here?

E. Tapia:

Yeah. 100%. When you turn, make a left, when you come in this way, that is impossible. But this way is not problem.

C. Mercier:

Yeah, because you're looking from this way.

E. Tapia:

No, I'm from this way.

C. Mercier:

Right. If you want to go to the right.

E. Tapia:

Exactly.

C. Mercier:

Okay, you could see cars to the left. But what if you want to go left?

E. Tapia:

When?

C. Mercier:

If you come out of your driveway, you want to go left. And with that, no...

E. Tapia:

I have six feet, the street between where you're supposed to put the fence. Because I had to put on the back, you see that little post, that concrete post? Right. It does the concrete post. Right. So, I have more than six feet.

C. Mercier:

Right, but you see this line right here?

E. Tapia:

Yeah.

C. Mercier:

That's a town right-of-way. Okay. And you're putting the fence in the town right-of-way. Oh, right. So, you're blocking. Now, you know, you already built this up. So, if you put a fence in this right-of-way, and you want to go six foot up, and you've already raised that ground significantly, you know, that fence is going to be sticking up like eight feet up in the air.

B. Jantzi:

Can I add something, Chris? Yes. So, I drove by there today as well. And right now, when you pull up to where that car is on the drawing, there's no fence there. So, you can look up through there.

E. Tapia:

Yeah.

B. Jantzi:

Because there's no fence.

E. Tapia:

Anyway, if you put the fence, that is very simple because I have big space.

B. Jantzi:

Right, but the fence is going to block. You're not going to be able to look on the right side. The mailbox column, when you're pulling up, you're looking to the right of the mailbox column. Well, you won't be able to anymore. You've got to get past the mailbox column now.

E. Tapia:

I think before, when you started to put the fences high, I think that one was supposed to be high, but I don't have any problem when you turn and make a left. I see any car, I have a spot, a big spot. So, when you turn and make a left, that is more impossible in this corner.

C. Mercier:

Well, yeah, so this lot right here, the lot next to you, was denied a driveway permit because they have no sight distance. By you doing this, you are taking your sight distance going this way out of the equation. You won't have any sight distance. Okay. And this part of the fence is in the town right-of-way, which, you know, I talked to the highway superintendent, and he says it can't be in the town right-of-way. So, what happens if you start it up to here? Well, you would have to keep it out of the right-of-way. Yeah. The mailbox column would probably have to be moved, too, then?

E. Tapia:

I spoke to the highway department. Yeah. I spoke to the highway department. He says no problem. That's why I put the concrete.

J. Egan:

Right. But if the highway had to expand, and you have a post there, right, that's so easy to pull the post out and be done with it, so that's why they're not worried about it so much, because you'd have to move it at that time. It's not a house or a structure or a berm or whatever these other instructions that get put in there. So, a post is an easy item to do.

E. Tapia:

Because, you know, I don't remember when, but the guys, he put a new black top all in this street, put a new black top in the highway department. All the time it's there, and then I spoke to him. Hey, listen, I had to put a post right here. He said, oh, no, it's not a problem, because if you come in this way, the street is straight, so you don't have any problem. But if you put something on the left, you have a big problem.

J. Egan:

But a post with a mailbox is not as obstructive as a fence for vision. You can see around your mailbox, and on a technical aspect, that town has a right-of-way there, and you're not supposed to have any objects in there. They're just kind of like, we're not using it right now, so for the moment it's okay.

J. Loertscher:

So was it Bob Wager that you spoke with that allowed that, or was it someone else?

E. Tapia:

I don't remember who was that, but it was supposed to have been the boss. I don't know the name.

C. Mercier:

Yeah, Bobby Wager is the highway superintendent, and that's who I spoke to. He did know, like I said, he did mention that there are other columns. He hasn't enforced it, but he doesn't want to see any columns. And one of the big reasons is the wind plow come winter. If a pole breaks, it's easy to repair, but if you have a column there and he hits that with the wing, you could do damage to the truck or

someone could get hurt. I'm assuming you're going to do concrete or rock. That's one of the reasons why he doesn't want the column there, and he doesn't want the fence in the town right-of-way. And like I said, I know you brought in all that fill, so this elevation is not flat anymore. Because if you go on the maps, you could see the original elevation was ground level, and there was an old fence there, and that's probably where your surveyor came with this old fence. But now you added all that fill, so now there's a huge height difference between here and the elevation that used to be. So when you put that fence on, we're not looking at a fence from flat level. You're already way up in the air. So you're just going to block your sight distance. So you have to be able to see the sight distance in both directions. And with the fence coming into the town right-of-way, you're never going to be able to see that. All right.

E. Tapia:

So if you started putting the fence in the corner right here.

C. Mercier:

Yeah, I mean, you'd have to, you know, one of the things I would like to know, and I'm sure the board would like to know, is the height difference, you know, the topo from ground to what you brought in with fill. Like from road level. Yeah, how big is a berm at all? So, because that's like eight feet. You brought in a lot of material.

E. Tapia:

It's the same thing, but I'm not putting nothing there.

C. Mercier:

You already brought it in. Because the trees that were along the side of the road, they're halfway buried under dirt. You could see it from the road.

E. Tapia:

Just clean it up. I'm not putting anything in this area.

C. Mercier:

Right, but that's now a hill. This is no longer flat. So how high is that fence going to be sticking up?

E. Tapia:

It's a lot. Yeah.

C. Mercier:

It's a lot. So that's going to all pull into this equation on how far you could see down. Because if that fence is sticking, you know, eight feet up in the air, and even if you're putting a four-foot fence on top of it, you're asking for a six-foot fence. What is that height?

E. Tapia:

It's a lot.

C. Mercier:

Definitely it's a lot. It's going to be a lot. And that's an unknown that we don't know. And so we would need to know that unknown for your sight distance because we got to make sure it doesn't block your sight distance.

E. Tapia:

Yeah.

C. Mercier:

So I would suggest moving it back, staying out of the town right-of-way, changing that column just to a mailbox, and I do know the ground. Bobby said he tried jackhammering over there. I do know it's blue. No, it's bluestone. And, no, that's why the drainage ditches aren't deep over there because they couldn't even jackhammer through it. So I think those are. Does anyone else have any?

J. Egan:

We've been down before, and that question with the berm, we went through before because you've changed the elevation. And you can't. If there's anybody here, if they want a ten-foot fence, they can put up a six-foot berm and then put a four-foot fence and end up with ten feet and say, I've got the four-foot fence. So what Chris was talking about is the regular elevation that it was before you put the berm on. So that has to be considered as part of the height.

J. Loertscher:

Well, I'm sure you got this paper, right, from the Code Enforcement Office?

E. Tapia:

Yeah.

J. Loertscher:

Yeah, I mean, basically it kind of states there what you can and can't do.

C. Mercier:

All right. So, I mean, that's the questions I have. Bob, do you have any questions? Anyone else have any questions for this gentleman?

J. Egan:

Did they pull the permit for this? There was a permit pulled for this, right?

C. Mercier:

I think he applied for it. I think he was denied. Yeah. Okay. Yeah, because he was denied because of his location of the fence and he wants a six-foot versus a... Check number for \$400. Yeah, that... On the front, was that to the zoning board?

E. Ackerly (Clerk):

Yeah.

C. Mercier:

Yeah, that was for this variance, not for the permit. So they want to wait to see what we do before they issue a permit for some reason, but that's their stance now. That's why they put on the notice of determination. If they would have applied for a permit, they would be denied. So that's their denial without officially taking their money. But in order to come to us, they got to pay the fee.

J. Egan:

And the zoning enforcement officer that Judy was referring to, he talks about retaining walls and combinations. With this, it's going to be over 10 feet high or in that area. Yeah. So that's what I was just mentioning about the berm. So it's already raising the elevation up, and you put the four feet on, and you're asking for six feet on top of that, so that's...

C. Mercier:

Yeah, and it's not even a berm. It's just, no, it goes all the way to the house. So he came up and then it went to the house with all the fill. Originally, it was flat. Okay. So those are... In order to proceed, those are questions that we're going to need answers to. I don't know if you want to go back and redo your design and talk to your surveyor, but we're also going to need to know what the... because there is a big height difference now between the road and your house.

E. Tapia:

The thing is, I don't want to put the fence too high. The thing is, I put my patio in the back. It's close to the street. So the more important is right here. So I don't want too much... When all cars coming, you know, and then see very easy because my patio is in the back. That's why I had to put the fence. So what about the forefoot?

C. Mercier:

Well, four foot, you wouldn't need a variance from us, but you would have to work that out with the building department.

E. Tapia:

Oh, okay.

B. Jantzi:

Because it's still going into the highway right-of-way. If you went with a forefoot fence, then the issue is the fence is going into the road right-of-way.

E. Tapia:

Okay.

B. Jantzi:

Yeah, it just can't go into... That's not on us. That's on a different department.

J. Egan:

Well, if you bend the fence over to get away from that, you know, go this way a little bit because you're only in it a couple of feet. Just bring it back this way.

C. Mercier:

You'll be okay.

E. Tapia:

Yeah.

C. Mercier:

Yeah, that would be working out with the building department. So you're here because you want to do a six-foot fence.

E. Tapia:

Yeah.

C. Mercier:

And in the front, you only allow the four-foot fence.

E. Tapia:

What happens if you put the trees?

C. Mercier:

Well... You can put the trees, yeah. As long as they're not in the town right-of-way because if they're in the town right-of-way, you know, the highway department could come and cut them right down if you're blocking your ingress and egress. Yeah, yeah. So you just can't block your ingress and egress, you know, with your sight distance. So, you know, and where you have that fence now, where you're proposing to put it, is going to block. You know, you're not going to be able to see anything coming the other way. Okay.

J. Egan:

But if you turn it back, just like the fence, and move it back just enough so they can have a clear view.

E. Tapia:

Okay.

C. Mercier:

The problem is just right here. Yeah. And I know you're saying your patio is up here because you've got the house, it goes level, and then goes straight down. And from that point to go straight down to the town right-of-way is a distance. I mean, if you're just worried about people looking into your patio, why don't you just move the fence and just keep it on the top of the hill?

E. Tapia:

With the six feet?

C. Mercier:

No, I would need four foot.

E. Tapia:

Oh, four foot.

C. Mercier:

And you've got the elevation to add. Yeah, because you already added like eight feet of fill there. So, you know, and that might be your cheapest bet, you know. Without doing a topo for us and just stay with four foot. And now you're just working with the building department to find out where's the best spot you could put it.

E. Tapia:

Okay.

C. Mercier:

Okay, versus out by the road. And it's up on the top of the hill, you know, so the only thing you probably know, address, and you could talk with Bobby about your mailbox. You know, I know you do have a column there. He does know that that's solid stone. He already told me that. So he might allow you to keep that column, but you'd have to work that out with him. Okay. Because you just, he told me he'd drive with the jackhammer. So with the machine, and he couldn't get into the ground. So, you know, it'd be hard to get a pole into the ground, you know. But, you know, that would be, you know, that would be, if he gives you approval, to do it. Okay. You know, and now you're avoiding the zoning board. So you're only in front of us because you want to go six foot. So, which is not allowed. Four foot's allowed. Now you just got to work with the building department to see where you want to put it.

E. Tapia:

Perfect.

C. Mercier:

And like I said, because I went out there, no, also obviously, you know, where you have a flat, and just before you come down, you know, I know it's up in the air, but that's going to block any view because you're so high up.

E. Tapia:

Yeah, yeah.

C. Mercier:

And then you don't have to, you know, worry about the rest of this agenda, you know, going forward.

E. Tapia:

Okay. So, I have one question.

C. Mercier:

Yeah.

E. Tapia:

So up there here in the corner, that's my line, property line. So right here you can put the fence six feet in the back.

J. Egan:

Two feet off the line.

C. Mercier:

Yeah. Two feet on the line. There's a certain, yeah, you can check with the building department on that.

J. Egan:

Okay. And then we can go six feet on the sidelines. And then six feet on the side.

B. Jantzi:

But that's probably what it's, I mean, there's not a scale on here, but you got the blue line, which is your property line, and then the red fence. Right. Fence line. So that's probably the two foot.

J. Egan:

As long as you're two feet off your property line, you can go six feet in the back. Yeah. Perfect.

C. Mercier:

Yeah. That's the side. So, it's just the front that.

E. Tapia:

So now I have to call Bob, and then you have to make sure.

C. Mercier:

Well, Bob would be for the column, for the mailbox. Okay. Okay. Like I said, he knows it's solid stone there. Yeah. So he might allow you to have the mailbox. I know you already did it. And then, you know, the front fence, I would go four foot, because you already added all that, Phil, and put it up top.

E. Tapia:

Okay.

C. Mercier:

If you're looking to, you know, block, no one's going to, I mean. The line of sight will be. Yeah. I mean, you're almost eight feet up, you know. I'm thinking more. Yeah, and then you put the fence up there, so someone's looking up at, you know, 13, 14 feet.

E. Tapia:

Definitely, it's too high in the corner, in my patio bed. Just in the front, that's low, that's the thing. That's my fault, man. I need to put my patio, you know, in the back house. I think I have to change it. The problem was for my patio. Yeah, you know. Now I have to change it, put my patio in the back.

C. Mercier:

That's it. Yeah, that's your easiest bet. You know, I mean, unless you want to go forward with what you have here, but like I said, you know, we're going to need a topo, and it's going to be a lot more involved to go this way versus working with the building department on a four-foot fence. Okay.

J. Loertscher:

And I think with the patio, too, the way you have it, it's not technically, like, it's the front yard, really. It's not really the side yard. This is all considered the front yard, so you have to go by what the allowing the four-foot in the front, you know. So just kind of what this was pointing out.

E. Tapia:

Yeah.

C. Mercier:

All right. All right. That's it. That's it. Thank you. Go see, you know, Bill and talk to him and tell him you want to switch it to a four-foot fence.

J. Loertscher:

And I guess we'll need another new sketch, I suppose.

C. Mercier:

Because he needs zoning. He may not need zoning.

J. Egan:

Yeah, he won't need zoning.

C. Mercier:

He's going to withdraw from the six-foot, and he's going to change it to four and work with the building department.

E. Tapia:

If, you know, put a couple trees lower, that's it. Yeah.

J. Egan:

Then nature does what nature does.

E. Tapia:

You know, that the tree is not easy for me because all this property is only rock. That's the problem. That's why I don't want to put a tree because the fence I had to make it all eight feet, eight feet, and put concrete. That's it. It's more easy. If you put a tree, man, I had to make everything only rock. Yeah. That's the thing. Thank you so much.

C. Mercier:

All right. Good luck.

J. Egan:

I was reading the minutes there, Chris, and you were mentioning before, and I agree, that we're getting a lot of fence issues lately. And I looked in other towns around us, and the fence issues vary by location. They pick, like, high traffic locations. They allow the people to go higher. You know, I wonder if our town should readdress the fence issues we have because if you're on 44/55, or 32, you may have a noise issue and maybe circumvent some of these.

C. Mercier:

We could send a memo to the town board and see if that's something, you know, if they're planning on looking at zoning in the future, and we could bring that up.

J. Egan:

Because when I was driving around, I see a lot of people with fences over six feet tall in this town, some old, some new.

C. Mercier:

But I know Bill is supposedly going.

J. Fazio (Zoning Board Liaison):

Now would be the time to do it because they're looking at zoning rules, too.

C. Mercier:

Well, that's why I said we'll send the memo to you guys so you can take a look at that.

J. Egan:

But you guys change it. But I looked at Montgomery and Marlboro and Gardiner, and they vary their things around a bit based on, I think, their past experience, people that have high traffic areas and want privacy. They've allowed them. You know, they have all kinds of rules, depending on what road you're on, how much of a setback you have to have, and all that. But we need to address, because we seem to be getting quite a few of them lately.

B. Jantzi:

I see the one up on Milton Turnpike loaded up with dirt in front of it. Yeah, I saw that, too. And they're planting grass. They got grass seed down and stuff. So I don't think they got two feet worth of dirt there. I don't know if the building department's privy to it yet or not. But it just happened this week.

E. Ackerly (Clerk):

They're privy to it.

B. Jantzi:

Oh, the dirt? Oh, okay.

J. Egan:

But anyway, I think we're getting a lot of them, and usually when we get a lot of variances for the same issue, that means our code should be looked at and fixed.

B. Jantzi:

That needs re-evaluated.

DISCUSSION: Training Review from NYPF 2026 Annual Conference

C. Mercier:

All right. Next order of business. I know Joe and Helene went up to the association, and Helene can't make it today. She had another engagement, and she wasn't too sure if she has a thing going on at the Renegades. So she will talk to us next meeting. And I didn't know, Joe, if you wanted to talk this meeting or you want to next meeting?

J. Egan:

I'll wait for Helene so you have a consolidated one. But one thing I do want to say is, I see from what they were telling us, we do follow a lot of the stuff that they recommended already. Some of it doesn't have to do with us because there's cities and different type of setups. But a lot of the stuff they talked about, we're pretty much following the procedures of what they're doing. We do a little misogyny. We'll cover that with Helene. But for the most part, procedurally, we're changing stuff and kind of falling in line with what they recommended.

C. Mercier:

Definitely beneficial to go up there?

J. Egan:

It is because we may be facing some of these zoning issues or planning issues later on as our town expands and new people start coming in. Some of the items they covered are for a higher density population that we so far don't have. And they talk about the water issues. Again, we don't have town water and sewage for the different densities. They talked about some initiatives by the state to try to get reuse like brownfield type stuff. Again, we're not in that category, but we may end up with some of these. So we may end up in some of them. They talked about our neighborhood here as far as being underserved categories because our town, I believe, is designated as an underserved area. So there's different rules for certain progress that we want to make. So the state gives some guidelines and they want you to encourage different type of housing and stuff like that.

C. Mercier:

Okay.

J. Egan:

Now, that's just state initiatives. I don't see us too much in that category at the moment. It's good to be aware of some of this stuff. But procedurally, as far as where we run the boards and do things, pretty much in line with what they were saying to do.

C. Mercier:

Okay, cool. What we'll do is, next meeting, we'll just do a more in-depth study with Joe.

E. Ackerly (Clerk):

And Joe, if there's anything specific you want me to put, I can jot a note down on the agenda.

J. Egan:

Okay.

E. Ackerly (Clerk):

But I can just put the same thing, training with you.

J. Egan:

Sounds good.

C. Mercier:

Okay. Well, thank you for going up there. Thank you. And our next order of business is the minutes. Not too much from last meeting.

MOTION: Approve April 9th minutes

B. Jantzi:

I didn't pick up anything, so unless somebody else has something, I'll make a motion.

C. Mercier:

Okay, I got a motion to approve the minutes. Do I have a second?

J. Loertscher:

Yes, I'll second that for the April 9th minutes.

C. Mercier:

Okay, Judy seconded. All right, on the vote. All in favor of accepting the minutes?

All:

Aye.

C. Mercier:

All opposed? No opposed. I got a motion to adjourn?

B. Jantzi:

Question.

C. Mercier:

Yes.

B. Jantzi:

There was an email out on an update on Roberts.

C. Mercier:

Yes. So I sent Hoyt a message before I left. The information he's looking for is there, but I'm going to write it all out for you.

B. Jantzi:

Okay.

C. Mercier:

So I was going to try to get it to him today, but I was by myself at my store, so I didn't get a chance to, but I'll get that to him, and I'll CC everyone on it. As of right now, Roberts did turn in some stuff. My question to the attorney is what they turned in, in my opinion, doesn't meet the criteria, and I've never done a use variance, so that's why I've been consulting with him on that, and we'll have him in for the use variance. Right now, we're in agreement on a lot of stuff, so he just had some other questions, and I think he saw that, and he didn't notice. We did send him a topo showing that it's two separate structures, but I'll write it out for him that it's two separate structures. She does live in the one house. He did have some questions, which I don't have the answers to, because the garage was built in 1995. Zoning was already in place, and he put that it was preexisting, and he was trying to ask me how is it preexisting if it was built in 1995. I don't know if we could change the notice of determination, because the 90 days is over, but that was going to be a question to Bill. I don't know between 95 and now if it changed from what it used to be, and that's why he put it's preexisting.

J. Loertscher:

There's also something mentioned about the deed.

C. Mercier:

The deed, that was changed. You could change anything in the deed, but it doesn't mean it's legal.

J. Loertscher:

It seemed like they wanted you to see it there.

C. Mercier:

I saw the change in the deed. It's all in the paperwork, but I'll write a summary for him.

J. Egan:

If something is built in 1995, did they receive a CO, and did they go through approval for the building prior to that?

C. Mercier:

That was the thing with the ... because if you look at the deed, it said built in 1995, but if you read the notice of determination, it says it's preexisting. That was the question. How could it be preexisting if it was in 1995? Like I said, those 90 days are already over for the challenge, the notice of determination. He had to have some reason, I'm assuming, to put that it was preexisting, which would grandfather the one in, but the code specifically says A, meaning one. In that zone, he could turn it into a multifamily if they were maybe close, but you got 50 feet apart from each other, because the only other thing would be a multifamily. That's what Hoyt's going to clarify for us, right? Yeah, so he's going to go through all that.

B. Jantzi:

Good, thank you.

MOTION: Adjourn 7:35 p.m.

C. Mercier:

Any other questions? I'll make a motion to adjourn then. Okay, I need a second.

J. Egan:

I'll second.

C. Mercier:

Joe seconds. All in favor?

All:

Aye.