

Russell Squire  
Chair

Will Brightbill  
District Manager



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**The City of New York  
Community Board 8 Manhattan  
Full Board Meeting  
PUBLIC HEARING  
Wednesday, November 16, 2022 - 6:30 PM  
Conducted Remotely via Zoom**

**MINUTES:**

**Community Board Members Present:** Mohit Agrawal, Bill Angelos, Elizabeth Ashby, P. Gayle Baron, Michele Birnbaum, Lori Bores, Taina Borrero, Loraine Brown, Alida Camp, Anthony Cohn, Saundra I. Coleman, Lindsey Cormack, Rebecca Dangoor, Felice Farber, Bill Freeland, Edward Hartzog, David P. Helpern, Sahar Husain, Wilma Johnson, Paul Krikler, Craig Lader, Addeson Lehv, Valerie Mason, John McClement, Evan Meyerson, Gregory Morris, Jane Parshall, John Phillips, Sharon Pope-Marshall, Rita Popper, Margaret Price, Barbara Rudder, Abraham Salcedo, William Sanchez, Judy Schneider, Rami Sigal, Cos Spagnoletti, Russell Squire, Lynne-Strong-Shinozaki, Marco Tamayo, Adam Wald, Chuck Warren, and Sharon Weiner

**Community Board Members Absent:** Vanessa Aronson, Sarah Chu (Excused), Anju Suresh, and Carolina Tejo

**Total Attendance: 45**

**Chairman Russell Squire called the meeting to order at 6:30 PM.**

**1. Public Session**

- Matthew Bauer provided updates regarding the Madison Avenue BID
- Alida Camp, member of CB8 spoke about a jogger injured in Central Park.
- Nicole Angelico spoke on behalf of Knockout Beauty to keep their existing business sign at 1316 Madison Avenue.
- Evelyn David spoke about requesting grant money from State Senator Liz Krueger for winter weather assistance.
- Lo van der Valk representing Carnegie Hill Neighbors spoke in favor of the landmarks application for 33 East 93rd Street.
- Suzanne Levine spoke about the Allen Stevenson school Open Street Permit.
- Pamela Lipkin spoke in favor of the cancellation of the Allen Stevenson School Open Street Permit.
- Chris Acerbo representing the Allen Stevenson School spoke in favor of the open street permit.
- Karen Lessing spoke about the Allen Stevenson School Open Street Permit.
- Lauren Cassell spoke about the Allen Stevenson School Open Street Permit.
- Anne Namm spoke against the open streets permit.
- Boaz Galil spoke in favor of the Transportation Committee's Open Street Permit resolution.
- Bryan Verona spoke in favor of the Transportation Committee's Open Street Permit resolution.
- Odette Wilkens spoke against 5G Poles on behalf of Jill McManus.
- Andrew Fine spoke about the Department of Transportation.
- Sandra Lerner spoke against the car-share program.
- Maggie Lehman spoke against the car-share program.

**2. Adoption of the Agenda – Agenda Adopted**

**3. Adoption of the Minutes – Minutes Adopted**

#### 4. Borough President's Report

Manhattan Borough President Mark Levine reported on his latest initiatives.

#### 5. Elected Officials' Reports

- State Senator Liz Krueger
- Council Member Julie Menin
- Manhattan DA Alvin Bragg
- State Senator Jose Serrano
- Council Member Keith Powers
- State Assembly Member Rebecca Seawright
- Representative Carolyn Maloney

#### 6. Chair's Report – Russell Squire

Chair Russell Squire gave his report.

#### 7. District Manager's Report – Will Brightbill

District Manager Will Brightbill gave his report

#### 8. Election of Board Officers

- Chair
  - Russell Squire\*
- First Vice Chair
  - Valerie Mason\*
  - Abraham Salcedo
- Second Vice Chair
  - Rebecca Dangoor\*
  - Sharon Pope-Marshall
- Secretary
  - Saundra I Coleman\*
  - Felice Farber\*
  - Addeson Lehv\*

**Russell Squire was re-elected Chair. The vote was 42 for Russell Squire, 3 abstentions and 0 not voting for cause.**

**Valerie Mason was elected First Vice Chair. The vote was 27 for Valerie Mason, 17 for Abraham Salcedo, 1 abstention, and 0 not voting for cause.**

**Rebecca Dangoor was elected Second Vice Chair. The vote was 27 for Rebecca Dangoor, 14 for Sharon Pope-Marshall, 3 abstentions and 0 not voting for cause.**

**Saundra I Coleman, Felice Farber, and Addeson Lehv were elected Secretaries. The vote was 40 for Saundra I Coleman, 40 for Felice Farber, and 40 for Addeson Lehv.**

\* Indicates Elected Winner

9. Committee Reports and Action Items

A. Transportation Committee- Craig Lader and Charles Warren, Co-Chairs

TR-1: Item 2 – Unanimous Approval

TR-2: Item 3 – Approval

**Item 2: - Truqit Car Share Program Disapproval**

**WHEREAS;** New York City Department of Transportation has made permanent a Car Share program that would provide 16 parking spaces at 8 locations across Community District 8; and

**WHEREAS;** The NYCDOT Car Share program proposes six locations be provided to Getaround, which operates a car share service utilizing primarily small sedans, and two locations to be provided to Truqit for a truck share program utilizing pick-up trucks; and

**WHEREAS;** the use of pick-up trucks as a car share vehicle would encourage the use of larger and less fuel efficient vehicles that pose safety and health concerns to pedestrians, other drivers and the general public; and

**WHEREAS;** there are few situations in which someone who resides in Community District 8 may have a specific need for a pick-up truck, and;

**WHEREAS;** Truqit has not made a compelling case for the need for pick-up trucks to be used for car-sharing;

**THEREFORE BE IT RESOLVED,** that Community Board 8 Manhattan **disapproves** the request by Truqit to be provided use of on-street parking spaces provided by NYCDOT and the use of pick-up trucks in the NYCDOT Car Share Program.

**Community Board 8 Manhattan unanimously approved this resolution by a vote of 43 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

**Item 3:- Revocation of Allen Stevenson School’s Open Street (East 78th St. between Lexington & Park)**

**WHEREAS;** New York City Department of Transportation has established an Open Streets Program; and

**WHEREAS;** The Allen Stevenson School, located at 132 East 78th Street, obtained approval from NYCDOT for an open street on East 78th Street between Park Ave. and Lexington Ave. between 7AM and 4PM on weekdays; and

**WHEREAS;** The Allen Stevenson School uses the open street both as a play area and as a space used for facilitating smooth AM arrival and PM dismissal of students; and

**WHEREAS;** Neighbors of the Allen Stevenson School have been adversely impacted by the street closures, which have resulted in restrictions to access of residents and visitors and patients of doctors with offices on the block and a degradation of quality of life due to noise and safety concerns; and

**WHEREAS;** the Community Board agrees with neighbors of the Allen Stevenson School that an open street on the East 78th Street block between Park Ave. and Lexington Ave. is incompatible with the needs of the residents and businesses on the block; and

**WHEREAS;** the Allen Stevenson School has constructed a rooftop play area that is expected to obtain approval for use by early 2023, reducing the need for the open street to be used as a play area;

**THEREFORE BE IT RESOLVED,** that Community Board 8 Manhattan requests that NYCDOT allow the Allen Stevenson School's open street on East 78th Street between Park Ave. and Lexington Ave. to remain in place until the school obtains all required permits and approvals for its rooftop play area, at which time NYCDOT shall revoke the open street permit.

**Community Board 8 Manhattan approved this resolution by a vote of 30 in favor, 11 opposed, 0 abstentions and 1 not voting for cause.**

B. Landmarks Committee- David Helpern and Jane Parshall Co-Chairs

LM-1: Items 3 & 5A – Unanimous Approval

LM-2: Item 5B – Approval

LM-3: Item 1 – Approval

LM- 4: Item 2 – Approval

LM-5: Item 4 – Approval

Item 3:- **20 East 76th Street Surrey Hotel (Upper East Side Historic District)** - Todd Poisson, Architect - A Neo-Classical building designed by Schwartz & Gross and constructed in 1925 -1926. Application is for ground floor facade modifications, lot line window replacement and modifications, 14th and 16th-floor facade modifications, rooftop mechanical units and ground floor infill at rear air wells

**WHEREAS** 20 East 76th Street is a neo-classical residential + apartment building designed by Schwartz & Gross and constructed in 1925-1926;

**WHEREAS** at the street facade the applicant is proposing window replacement and ground floor modifications;

**WHEREAS** at the street facade, from east to west along 76th Street, the existing service door will remain, two existing windows will be replaced by two new doors in extended masonry window openings, two new windows will replace existing masonry door openings on either side of main entrance (the existing oculus above each window will remain and become visible with removal of existing awnings), a double set of windows will remain, and finally new entrance doors at an extended masonry window opening;

**WHEREAS** at the main entrance, the existing marquee over the entrance will be reconfigured with sloping glass so that the existing stonework decoration above the entrance door is more visible; the profile of the existing marquee will remain;

**WHEREAS** at the main entrance, the applicant is proposing new stained bronze entry doors with an ornamental metal screen;

**WHEREAS** at the 14th and 16th floors, the applicant is proposing window and terrace modifications that will enhance the symmetry of the front elevation;

**WHEREAS** at the 16th floor, the applicant is proposing new windows with new brick infill to match adjacent window;

**WHEREAS** at the 14th floor, the applicant is proposing new doors at existing masonry openings;

**WHEREAS** at the rooftop, the applicant is proposing rooftop mechanical units and an elevator bulkhead extension;

**WHEREAS** an existing asymmetrical greenhouse will be removed and the mechanical area will be pushed back to regain the symmetry of the broad shoulders of the bulkhead; the parapet will be extended by 3' and will replace an existing pipe railing on the bulkhead; on the left side of the bulkhead;

**WHEREAS** the elevator bulkhead will be extended by 4 feet, there will be a new mechanical enclosure screen and a new exterior exhaust flue;

**WHEREAS** the modifications at the roof are minimally visible from the public way;

**WHEREAS** all windows on all 4 elevations will be 6 over 6 double hung wood windows;

**WHEREAS** at the east, west and south lot line walls, the applicant is proposing window relocation that presents as lot line wall modifications; in general, the modifications have been approved at the Landmarks Preservation Commission staff level;

**WHEREAS** the proposed revised configuration of the windows meets the proposed revised and updated interior layout of the rooms,

**WHEREAS** at the east elevation, the west elevation and the south elevation, windows to be removed will have recessed brick infill so that each elevation maintains the historic pattern of the windows;

**WHEREAS** at the ground floor, the applicant is proposing ground floor infill at rear east and west air wells;

**WHEREAS** at the rear east air well, the applicant proposes infill at the cellar and extending to the second floor so that there is a visual screening of the neighboring building's mechanical equipment; the existing exterior wall and windows will be removed at the air well with brick infill at existing windows' masonry openings at the 2nd floor to match adjacent brick and new infill at the cellar and first floor;

**WHEREAS** the proposed screen will be attached to the existing party wall; at the 2nd floor, there will be a new extended mechanical terrace;

**WHEREAS** at the rear west air well, the applicant proposes infill to the 2nd floor to accommodate a new service stair bulkhead; an existing masonry window opening will be converted to a door;

**WHEREAS** there will be limited, subtle LED lighting at the front elevation;

**WHEREAS** the proposed work at the roof is minimally visible from the public way;

**WHEREAS** the applicant is to be commended for choosing multi-paned windows (6 over 6 double hung and the original historic window);

**WHEREAS** the Landmarks Committee felt that the application was magnificent and that the presentation thorough and easy to follow;

**THEREFORE, BE IT RESOLVED, THAT** this application is **approved** as presented.

**Item 5A - 829 Madison Avenue (Upper East Side Historic District) - Beyer Blinder Belle Architects & Planners LLP - A contemporary style building designed by Charles Buek & Company and constructed in 1885. - Application is for modifications to the façade and storefront on the 1st and 2nd floors of a non-original façade as well as remedying LPC violations for work done under prior ownership of the building**

**WHEREAS** 829 Madison Avenue has a two-story base with a non-original façade that will be replaced except for the restaurant on the eastern end of 69th Street;

**WHEREAS** the upper three floors retain much of the original architectural character and will be restored;

**WHEREAS** the existing first floor has a polished black marble façade and the existing second floor has a black fabric screen;

**WHEREAS** the existing materials on the first two floors will be removed and a new design to enhance the retail base will be implemented;

**WHEREAS** the new design reflects numerous precedents in the historic district for retail bases that are two stories in height;

**WHEREAS** three of the existing entrances will be changed to new entrances as part of the new design for the retail base: the entrance on Madison Avenue, and two entrances adjacent to the restaurant to the east on 69th Street;

**WHEREAS** the new two-story façade will be organized with brick piers, two stories high, with glass and aluminum storefronts;

**WHEREAS** the storefront on Madison Avenue will be framed with brick piers on either end;

**WHEREAS** the central aluminum and glass door will be framed by aluminum cladding over original columns;

**WHEREAS** the brick piers on 69th Street will create a regular cadence of storefront openings;

**WHEREAS** the two entrances on East 69th Street are in the two easternmost bays adjacent to the restaurant;

**WHEREAS** one of the two entrances on East 69th Street is for a ground floor store and the other entrance is for the commercial tenants above;

**WHEREAS** the storefronts will have textured spandrel panels at the second floor for signage and grilles at the tops;

**WHEREAS** the existing restaurant storefront on the eastern end will remain;

**WHEREAS** the base of the new masonry will be a dark, flame-finished granite

**WHEREAS** the brick will be smooth, in a “brownstone” blend in which there are subtle differences in color in the brick;

**WHEREAS** the color of the brick will be compatible with the coating on the brick on the upper three floors;

**WHEREAS** the storefronts will be dark bronze tone in color with clear glass;

**WHEREAS** the new brick masonry will be terminated above the second floor with a new glass reinforced fiber concrete cornice in a brownstone color;

**WHEREAS** the single pane windows in punched openings on the third floor on Madison Avenue will remain and act as a transition between the base and the upper three floors;

**WHEREAS** there is a mix of casement windows and double hung windows in punched openings;

**WHEREAS** the one over one double hung windows predate the casement windows;

**WHEREAS** the casement windows will be replaced with aluminum one over one double hung windows;

**WHEREAS** windows will be dark bronze tone in color with clear glass;

**WHEREAS** all glass will have bird-safe film;

**WHEREAS** the coating on the brick on the upper three stories will be removed and brick repaired;

**WHEREAS** a new coating will be applied if brick facade cannot be fully repaired;

**WHEREAS** the existing synthetic roof tiles will be replaced with a faux slate roof in a slate gray color;

**WHEREAS** pad style snowguards in copper will be placed on the roof and pipe style snow guards in black will be placed along the roof eave;

**WHEREAS** the new façade on the lower two stories and the restoration on the upper three stories will remove all violations;

**WHEREAS** the new façade and the restored upper three floors will be in the tradition of the smaller buildings on Madison Avenue with an altered, non-historic two-story retail base and non-altered or minimally altered upper floors;

**WHEREAS** Part A of this application is appropriate and contextual with the history district;

**THEREFORE**, Part A of this application is approved as presented.

**Community Board 8 Manhattan unanimously approved this resolution by a vote of 42 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

**Item 5B 829 Madison Avenue (Upper East Side Historic District)** - Beyer Blinder Belle Architects & Planners LLP - A contemporary style building designed by Charles Buck & Company and constructed in 1885. - Application is for modifications to the façade and storefront on the 1st and 2nd floors of a non-original façade as well as remedying LPC violations for work done under prior ownership of the building.

**WHEREAS** the applicant proposes awnings at the tops of the two-story bays on 69th Street;

**WHEREAS** the intent is for a future tenant to install fabric awnings with signs;

**WHEREAS** the design of the awnings is not fully determined;

**WHEREAS** it is not possible to approve an element that has not been fully designed;

**WHEREAS** approving a future undesigned addition to the building is not appropriate;

**THEREFORE**, Part B of this application is **disapproved**.

**Community Board 8 Manhattan approved this resolution by a vote of 40 in favor, 2 opposed, 0 abstentions and 0 not voting for cause.**

**Item 1 21 East 90th Street (Expanded Carnegie Hill Historic District)** - Zaras & Neudorfer Architects, PC - An Art Deco style building with medieval elements designed by George F. Pelham and constructed in 1927. Application is to remove/relocate penthouse chimney, expand masonry opening, and install new window system.

**WHEREAS** 21 East 90th Street is an Art Deco style building with medieval polychrome decorative elements designed by George F. Pelham and constructed in 1927;

**WHEREAS** at the penthouse at the west elevation, the applicant proposes to remove existing painted wood terrace doors and remove the existing decorative masonry chimney;

**WHEREAS** a new decorative masonry chimney to match the existing bricks and the existing height and including decorative corbel brickwork will be placed as the NW corner at the penthouse;

**WHEREAS** a new bronze-toned steel door and window assembly will replace the removed terrace doors and chimney;

**WHEREAS** the existing copper flashing below the new window system will remain;

**WHEREAS** the new window system will be taller than the existing penthouse doors; 3 rows of brick will be removed so that the new system presents as 17 1/2 feet wide x 8' 3/4" wide; the new door system will have a fixed panel above;

**WHEREAS** the plane of wall the applicant is proposing to modify is minimally visible from Central Park looking East over the Carnegie Mansion;

**WHEREAS** the symmetry of the existing west-facing elevation of the penthouse is preferable to the proposed blank wall of glass; the proposed new glass window system is not correct for a George F. Pelham building and is not an improvement;

**WHEREAS** the existing integrity of 21 E. 90th Street should be maintained within the historic district; the proposed changes are not appropriate or contextual within the historic district.

**THEREFORE BE IT RESOLVED** that this application be **disapproved** as presented.

**Community Board 8 Manhattan approved this resolution by a vote of 39 in favor, 2 opposed, 0 abstentions and 0 not voting for cause.**

Item 2 **33 East 93rd Street (Expanded Carnegie Hill Historic District)** – Hamptons Signs – A Renaissance Revival building designed by Gilbert A. Schellenger and constructed in 1889-90. Application is for approval of an existing sign.

**WHEREAS** 33 East 93rd Street is a corner building;

**WHEREAS** Knockout Beauty is a retail establishment that desires more visible signage;

**WHEREAS** the building is covered with ivy;

**WHEREAS** the corner of the site is a garden with hedges in front;

**WHEREAS** there is little visibility into the ground floor;

**WHEREAS** the entrance door on 93rd Street is not prominent as it is located at the edge of the building on 93rd Street;

**WHEREAS** the entrance door has a small sign that becomes visible only as the door becomes visible;

**WHEREAS** there is a window decal sign in the window on Madison Avenue that does provide visible identification;

**WHEREAS** the applicant proposes to place a free-standing sign set back from the corner in the hedges;

**WHEREAS** the proposed metal sign band is 13" high by 55" long;

**WHEREAS** the sign band is set on two aluminum posts;

**WHEREAS** the sign has a black background with white letters;

**WHEREAS** the applicant proposed a sign that is not attached to the building;

**WHEREAS** the sign is not related in its architectural character to the building;



**WHEREAS** the sign will be more obtrusive when the ivy is less fully leafed in winter;

**WHEREAS** the sign is not appropriate and contextual in the historic district;

**Community Board 8 Manhattan approved this resolution by a vote of 26 in favor, 16 opposed, 0 abstentions and 0 not voting for cause.**

Item 4 7 East 81st Street (Metropolitan Museum Historic District) - Studio CAHS - A four-story row house designed by Griffith Thomas and erected in 1878-79. Application is for the expansion of the cellar into the rear yard (underground) and a non-visible rooftop addition.

**WHEREAS** 7 East 81st Street is a four story row house designed by Griffith Thomas and constructed in 1878-1879;

**WHEREAS** the applicant is proposing to extend an approved bulkhead and extend excavation at the rear yard (under the rear yard);

**WHEREAS** at the rear, excavation would be extended an additional 21 1/2' with a 5' setback from the rear property line;

**WHEREAS** at the roof, the applicant proposes that the previously approved (at the LPC) L-shaped elevator bulkhead and stair landing now become occupiable space by infilling the footprint which adds 115 sq. ft. to the space;

**WHEREAS** even with the addition of a skylight, the elevator bulkhead, now enlarged, is not visible from the public way;

**WHEREAS** the proposed modifications to the bulkhead amend a previously approved Certificate of Appropriateness;

**WHEREAS** the rooftop addition is glazed on both sides; formerly the front elevation presented as an "orangerie" — however, the "orangerie" now presents as the rear elevation with glazing at the front elevation;

**Community Board 8 Manhattan approved this resolution by a vote of 42 in favor, 1 opposed, 0 abstentions and 0 not voting for cause.**

C. Environment Committee – Sahar Husain, Barbara Rudder, and Lynne Strong-Shinozaki, Co-Chairs

EN-1: Item 1 – Approval

Item 1 **E-Vehicle batteries**

**WHEREAS:** There have been many accidents and deaths associated with the charging of E-Vehicle batteries; and

**WHEREAS:** It is known that certain batteries cause explosions when charged; and

**WHEREAS:** There in an insufficient number of inexpensive charging stations, and

**WHEREAS:** The City Council has held hearings about regulating the batteries used in E-Vehicles;

**BE IT RESOLVED:** Community Board 8 Manhattan urges our City and State representatives to pass legislation outlawing batteries that cause danger when charged.

**BE IT FURTHER RESOLVED:** Community Board 8 Manhattan urges our City and State representatives to provide for the construction of more inexpensive and easily accessible charging stations.

**Community Board 8 Manhattan approved this resolution by a vote of 41 in favor, 0 opposed, 1 abstention and 0 not voting for cause.**

D. Roosevelt Island Committee – Paul Krikler and Lynne Strong-Shinozaki, Co-Chairs

RI-1: Amendment to Item 1 – Approval

RI- 2: Item 1 – Approval

Amendment – An amendment was offered to take out the names of particular companies on the resolution.

**The amendment passed by a vote of 25 in favor, 14 opposed, 3 abstentions and 0 not voting for cause**

**Item 1 Secure Bike Storage Feasibility Study on Roosevelt Island**

**WHEREAS** Roosevelt Island continues to experience an overall surge in cycling especially post-pandemic;

**WHEREAS** biking has increased among Roosevelt Island residents;

**WHEREAS** Roosevelt Island is a cycling destination with increased cyclists visiting our community;

**WHEREAS** the Roosevelt Island Operating Corporation will undertake a major capital overhaul of the helix to better facilitate safe cycling, walking and driving upon entering and exiting our community;

**WHEREAS** the lack of protected bike parking options is a major challenge for the growing number of cyclists visiting Roosevelt Island and for Roosevelt Island residents who also bike;

**WHEREAS** protected bike parking provides a viable option for all cyclists to explore our community as cyclists as well as pedestrians;

**WHEREAS** Roosevelt Island businesses especially would benefit from the increased pedestrian and cycling commerce;

**BE IT RESOLVED** that we urge the Roosevelt Island Operating Corporation to study the feasibility of strategically deploying protected and enclosed secure bike storage; protected bike parking pods for public use and work with Manhattan Community Board 8’s Roosevelt Island Committee and other community stakeholders on the siting of such pods.

**Community Board 8 Manhattan approved this resolution by a vote of 33 in favor, 10 opposed, 1 abstention and 0 not voting for cause.**

E. Women and Families Committee – P. Gayle Baron and Margaret Price, Co-Chairs

WF-1: Motion to Table – Unanimous Approval

Motion To Table Item 1

A motion was made to table the Women and Families Committee Resolution.

**The motion was carried unanimously by a vote of 43 in favor, 0 opposed, 0 abstentions and 0 not voting for cause.**

F. Budget Committee – Billy Freeland and Felice Farber, Co-Chairs

BG-1: Item 1B – Unanimous Approval

**Item 1B Allocation of Funding for Arts Committee**

**WHEREAS**, the Arts Committee works to bring publicly accessible art to the district through Art Shows, dance performances and music performances;

**WHEREAS**, the CB8 supports musicians and dancers and believes that performers should receive some compensation for their participation in Community events;

**WHEREAS**, the Arts Committee has requested an allocation of \$900 to support salsa lessons and other expenses at an Arts Committee sponsored event;

**WHEREAS**, the Arts Committee requested that if necessary, funding be prioritized for Edelstein Architecture in support of the Community Board’s Land Use Application, over the Arts Committee request;

**THEREFORE BE IT RESOLVED**, Community Board 8 will allocate \$900 for the Arts Committee, while ensuring maximum flexibility to continue to fund a planner as needed.

**Community Board 8 Manhattan approved this resolution by a vote of 42 in favor, 2 opposed, 0 abstentions and 0 not voting for cause.**

10. **Old Business** - No items of Old Business were discussed

11. **New Business** - No items of New Business were discussed

The meeting was adjourned at 9:50 PM

*Russell Squire, Chair*

DRAFT

