S T A T E O F N E W Y O R K
COUNTY OF JEFFERSON
----------x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#573

Area Variance to increase the maximum sign surface area to 104.54 square feet.
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245 Washington Street
Watertown, New York 13601
Wednesday, Jan. 19th, 2022

B E F O R E:

Chairperson:	Samuel S. Thomas
Board Members:	Allison Crossman Christin Filippelli Benjamin Grass
Senior Planner:	Jennifer Voss
City Planner:	Geoffrey Urda
City Attorney:	Christina Stone, ESQ.
REPORTED BY:	Tiffany-Jo Ponce Court Reporter

CHAIRPERSON THOMAS: Because we are on a speakerphone, I would ask that the applicants who are calling in just speak slowly and succinctly, because we do have a court reporter here. And sometimes it's very difficult to hear that information, so we have a correct transcript.

But I'd like to call the Zoning Board of Appeals meeting to order for the City of Watertown. We'll begin with roll call.

Benjamin Grass?

MR. GRASS: Present.

CHAIRPERSON THOMAS: Christin Filippelli?

MS. FILIPPELLI: Present.

CHAIRPERSON THOMAS: Allison Crossman?

MS. CROSSMAN: Present.

CHAIRPERSON THOMAS: I, Samuel Thomas, Chairperson, is present. And let the record show that Jennifer Voss, Senior Planner, Geoffrey Urda, Planner, and

Christina Stone, City Attorney, is also here at today's meeting.

This is a continuation of last month's meeting, which took place on Wednesday, December 15th, for the purpose of hearing 842 State Street, Parcel Number 12-06-326.000 for a petition for an area variance to increase maximum signage surface area in my application, which was sent out in memorandum by Mr. Urda on January 10th. It was 104.54. I understand there was some changes with that, and we'll have a discussion about it this evening.

MR. URDA: Sure. At the Chair's pleasure, I could give a brief summary, and then the applicant's will be free to --

CHAIRPERSON THOMAS: That would be great.

MR. URDA: -- expand on that.

So the applicant had originally resubmitted a digital pdf format. And the original report I wrote for the zoning board of appeals was based on the

pdf resubmission, which I printed and packaged and waited for the physical resubmissions to arrive, which as soon as they arrived, they were packed and sent out.

The applicant did revise their calculations on the physical resubmission, particularly as it relates to the pylon sign at the State Street entrance, which would be Sign C on the plan view drawing in the resubmitted package. They had originally listed that as 8.51 square feet, which was the full size of the sign. They had revised that to 2.80 square feet, which reflects only the lettering as it would be in a rectangular two-dimensional plane with right angles, basically if you drew a rectangle around the lettering only.

I subsequently consulted with our code enforcement supervisor, who agreed with that interpretation. And so subsequently, I revised the total, which is then 98.83 square feet, down from the 104 and change that it was before. I

communicated that to the ZBA via e-mail after receiving the physical resubmission and after my conversation with code enforcement supervisor, and the math is also reflected on the physical handouts you have tonight.

So with that, I will cede the floor, and if the applicants wish to state anything for themselves, or if the ZBA Chair would like to move on from here, that's all I've got.

CHAIRPERSON THOMAS: Please state your name for the record and --

MR. TEDESCO: Good evening. John Tedesco, real estate manager with Dollar Tree.

MR. NASONI: Hi. My name is Ray Nasoni. I'm with the sign installation contractor, Signarama.

Basically, what we're doing is we're resubmitting a drawing according to what we think is a little more reasonable. We still truly believe in those medallions on both the Arlington and State Street side to be crucial to the Dollar Tree

survival and flourishment in the building.

It's -- if you look at the medallion, it doesn't say anything about Dollar Tree. It becomes a brand, and that's what they're trying to do, is truly build just a brand. You look at Nike. You see the swoosh. You see the brand. McDonald's, you see the arches. You see the brand. That's what Dollar Tree is trying to do. I truly think the building was built to have something on the -- on that bump-out. It kind of looks naked without it. I don't know.

I don't know what else you would like us to submit. I mean, I think we're trying to give you a good argument on it on why we would like the signage there. Dollar Tree pays a lot of taxes. They employ a lot of people. We'd like your approval.

MR. TEDESCO: We also don't advertise. We don't do television. We don't do prints. We don't do radio. So the only way people know where we are is

to physically drive by our space and look at the building signage. And depending on what direction you're going, two directions in particular -- north on Arlington and the west on State Street -- we do not see the building signage very well until you're right up on the building. And even on Arlington Street, you don't see it at all.

We have a directional sign, Sign B, that we have here. It's just an arrow, but there's no branding, no naming of any kind to know that that is Dollar Tree. So we're accepting that in exchange for the monument sign that we're labeling Sign C and the two small medallions that we have reduced in size from December's meeting.

So we -- we've taken the Chair's recommendations into account last month when he said he would like to see a number under 100. So we have done our best to sharpen our pencil in order to accommodate you there, so we have reduced it considerably.

MR. NASONI: And these medallions probably take up maybe 20 percent of the sign band area on that bump-out, which is very small when you look at it. So, I mean, they're not asking for a lot.

CHAIRPERSON THOMAS: I hope that --

MR. NASONI: And they're putting a lot of money into the building. You know, they took a dilapidated building or a building that was starting to go down and brought new life back to it.

CHAIRPERSON THOMAS: I will have to say -- and we can't comment as a board on color selection, but the signage that faces State Street is extremely visible, and I immediately recognized it, so ...

MR. NASONI: Right.

CHAIRPERSON THOMAS: Going in either direction, because I've been up and down that street many times.

And Mr. Urda, do we have to make a decision, because I saw that in the application, about the directional sign?

MR. URDA: So the ZBA does have the freedom to interpret whether Sign D would

be purely directional or not, and if you determine that it was not purely directional, you would have to add that to the calculations. However, for what it's worth, in my conversation with the code enforcement supervisor, his conclusion was that it was purely directional in his estimation.

CHAIRPERSON THOMAS: I think we should settle that first, so we know what we're looking at for an average of signage.

MR. URDA: I agree.

MR. GRASS: I agree.

CHAIRPERSON THOMAS: I have to agree for myself with code enforcement that it is a directional sign.

MS. STONE: I just wanted to add that if it's just purely, like, entrance and exit or an arrow, that it's usually not counted as part of the signage. It is not counted, so ...

CHAIRPERSON THOMAS: So -- and only one freestanding sign, obviously, is parceled for that, because they are

directional.

MS. STONE: Right.

MR. URDA: That's correct.

MS. CROSSMAN: Do we need to take a vote on that?

CHAIRPERSON THOMAS: Yeah, do we have to take a vote on that or make a motion?

MR. URDA: I don't think -- I don't think you need any formal motion for that. If you all agree that it's a directional sign, then --

CHAIRPERSON THOMAS: I agree.

MS. FILIPPELLI: I agree.

MR. GRASS: I agree; it's directional.

MS. CROSSMAN: I agree; it's directional.

CHAIRPERSON THOMAS: You know, on that tower -- I guess I'll call it a tower. You're referring to it as a bump-out.

MR. NASONI: Yep, yep.

CHAIRPERSON THOMAS: You're referring to it as a medallion. I do

agree that it sits -- it's there and it almost needs something.

MR. NASONI: Right.

CHAIRPERSON THOMAS: It's just kind of blank. There's no lettering on it. There's just a dollar, which I think represents a true medallion. I don't know how my colleagues feel about that. But as far as I'm concerned, for the medallion on the northwest and southeast facing side of the tower, with a building that size, I don't feel it has an impact on what we're looking at for total signage. And you did, obviously, reduce that down.

MR. NASONI: Yeah, yeah. We brought it down from a 52-inch to a 48-inch. And, like, it is. It's just a logo. It's part of branding. You can look at Kentucky Fried Chicken. You know, you see the red building. It's part of their branding. That's what they're trying to do.

MR. GRASS: And I understand that, and I'm sympathetic to certain brands are

usually -- you have custom to a certain amount of signage and things. Just the -- the stickler here is that we have so many businesses that operate within that current 75 square feet, whether it be corporations or whether it be small businesses. There is a variance that, you know, typically -- not typically, but is -- we do go above and beyond, and we are sympathetic to businesses, because to me, it is a bit stringent. But we have to do what's also fair and what's been done in the past. So I take all of that into consideration as well.

MR. NASONI: In a defense, too, if you're going back towards the Rite Aid, Rite Aid's logo incorporated their name --

MR. GRASS: Sure.

MR. NASONI: -- as to where the Dollar Tree doesn't. This medallion doesn't incorporate the name at all --

MR. GRASS: Right.

MR. NASONI: -- as to where the Rite Aid logo did incorporate the Rite Aid

name in the -- in their signage.

MR. GRASS: No, I --

MR. NASONI: So this --

MR. GRASS: Again, those are all differences that I understand.

MR. NASONI: Yeah. And I understand, too. And it's just -- again, you've got a company that's just really trying to survive and put a lot of money into the building, you know. Just in an effort just to get a medallion put on the building, they put a lot of money and effort into that.

MR. GRASS: Sure.

MR. NASONI: So we're just asking for a little --

CHAIRPERSON THOMAS: I would just remind colleagues -- I've been on the zoning board for years, and it is essential that we make a good faith effort to try and abide by the signage ordinance which, in my term, in many ways offers -- I'm trying to find the term. It's somewhat unique in this way, but each case should stand on its own merit.

And we've had other cases in the past where -- actually, right on State Street where some variances have been granted, minimal variances, I should say. But just keep that in mind.

Okay. So we have the medallion. We've agreed that the Arlington Street is a directional sign.

The other piece, too, Mr. Urda, that you mentioned, that the freestanding sign -- the only allowable freestanding they're requesting on State Street is measured by lettering and not -- so it's kind of -- it's sort of considered directional advertising?

MR. URDA: The remainder of the sign that's not lettering would be considered directional. And the lettering itself, if you took the edges of the D and the R and at the top and bottom of the words "Dollar Tree" and create a rectangle, that's where the 2.8 comes from that counts towards the allowed total, and the remainder would not.

And you were correct with the --

that is the one freestanding sign. Since you've already determined that the sign on Arlington is purely directional, that doesn't count against the limit of one freestanding sign. So the one on State would be the one allowed freestanding sign.

MS. CROSSMAN: And I think you had previously stated that that code enforcer supported that calculation of the --

MR. URDA: Yes. Code Enforcement Supervisor Dana Aikins concurred with that conclusion. His interpretations was the same.

MS. CROSSMAN: Okay.

MR. GRASS: That all being said, in regards to that Sign D, the Dollar Tree lettering on the side of the building consumed 70.88 -- 70.89 square feet of the signage lettering out of the allotted 75. So with Sign D, if -- with it being 2.80, it would simply fit in under the allotted signage because there's still 4.11 square footage left; right?

MR. URDA: Yeah. I think you mean

Sign C. Sign C is the --

MR. GRASS: Or Sign C, excuse me.

MR. URDA: Yes. The front -- the lettering on the front of the building and then the pylon sign identified as Sign C, together those would fit within the 75 allowed.

MR. GRASS: Right. So we really don't need a variance for that signage?

MR. URDA: Correct. That signage, they could apply directly for a sign permit with no variance.

MR. GRASS: Okay.

MS. STONE: But you may recall from the last meeting, you guys were thinking about doing something like that, and I cautioned you not to piecemeal it.

MS. CROSSMAN: Right, the split.

CHAIRPERSON THOMAS: So we're looking at total signage?

MS. STONE: You're looking at total signage. They did get their sign permit for the sign on the building facing State Street.

CHAIRPERSON THOMAS: Yes.

Questions?

MR. GRASS: Just --

MR. URDA: I would -- for the Chair, you do have two other members of the applicant team on the phone. I would see if they wanted to say anything.

CHAIRPERSON THOMAS: At this time, if you have questions or comments you would like to make, you're most welcome to. Hello?

MR. KIPNIS: Yes. I'm sorry. It's a little hard to hear. This is Scott Kipnis with Fox Rothschild for Dollar Tree.

CHAIRPERSON THOMAS: Okay. If you would like to make a comment at this time, it's appropriate, if you would like to chime in.

MR. KIPNIS: Yeah. I think I heard a little bit of what you were discussing. We strive to comply with the advice of multiple board members. One had a comment about directional signs, either on the cupula or the front of the tower or somewhere on the building. We

complied with that by putting it on the State Street monument; thus, by earlier conversation yesterday with staff, without the size of the lettering on the State Street monument sign would bring us within code and would not need a variance. And we intentionally reduced the size of the medallions to fulfill some -- both safety measures, as no one has brought up Mr. Clark -- or Mr. Latham's letter about the distance as you travel, if I recall, coming from the east heading west because the building is somewhat obscured.

I have not driven it personally, but I did do a Google Earth drive, and I could not see the Dollar Tree sign. I could see the tower, but I couldn't see the sign. And the only two turn-ins would be the left on Arlington or pulling into the center lane and then making a left into the curb, or you have to go around the block.

So I do want to point out that the Arlington medallion serves a dual

purpose, both for safety, but also, I think someone mentioned, aesthetically. It begs for something to be on there.

Obviously, we didn't build this building. Rite Aid didn't build the building. The landlord built the building per Rite Aid's specs and probably, when they went through the planning process, didn't contemplate that the tower of the cupula was going to have two sides for signage and Rite Aid only, if I'm correct, used one of them. But I do want to point out, Rite Aid also went out of business. So my goal is to keep Dollar Tree a successful partner here for the length of its lease and also provide for the safety and the aesthetics.

And then that brings us to Sign A, which is the second medallion. That's the one running parallel to State Street that you would see next to the Dollar Tree wall sign. Again, putting nothing there just begs for, I guess, filth or dust or you said, "Something should be there. What's there?"

So if we had our preference and you were inclined to not allow both medallions, which I would urge you to allow for the reasons I set forth, we would prefer to have the State Street Sign A medallion because that completes the look of our building. The Sign B just, as I said, fulfills what I believe to be a safety concern, as Mr. Latham says. And it provides that aesthetics and gives us the best chance of staying here long term.

I did hear someone else comment about the Dollar Tree wall sign and if that's the 70.8 square feet. I want to remind the board, last time, that our normal letter size is 48 inches. We normally will, as a matter of course, go down to 36, but we went to 32s to try and keep the request down to a minimum. And as I think the Chair advised, he would like to see -- I believe I wrote down in my notes, like to see the total application below 100 square feet, which I believe we did by keeping at

98.83 square feet.

So again, we're at your holding, and the store has opened. It is operating, but we would like to put our best foot forward, and that would be, both, the best for the community and best for the business and the best to hire as many local people as we can, so we request your indulgence. So thank you for your time.

CHAIRPERSON THOMAS: Thank you.

MR. TEDESCO: I would like to add just one thing. Driving up here today, driving by the site, obviously we get a lot of snow up here. So those monument signs are pretty low to the ground. They're pretty easy to get lost in the county snowbanks out here three to four to fives months of the year.

CHAIRPERSON THOMAS: Now, the original application, if I'm correct, the total proposed sign area was 111.2 square feet?

MR. NASONI: Yeah. About 112 square feet, yeah. So we've downsized it 14 --

14 square feet, roughly.

CHAIRPERSON THOMAS: Uh-huh.

MR. NASONI: And again, it's really the medallions. I truly believe, as a citizen of New York State, I think the medallions are kind of -- they're needed for there. It's just -- it's not overwhelming. It's just -- it's a symbol. It doesn't have anything but the Dollar Tree into it, and I think it's just part of building a brand.

CHAIRPERSON THOMAS: Questions? Comments from board members?

Mr. Urda, further information from city's position?

MR. URDA: The city takes no position. I would only remind the board that you will have to fill out Part Two of a SEQR form. Even though this is just an area variance, the setback variance is a Type Two action. So this is still unlisted, so you will have to do a Part Two. I have extra Part Twos if anyone needs them.

(A discussion was held off the record.)

MR. GRASS: I'd like to make a motion --

CHAIRPERSON THOMAS: Oh, no. What we're going to do first --

MR. GRASS: Oh, I thought we were doing it now. Sorry, Sam.

CHAIRPERSON THOMAS: No, that's okay. I didn't read -- that's fine.

MR. URDA: You also normally ask if the city attorney has anything to add.

CHAIRPERSON THOMAS: Oh, yes. I was getting to Ms. Stone.

MS. STONE: I don't feel shorted. I just wanted to remind everybody that branding is also considered signage, so that's why we're here tonight. Because if it wasn't, they wouldn't need a variance, so ...

CHAIRPERSON THOMAS: Thank you.

Before we begin the SEQR, Mr. Urda, I thought I read that the first part of the SEQR wasn't signed, or did I ...

MR. URDA: The applicant gave me a signed Part One tonight.

CHAIRPERSON THOMAS: So we're fine

then. Thank you.

May I have a motion then to close the public hearing, if you so wish?

MS. CROSSMAN: Sure. I'll make the motion to close.

CHAIRPERSON THOMAS: Second on the motion?

MS. FILIPPELLI: I'll second the motion.

CHAIRPERSON THOMAS: All in favor?

MR. GRASS: Aye.

MS. FILIPPELLI: Aye.

CHAIRPERSON THOMAS: We're going to begin the SEQR process, and there are 11 questions. We'll answer either no -- nay or yea or moderate-to-large impact may occur. So I'll begin with Question Number 1.

Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

MS. CROSSMAN: No.

MS. FILIPPELLI: No.

MR. GRASS: No.

CHAIRPERSON THOMAS: Will the

proposed action result in a change in the use or intensity -- use or intensity of use of land? No.

MS. FILIPPELLI: No.

MR. GRASS: No.

MS. CROSSMAN: No.

CHAIRPERSON THOMAS: Will the proposed action impair the character or quality of the existing community?

MS. CROSSMAN: No.

MR. GRASS: No.

MS. FILIPPELLI: No.

CHAIRPERSON THOMAS: Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area, CEA?

MR. GRASS: No.

MS. CROSSMAN: No.

MS. FILIPPELLI: No.

CHAIRPERSON THOMAS: Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? No.

MS. CROSSMAN: No.

MS. FILIPPELLI: No.

MR. GRASS: No.

CHAIRPERSON THOMAS: Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

MS. CROSSMAN: No.

MS. FILIPPELLI: No.

MR. GRASS: No.

CHAIRPERSON THOMAS: Will the proposed action impact existing: A, public/private water supplies?

MR. GRASS: No.

MS. FILIPPELLI: No.

MS. CROSSMAN: No.

CHAIRPERSON THOMAS: B, public/private wastewater treatment utilities? No.

MS. CROSSMAN: No.

MS. FILIPPELLI: No.

MR. GRASS: No.

CHAIRPERSON THOMAS: Will the proposed action impair the character or

quality of important historic, archeological, architectural, or aesthetic resources? No.

MS. CROSSMAN: No.

MS. FILIPPELLI: No.

MR. GRASS: No.

CHAIRPERSON THOMAS: Will the proposed action result in an adverse change to natural resources -- example, wetlands, waterbodies, groundwater, air quality, flora, or fauna? No.

MS. FILIPPELLI: No.

MS. CROSSMAN: No.

MR. GRASS: No.

CHAIRPERSON THOMAS: Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? No.

MS. CROSSMAN: No.

MR. GRASS: No.

CHAIRPERSON THOMAS: Last, will the proposed action create a hazard to environmental resources for human health?

MS. CROSSMAN: No.

CHAIRPERSON THOMAS: No.

MS. FILIPPELLI: No.

CHAIRPERSON THOMAS: May I have a motion to --

MR. GRASS: I'll make a motion that we adopt the resolution to finding that the proposed variance will have no significant adverse effect or environmental impact.

CHAIRPERSON THOMAS: Thank you. May I --

MS. CROSSMAN: I'll second the motion.

CHAIRPERSON THOMAS: All in favor?

MR. GRASS: Aye.

MS. FILIPPELLI: Aye.

MS. CROSSMAN: Aye.

CHAIRPERSON THOMAS: Are people prepared to vote? Do we need a few minutes to collect our thoughts?

Bear with me. I'm wordy. I have carefully considered the following stipulations for the petition for an area variance to increase the maximum surface area signage to 98.83 square feet at the dollar store located at 842 State Street,

which is a neighborhood business district where the maximum allowable signage is 75 square feet for this area.

Last month, the applicant presented a signage plan, which was substantially over what is allowable, according to city code. Presently, revisions represent -- present a reduction in signage to 98.83 -- 98.83 square feet.

Although the signage request is somewhat substantial, I do not feel the character of the neighborhood would be negatively altered, and there are no environmental impacts. Furthermore, the applicant is occupying a building that has been vacant for several years and has created in a beneficial adaptive reuse.

I do feel the applicant enjoys the benefit of the 70.89 square feet of signage that is in front of the building. Although we do not comment on color schemes, I will say this particular sign is highly visible for both pedestrians and the traffic.

While the signage on the northwest

and southeast sides of the tower may seem excessive, it has been reduced. I understand it's a medallion and symbolic to the business. There's no lettering, but rather, one which represents a dollar, which I assume is a tree trunk, which -- with attachments or branches. I feel that actually enhances the feeling, as opposed to having an empty space on -- on the large piece there.

The only allowable freestanding sign is directional and also represents the name of the store, and it's lettering in total signage is the 2.89 square feet. The remaining content is --

MR. URDA: 2.80.

CHAIRPERSON THOMAS: 2.80.

MR. URDA: 2.80.

CHAIRPERSON THOMAS: I'm sorry. 2.80, and that's the piece -- the lettering that is calculated into that signage.

While the applicant has requested the need for additional signage, I still feel this is a self-created difficulty.

Dollar Tree stores are in many towns and cities where they have to adhere to signage that may be either more or less restrictive than the City of Watertown.

While the ZBA makes a good faith effort to adhere to signage and rules, this case stands on its own merits. Therefore, I will vote yes to the requested area variance to increase at 872 [sic] State Street, total aggregate of 98.83 square feet. So my vote is yes.

And Ms. Crossman?

MS. CROSSMAN: Sure. For File Number 573 for the petition at 842 Street State for an area variance to increase the maximum sign surface area to 98.83 percent, I agree with the comments that Chairman Thomas had previously made. I feel that the applicant has made a good effort to reduce the signage and adhere to the comments that the board made at the December 2021 meeting.

And therefore, although it is a substantial increase of 32 percent over the maximum signage allowance, it's an

acceptable amount because, again, the applicant has made a good effort to reduce the signage, and I do believe that the signage will be aesthetically pleasing on the building. Again, to reiterate the comments that the Chairman made, I do think that it's very fitting for the property.

And I appreciate that the applicant did not move forward with the signage prior to getting the permit, which, unfortunately, sometimes we see. So I appreciate the cooperation that we've received for this. And I vote yes to increase the maximum sign surface area variance to 98.83 square feet.

CHAIRPERSON THOMAS: Mrs. Filippelli?

MS. FILIPPELLI: I'm usually the one that's really quick, so everyone will enjoy this. I will vote yes as well.

CHAIRPERSON THOMAS: Thank you.

Mr. Grass, are you prepared to vote?

MR. GRASS: I am.

CHAIRPERSON THOMAS: Okay.

Mr. Grass?

MR. GRASS: For File Number 573, it's an area variance to increase the maximum sign surface area to 104.54 square feet. Total of the previous request was 111.2 square feet. It's still a 39.4 square feet overage of the zoning ordinance. Current active signage on the building now is 70.89 square feet and still counts towards the allocated 75 square feet.

The applicant wishes to have two directional signs: One does not count against the 75 square feet; the other directional sign will take 2.80 square feet. Each medallion is 12.57 square feet. While I feel that the request is substantial, I do feel the request is acceptable to the size of the building. I would like to wish Dollar Tree good luck, and they will be a huge asset to that neighborhood, and I vote yes.

CHAIRPERSON THOMAS: So your variance has been granted. There are four persons present at tonight's meeting

and four have voted yes, so congratulations.

MR. TEDESCO: Thank you.

MR. NASONI: Thank you very much.

MS. CROSSMAN: Mr. Urda will help you with the process, and good luck.

MR. NASONI: Thank you for your time.

CHAIRPERSON THOMAS: It's nice to see that building being occupied again.

MR. NASONI: Yes, it is.

MR. KIPNIS: Thank you for your accommodation, and should you need anything, I'm always available. Thank you.

CHAIRPERSON THOMAS: Thank you.

MS. CROSSMAN: Thank you.

MR. KIPNIS: Thank you. Stay safe.

MS. CROSSMAN: I'm -- I move to adjourn the meeting.

CHAIRPERSON THOMAS: Oh, may I have a motion to close the public meeting?

MS. FILIPPELLI: I'll second.

CHAIRPERSON THOMAS: All in favor?

MS. CROSSMAN: Aye.

MR. GRASS: Aye.

(Whereupon the proceeding was concluded.)

C E R T I F I C A T I O N

I, TIFFANY-JO PONCE, Court Reporter and Notary Public in and for the State of New York, DO HEREBY CERTIFY that I attended the foregoing proceedings, took stenographic notes of the same, that the foregoing is a true and correct copy of same and the whole.

TIFFANY-JO PONCE
Court Reporter

Dated: February 8, 2022