

TOWN OF VICTOR ZONING BOARD OF APPEALS, April 3, 2023

A regular meeting of the Town of Victor Zoning Board of Appeals was held on April 3, 2023, at 7:00 p.m.

PRESENT: Mathew Nearpass, Vice-Chairman; Fred Salsburg, Lya Theodoratos

ABSENT: Michael Reinhardt, Chairman; Alexis Ogra

OTHERS: Rob Kruchten, Todd Markevicz, Adam Ryczek, Victor Code Enforcement, Suzy Mandrino, Town of Victor; Amber Downs, ZBA secretary

Matt Nearpass called the March 6, 2023, Zoning Board of Appeals meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

Mr. Nearpass welcomed everyone. He gave the meeting announcements; location of emergency exits and restroom. He asked that guests please sign the attendance sheet. Agendas and business cards are at front entrance. He asked to silence cell phones and that applicants use compass directions and descriptions to create a complete meeting record. Applicants will have opportunity to be heard with as few interruptions as possible. We will talk one at a time, not over each other. Also, to let the board know if there are additional exhibits.

PAST MINUTES:

On motion of Fred Salsburg, seconded by Lya Theodoratos:

RESOLVED, that the minutes of the meeting held on March 6, 2023, BE APPROVED.

Adopted: Ayes 3, Nays 0, Absent 2

PUBLIC HEARING

**TED COLLINS, 8,000 St Rt 251**                      **WITHDRAWN**                      03-Z-2023  
seeking a use variance to repurpose the second floor of the building as an employee living space where §211-24 C. (8) states Prohibited uses. Prohibited uses shall be as follows:  
Residential uses.

**Gypsum Mills, 6249 Murphy Drive**                      **WITHDRAWN**                      25-Z-2022  
Seeking an area variance for a non-conforming lot. Lot width is 54' where §138-6 states  
Each manufactured home lot shall contain at least 7,200 square feet with a minimum width of 60 feet.

**Gypsum Mills, 6261 Murphy Drive**                      **WITHDRAWN**                      26-Z-2022  
Seeking an area variance for a non-conforming lot. Lot width is 53' where §138-6 states  
Each manufactured home lot shall contain at least 7,200 square feet with a minimum width of 60 feet.

Mr. Nearpass- Obviously, we're short 2 members tonight we still have a quorum, both Mike and Alexis had other obligations, does anybody, Fred or Lya do you have any thing to bring up or discuss or talk about ...

Mr. Salsburg- uh, on the applications that were withdrawn, are they gone? Not to come back.

Mr. Nearpass- I believe the Gypsum Mills ones, yes. And the Ted Collins one maybe, I'm looking over at Adam.

Mr. Ryczek- they're withdrawn...

Mr. Nearpass- they're withdrawn, withdrawn.

Mr. Salsburg- were they settled? The Gypsum Mills lot lines settled?

Mr. Ryczek- um, yea, the lot width ...

Mr. Salsburg- or are we just ignoring them?

Mr. Ryczek- no, they were settled.

Mr. Nearpass- they settled the lot widths, there's one of the homes that was placed too close to the other home and they are working with Cook to probably either move the home or do something but, if they do nothing with one of the homes, they'll have to come back in for a variance from what I know but all 3 have been withdrawn and its kind of up to them what to do next. But I had the same question earlier, but one of the homes I believe is ready to go and the other one may require a variance or may not depending on if they move it.

Mr. Salsburg- alright, thanks.

Mr. Nearpass- it was um, it was 9' too close to the other home which also would require a New York State variance to the fire code, and I believe that the drawings that they gave us it was, it showed it was supposed to be 12' so there's a little bit of a gap between that but, anyways not really for us to debate here today. We do, has everyone had a chance to review the minutes.

*The minutes for March 6, 2023, were APPROVED.*

**Kruchten, 7263 St Rt 96**

05-Z-2023

seeking an area variance to install a permanent light box window sign(s) reading "we buy gold", "we buy silver", "we buy coins" and "we buy jewelry" and 2 11 1/2 'windless flag signs reading "we buy gold" and "we buy silver" to advertise the business Monday-Saturday from 10am-4pm where §165-6 C. Prohibited signs states Neon signs, with the exceptions of a single sign indicating the word "OPEN" during business hours within a window and in accordance with window signs as regulated by this chapter and §165-6 H. states Attention-getting devices such as balloons, nongovernmental flags, streamers and the like may be used to advertise an event for no more the three consecutive days, and not more than 10 times in a calendar year and §165-6 I. states A flag indicating that a business is open may be flown only during business hours. No more than one such flag per building if attached to a building, and no more than one such flag per site entrance if detached from a building.

Mr. Nearpass- Alright, I think we, that gets to our first Public Hearing, Mr. Kruchten. If you could just kind of step up, I know you've been in front of us before, it wasn't a variance but um, I think we clarified some things for you, if you could tell us about your project a little bit, obviously we're, those of us that kind of pre-read it, it's a little confusing, it seems like there's a lot of variances, but ...

Mr. Kruchten- sure.

Mr. Nearpass- we'll, we'll sit tight, also, for both applicants, both of them have to go to the county, the county hasn't responded yet so we're not able to vote on them tonight, obviously we can, you know, listen and discuss it with you, you may walk away with some homework or things to come back with and help clarify for the next time, but pretty much ...

Mr. Kruchten- okay, so basically, we opened East Side Martial Arts in the building we're in, 7263 St Rt 96, its almost 5 years, and we were granted a good size sign which I had to get a variance for because we at that time didn't use any, technically didn't use any frontage of the building, we were in the middle part of the building so I had to get a variance to have a larger sign put up, so it's a, I think 17', or 17' SF sign, but I saw that, it was still very difficult for people to find us, I had a sandwich sign out there and so, we do a lot of birthday parties, a lot of nerf wars and dodge ball and parties and I would constantly have people call and say we cant find you, so I bought some flag signs, which said various things from nerf wars to dodge ball to summer camps and that seemed to help a lot, and you know, being that we're 82' I guess from the road that helped people to be able to find us, I didn't know at that time that they weren't supposed to say anything other than "opened" so they remained up there for, geez at least 3 years, and I changed them out periodically and, to prevent them form getting ratty, and so when we opened Eastside Gold and Coin Exchange, I ordered 4 flags that said 2 of them that said, "we buy silver" 2 that said "we buy gold" started to put those out, and Adam came out and said, yea you can't have these, they can say "opened" and I said to him, I said okay we've been putting the other ones up and he said, well they probably were, we probably thought they were events, so it kind of went undetected, so I said okay, and in fact ordered a, well he said, you know, so I ordered an "opened" sign, which is out there now. But I still have these other 4, um, and when I ask, which I always do, people that come in, and we've been opened for almost 2 months now, and when I ask them, you know, how did you hear about us, at least 75% say your flags, I'm spending probably \$2,000.00 at least this month, I spent \$2,000.00 on advertising, and its okay, but our definite way that people see us, is those, I believe, are the flags, so our sign that says we, "Eastside Gold and Coin Exchange" is smaller than the Eastside one, bigger than what we expected but still none the less we find that it's difficult for people to see us, and so I notice, and I know that the village and the town law, uh, laws or codes are different, but for the village, for the businesses that are 10' from the road, it's obviously much simpler for people to see, and I know that it looks like neon signs are allowed in the village but not the Town, Salvatore's has about a dozen of them, so we're also looking if not the flags, which I'm told is a county thing, that maybe we could do a lightbox sign, which is 4' there's 2 signs, because I figure if I don't get one maybe the other one, which is smaller, would be okay, but and they say "we buy gold", "we buy silver", its all one sign, but there's 4 panels that come together and that would be left on preferably, you know throughout the night because that's the purpose of having a neon sign, but if not, then at least, hopefully the hours that we're opened which is 10-4 weekdays and weekend, Saturdays from 10-2. So, I think without the signage I'm afraid, and by the way the reason we opened this second business was since COVID our numbers have you know, and the martial arts have probably gone down in half, so rather than closing that, the landlord said that we could use the space, you know if I got it, everything okayed by the town, I could use it, you know for the, for the Gold and Coin Exchange and, in hopes that I can save both businesses, and that's something I've done since I was a teenager, I've been in the coin and antique hobby so it seemed like a no brainer, and so far is okay, but I think without the signs its going to be very challenging and if one business goes down, they both go down, so I know that, you know I don't want to see Victor turn into a ghost Town like Honeoye Falls, and so I hope that there's a way maybe to, to get some exceptions for these rules or at least one of them, so that I can get a, you know a good sign up.

Mr. Nearpass- before I, I ask the other board members for questions, can you, its, I'm a little confused with exactly what variances you need...

Mr. Kruchten- yup.

Mr. Nearpass- and they're, there isn't one, we've got the, you know the, what you submitted in terms of the pictures of the signs, but what exactly do you need and if ideally, you know we'd have a picture of the front of the building and you kind of place the signs where you want them.

Mr. Kruchten- yup.

Mr. Nearpass- and things like that so we can understand it better, but what are the variances that you actually need?

Mr. Kruchten- so the flags are technically can only say "opened" so they can't have any other words on there, they could have pictures, and so I looked as, you know to find a flag that and these are like you know \$60.00 flags so they're not crazy expensive, but I looked into getting some ones that had pictures of like, you know coins, and treasure looking and, but they have to be specially made and they start 400-500 dollars, so before I were to even do that, you know I wanted to make sure that having, I believe having one that says "opened" isn't enough for people to know what's in there, so its really just so I can, instead of just having a flag that says "opened" specifically what's in there, as far as the neon sign, they're not allowed in the ...

Mr. Nearpass- but so...

Mr. Kruchten- yup.

Mr. Nearpass- so backing up, the first one, is this 1, and Ill look to Adam, 165-4? Like, where is it, I've got a list here

Mr. Ryczek- it would 5 required variances per my comments ...

Mr. Nearpass- I'm looking at number 2.

Mr. Ryczek- yup, on the comments I submitted you want to look at number 6 for the flags, so you're looking at ...

Mr. Nearpass- so 165-6 G and H?

Mr. Ryczek- yes. Which are somewhat related based on the use of the flags.

Mr. Kruchten- my understanding is the only exception is where you can put it up for 3, for a special events, you can put it up for 3 days, 10 times a year. If I'm not mistaken.

Mr. Ryczek- yes.

Mr. Kruchten- and um, so this isn't really a special, you know these aren't special events.

Mr. Ryczek- the flag can also be considered a temporary sign which is why both code sections are cited.

Mr. Nearpass- so that's 165-6, then 165-4 design and appearance?

Mr. Ryczek- so the suggestion there was just for you guys to determine, that as just a recommendation to the Zoning Board as far as design and appearance is considered that would not require a variance. If were only talking about the flags, we're talking about 165-6 G and H.

Mr. Nearpass- okay.

Mr. Ryczek- if we're going to talk about the window light signs, those are other variances ...

Mr. Nearpass- everything else. Okay, so 165-4 you're saying that if, if the signage was in harmony with the supporting structures that is, if we determine it was, then you wouldn't need a variance, if it wasn't in accordance with, or I guess harmony with the structure that would be yet another variance that would have to be ...

Mr. Ryczek- correct.

Mr. Nearpass- required. Right.

Mr. Kruchten- and if they're not, there's loads and loads and loads of ones that say, "we buy gold" and "we buy silver" so, and there, like I said inexpensive enough if there's a different color or a different style, I'm willing to ...

Mr. Nearpass- sure, so we, we've got those 2, and I think there's at least 3 more ...

Mr. Kruchten- there's 4 but I'm only going to put up 1, I'm only allowed to put up 1 at a time.

Mr. Nearpass- oh, I'm sorry, variances.

Mr. Kruchten- oh yea, there's 2 variances.

Mr. Nearpass- there's 5 total. Right? There's ...

Mr. Kruchten- um.

Mr. Nearpass- 5 total variances that are required?

Mr. Ryczek- between the window lights, based on your application, you're asking, if you were to get everything you're asking for, its going to take 5 variances.

Mr. Kruchten- oh, okay.

Mr. Ryczek- okay. 1 to have the sign in the window that doesn't say "opened", another part of that is to leave it on all night, which is a different section of the code ...

Mr. Kruchten- got it. Okay, yup.

Mr. Ryczek- okay ...

Mr. Salsburg- well there's ...

Mr. Kruchten- and yea, and I think you had, your response reminded, either reminded me or I didn't know that it couldn't be, that that was another variance. The hours.

Mr. Nearpass- and then we're missing one.

Mr. Ryczek- so then, lets look at our notes, so 1 is to allow a sign other than says "open" which is in 165-6 prohibited signs, which is directly related to 131-8 of the lighting codes, which is luminance from windows in a business. So, 2 things are happening, 1 it doesn't say opened, 2 you're allowing luminescence from windows which is prohibited. And then a 3<sup>rd</sup> for that would be to leave it on outside of business hours, so there's 3 for the window signs, 2 for the flags, 5.

Mr. Nearpass- and you eluded to if I don't get this I'd like to get that, like I, it would be good to just, just my last kind of comment for now, it be good to just know, and be able to see like, what you want to do, so if I go through it, it sounds like you want to have, flags that don't just say opened, and you've got 4 of them and you're going to rotate them ...

Mr. Kruchten- yup.

Mr. Nearpass- so you still want to put 1 out there.

Mr. Kruchten- yup.

Mr. Nearpass- we have to determine as a board whether the appearance of what you're doing is within character ...

Mr. Kruchten- sure.

Mr. Nearpass- of the neighborhood. If not, it would require another variance. The lighting of the signs, I think you're propose you wanted them backlite.

Mr. Kruchten- they're light, they're called light box signs.

Mr. Nearpass- so LED lit ...

Mr. Kruchten- they're LED lit from behind.

Mr. Nearpass- so that's that lighting code, I think it was 138 ...

Mr. Kruchten- its one sign but 4 parts that go next to each other.

Mr. Nearpass- 131-8

Mr. Kruchten- my first choice would be the 4-sign package, and if that, if it makes any difference than my second would be the ...

Mr. Nearpass- and if they, Adam if they weren't lit, would he need a variance for a window sign?

Mr. Ryczek- signage would have, he only gets so much building square foot frontage, and he's already maxed out with the Eastside sign.

Mr. Nearpass- okay.

Mr. Kruchten- mhm.

Mr. Ryczek- he currently has signs in the window now, they don't state the business name ...

Mr. Nearpass- so isn't that another variance? That we don't have listed?

Mr. Ryczek- um ...

Mr. Nearpass- the actual square footage for those signs?

Mr. Ryczek- for square footage, yes.

Mr. Salsburg- what do those little signs in the windows say?

Mr. Kruchten- uh ...

Mr. Salsburg- they're small.

Mr. Kruchten- yea, "coins," "jewelry," "silver," "collectables," "antiques" the things that we purchase and sell.

Mr. Salsburg- well these, its one or the other.

Mr. Kruchten- yea, no I would, I would replace those with, if I were allowed to get these, those would come down and this would go up, I wouldn't need those.

Mr. Nearpass- okay, here hold on one second, Fred, Ill get to you, um, so we added another, that's 6, so the square footage, so that, you probably, it doesn't sound like you'd have the answer to it now, like how much additional square footage is it, and we can kind of compare, that might eb something you'd want to bring in next time. ...

Mr. Kruchten- is that a question that Adam can answer, because I, I know he told me last time that, how much, when I got the Eastside Gold sign, how much, how big it could be.

Mr. Ryczek- at that point you had maxed out.

Mr. Kruchten- maxed out, okay.

Mr. Nearpass- so we would need to know that the other one was, okay, you want to keep the signs on all night vs open, or on during business hours, and then a sign that does not say "open" so those are the 6. And now I will stop talking, I will turn it over to Fred for any questions and then Lya and then ...

Mr. Salsburg- well you would leave the "we buy gold" sign on the wall, on the building now?

Mr. Kruchten- uh, yea ...

Mr. Salsburg- that's there.

Mr. Kruchten- our main sign? Yea, because that is a light up sign.

Mr. Salsburg- and then the martial arts stays?

Mr. Kruchten- correct. We use approximately 1/3 of the building if that matters, right now its 7,000 SF, out of 18,000 SF.

Mr. Salsburg- well, it seems like you got to pick one or the other ...

Mr. Kruchten- between the 2 light box signs? ...

Mr. Salsburg- because we're not picking them.

Mr. Kruchten- between the 2 light box signs?

Mr. Salsburg- yea.

Mr. Kruchten-yea.

Mr. Salsburg- your application has got to be pretty precise ...

Mr. Kruchten- it says on there, I think I put on there, um, what my first choice would be, somewhere I did, um, my first choice would be the ...

Mr. Salsburg- the 4 box?

Mr. Kruchten- yea, the 4 that are next to each other vertical.

Mr. Ryczek- so are, those don't separate?

Mr. Kruchten- uh, I don't know, I haven't, I don't have it ...

Mr. Ryczek- it seems like they're 4 separate signs. Based on what you submitted. Because the dimensions are 12" by ...

Mr. Kruchten- yea, well they're sold in a set, its \$800.00 for that set.

Mr. Ryczek- right, they would be 4 individual signs. They wouldn't be one...

Mr. Nearpass- yea, it says 4 sign package.

Mr. Ryczek- right.

Mr. Kruchten- okay. So then if the other, if I have a better chance with the other one being one, then sure and that one is cheaper.

Mr. Salsburg- you have a better chance with me with that other one.

Mr. Kruchten- okay.

Mr. Salsburg- there's no, there's no way this resembles the neighborhood, because its Doctor Quatela's building on the one side and an opened field on the other side.

Mr. Kruchten- we're not Las Vegas, I understand. And I, to be honest, if we were closer to the street, this wouldn't even be an issue, but we're so far back and we have a woods between us and Doctor, the, and by the way he wrote me a letter, I don't know if you want me to read it, it's a short um, from, um, the Medical Spa, is that something I should ...



Mr. Nearpass- um.

Mr. Kruchten- or give to you?

Mr. Nearpass- yea, you can just give it to us, is this something we can take and put in the record.

Mr. Kruchten- yea.

Mr. Nearpass- so...

Mr. Kruchten- and I just got that today, they just dropped it off today, but the woods that's between him and I is protected by, its protected by a stream and so when you're coming, when you're going North on 96, you don't see our building really until you get to it ...

Mr. Salsburg- right.

Mr. Kruchten- coming from the other direction, there's 3 trees that are between us and Haddlocks, and I don't know, I've asked the landlord a couple times if we can cut those down but those block the, so really you don't see our building until you're going past it, which of course you know people are going 55, you know 60 MPH, so that adds to the problem as well.

Mr. Salsburg- does he speak into those trees with this letter?

Mr. Nearpass- no, I, you'll have it in a minute, I would say the letter is, reads pretty inconclusive, because it, it says in there as long as the signage is in accordance with, you know the look and feel of the Town or something like that ...

Mr. Kruchten- right.

Mr. Nearpass- I think it's like the 3<sup>rd</sup> sentence, I'm not quite sure I would, I'd say that's for or against but ...

Mr. Kruchten- yea, I added to something, maybe the handwritten thing that I had to turn in, which maybe you only say, the original permit.

Mr. Ryczek- no, they all have it.

Mr. Kruchten- they do? Okay. Yea, in there I think I mentioned the trees or ...

Mr. Nearpass- any other questions Fred?

Mr. Salsburg- Id say this is more for than against. Well, I don't want it to look like a cheap ...

Mr. Kruchten- I'm not a Pawn Shop. \*laughter\*

Mr. Salsburg- yea.

Mr. Kruchten- yea. And so, and it, its not going to be flashing ...

Mr. Salsburg- it's hard to believe a sign would take that many variances.

Mr. Kruchten- yea. Am I correct that they are allowed in the village? Neon signs?

Mr. Nearpass- I honestly have no idea. So, it, we're ...

Mr. Kruchten- I ---

Mr. Nearpass- 2 different ...

Mr. Kruchten- its probably irrelevant, but ...

Mr. Nearpass- yea, its irrelevant, where it's like comparing us to ...

Mr. Kruchten- sure.

Mr. Nearpass- Henrietta or Honeoye Falls or wherever, we're our own ...

Mr. Kruchten- yea.

Mr. Nearpass- um, authority here and code base, so ...

Mr. Kruchten- yea.

Mr. Nearpass- you good Fred?

Mr. Salsburg- yea.

Mr. Nearpass- yea?

Mr. Salsburg- yes.

Ms. Theodoratos- well I was going to say this isn't Times Square, I wasn't going to say Las Vegas, but I like the idea of flags because they during the business hours, it even just lets all of us know that a business is opened, and the hours they're opened. Neon signs, I'm not that crazy about, and I'll go through what I mean, you know during the day it doesn't accept for the sign opened, in this stretch on Route 96, too much of that is going to detract ...

Mr. Kruchten- have you veer been to Henrietta?

Ms. Theodoratos- well Henrietta is very different.

Mr. Kruchten- I know, I'm just saying I, we don't want to look like that, I understand.

Ms. Theodoratos- no, no, it's different, its 6 lanes, you know 6 lanes ...

Mr. Kruchten- yea.

Ms. Theodoratos- roadway, and when you have one neon sign then every business is going to want it and it just snowballs, and that's how you see Towns go downhill, because I've seen it from myself. Where I used to live. And another comment I just want to make, you know, as far as having it... Is this mic on? Do you hear me?

Mr. Kruchten- yea, I can hear you.

Ms. Theodoratos- alright. Having it on during the night I don't think is a good idea, for safety reasons, having the sign during the day and the flags, yes, because that's the customer base you're aiming for, the people who are driving by during the day.

Mr. Kruchten- I could put it on a timer too, if that, certain hours, you know, but yea, I agree.

Ms. Theodoratos- during the night you might even attract the element you don't want, that may want to either rob your store at night ...

Mr. Kruchten- yup.

Ms. Theodoratos- or come back during the day.

Mr. Kruchten- sure.

Ms. Theodoratos- you know during, you know so, so I really want to let you know because I'm very safety conscious, and you know, I'm always looking out for things like that. So that's why I'm against having it at night. Now I've driven by your business, now those other, I see your Martial Arts sign, and I see in the window signs that say "we buy gold" I thought I also saw "we buy silver" you know I'm not sure, I'm driving so I ...

Mr. Kruchten- they just say silver, gold ...

Ms. Theodoratos- silver, gold ...

Mr. Kruchten- yea they're 2 x 2, 2 x 1 ...

Mr. Theodoratos- and then, okay ...

Mr. Kruchten- little signs that's all ...

Ms. Theodoratos- they're in like each of the windows ...

Mr. Kruchten- each of the windows, correct.

Ms. Theodoratos- there are like 4 of them.

Mr. Kruchten- yup.

Ms. Theodoros- and they're just like posters, they're not neon signs ...

Mr. Kruchten- just things I printed out at staples ...

Ms. Theodoros- right, right. Okay. And so, with this neon sign, it would just be 1, and 1 of those windows? Correct?

Mr. Kruchten- correct. Yup. And, and might I say, um, if I had to choose the flags are far better.

Ms. Theodoratos- mhm.

Mr. Kruchten- it's just that's on, a county thing is my understanding is, its virtually impossible to get a county, you know code changed, so I figured I'm a person of options, so if that doesn't work maybe then the neon sign or the light box sign. So that was my logic.

Ms. Theodoratos- so, with the flags you have to go to the county to have them just during business hours?

Mr. Kruchten- to say what I want them to say. To say something ...

Ms. Theodoratos- to say ...

Mr. Kruchten- other than opened.

Ms. Theodoratos- opened.

Mr. Kruchten- correct.

Mr. Nearpass- all the variances that, because of the district he's in have to go to the county.

Ms. Theodoratos- okay.

Mr. Kruchten- the light box is not a county though, is it?

Mr. Nearpass- they all would be.

Mr. Ryczek- even the one on your building went to county.

Mr. Kruchten- oh really, okay.

Mr. Salsburg- yea.

Ms. Theodoros- those are all the comments I had.

Mr. Kruchten- I agree with not putting in an overnight and if I did, we're there until usually 7/8:00 at night, so even if we, in the, when it starts getting dark at 5:00, you know 4:30/5:00 my logic would be to keep it on until I leave and turn it off, I have a great security system, top of the line, and I'm going to get a dog probably and I, I have friends that have done this for years and they've never been robbed, not to say that it can't happen obviously but there's certain precautions that you take which ...

Ms. Theodoratos- right.

Mr. Kruchten- I believe I have to minimize that risk.

Ms. Theodoratos- yea and these are different times now.

Mr. Kruchten- yup.

Ms. Theodoratos- the past few years, so ...

Mr. Kruchten- yup.

Ms. Theodoratos- so a little more vigilant.

Mr. Kruchten- yup.

Ms. Theodoratos- so that, that's why I was concerned with having bright signs.

Mr. Kruchten- yup. And that's why there's certain things like I don't do, I won't buy gift cards, I won't buy electronics, video games, tools, if you stay away from those things than you're far less likely to attract the wrong people.

Ms. Theodoratos- that's all.

Mr. Nearpass- a few things. Um, so I don't know if you remember when you were in front of us last it was probably the very last few sentences of conversation we had and I had them highlighted in the minutes because I thought we had this conversation, it was when we were clarifying your question on signage the last time you were in here, and I asked, Ill just kind of quote it "what are you doing with the signage are you going to be back in front of us wanting a gold neon sign?"

Mr. Kruchten- \*laughs\*

Mr. Nearpass- do you remember what you said in response?

Mr. Kruchten- uh ...

Mr. Nearpass- to that?

Mr. Kruchten- probably no.

Mr. Nearpass- yea, so "no, I'm not going to get anything weird"

Mr. Kruchten- yea, well at that point, and to be fair, I didn't know at the time that I couldn't have those flags out there. So that was my ...

Mr. Nearpass- but with the ...

Mr. Kruchten- that was my ...

Mr. Nearpass- but we're, we have 6 variances in front of us, and ...

Mr. Kruchten- I though it was 2. But I understand why it's considered 4.

Mr. Nearpass- yea, there's a lot having to do with the time, and the size, and ...

Mr. Kruchten- I'm not trying to; I'm not trying to confuse anybody or ...

Mr. Nearpass- no, no, I understand what you're trying to do. I, I think if I just take the project that you've got, and I kind of also was, you know go through the criteria in my mind here, I just don't see where any of them really fit, right, in terms of, okay an undesirable change would/would not be produced in the character of the neighborhood, it really isn't Town like, the signage, it does allude to that, maybe larger city Pawn Shop look and feel with those types of signs. Especially lite up.

Mr. Kruchten- you're talking the flag signs or the neon ...

Mr. Nearpass- I'm talking in general.

Mr. Kruchten- because there's flag signs all over.

Mr. Nearpass- I'm just talking in general ...

Mr. Kruchten- yea.

Mr. Nearpass- right.

Mr. Kruchten- okay.

Mr. Nearpass- the flag signs all over, I think you're allowed one that just says "opened" ...

Mr. Kruchten- although you see ...

Mr. Nearpass- yea, hold on, but right now specifically looking at like anything on the, in the windows, it, I think it would just not be within the character of the neighborhood, can the benefit sought by the applicant be achieved by some method feasible for you to pursue, I think so, I know you said you spent a lot on advertising, I think maybe there's a way to minimize it, I personally would maybe, would be in favor of a flag that doesn't say "opened" if, as long as it was something that we all agreed on wasn't too crazy or too pawn shop like, I think we ...

Mr. Kruchten- like what I have? Would that be? Would that fit into that category?

Mr. Nearpass- Id have to look at it again, I've got the sign package, I mean like I said, we're not deciding tonight.

Mr. Kruchten- no, I know.

Mr. Nearpass- it's um ...

Mr. Salsburg- you mean like the "opened" sign you got out there now?

Mr. Kruchten- well like that but ...

Mr. Nearpass- no, you've, these ...

Mr. Salsburg- gold or silver?

Mr. Nearpass- these wind, right there.

Mr. Salsburg- yea.

Mr. Kruchten- yea.

Mr. Nearpass- right, so we'd, you know I, I, we normally don't comment on aesthetics but something like this, we'd probably have to, the whole "we buy gold" thing to me is like a...

Mr. Kruchten- well that's what my main sign says.

Mr. Nearpass- no, I know it. And I ...

Mr. Kruchten- \*laughter\*

Mr. Nearpass- and like I said, I'm not here to comment on that either.

Mr. Kruchten- yea.

Mr. Nearpass- um, that's within the code, its not up to me what it says, but when you come in for a variance and want to have something that says other than "opened" I think there needs to be a, we then have the opportunity to discuss that a little further so to me the "we buy gold" thing, its just a little too not town like. In, in my opinion ...

Mr. Kruchten- sure.

Mr. Nearpass- in terms of how it looks, so, but I would be opened to something that helps delineate you a little better.

Mr. Kruchten- silver? Gold? Just the word? Instead of "we buy"?

Mr. Nearpass- maybe, I'll leave it to you to ...

Mr. Kruchten- yea.

Mr. Nearpass- to propose it and again I'm just one person but the ...

Mr. Kruchten- I mean is there a way that I could ask everybody here, you know, what they'd be opposed to, without obviously spending you know countless minutes here...

Mr. Nearpass- I, we, I would just, if I were you, I would just present what you want to do with some options, maybe in that regard, but the window signs themselves, the fact that you want them lite up, the fact that you really have no additional square footage to add another sign, you've got a good size "we buy gold" sign, I see it whenever I drive by, I see it lit up at night, its front lit which I think is okay, so you've got some good visibility there, maybe there's a way to help you out a little bit again, with that flag sign but ....

Mr. Kruchten- again that would be my first choice are those flags.

Mr. Nearpass- just 1 or...

Mr. Kruchten- yep.

Mr. Nearpass- right?

Mr. Kruchten- yup.

Mr. Nearpass- right, but the, the window signs to me are, are, I can't get ...

Mr. Kruchten- so when I come in here in 2 weeks, I should bring in like what other options like one that says silver, one that says antiques, one that says, you know whatever ...

Mr. Nearpass- something but pick one. Right ...

Mr. Kruchten- right.

Mr. Nearpass- not. Not ...

Mr. Kruchten- just pick one?

Mr. Nearpass- yea, I mean pick one.

Mr. Kruchten- okay.

Mr. Nearpass- I mean, do, the other part I think it would be maybe it would be good for the other board members to see it too, I think I can visualize it, but usually we get a picture of the, you know the front of the building and the applicant would like, within the wind, cut and paste a picture of the signs that you want and kind of put it to scale, so we can actually see what the front of that, you're proposing, what the front of your building would look like with the signage that you want on it, because I'm kind of looking at it like, there's a "we buy gold", then there's "Martial Arts", then there's a "we buy gold, silver, coins, and jewelry" I'm thinking of the crazy Eddie commercial when I was a kid watching, I think he was down in New York City ...

Ms. Theodoratos- yea.

Mr. Nearpass- or Long Island or something, prices were insane right.

Mr. Kruchten- sure.

Mr. Nearpass- and so, that's kind of the visual I get and then the flags, right and then an a-frame or whatever else that you want to put out there, I see is just too much signage. There's got to be a better way to get your customers there, I think you've also got to, it was a van or a truck that had you know signage on it as well that you use, and its ...

Mr. Kruchten- the 40,000 sign.

Mr. Nearpass- yea, yea, but I think you've been doing things to attract people to it, I just think it's a, the window sign with the whole gold and jewelry ...

Mr. Kruchten- and I ...

Mr. Nearpass- is just a little, its just not fitting within the Town.

Mr. Kruchten- I understand.

Mr. Kruchten- and I drove you know around a little bit and we're, myself, Q dental, or Q, the spa, the, a few other businesses in that area are the only ones that are that far back from the road and that's really that's why I'm asking for these exceptions.

Mr. Nearpass- well your ...



Mr. Kruchten- because I think it's a special circumstance that's beyond my ...

Mr. Nearpass- but your signage, if you drive by it, I can ...

Mr. Kruchten- people still don't ...

Mr. Nearpass- easily read the "we buy gold" and the martial arts and the nerf, I think it says nerf or something

Mr. Kruchten- sure.

Mr. Nearpass- on there, they got to get, they got to go online or something or use google or google maps to find you, or zoom them in, but like I said I just personally as one board member would be willing to work with you maybe on a different looking flag whether it says opened and maybe it's, you know it says you put gold or something on it but, I really wouldn't go much farther, you've got a lot of signage there, and in the, what you've presented here and submitted, again just doesn't look very, you know Town like.

Mr. Kruchten- and understand that if I were to get the neon or the flags if it's part of the condition to get rid of the individual ones that say "coins" and so forth, so be it. But the flags are definitely I think crucial to me, and if not, I mean this isn't a threat, but I would seriously consider looking to move my business because I really don't think, I mean I'm literally almost every person, I'm like how did you find us, was it the ads, nope, the flags. I said di you see our sign? I've been asking people since we opened, did you see our sign...

Mr. Nearpass- sure.

Mr. Kruchten- and they said no, we didn't even know you were here until we say the flags out there so, I mean it's very...

Mr. Nearpass- look, I listened to you when you said flag, so that's kind of why I kind of right away ...

Mr. Kruchten- yup.

Mr. Nearpass- just homed in on a flag and said I'm personally as one board member willing to work with you on maybe what that flag could look like if you could ....

Mr. Kruchten- yea, I ...

Mr. Nearpass- like I said, maybe again, maybe it's something that largely says opened and then on the top of it or somewhere you pout gold or something that ...

Mr. Kruchten- those don't exist. But ...

Mr. Nearpass- I get it, you might be talking something custom, I don't know.

Mr. Kruchten- yea.

Mr. Nearpass- but, and I'm just one vote...

Mr. Kruchten- sure.

Mr. Nearpass- I'm trying to you know balance the needs of you and your business with also those of the Town that are also trying not to make it, also trying to keep it looking like a Town ...

Mr. Kruchten- sure.

Mr. Nearpass- is where I'm coming from. Obviously, we can't vote on this tonight, I do have to say it, I know there's, if there's anyone from the public that would like to speak for or against, we do have a letter, I'll, I can read the letter and then people can determine if they think its for or against, I think it's relatively neutral, um it does, it is titled "letter of support" is says :

"Dear Zoning Board of Appeals:

The Intent of this letter is to voice our support for improved signage to identify the business known as Eastside Gold & Coin Exchange, located at 7263 State Route 96, Victor, NY 14564"

"Assuming" and to me this was the catch ...

"Assuming the proposed signage is designed in a tasteful manner and in line with the aesthetic goals of the town and neighboring businesses, this enhancement will allow for better identification of the business within the building."

Mr. Kruchten- can I hit something?

Mr. Nearpass- yea.

Mr. Kruchten- they, when I was here for my greenhouse, they were out here and they said the same thing, that they wanted to get the sign that listed the businesses and they were denied that, but the problem being that no body knew what was in there, and their sign is bigger than ours and that you know the Walmart Plaza has theirs out there that lists all the businesses, and so ...

Mr. Nearpass- they're just 2 completely different ...

Mr. Kruchten- are they?

Mr. Nearpass- all 3 of you are just, are applicants and ...

Mr. Kruchten- yea.

Mr. Nearpass- and lots that ...

Mr. Kruchten- yea, but all that to say that they're having issues being that far back from the road too, so I'm not the only one that's ...

Mr. Nearpass- yea, I, I honestly don't, I could tell you I'm not sure if his issue is, anyone's issue is just because its 80' back or is it also a business case issue, is it a market issue, is it a business that's not right, a right fit issue, how else are they, I mean there's 100 other questions other than ...

Mr. Kruchten- right.

Mr. Nearpass- if I just give you the sign your business is just going to turn around.

Mr. Kruchten- there's other factors, I understand.

Mr. Nearpass- yea, and so ...

Mr. Kruchten- I understand.

Mr. Nearpass- you know this board heard their case and decided one way based on just like ...

Mr. Kruchten- yup.

Mr. Nearpass- we're going to listen to your case and decide ...

Mr. Kruchten- sure.

Mr. Nearpass- one way or the other on it, Walmart, and everyone else had to do the same thing or working with the Planning Board to develop it. So, its really tough to compare one to the other because it really is apples and oranges.

Mr. Kruchten- yea.

Mr. Nearpass- but, no I, I hear you.

Mr. Kruchten- and the plazas that are far from the roads tend to have those, you know those ...

Mr. Nearpass- yea, the monument signs.

Mr. Kruchten- the ones a little closer obviously ...

Mr. Nearpass- yup.

Mr. Kruchten- you know, so yea.

Mr. Nearpass- yup, but, like I said when I drive by your location, I can very clearly see the "we buy gold" I can clearly see the other sign for the martial arts, but I think we got to, we got a variance for that back in the day right, when you didn't have enough square footage before you had leased the other ...

Mr. Kruchten- yea.

Mr. Nearpass- remaining space. So, we're doing what we can to ...

mar Kruchten- I understand.

Mr. Nearpass- to try to make this balance here, is there any, obviously we're going to talk about this again, when's the next meeting. Is ...

Ms. Downs- April 17<sup>th</sup>.

Mr. Nearpass- so April 17<sup>th</sup>, we'll have heard from the county by then, our other 2 board members will also be back, so we'll have a chance to talk about it a little more, and if you can you know take the feedback from all of us, and, you know if there's something else you want to propose but it really would I think be good to see a, just a picture with the signs where you want them, exactly where you want them,

the times you want them opened, so we can kind of look at one thing and say okay here's what he's asking for ...

Mr. Kruchten- how would I do the, the neon one, without ordering it? Would I juts put up a poster that says ...

Mr. Nearpass- oh, no, no, no no, I'm just saying like, if you, you took a picture of the front of your building ...

Mr. Kruchten- oh.

Mr. Nearpass- and literally ...

Mr. Kruchten- and said here.

Mr. Nearpass- cut and pasted this in it, in photoshop or ...

Mr. Kruchten- okay.

Mr. Nearpass- or PowerPoint or draw it if you want to draw it on there ...

Mr. Kruchten- and I can just bring that in with me next time?

Mr. Nearpass- absolutely, or if you could just e-mail it ahead of time so we have it beforehand.

Mr. Kruchten- okay, so e-mail is good.

Mr. Nearpass- yup.

Mr. Kruchten- and then along with like what flag that I might ...

Mr. Nearpass- yea, you know like this ...

Mr. Kruchten- yea.

Mr. Nearpass- sign I'd like it to be, I'd like the lights to be on 24 hrs. 7 days a week.

Mr. Kruchten- okay.

Mr. Nearpass- this is where I would place the flag and here are a couple options for the flag ...

Mr. Kruchten- I can take a picture of the flag spot? In front of the building that's simple enough.

Mr. Salsburg- one of these windless flag with a light on it that was on until ...

Mr. Nearpass- I don't think he asked those to be lit.

Mr. Salsburg- and ...

Mr. Nearpass- I don't think he's asked those to be lit.

Mr. Kruchten- no.

Mr. Nearpass- the flags, no.

Mr. Kruchten- that would be impossible anyways. Well, I'm sure it wouldn't but...

Mr. Salsburg- it would replace the window signs.

Mr. Kruchten- they are, I bring them in every night. I don't leave them out.

Mr. Salsburg- oh.

Mr. Kruchten- you're not, you're not allowed to leave them out over night anyways and they end up blowing away sometimes so, gone through a couple that way.

Mr. Nearpass- okay. Does anybody have any parting questions? --- Do you have any other questions for us?

Mr. Kruchten- I don't think so.

Mr. Nearpass- okay.

Mr. Kruchten- I'm glad I'm not the only one because I was like, I'm like, they're probably hoping I don't come tonight, so they can just go home.

Mr. Nearpass- no, no, no. Not at all. Alright, thank you very much.

Mr. Kruchten- thank you.

Mr. Nearpass- we will see you on the 17<sup>th</sup>.

Mr. Kruchten- see you then.

Mr. Nearpass- take care.

**Valvoline**, 7503 Main Street, Fishers 06-Z-2023  
seeking an area variance to operate on Sundays from 9am- 5pm where §211-22 (7) [3] [e]  
states hours of operation shall be limited to Monday through Friday 7am -7pm and 7am -  
6pm on Saturday.

Mr. Nearpass- Alright, Valvoline. Good evening.

Mr. Markevicz- Good Evening, I apologize, I forgot to grab the stand on the way out.

Mr. Nearpass- Do we have that to maybe bring up on the screen, I think as well. Or something close.

Mr. Markevicz- Good evening, my name is Todd Markevicz with APD Engineering here tonight to discuss the property at 7503 Main Street Fishers, as most of you know, it's an, or I should say it's a former Denny's restraint, that now currently lies vacant. We have been working with the Planning Board as most of you guys know, to get approval on a proposed Valvoline, Instant Oil change facility it would

be a 3 bay facility, 2,000 SF in size and the scope of work for that would be to remove the existing Denny's building, remove the parking lot, basically, you know reinstall a new building, new parking lot, we'd do new lighting, some new utilities, and quite a bit of landscaping, as a matter of fact, the footprint of the impervious on the site will actually decrease by about 25% so, in general its going to soften that corner up quite a bit, and again you'll see a lot more landscaping put there, we've been working with the Planning Board and the Town for quite some time now, and just received final site plan approval, maybe a month ago or so, at this point in time, couple conditions that we're still trying to resolve, but none the less, here tonight to basically request a variance per section 211-22, and that's to operate the facility on Sundays where currently per the code, it is not allowed to, or specifically for motor vehicle service station, so one of the reasons we, or the main reason for the request is that Valvoline has found that they do most of their business or a good majority of their business on the weekends, during the week they are, our hours of operation are typically 8-7, and so they find that its somewhat difficult for customers to get to the facility especially if people work 9-5, so they get a, a good majority of business on the weekends, and obviously we're going to operate on Saturdays, but again the request would be to operate on Sundays with the proposed hours of 9-5, and this would be very similar in nature to a couple similar businesses, we've got the Monroe Muffler, just down the road, and we've obviously got BJ's up the street at Eastview, which currently operate also on Sundays, it would also be very similar to the existing uses, although not the same use, but if you look at all the restaurants that surround this particular property, they are all opened on Sundays, you got the Car Wash, you got Planet Fitness, the only caveat to that would be the bank which obviously is not opened on Sundays. So again, from our perspective we find it would be a very similar use to the character of the neighborhood that route 96 corridor very commercial in nature, as well as the similar uses both down the street and up the street, so again here tonight just to request the variance or consideration of the variance and I certainly understand that the county has to way in a decision could be reached at the next meeting but certainly happy to answer any questions you may have or any further comments.

Mr. Nearpass- Lya you want to lead us in questions?

Ms. Theodoratos- first thing even before I read your application, you know just saw the little narrative, I wondered what's opened around there, and the first thing I went to look at Monroe Auto Muffler, to see if they're opened Sundays and I saw they were so, me it seems logical that this one should be. And like you said in your application some people Sunday is the only opportunity for them to come, maybe to, you know to do work on their car, and I know at one time I would have been one of those people.

Mr. Markevicz- right.

Ms. Theodoratos- so ... I don't have any other questions. And you answered a lot of, a lot of information about the current footprint of the site and how it'll look ...

Mr. Nearpass- you good? --- Fred?

Mr. Salsburg- well the Royal Car Wash is opened from 9-6 on Sundays and if they can be you should be able to as well. You won't have nearly the traffic, they have.

Mr. Markevicz- correct. Yea and we appreciate that, the Royal Car Wash is opened and yea, I mean really the traffic generated from Valvoline is relatively minimal, you're talking typically it might eb 3 or 4 cars an hour on average, again just from the stats, they're telling us and you know a typical car stack might be 3 vehicles, so it's not like, you know me driving by the, our office is obviously right down the road here and we see the car wash and there's quite a bit of traffic so, I don't, we don't anticipate that to me the same for this case.

Mr. Salsburg- me too. That's all I got.

Mr. Nearpass- Yea, I, I'm, I think the code kind of purposely calls out motor vehicle repair because the, you know the intent was, if you can invasion, body shops, and you know, the air guns, the hammering, the pounding and all of that, I think like a very similar situation is the car wash which also I think got a variance for their Sunday, you're not like doing any body repairs or any major work on cars, you're largely doing, you know oil filter changes, maybe tire rotation, those types of things, you're not doing body work on a car?

Mr. Markevicz- correct, yea and if, you know I should've or could've provided some additional information, you know that was some of the concerns that the Planning Board had, with respect to you know potential noise, and the visual effects, and again we submitted some, some photos basically of some existing facilities, again because a lot of people you talk about a motor vehicle service station we all have that old mom and pop shop in our heads, totally different now, its very clean, there's no product on the shelves that's visible, there is no major mechanicals, the air compressor is down in the basement, you know, there's no hanging hoses, it's a much different situation, so yea, they do the oil changes ...

Mr. Nearpass- okay, that's a, would it be similar to like the Valvoline in Canandaigua?

Mr. Markevicz- exactly. You know it's very similar to probably any that you guys know, I know there's one in you know Henrietta, there's one 12 corners area as well, it's kind of Pittsford...

Mr. Nearpass- and since we've got time, for next, would you be able to submit a list of services that ...

Mr. Markevicz- yea, we can, so I could submit, we could submit some services, we could submit kind of some of those photos, and again our, not to say arguments, but some of the points we brought up to the board, to The Planning Board to help them understand that again its not this noisy, you know light emanating, thing, you know the lights, they're not, they're recessed, so you don't see those, you know again ...

Mr. Nearpass- no, neon signs? No ...

Mr. Markevicz- no neon signs.

Mr. Nearpass- no flags, no additional, I always say this to everybody and every now and then as you can see, I get them, but you're not going to be back in front of us wanting additional signage?

Mr. Ryczek- we're still working on the sign package.

Mr. Markevicz- so we are still working and again through the Planning Board we originally proposed 3 signs on the building, 2 were allowed, and so we've removed that, on the back side, there was, there's 3 service bays and I can't recall the exact words, but they wasn't them reduced so we have just "1", "2", and "3", you know we enhanced the building it was originally a prototype ,now we have brick and we have, you know so there definitely ...

Mr. Nearpass- okay.

Mr. Markevicz- I think a good fit for the community, very similar actual feel to kind of the Wendy's, so its kind of harmonious, we also sit pretty far back off the roadway, you know so again, its not going to be in your face, regardless and there's going to be, you know again, landscaping we can submit you a landscaping plan, there's going to be quite a few more trees, bushes, to make that an even more ...

Mr. Nearpass- yea, anything would juts give us a visual I think would, would only help and I think with the 3 of us up here you'll get a kind of read of where you think, how we would vote, one thing too, how, what would be the closest residence to this, I can't imagine there's anything within 500 or 1,000 feet.

Mr. Ryczek- I don't think there's anything within 500 ...

Mr. Nearpass- yea, I mean you've got the, if you can hear it through the roar of the throughway, you'll be alright so I, you know in terms of, I don't think it would you know be a detriment to the environmental characteristics, I think it would fit within the neighborhood in terms of the time, the, just to go through the criteria, you know really quick, I don't think an undesirable change would be produced in the character of the neighborhood, you've been working with the planning board on, obviously making the aesthetics work, but really in regard to juts the hours of operation, there's plenty of other similar entities that operate in the same way, you're not a body shop, you're not doing major auto work or repair, which I think is really what the intent of that code was kind of specifically targeting motor vehicle repair shops on a Sunday, and there also no residences near you that would be harmed by such action, can the benefit sought by the applicant cannot be achieved by some method feasible for the applicant to pursue... I think the hours of operation are very reasonable, for Sundays and again in accordance with other businesses within that district, I'd say that it's a, you know, is the requested area variance substantial. Id say that it is substantial, asking for an extra day in those hours, but really that's not something that weighs down heavily on the other 5 criteria. Just my 2 cents there, I don't think the proposed variance will have an adverse effect or impact on the physical or environmental conditions of the neighborhood, we just talked about that, and yea, you know the difficulty is self-created. But that really isn't a major factor in determining yay or nay on this, we cant vote tonight, obviously we got to wait for this to come back from the county, appreciate the detail, I do think you know just being able to have a visual or 2, will help, but really to me it was really just kind of a list of having on record, just a list of services that you'll have there, and I'm out of questions unless Fred or Lya have anything you want to ask or you have questions ...

Mr. Salsburg- you've got them all covered.

Mr. Nearpass- I think we're good.

Mrs. Theodoratos- is, um one good thing, being that you're so close to the throughway, somebody who is passing on the throughway who maybe needs some service, they can stop and you know if they're opened Sunday that's a good thing, that happened to me once, I didn't realize I needed another oil change that quick, and I was on my way to Newport Rhode Island, and I had to look on Google maps found a place and was able to stop. So that, that's a plus for the business, for your business.

Mr. Nearpass- okay.

Mr. Markevicz- Alright, well I appreciate it very much, we'll see you gain in a couple weeks.

Mr. Nearpass- couple weeks, the 17<sup>th</sup>.

Mr. Markevicz- alright. Thank you.

Mr. Nearpass- thank you, oh, I just wanted to ask if anyone from the public would like to speak for or against, is there anybody online as well? ---- okay.

Mr. Markevicz- okay, thank you very much, have a good night.



Mr. Nearpass- thank you. We have a motion to, well before I, are there any questions, comments, anything we want to discuss before the next meeting? Like I said we'll have a full board next time, we'll have the comments back from the county on the 2 that we had, I also think next time we've got at 4:30, we've got the training.

Mr. Salsburg- well we know what the county is going to say on the sign job.

Mr. Nearpass- yea, yea, the county says well yea. Says the same thing. But to be honest, with or without, I mean with all, I don't want to talk about it, but with or without the county, it's a tough sell for me, I mean it's, tough, but anyways, a motion to close the public hearings and the meeting.

On a motion made by Fred Salsburg and seconded by Lya Theodoratos the meeting was adjourned at 8:00 pm.