



**Town of Surfside**  
**Planning and Zoning Board Meeting**  
**MINUTES**  
**May 26, 2022**  
**6:00 PM**  
Town Commission Chambers

**1. Call to Order/Roll Call**

Chair Frankel called the meeting to order at 6:02 p.m.

Present: Chair Judith Frankel, Vice Chair Carolyn Baumel, Board Member Ruben Bravo, Board Member Jonathan Edderai, Board Member David Forbes, and Alternate Board Members Michael Szafranski and Grace Rais.

Also, Present: Commission Liaison Commissioner Fred Landsman, Town Manager Andrew Hyatt, Town Planner Walter Keller, Town Attorney Tony Recio, and Building Official Jim McGuinness.

**2. Town Commission Liaison Report**

**3. Approval of Minutes**

**3.A Approval of Minutes - April 28, 2022 Planning and Zoning Board Meeting Minutes**

A motion was made by Vice Chair Baumel to approve the April 28, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[2022-04-28 Planning and Zoning Board Meeting Minutes.pdf](#)

**4. Combining July and August 2022 Meetings.**

**4.A Combining July and August 2022 Meetings and holding the meeting August 25, 2022 at 6:00 p.m. - Evelyn Herbello, Deputy Town Clerk**

Due to scheduling conflicts by several Board Members in July, the desire of the Board is to combine the July and August meetings be combined and held on August 25, 2022 at 6:00 p.m.

Town Attorney Tony Recio introduced the item and requested a motion if the board would like to combined both meetings.

After a brief discussion, some members stated they will not be available in the month of June.

A motion was made by Board Member Forbes to combine the July and the August 2022 meetings and hold it on August 25, 2022, seconded by Vice Chair Baumel. The motion carried with a 5-0 vote.

## **5. Ordinances**

### **5.A Nonhabitable Understory - Commissioner Marianne Meischeid**

Consider and adopt an ordinance at first reading to amend the zoning code to allow a nonhabitable understory in low-rise residential areas.

Town Attorney Recio presented the item to the Board.

Town Clerk McCready read the title of the ordinance.

Chair Frankel opened the meeting for public comments and the following members of the public spoke:

George Kousoulas spoke in favor of the ordinance.

Victoria Saiffe spoke against the item and requested to put this issue to a referendum.

Eliana Salzhauer spoke against the ordinance.

Yolanda Gonzalez requested for the ordinance to be put to a referendum.

Chair Frankel closed the public hearing.

Town Planner Keller is in support of the ordinance. However, he believes that the ordinance as written may go too far as to what is allowed in the understory. He provided the board members with photos and a site plan that would provide an idea of different projects that he has received. He recommends that the H30A district should reduce the floor area to 8% and H30B district be limited to 10% and for the H30C district he is recommending no more than 50%.

Chair Frankel believes that this proposal provides an alternate use for existing space.

Board Member Forbes also believes that the proposed ordinance will look good but he was torn between two specific speakers

Vice Chair Baumel stated that she is in favor of the understory and she believes that one of the biggest issues is that they are calling it an "understory". It comes down to individual interpretation.

Alternate Board Member Szafranski asked if the height of the houses will change with this ordinance. Town Planner Keller responded that the height of the houses will not be affected and will remain at 30 feet.

Board Member Bravo asked what are the zoning steps to have an amendment approved. Town Attorney Recio explained the process to the board.

Alternate Board Member Rais asked about the FEMA requirements

Town Planner Keller explained and stated the base flood elevation of 8 feet plus 2 feet.

Alternate Board Members Rais stated that the photo attached to the item in her opinion looked like a two story house on stilts and in her opinion looked less of an encroachment when you are next to it. She stated that they should be careful and mindful of the wording that goes into the ordinance so that no one takes advantage of it or finds any loopholes.

Board Members Bravo spoke about getting educated sometimes is very important.

He stated that workshops are helpful for residents and board members to get educated and learn more about different proposals. He stated that he is aware that the proposal is consistent with the code. He believes there is a good intent but he expressed concerns on how to make sure there are no fencing or other things.

Chair Frankel stated that the previous Planning and Zoning Board discussed this issue in the past for a while.

A motion was made by Vice Chair Baumel to recommend to the Town Commission approval of the ordinance with Town Planner Keller's recommendations to include H30A to 8%, H30B to 10% and H30C to 50%, seconded by Board Member Forbes. The motion carried with a 4-1 vote with Board Member Bravo voting in opposition.

[Photo 8950 Irving UnderstoryFront.pdf](#)

[Photo 8950 Irving Understory Light Air.pdf](#)

[Ordinance Re Nonhabitable Understory - First Reading - 5-4-22.pdf](#)

## **6. Applications**

Board Member Bravo made a motion to move Item 6J (9454 Harding Avenue) up on the agenda, seconded by Vice Chair Baumel. The motion carried with a 5-0 vote.

Town Attorney Recio read the quasi-judicial statement into the record.

Town Attorney Recio polled the Board members.

No Board Members had any communication with any of the applicants.

Town Attorney Recio asked Town Clerk McCready to confirm notice requirements.

Town Clerk McCready confirmed notice requirements were met.

Town Clerk McCready swore in the applicants and anyone that would be speaking tonight.

**6.A 8995 Collins Avenue - Multifamily 12 Story Site Plan Amendment - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: Recommend to the Town Commission approval of the proposed site plan amendments subject to the following comments.

- Clarify the roof top uses are consistent with the 90-50.2(3)
- Comply with conditions of Resolution No. 19-2661
- Verify whether the landscape areas over the underground garage are included in the pervious area calculations.

Town Planner Keller introduced the application for the site plan amendment.

Graham Penn representing the Surf House Ocean Views, LLC. introduced the item and provided an overview of the history of the project and what they are proposing today.

Town Attorney Recio stated that the right of way (90th street) design that is being proposed by the applicant even though the Town appreciates it, it is not in front of the board for approval. He stated that 90th street is a public street and it will be up to the Town to approve/accept. The Board shall recommend/approve only what is proposed within the property line.

Town Planner Keller is requesting that the applicant consider adding at the end 90th street to allow beach goers to be able to drop off beach equipment and turn around to find parking. He spoke about their proposed curvilinear sidewalks and the fact that those are usually used on longer sidewalks. He requested as part of the conditions to comply with resolution 19-2661. He also spoke about landscape areas over the underground garage to make sure that are included in the pervious area calculation.

Board Member Forbes stated that he knows first hand what is going on on 90th street because he resides there. He mentioned that yesterday there were 6 trucks. He believes the building is incredible and that the applicants did a great job. He believes that it will definitely enhance the area. His only concern is that if they narrow the street (90th) it will be a bad idea.

Applicants offered to come back to the Town Commission with an operational plan.

Chair Frankel stated that maybe the administration should take a look at the Surf Club approval because she is not sure that everything that was supposed to happen is happening in practice and it may be wise to revisit their approval.

Alternate Board Member Szafranski stated that this project will be a great asset to the Town and it is a beautiful.

Vice Chair Baumel stated that she loves architecture and she appreciates what the architect and Koby Karp created with this project giving it a mid century look. She does not believe that there should be a drop off or pick up of anybody at the street end. She stated she likes the landscape and the curvy sidewalk.

Board Member Bravo thanked the entire team for an amazing concept. He stated that this building will be something that people will definitely love to look at in the future. He mentioned that the board should look into how would they like to see Surfside in the future. He asked the applicant if they are still ok with having the Florida Green Certification requirement. The applicant responded affirmatively. He spoke about the roof and the enclosed area and asked the applicant if there was any part of the roof with air conditioning and if so what was the use for it. The applicants responded that it was a non habitable space (no bedrooms, no bathrooms).

Chair Frankel stated that this project is a different design from the building to the south. She loves the variety of the different designs in the surfside skyline. She has concerns on the traffic and the cueing of cars. She stated that the serpentine walkway may be challenging for some people to navigate but she loves the look of it.

The applicant addressed all of the Chair's concern.

Town Planner Keller stated that the Public Works Director would like the streetscape to be reduced in order to have more space and not have the street too narrow.

Town Attorney Recio stated that this is Town right of way and there is no need to include it in the recommendations.

Building Official McGuinness would like to request the applicant to have LEED Certification and Silver level.

After some discussion the following motion was made.

A motion was made by Vice Chair Baumel to recommend approval of the application with staff recommendations, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

A motion was made by Vice Chair Baumel to recommend approval of the Landscape proposal, seconded by Board Members Edderai. The motion carried with a 3-2 with Chair Frankel and Board Member Forbes voting in opposition.

A motion was made by Board Member Bravo to recommend that the applicant receive either a Florida Green Certification or a LEED Silver Certification, seconded by Vice Chair Baumel. The motion carried with a 4-1 vote with Board Member Forbes voting in opposition.

[8995 Collins Avenue Table 1.docx](#)

[8995 Collins Avenue Agenda Packet-reduced.pdf](#)

**6.B 8826 Froude Avenue - New Two-Story Single-Family Residence - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- The site plan and drawing package refer to a garage and garage slab elevation however, the plans and front elevation do not show a garage door or garage space. Revise the drawings accordingly.
- Clarify the elevation of the roof relative to a maximum height limit of 30 feet and provide detail on the parapet wall height.
- Provide additional information to support the proposed existing floor area coverage is 2,247 SF.
- The deck and stairs in the north side yard are in the side yard setback area and need to be removed per the Zoning in Progress.
- Provide additional information to support the proposed existing floor area coverage is 2,247 SF.
- Pool equipment should be located at least 15 feet from the adjacent residence.
- Per the Zoning in Progress, 35% of lot needs to be landscape/pervious material, 50% of front yard setback area must be landscaped/pervious material and 40% of the rear yard setback area must be landscape/pervious material. All landscaped/pervious areas need to be 40% Florida-Friendly materials. Provide table on site plan and calculations to show this requirement is met.
- Turf grass is specified in Sheet L-1. Is this synthetic turf or a native or exotic grass? Synthetic turf is not allowed except when all natural landscape/pervious material satisfies area requirements.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per Sec. 90-97.

Town Planner Keller presented the item to the Board.

Building Official McGuinness spoke on the item and stated that if an air conditioning unit is added by the pool it will require a small elevation.

The applicant spoke in favor of the item. He stated that this home was previously approved to have a two story and he took the same plans and removed the garage. He further stated that the house will not be higher than 30 feet. He stated that he will be installing regular grass.

Chair Frankel opened the public hearing for members of the public. There being no one from the public wishing to speak, the public hearing was closed.

Board Member Edderai asked when would the zoning in progress expire.

Town Attorney Recio provided the information and stated that if it is not renewed, there will be no requirement to meet the zoning in progress.

Alternate Board Member Rais raised questions regarding the stucco behind the house number.

Applicant clarified it was just stucco with edging.

A motion was made by Vice Chair Baumel to approve the application with staff recommendations, seconded by Board Member Forbes. The motion carried with a 5-0 vote.

[8826 Froude Avenue Agenda Packet.pdf](#)  
[8826 Froude Avenue Table and Aerial.docx](#)

**6.C 9348 Byron Avenue - New Two-Story Single-Family Residence** - Walter Keller, PE, AICP, Town Consultant Planner

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Plat Waiver approval by the Town Commission and Miami Dade County.
- Information provided on A.100 is not relevant to the site. Information should be added considering the Plat Waiver survey to clearly describe the site plan area.
- Provide additional information to support the proposed floor area coverage.
- Roof overhang is limited to a maximum of 24 inches.
- Air conditioners, pool equipment and or mechanical equipment are not included on the drawings. This equipment should be located at least 15 feet from the adjacent residence. The pool equipment and the mechanical equipment will also be required to meet Flood elevation requirements.
- Many of the proposed trees are not Florida Friendly species. Zoning in Progress requires 40% of the landscape material to be Florida Friendly.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per Sec. 90-97.

Town Attorney Recio requested deferral of this item due to a noticing issue.

A motion was made by Board Member Bravo to defer this application to the June 30, 2022 Planning and Zoning Board Meeting, seconded by Board Member Forbes. The motion carried with a 5-0 vote.

[9348 Byron Avenue Agenda Packet.pdf](#)  
[9348 Byron Avenue Table 1 and Aerial.docx](#)

**6.D 9425 Carlyle Avenue** - Walter Keller, PE, AICP, Town Consultant Planner

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Provide information (area calculations and table) to verify the floor area characteristics for the first and second floors.
- What is the mechanical equipment located on the second floor (ASHP)?
- The proposed aluminum fence should be defined to ensure height dimension requirements are met for the fence. Maximum height for a fence is limited to 6 feet, per see Sec. 90-56.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per Sec. 90-97.

Town Planner Keller introduced the item to the Board.

Building Official McGuinness requested that a flood elevation be mentioned.

The applicant stated that the calculations are located on the first page of the documents.

Town Attorney Recio asked the applicant to state what ASHP stands for.

The applicant stated that is a way to say air conditioning equipment. The air conditioning equipment will be located on the second floor.

Board Members Forbes asked where the pool equipment will be located.

The applicant stated that the pool equipment will be located under the BBQ area.

Chair Frankel asked the applicant to speak about the material.

The applicant stated that he will be using stucco painted and silver travertine. The roof will be a silver metal roof.

Alternate Board Member Rais asked the applicant about the front elevation of the windows, as they seem not to have a header (rendering AO5).

The applicant stated that they are going for a modern look with a straight roof.

Alternate Board Member Rais stated that she is only seeing big block houses.

A motion was made by Vice Chair Baumel to approve the application with staff recommendations, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[9425 Carlyle Avenue Agenda Packet - Redacted.pdf](#)

[9425 Carlyle Avenue Table 1 and Aerial.docx](#)

#### **6.E 1385 Biscaya Drive - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- The side yard setbacks are not consistent with the Town Code. The Applicant is submitting a Variance Request to reduce the side setbacks due to the irregularity of the lot.
- Provide additional detail and information on the front yard wall. The Planning and Zoning Board will need to give design approval on the front yard wall.
- Pool equipment should be located at least 15 feet from the adjacent residence.
- It is not clear which existing trees are being retained or removed. Please clarify.
- Per the Zoning in Progress, all landscaped/pervious areas need to be 40% Florida-Friendly materials. Provide table on site plan and calculations to show this requirement is met.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per Sec. 90-97.



Town Planner Keller introduced the item to the Board.

The applicant presented the item and provided a PowerPoint presentation.

The applicant is requesting a variance. He is proposing a 20-foot front setback with a rear setback of 31 feet 5 inches and side setbacks of 7.83 feet north and 8.83 feet south. The total lot pervious area proposed is 69% where 35% is required. The front yard setback pervious area is 79% where 50% is proposed to remain pervious.

Town Planner Keller believes that they can make changes to the design in order to make the house feet better and he believes that a 10 foot setback variance is more doable.

Chair Frankel opened the item for public comments.

George Kousoulas spoke on this item and stated that variances are very specific. He stated that is not about the house being beautiful but if it feels right to the board.

Chair Frankel closed the public comment portion of the meeting.

Chair Frankel stated that she is happy to see that they have the 21% lot coverage. She expressed that she likes the project and that they know what the applicant is looking for.

Board Member Bravo stated that they have to keep in mind the uniqueness of each project. He stated that there are not a lot of homes in Town with the same lot geometry. He likes that it is not another square box which is what they are trying to avoid.

Vice Chair Baumel thanked them for the renderings provided. She mentioned that what they created is unique and it is worthy of Surfside. She likes the style of the home and that the house seems to connect and she liked that it is different.

Alternate Board member Szafranski stated that he likes the project. He mentioned that this property is an exception to the rule because the lot is not evenly shaped and that the variance process exist for a reason, irrespective of the architecture which is gorgeous, everyone needs to realize that zoning is not an exact science.

Board Member Forbes stated that the house fits perfectly and it looks great. He believes it is a tough lot and what they did with it is beautiful.

Chair Frankel stated that having the lot size and the reduced lot coverage should be considered when discussing the variance.

Town Attorney Recio clarified to the board that they can imposed conditions on the approval of the variance.

Approval for the house under the following conditions:

- More information on the front yard wall. The Planning and Zoning Board will need

to give design approval on the front yard wall.

- Pool equipment must be 15 feet from the adjacent residence.
- Need to address the pervious areas to be 40% Florida Friendly materials.
- Tree removal permit may be required prior to the removal or relocation of existing site trees per section 90-97.

Building Official McGuinness requested elevation marks on the garage and provided extra comments related to flooding.

After a lengthy discussion the following was made.

A motion was made by Vice Chair Baumel to recommend approval of the variance as presented, seconded by Board Member Forbes. The motion carried with a 4-1 vote with Chair Frankel voting in opposition.

A motion was made by Vice Chair Baumel to approve the house with conditions from Town Planner Keller and Building Official McGuinness, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[1385 Biscaya Drive Agenda Packet.pdf](#)

[1385 Biscaya Drive Table 1 and Aerial.docx](#)

#### **6.F 8843 Abbott Avenue - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Provide an elevation drawings for all elevations.
- Per Sec. 90-54.2, Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear or side setback, subject to the following minimum rear and side setback of 5 feet. Please provide the rear and side setback for the pool and terrace.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per 90-97.

Town Planner Keller presented the item to the board.

Property owner spoke on her item.

Building Official McGuinness wanted to confirm that the applicant will not be touching the garage.

The property owner responded that was correct.

Board Member Bravo asked a few questions. He also asked about the windows. The applicant stated that the windows will all be changed.

Chair Frankel spoke about the conditions.

Alternate Board Member Rais asked regarding the condensing unit and for it to be relocated to the back and to make sure that the pool equipment is 15 feet from the

neighboring house.

A motion was made by Board Member Bravo to approve the application with staff recommendations, seconded by Vice Chair Baumel. The motion carried with a 5-0 vote.

[8843 Abbott Avenue Agenda Packet.pdf](#)

[8843 Abbott Avenue Table 1 and Aerial.docx](#)

**6.G 9173 Froude Avenue - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

- Provide justification for granting the Practical Difficulty Variance per Section 90-36.1 (9) of the Town Zoning Code.
- Clarify the covered entry porch is included in the proposed floor area coverage of 2,367 SF.
- Pool equipment should be located at least 15 feet from the adjacent residence.
- Clarify the fence condition on the rear yard and note the finished side of any new fence will face outward.
- Per the Zoning in Progress, all landscaped/pervious areas need to be 40% Florida-Friendly materials. Provide table on site plan to demonstrate this requirement is met.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per Sec. 90-97.

Vice Chair Baumel recused herself from this item due to a conflict of interest and provided the required Form 8B "Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers". She stated that Architect Mr. Juan David is representing her and not George Kousoulas and she is the owner and the builder for the property. She left the room while this item was being discussed.

Town Planner Keller presented the item to the board. He explained that this property requires a practical difficulty variance and will have to meet four criterias according to the Town Code.

Architect Juan David addressed the criterias required to meet for the practical difficulty variance. He stated that the front of the house will not change. He believes that the changes will not have a bad impact on the character of the neighborhood.

Town Planner Keller stated that he does not believe it will impact the character of the neighborhood because the proposals will be mainly on the back. He believes that this increase will extend the life of the residence for more years and he is supportive of the variance. He would like to make sure that the numbers of the roof are on the plans. He recommends approval of the variance.

Building Official McGuinness would like to add another condition to request a 50% FEMA rule.

Alternate Board Member Szafranski spoke on the item and stated that this is a great

addition and he does not believe that anyone will have an issue with what the applicant is presented.

Board Member Bravo stated that he appreciates that the applicant is keeping a one story house and not creating an entire new home.

Chair Frankel asked about the front arch.

Mr. David stated that they will modernize it but will keep the medallions and the same character.

A motion was made by Board Member Bravo to recommend approval of the practical difficulty variance and to approve the application with staff recommendations, seconded by Alternate Board Member Szafranski. The motion carried with a 5-0 vote with Vice Chair Baumel recusing herself from this item and Alternate Board Member Szafranski voting on this item.

[9173 Froude Avenue Agenda Packet.pdf](#)

[9173 Froude Avenue Table 1 and Aerial.docx](#)

**6.H 8834 Abbott Avenue - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: Staff does not have any issues with the driveway gates provided the Planning and Zoning Board issues design approval.

Vice Chair Baumel returned to the dais and room.

Town Planner Keller presented the item to the Board.

The applicant was not present at the meeting.

Town Planner stated that he believes they are out of Town.

A motion was made by Vice Chair Baumel to defer this item to the next meeting, June 30, 2022, to allow the applicants to be present, seconded by Board Member Forbes. The motion carried with a 5-0 vote.

A motion was made by Board Member Bravo at 9:58 p.m. to extend the meeting until 10:30 p.m., seconded by Board Member Forbes. The motion carried with a 5-0 vote.

[8834 Abbott Avenue Agenda Packet.pdf](#)

**6.I 1000-1020 88th Street - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: Pending receipt of additional information from the Applicant, it is recommended the Landscape Plan (site plan) be approved subject to the following comments.

Requirements for H30A per Zoning in Progress (In place till June)

- Thirty-five percent (35%) of the combined lot should be pervious/landscape material.

- 50% of the front yard (for western 50 feet) should be pervious/landscape material.
- 40% of the rear yard of the combined lot should be pervious/landscape material.
- Florida Friendly species should be 40% of the landscape material.
- Paddleball court is consistent with the setbacks and is approvable although additional information needs to be provided on composition, fencing (?) and dimensioning.
- Pavilion and cabana feature need elevations, dimensioning, height and size information. These are not approvable without additional detail.
- Total lot coverage is limited to 40% of the combined lot, exclusive of the pool and walks.
- Tables need to be added to the Landscape Plan (site plan) depicting zoning characteristics, pervious area and landscape requirements.

Town Planner Keller presented the item to the board.

The Engineer and Architect of record spoke on the item.

After some discussion the following motion was made.

A motion was made by Board Member Bravo to defer this item to the June 30, 2022 meeting and to place this item as the first item on the agenda, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[1000-1020 88th Street Agenda Packet.pdf](#)

[1000-1020 88th Street Aerial.docx](#)

#### **6.J 9454 Harding Avenue - Walter Keller, PE, AICP, Town Consultant Planner**

Staff Recommendation: Recommend the Planning and Zoning Board provide design approval for the wall sign subject to the following comments:

- Illumination to be white LEDs
- Sign to be mounted on wall with a ¼ inch to 2 inch offset to allow rainwater to drain down the wall.

Town Planner Keller introduced the item to the Board.

The property owner spoke on the item.

A motion was made by Vice Chair Baumel to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[9454 Harding Avenue Agenda Packet.pdf](#)

[9454 Harding Avenue Picture.docx](#)

### **7. Discussion Items**

Mr. Bob Fisher spoke about various items including bars, windows, trash, and basketball hoops.

**7.A Walkability**

The board requested that the Town administration include them in any walkability discussion.

**7.B Zoning In Progress**

Town Attorney Recio confirmed that the Zoning in Progress will expire on June 6, 2022.

**7.C Florida Friendly Landscaping and its Benefits**

A motion was made by Vice Chair Baumel to continue with the 40% Landscape requirement, seconded by Board Member Bravo. The motion carried 4-1 vote with Board Member Edderai voting in opposition.

**7.D Air Conditioners**

Some discussion took place on this item.

Chair Frankel requested to recommend to the Town Commission to amend the air conditioning requirement for it not to require they are at a 15 foot set back.

A motion was made by Vice Chair Baumel, to move forward with Chair Frankel's recommendation regarding air conditioning, seconded by Board Member Forbes. The motion carried with a 5-0 vote.

**7.E Solar Panels and their Benefits**

This item was deferred to the June 30, 2022 Planning and Zoning Board Meeting.

**7.F Future Agenda Items**

**8. Next Meeting Date**

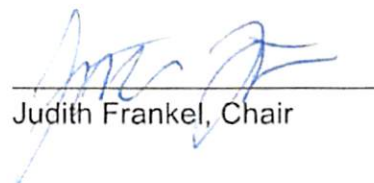
Town Clerk McCreedy advised the Board Members of their next meeting of June 30, 2022 and consensus was reached.

**9. Adjournment**

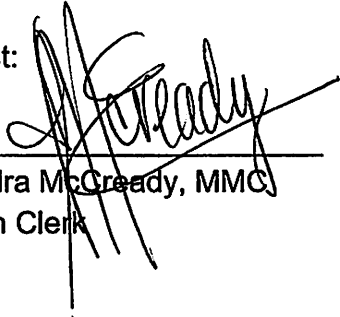
A motion was made by Board Member Forbes to adjourn the meeting without objection at 10:30 p.m. The motion received a second from Board Member Edderai. The motion carried with a 5-0 vote.

Respectfully submitted,

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

  
Judith Frankel, Chair

Attest:

A handwritten signature in black ink, appearing to read 'S. McCready', written over a horizontal line.

Sandra McCready, MMC  
Town Clerk