

MINUTES OF REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF BRONXVILLE HELD ON MARCH 13, 2006 AT THE BRONXVILLE LIBRARY, 201 PONDFIELD ROAD, BRONXVILLE, N.Y.

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PRESENT:	Mary C. Marvin	Mayor
	Frank V. Sica	
	Glenn D. Bellitto	
	Robert S. Underhill	
	Anne W. Poorman	Trustees
ALSO PRESENT:	Ned W. Branthover	Village Counsel
	Harold Porr III	Village Administrator
	Rocco Circosta	Superintendent of Public Works
	Brian M. Downey	Chief of Police
	Vincent Pici, P.E.	Superintendent of Buildings
	Robert J. Fels	Village Treasurer
	William J. Murphy	Parking Commissioner
	Gerry Iagallo	Village Assessor

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Mayor Marvin opened the meeting at 7:00 p.m.

WORK SESSION

(Present were Mayor Marvin and Trustees Sica, Bellitto, Underhill and Poorman; and Village Administrator Porr.)

The Board reviewed the agenda for the monthly meeting and discussed various topics related to it.

EXECUTIVE SESSION

On a motion by Trustee Underhill, seconded by Trustee Sica, the Board went into executive session at 7:45 p.m. to discuss personnel and contract negotiations.

Mayor Marvin re-opened the meeting at 8:05 p.m. with the Pledge of Allegiance.

YOUTH COUNCIL

Jillana Rosenberg, Director of the Bronxville Youth Council, and also a special education teacher in the Bronxville Middle School, said this is her first year with the

March 13, 2006

Page 2

Youth Council. She said she basically oversees all the activities of the Youth Council. She introduced Alex Rappaport and Jackie Rogers, both seniors and Co-Presidents of the Bronxville Youth Council.

Alex Rappaport described some of the wide array of community service activities members of the Youth Council participate in such as tutoring students from the Bronx, and delivering meals on wheels. Mr. Rappaport said about half of the student body is involved in the Youth Council. He also spoke about their social activities such as ski trips and the annual talent night.

SENIOR CITIZENS

Lizann Coussa, Treasurer of the Senior Citizens Council, reported that they are in good shape financially, thanks in part to a brunch honoring former mayor Sheila Stein last year that was a big success and also the donation of the parking space by the Village. Ms. Coussa introduced Kathy Studwell, Director of the Senior Center in Bronxville.

Mrs. Studwell reported that one of the most rewarding sessions the Seniors had this past year was when the senior high school students came over to the senior center. She said the seniors asked the students questions such as what kinds of jobs they were looking for and what was their ambition in life, and the students asked the senior ladies and gentlemen questions. Mrs. Studwell spoke about the importance of the senior center and said that friendships later in life are sometimes more meaningful than family relationships. She said the day trips, luncheons and other groups activities they do together with their peers give meaning to their life and daily affairs. Mrs. Studwell said she also helps the frail elderly by steering them to the right social service agencies. She stated that the Senior Center is a vital organization in our community and also very necessary to maintain our community's diversity between age, wisdom and youth.

Mayor Marvin said she knows first hand how much Kathy Studwell does from working with her in the Village Hall and thanked her for all she does for the seniors in Bronxville.

CABLE COMMITTEE

Steve Lysohir, Chairman of the Joint Village/School Cable TV Committee, reported on activities of the Cable Committee. He extended thanks once again to the Yeager family for this splendid room in the Library. Mr. Lysohir thanked John Kehoe at the Bronxville School for the use of their facilities for the cable equipment during the renovation of Village Hall, and members of the Cable Committee: Jane Marino, Nancy Vittorini, Manny Foglio and Trustee Glenn Bellitto. He also thanked Mr. Porr and Mary Rienzi for their help. Mr. Lysohir reported that the Village has been negotiating an agreement with Cablevision for almost two years. He said the fees we receive are standard in most cable agreements and the Village of Bronxville received \$90,000 when

we signed our first contract which bought our equipment. We are now asking for \$125,000. He noted that the Town of Eastchester recently accepted an agreement under which they receive some equipment and no fees. He said that Mr. Porr recently suggested that we hire legal counsel to assist us in the negotiations.

Mr. Lysohir said the Cable Committee was requesting funds from the Village for another year of Village cable operation. He said that when he walks through town he hears that more and more people are tuning in to the local cable channel.

Mayor Marvin said Mr. Lysohir and the Cable Committee are doing a terrific job and we appreciate all the hours he spends on cable matters.

REVALUATION - Trustee Comments

Mayor Marvin said she would first ask the Trustees to comment on revaluation and then open the floor to public comments on revaluation only.

Trustee Bellitto said today is a great day for Bronxville. The people of Bronxville are taking a major step toward correcting the inequities in our tax roll, the document that ties us all together. He said that through revaluation higher priced homes will no longer pay less taxes than some lower priced homes. He noted that it has been a little over a year since we all became aware of discrepancies in our assessments. He spoke about the strides made during the past year in openness and inclusion and the process leading up to today. Trustee Bellitto said he was delighted to see a co-op president appointed to the Board of Assessment Review last month. He said there will be some uncertainty and concern about revaluation, but he is confident that in the process our community will only grow stronger.

Trustee Poorman said she joined the Board not quite a year ago knowing full well that the tax assessment issue was clearly on the table. She said she had never delved into the tax issue in Bronxville before and it has been a wild ride but it has been a wonderful year of learning what our options are. She had hoped that there would be other solutions available to us that we could at least consider but said there doesn't seem to be another viable solution except revaluation. She said we can't adopt Eastchester's roll, and we can't selectively reassess those homes that have been renovated during the past ten years, which would probably be technically impossible and could open us up to legal challenges. She said we have spent a lot of time and energy, heart and soul, and everyone in the community has pitched in with great ideas. She said we're not always in full accord but we can talk the issues over. She said we need to continue communicating to residents in as many ways as we can. She said it's certainly with relief and excitement that we approach this vote but we also do have our work cut out for us and ask that the community pitch in. She said we would want to hear from everyone how it's going. Trustee Poorman said she thinks the time has come to achieve a fair and equitable tax roll.

Trustee Sica said that about seven years ago he noticed that there was some inequity in taxes on homes in the Village and that was the start of the Balog study. He said he brought up that the taxes didn't seem fair. He said we thought at that time a revaluation would cause a significant shift in the tax burden and that the single family homes as a whole would pay more taxes and it would be more unfair than the existing inequities. He said the reason we got to this stage is because the school taxes are high. Trustee Sica pointed out that we're not addressing the fundamental problem in school taxes. He said the revaluation is not going to do anything with regard to that. He said there are other approaches to fund the school and they have been ignored in this process. Trustee Sica said we are about to pay about half a million dollars to pay for this process and that's a very expensive price to pay. The homeowners should know that they are going to pay more for the privilege of an equitable tax roll and they are still going to have double digit tax increases because of the school - revaluation will not do anything with regard to that.

Trustee Underhill said he initially became aware of the inequities in the assessments when he bought his home several years ago. He said he was surprised to find that there were very significant variances of tax rates across different houses. That encouraged him to go to grievance night and he had his assessment lowered. He said he thinks it's a very real issue. If we can put this issue behind us it will bring the community together, which he believes is very important because Bronxville has a strong sense of community. Trustee Underhill said he had a very strong bias not to revalue and wanted to adopt the Eastchester tax roll, but he doesn't see any alternative at this point and time. He said he does wrestle with this decision because it will be a very large expense of half a million dollars and will result in a significant increase for the residential class.

REVALUATION - Mayor's Comments

Mayor Marvin said she was reading quotations for a speech last week and she found one that is particularly suited for her tonight as she prepares to vote yes for a full Village revaluation of property: "There comes a time when one must take a position that may be neither safe, nor polite nor popular. But one must take it because it is right."

Mayor Marvin said she has come to the conclusion after months of studies, speaking with experts and educating herself, that revaluation is our only viable option. She was personally hoping for a different solution, one less expensive, less time-consuming and less disruptive. She said, we as a board are very much aware of executing our fiduciary duty to all citizens and explored all our options, but no viable solution has percolated in the last nine months save for full revaluation.

The Mayor said we looked at adopting the Eastchester roll and administering it as our roll or relinquishing taxing authority altogether to Eastchester. However, this solution proved untenable because we would be ceding authority to a taxing unit that has

last revalued in 1942 with a roll 25 years older than ours and which we know has an inequity dispersion of 43% versus the Village's 19%. In the interest of fairness alone, we could not go this route unless Eastchester committed to a full revaluation.

Mayor Marvin said if we pursued targeting new construction that went unassessed in the past ten years, which is a very dubious strategy from a legal standpoint, all improvements would be subject to a complicated depreciation formula so subjective it would spawn litigation. Most importantly, even if viable, it would not address the other tax issues we have of:

- under-assessed neighborhoods;**
- smaller homes simply paying more per square foot than larger homes;**
- the age of the roll alone because the real estate values have changed dramatically in 40 years;**
- over-assessed home styles - for example ranch houses with finished basements, central air were highly desirable and highly assessed in 1967;**
- tax differential within the same value range. For example, our study showed that houses with the same assessed value could have 7 times the taxes of its comparable. It would have been far easier to handle one inequity a mile deep, but we have inequities a mile wide.**

The Mayor said it is important as we move forward to put our situation in perspective. We are not unique with an inequity or dispersion ratio of 19.6%. Mt. Vernon last revalued in the 1880's and has a dispersion ratio of 20%, Eastchester 19%; and Yonkers, Harrison and Mt. Kisco have 17%. The New York State average is 23%. Any Westchester community save for the few that have revalued, Rye and Pelham for example, subjected to the same scrutiny that our tax roll has undergone would also demand a revaluation.

Mayor Marvin said some people think we have moved too slowly and others think we have moved too fast. We accept that and moved at a pace we thought right. We believe it is important that we act now because all real property must be assessed according to its ownership and condition as of the first day of January. We are in the window of opportunity for repairing the tax roll for 2007. The State would grant no extensions or waiver to this date, so if we missed revaluing a property by 2 days or 2 weeks, it is as good as missing by a year. She said we must act now in order to avoid continuing the acknowledged inequities for yet another year.

The Mayor said we have chosen the company Cole Layer Trumble, a division of Tyler Technologies, after a truly exhaustive review. We approached 30 companies, received 6 bona fide proposals - quite a large number. To put it in context, Greenwich received 8 proposals to do their revaluation. We interviewed 5 of the 6 companies and called several back for second interviews. Mr. Porr, Trustee Bellitto, Mr. Iagallo our assessor, Mr. Wilkes our tax consultant, and Steve Howard, a member of the Board of Assessment Review and very knowledgeable citizen were on the review committee. The

company's cost of approximately \$370,000 was in mid to high range of the applicants but we felt that the quality of service was the determinative factor. The company has been in business since 1937 and in a bit of irony, it was chosen by the Trustees back in 1967 to do our last revaluation. The Mayor said they were the unanimous choice by our committee because of their experience, organizational structure and skills, comprehensive public relations program and most importantly our confidence in the fact that they have the staff and resources to finish in time to effect the changes for the 2007 tax roll, our goal all along.

Mayor Marvin said she wanted to address some of the concerns raised by the recently released impact study. As a caveat, the study was done to allow residents to get a sense of the trends or direction their property taxes were going in for their own financial planning purposes. She said no community has undertaken a revaluation without supplying residents with some trending impact data. However, due to the small sample size we had in the commercial area, the projection of a 26% average increase was done on a limited amount of sales data only. Sales data gives the highest possible values or worst case scenario of a tax increase. It would have taken months more to produce the income stream or expense approach data which requires building appraisals. However, these approaches will give lower values and consequently lower tax increases and will be a methodology used during the revaluation process. Mayor Marvin said she and Trustee Poorman are meeting with the Chamber of Commerce next week to explain the impact study vis a vis the Business District.

As for condominiums and co-ops, Mayor Marvin said their valuation is regulated by state law and simply put they receive a built-in legal discount. By state law, they have to be assessed under the assumption the entire complex is generating income as opposed to individual units and their relative values, similar to the methodology to assess apartments. Consequently, co-ops and condos will always enjoy a significant property tax break since owners do not pay on individual unit values. Unless the state law is changed, a million dollar co-op will never be valued the same as a million dollar home.

However, due to the volume of residential sales data available, between our two studies we had a universe of our 950 residential sales, our expert felt with a great degree of certainty that his projection of a 9% average increase for private homes was on target, with the Parkway Road area seeing the smallest increases and the Hilltop the largest.

Mayor Marvin said the solution of revaluation is not a panacea; and fairness is not without consequence. Reassessment will not be a quick, inexpensive or painless repair of the tax roll. The estimated cost is in the area of \$370,000. It will not generate any additional revenue or correct any inequities in the County/Town portion of our taxes. It will not prevent tax shifts between the residential and commercial classes, though adoption of the Homestead Provision may slow the shifting of burdens, and revaluation will not compensate the taxpayers for any prior inequities.

What it will do, if done carefully and correctly, is to produce greater equity by eliminating unfair assessments, and distributing the tax burden fairly within the Village. It will also provide defensible data and assessments that will, in time, hopefully reduce the number of assessment complaints and ultimately increase taxpayers' understanding and confidence in our taxing system.

Mayor Marvin then opened the floor for public comments on revaluation before proceeding to a vote.

REVALUATION - Public Comments

Dennis Winter, 16 Edgewood Lane, said he thought Trustee Bellitto said it perfectly. Mr. Winter questioned Trustee Sica about the tax study done several years ago and the decision not to conduct a revaluation at that time.

Megan McKinley, 6 Crampton Road, past President of the School Board, thanked all of the Trustees for all the work they have done on this issue over the past year. She said that when she joined the School Board in 1997 there were many occasions where people from the School Board had conversations with the Village Trustees on reassessment. She said the School Board voted in favor of reassessment County-wide. Ms. McKinley thanked the Trustees for allowing everyone to speak and encourage dialogue.

Betsy Harding, 39 Homesdale Road, said she thinks this a historic moment for us. She said she's worried if we adopt the Homestead option. She also said there may be people having some anxiety about having un-permitted work on their homes and said it might be advisable to look into amnesty for people who have done un-permitted work. She said she hopes that in the course of the year we can pull together as a community.

Jim Kroulas, Parkway Road Community Association, said he thinks the Board should be commended for doing this with such speed. He thought the Parkway Road neighborhood had zero input in the data for the study, and it's important to follow up on this.

Rene Atayan, 5 Oval Court, said that even with revaluation there's still going to be a certain amount of unfairness in taxes among the property classes because of the State law on how co-ops and condominiums are valued. She said we're still back where we started from and we're not going to get any more money for the school and our taxes are going to go up. She also expressed concern about the increased taxes for the commercial district.

RESOLUTION - Vote on Revaluation

On motion of Trustee Bellitto, seconded by Trustee Poorman, the following Resolution was adopted:

WHEREAS, Section 305 of the New York State Real Property Tax Law mandates uniform and equitable assessments; and

WHEREAS, computer-assisted mass appraisal systems, technical advice, and financial assistance are available by cooperative agreement with the New York State Office of Real Property Services; and

WHEREAS, the last village reassessment of our real property took place in 1967, and

WHEREAS, the Village Board is convinced that a reassessment is necessary to comply with Section 305 of the New York State Real Property Tax Law;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF BRONXVILLE, NEW YORK, AS FOLLOWS:

SECTION 1. That the Assessor of the Village of Bronxville is hereby authorized to undertake and implement a reassessment for the 2007 assessment roll.

SECTION 2. That the Village Board does hereby agree, in conjunction with the New York State Office of Real Property Services to support the Village's assessment staff in this reassessment.

SECTION 3. That the Village Board and the assessor are authorized to enter into any necessary agreements to achieve this purpose. Any agreements resulting in an expenditure by the Village of Bronxville must first be approved by the Village Board. Any agreement with a private contractor to provide services for this reassessment shall be entered into only upon review by Attorneys Huff Wilkes, LLP, the assessor and a representative from the Office of Real Property Services.

This resolution shall take effect immediately.

ROLL CALL:

Trustee Bellitto	Voting Aye
Trustee Poorman	Voting Aye
Trustee Sica	Voting Aye
Trustee Underhill	Voting Aye
Mayor Marvin	Voting Aye

RESOLUTION - Accepting Proposal and Awarding Contract for Real Property Reassessment Project

On motion of Trustee Poorman, seconded by Trustee Bellitto, the following Resolution was adopted:

WHEREAS, the Board of Trustees of the Village of Bronxville, New York (the "Village"), by formal issuance of a Request for Proposal, has invited proposals for the furnishing of services and labor necessary for a Real Property Reassessment Project, and

WHEREAS, all such proposals received pursuant to the Request for Proposal issued on January 26, 2006, were received by Huff Wilkes, LLP, by February 9, 2006 and considered by the Village Board, and

WHEREAS, said Board of Trustees has determined that Tyler Technologies, Inc., CLT Division ("CLT") is the most responsive formal bidder, whose proposal and bid were filed in substantial conformity with said Request for Proposal for such Real Property Reassessment Services in accordance with the specifications and requirements thereof,

THEREFORE, NOW BE IT RESOLVED, that the said proposal of CLT be and the same hereby is accepted, and be it

FURTHER RESOLVED, that this Board of Trustees enter into a contract with said CLT for the Real Property Reassessment Project, for the price specified in said proposal and modified quote of CLT and in accordance with the plans and specifications for said public work, said contract to be approved by Attorneys Huff Wilkes, LLP, the Assessor and a representative from the Office of Real Property Services.

This resolution shall take effect immediately.

ROLL CALL:

Trustee Bellitto	Voting Aye
Trustee Poorman	Voting Aye
Trustee Sica	Voting Aye
Trustee Underhill	Voting Aye
Mayor Marvin	Voting Aye

APPROVAL OF MINUTES

On motion of Trustee Poorman, seconded by Trustee Bellitto, the Board approved the minutes of the Regular Meeting of February 13, 2006, the Public Hearing of February 13, 2006, and the Special Meeting of March 1, 2006, as drafted.

DEPARTMENT REPORTS

March 13, 2006

Page 10

Department reports were presented by Chief of Police Downey, Superintendent of Buildings Pici, Superintendent of Public Works Circosta, Village Treasurer Fels, Parking Commissioner Murphy, Village Assessor Gerry Iagallo, and Village Administrator Porr.

BOARD OF POLICE COMMISSIONERS

On motion of Trustee Poorman, seconded by Trustee Bellitto, and unanimously carried, the following resolution was adopted:

BE IT RESOLVED the Board of Trustees, acting as the Board of Police Commissioners, approves the request of the Bronxville Policemen's Benevolent Association, Inc. to sell tickets and solicit door prizes for the PBA's annual spring dance in 2006 subject to the following conditions:

1. All solicitations must be conducted off duty.
2. Solicitations shall not be conducted in uniform.
3. Raffle chances are to be sold at the dance only.

RESOLUTION - Rescheduling April Board Meeting

On motion of Trustee Bellitto, seconded by Trustee Underhill, and unanimously carried, the following resolution was adopted:

BE IT RESOLVED the Board of Trustees reschedules the regular monthly meeting of Board of Trustees from Monday, April 10, 2006 to Monday, April 17, 2006.

RESOLUTION - Public Hearing - 2006-2007 Operating Budget

On motion of Trustee Bellitto, seconded by Trustee Underhill, and unanimously carried, the following resolution was adopted:

BE IT RESOLVED the Board of Trustees schedules the public hearing for the 2006-2007 fiscal year operating budget for Monday, April 17, 2006 in the Yeager Room and the Bronxville Public Library at 8:00 p.m.

RESOLUTION - Appointing Attorney to handle Certiorari Proceeding

On motion of Trustee Poorman, seconded by Trustee Sica, and unanimously carried, the following resolution was adopted:

March 13, 2006

Page 11

BE IT RESOLVED the Board of Trustees authorizes the Mayor to sign an agreement to hire Paul B. Bergins, attorney at law, White Plains, New York, to serve as substitute special trial counsel in the tax certiorari proceeding, Bank of New York v. Village of Bronxville, at a rate of \$200.00 per hour plus expenses.

RESOLUTION - Appointing Attorney to handle Board of Police Commissioners Hearing

On motion of Trustee Bellitto, seconded by Trustee Sica, and unanimously carried, the following resolution was adopted:

BE IT RESOLVED the Board of Trustees authorizes the Mayor to sign an agreement to hire John O'Reilly, attorney at law, Elmsford, New York, to serve as counsel to the Village of Bronxville Board of Trustees in their capacity as the Board of Police Commissioners, in any hearings of disciplinary charges involving Village of Bronxville police officers, at the rate of \$175.00 per hour, as per the attached agreement.

RESOLUTION - Ratification of Teamsters Contract

On motion of Trustee Bellitto, seconded by Trustee Underhill, and unanimously carried, the following resolution was adopted:

BE IT RESOLVED the Board of Trustees ratifies a three year agreement with Village of Bronxville employees represented by Teamsters Local #456 as outlined in the attached Stipulation of Agreement and authorizing the mayor to sign the agreement.

MAYOR'S REPORT

Mayor Marvin reported that she spent most of the month on revaluation but did have other activities going. She said the quarterly newsletter will be mailed out tomorrow.

With the help of Nancy Vittorini & Peter North, we started a new cable show to give residents information on Village government in another venue. Mayor Marvin hosted the first show and it gives current information on the Renovation Project, the Kensington Road project and the Chamber of Commerce. She said her goal is to do a show every 6 weeks or so.

Mayor Marvin said the Final Environmental Impact Study on Kensington Road is on the Village web site and available in hard copy at Village Hall.

The Mayor said her new initiative is to start a Talent Pool so that Villagers can offer their names up to volunteer for whatever interests them in Village government. She hopes to have this organized by next month's meeting.

Mayor Marvin said she attended the following events in the past month:

Senior Citizen Valentine luncheon;

March 13, 2006

Page 12

The Chapel School and Village Lutheran Church fundraiser;

Led a small discussion group at the Working Women of Bronxville recent meeting on how to get involved in Village government;

Had several discussions with Supervisor Colavita and Mayor Martino about working more collaboratively on contracts, etc. to benefit us all, and hopefully attain cost savings;

Worked with Mr. Priesing, School Board Chairman, finalizing an agreement of understanding that the School will have a much more active role in certiorari settlements;

Attended an event at the Women's Club with Senator Klein who is helping them to receive state historic preservation recognition for their building;

Attended several meetings with EVAC to review their budget and their methods of 3rd party billing.

And most fun of all, went to Mrs. Knutsen's 5th grade class with Jon Gordon, a wonderful local landlord, and they listened to the children's projects about ideas to fill our empty stores. She was bowled over by the knowledge and critical thinking skills of our students.

Mayor Marvin acknowledged that this was Trustee Sica's last board meeting, having served eight years as a Trustee. She said Trustee Sica has brought incredible financial skills to the this job and has saved the Village thousand of dollars because of his great business sense and timing to know when to borrow, lowest funds or change investments. She said Trustee Sica is a skilled negotiator and was very creative in contract negotiations, all for the betterment of the Village, and he worked tirelessly behind the scenes to extract the best financial deals for the Village. Mayor Marvin said Trustee Sica has been a true public servant and it has been an honor to work with him.

The Trustees echoed the Mayor's comments about Trustee Sica and said he would be missed.

PUBLIC COMMENTS

Dorothy Brennan commented on tax assessments and said that people who put additions on their homes for a million dollars will now be paying more in taxes. Mrs. Brennan also commented on the morale of the police force and said that the police department is understaffed.

Phil Koustis, 35 Parkway Road, commented on the condition of Maltby Park and said it's now used as a dump site for snow. He said he was concerned about the children playing there.

Rene Atayan, the Bronxville representative on the EVAC board, said they have been going over their budget with due diligence. Ms. Atayan spoke about the tremendous increase

March 13, 2006

Page 13

in number of FOIL requests served on the Village by some residents and talked about the costs involved in complying with these requests.

Betsy Harding commented on the Freedom of Information requests and said FOILS are a provision to find out what the government is doing. She said people are charged 25 cents a page for every piece of paper they receive.

Jim Kroulas, Parkway Road, commented on some items that were discussed at the last Planning Board meeting. He had concerns about the signage at the entrance to 100 Pondfield Road.

A Parkway Road resident said he had heard the Village may be leasing 100 parking spots on Parkway Road from the Avalon. He asked whether persons presently parking in the Avalon lot would be allowed to renew their parking there.

Elena Kroulas, 70 Parkway Road, commented on the condition of the field at Maltby Park because of the snow dumped there. She suggested a possible solution would be to dump the snow in the parking lot at Lake Isle.

Maureen Curran, 100 Parkway Road, said there's a possibility of 90 cars being displaced who park in the Avalon lot. She said we need more communication with residents.

Antoine Broustra, Kensington Road, said he heard there was a new restaurant that has been given approval on Park Place and questioned the parking space requirements for the restaurant.

There being no further comments, the meeting was adjourned at 10:55 p.m.

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