

**Minutes of the Borough of Bogota Planning & Zoning Board Meeting
November 12, 2024**

The Bogota Borough Planning and Zoning Board held its meeting on November 12, 2024 at 7:30p.m. Those members present were Chairman Mancini, Mayor Fede, Robert Foster, Tom Napolitano, Dan Schnipp, Art Sopelsa, Yesenia Frias and Samuel Harris. Excused members were Rebecca Youla and Councilman John Mitchell. Also present were Board attorney Jason Shafron and Board secretary Patricia Morrone.

A motion to open to public comments not related to items on the agenda was made by Tom Napolitano with a second by Jessie Frias. A motion to close to public comments was made by Tom Napolitano with a second by Robert Foster. Motions passed.

Attorney David Russo representing 114 E. Main Street applicant AKA Tiger Lily Holdings stated the owners wish to renovate the existing second floor office into a two bedroom apartment. The first floor is currently occupied by Encke Flowers owned and operated by Myong Lee. There are 4 parking spaces behind the building and only 1 is used.

Mr. Costa stated that there are many existing non-conformities that need to be cleaned up, especially the windows facing the Valley Bank parking lot.

Christopher Lee, architect for the applicant referred to sheet A1 and explained the existing office would be converted into a 2 bedroom apartment. There would be a separate entrance. Mr. Harris commented that a plan of the first floor would be helpful in order to fully visualize the entire project. Mr. Lee presented sheet A2 which is a drawing of the first floor of the building. He was advised the Board did not have time to review this and digital copies must be provided so they can be sent to the Board for review. Mr. Lee agreed. Reference was again made to the egress windows on the bank side of the parking lot.

Kate Kelly, representing Paul Grygiel, stated the property is in a B1 Zone and a D1 use variance is required. She also stated clarification is needed on the location of the entrances of the building. Is there one entrance for the business and the second floor.

A C variance is needed for parking with the addition of an EV parking space.

Dan Schnipp requested that the map and address list of those withing the 200 feet notice requirement be added to the original plans. Mr. Lee agreed.

It was requested that the applicant return with a Planner to continue the hearing. Mr. Russo, attorney for the applicant agreed. A motion to carry this hearing to our December 10th meeting was made by Jessie Frias with a second by Robert Foster. Motion passed.

A motion to adopt the minutes of our November 12 meeting was made by Tom Napolitano with a second by Dan Schnipp. Motion passed.

A motion to adopt invoices presented for payment was made by Jessie Frias with a second by Tom Napolitano. Motion carried.

There being no further business before the Board, a motion to adjourn was made by Tom Napolitano with a second by Jessie Frias. Motion carried. Meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Patricia Morrone