



PLANNING BOARD MEETING MINUTES

October 25, 2023 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

Present: Chairwoman-Vera Brown, Albert Tew, Neal Wasserman, Vanessa Caren, Joshua Scheinberg- First Alternate, Joseph Zupnik- Second Alternate

Also Present: Frank Brown-Deputy Village Attorney, Matt Trainor-Village Engineer, Jonathan Lockman-Village Planner, Alicia Schultz-Deputy Village Clerk

Absent: Lon Lieberman

CONTINUED PUBLIC HEARING ON APPLICATION SUBMITTED BY ABY EAST, LLC FOR REAPPROVAL OF THE 1 EAST LANE SUBDIVISION. Affecting property located at the intersection of McNamara Road and Pomona Road. Designated on the Town of Ramapo Tax Map as Parcel ID #33.17-2-1. Subject property is located at 1 East Lane.

Chairwoman Brown opened the continuation of the public hearing. Todd Rosenblum, the applicant's architect, was present. Mr. Rosenblum stated that the applicant has paid the monies due to the Pomona Country Club and the Village received an email from Marilyn M. Gambardella, Pomona Country Club Board of Directors, Co-President, that the monies had indeed been paid. Mr. Rosenblum stated that the Rockland County Planning Department requested an Environmental Assessment Long Form be submitted, the form was received by the Village, and neither the Village Engineer nor Village Planner had any issues with said form.

Chairwoman Brown questioned if anyone from the public would like to speak.

Marilyn M. Gambardella, Pomona Country Club Board of Directors, Co-President, was present and said that the monies that the applicant owed, had been paid. Ms. Gambardella questioned whether the historical stone wall facing East Lane from the property is to remain. Mr. Rosenblum answered that the stone wall facing East Lane is to remain.

All persons wishing to be heard having been heard, Chairwoman Brown made a motion to close the public hearing, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Albert Tew made a motion to approve the following resolution, seconded by Vanessa Caren.

Resolution # 23-36
1 EAST LANE SUBDIVISION

WHEREAS, on January 8, 2020, by Resolution# 20-3, conditional subdivision approval was granted to the subdivision known as 1 East Lane Subdivision; and

WHEREAS, such conditional approval expired without the signing of the final plat for such subdivision due to the failure of the then owner of the subject property to submit the necessary legal documents for signing in satisfactory form within the period of conditional final approval as extended; and

WHEREAS, in the intervening time period the subject property, in its unsubdivided form, was sold to a new owner, ABY East LLC, which was granted permission by the Planning Board by Resolution# 23-31 to apply directly for re-approval of a substantially identical final plat; and

WHEREAS, pursuant to such Resolution, a formal application from ABY East LLC for approval of a final plat titled "3-Lot Subdivision Plat of 1 East Lane Located in Village of Wesley Hills, Town of Ramapo, Rockland County, New York", dated September 25, 2019 and last revised September 11, 2023, prepared by Sparaco & Youngblood, PLLC, affecting property on the southerly side of Pomona Road, the easterly side of East Lane, and the westerly side of McNamara Road, designated on the Town of Ramapo Tax Map as Section 33.17, Block 2, Lot 1, in an R-35 District, was received by the Planning Board; and

WHEREAS, a duly advertised public hearing was held on said application and final plat at the Village Hall, 432 Route 306, Wesley Hills, New York on September 27, 2023, and was continued on October 25, 2023, at 7:30 P.M., at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, said final plat was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law section 239-n, and by letter report dated September 27, 2023, the Rockland County Department of Planning notified this Planning Board that it had approved the final plat for such subdivision subject to recommended modifications set forth therein; and

WHEREAS, heretofore on January 8, 2020, by Resolution# 20-2, this Planning Board determined that the proposed subdivision will not have a significant impact on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), and no change has been made in the final subdivision plat which would alter such determination; and

WHEREAS, the requirements of the Subdivision Regulations of the Village of Wesley Hills have been met by said application and plat, except as noted below;

NOW, THEREFORE, BE IT RESOLVED, that the said final subdivision plat is hereby approved subject to the following conditions, and that the Chairman of the

Planning Board or, in her absence, the Deputy Chairman, is hereby authorized to endorse such approval on said plat upon compliance by the applicant with the following conditions. This conditional approval shall expire 180 days from the date of this Resolution if the applicant has not complied with such conditions, unless the applicant shall have obtained from this Planning Board an extension of such time of conditional approval pursuant to the provisions of said Subdivision Regulations.

1. Modification of Subdivision Plat and Construction Plans- The following modifications to the subdivision plat and construction plans shall be required:

- a. The plat and construction plans shall be revised to comply with all conditions set forth in the letter of Brooker Engineering dated September 18, 2023, a copy of which letter is attached to this Resolution and made a part hereof.
- b. A note shall be added to the plat and construction plans stating that East Lane must remain open and passable at all times during all construction activities on any of the subdivision lots.
- c. A note shall be added to the plat and construction plans stating that the existing stone wall along East Lane shall not be disturbed, except to the minimum extent necessary for the construction of a driveway on Lot 3, and to the minimum extent necessary for the possible relocation of the existing driveway on Lot 1 (in which event the wall will be restored at the location of the existing driveway).

2. Compliance with Conditions of Rockland County Department of Planning - The developer shall comply with all recommended modifications set forth in the letter report of the Rockland County Department of Planning dated September 27, 2023, a copy of which letter report is attached to this Resolution and made a part hereof.

3. Compliance with Conditions of Rockland County Sewer District No. 1 - The developer shall comply with all conditions set forth in the letter of Rockland County Sewer District No. 1 dated September 20, 2023, a copy of which letter is attached to this Resolution and made a part hereof.

4. Compliance with Conditions of Town of Ramapo Department of Public Works - The developer shall comply with all conditions set forth in the letter of the Town of Ramapo Department of Public Works dated September 26, 2023, a copy of which letter is attached to this Resolution and made a part hereof.

5. Compliance with Conditions of Rockland County Department of Health - The developer shall comply with all conditions set forth in the letter of Rockland County Department of Health dated December 2, 2019, a copy of which letter is attached to this Resolution and made a part hereof.

6. Compliance with Conditions of Pomona Country Club -The developer shall comply with condition 3 set forth in the letter of Pomona Country Club dated December 4, 2019, a copy of which letter is attached to this Resolution and made a part

hereof.

7 . Letter of Credit Waived - Because there are no required public improvements, no letter of credit shall be required to be filed prior to the signing of the plat by the Chairman of the Planning Board.

8 . Additional Documents Required - Prior to the signing of the plat by the Chairman of the Planning Board, the applicant shall prepare and deliver to the Village of Wesley Hills all legal documents required by the Subdivision Regulations in form suitable for recording and satisfactory to the Village Attorney. The deeds conveying to the Village of Wesley Hills and Rockland County respectively the interests in real property as shown on the plat shall set forth that such conveyance is for general municipal purposes and shall be accompanied by a title insurance binder showing clear title and a paid bill from the title company.

9 . Fees - Prior to the signing of the plat by the Chairman of the Planning Board, the applicant shall deliver to the Village of Wesley Hills full payment of all outstanding consultant review fees and inspection fees, in addition to the recreation fee as determined by Resolution# 20-2.

10 . Waiver - The Planning Board hereby waives the following requirements of the Subdivision Regulations: the provision of sidewalks, due to the lack of connecting facilities adjacent to or in proximity of the subdivision.

Upon vote, this motion was carried unanimously.

CONTINUED PUBLIC HEARING ON THE APPLICATION OF ROCKLAND TREE EXPERT CO., INC. DBA IRA WICKES/ARBORISTS FOR AN AMENDED SITE PLAN AND SPECIAL PERMIT. Affecting property located on the South side of McNamara Road, 0 feet West of Union Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

Chairwoman Brown read this item into the record. Ira Emanuel, the applicant's attorney sent in a letter to the Village requesting an adjournment to the November 29, 2023 meeting, as the applicant does not have finalized environmental report yet.

Chairwoman Brown made a motion to approve the following resolution, seconded by Vanessa Caren.

Resolution # 23-37
WICKES ARBORISTS SPECIAL PERMIT & SITE PLAN

WHEREAS, the Planning Board is conducting a public hearing on the application of IJJ, LLC for approval of a special permit and a site plan for the use of premises located on the southerly side of McNamara Road and the westerly side of Union Road known as 11 McNamara Road and designated on the Town of Ramapo Tax Map as Section 42.13,

Block 1, Lot 22 as an arborist service, and on August 30, 2023 such public hearing was adjourned until October 25, 2023 in order to give the applicant sufficient time to submit additional documents to the Planning Board; and

WHEREAS, on October 17, 2023, the applicant's attorney advised the Planning Board in writing that the applicant's revised submissions relating to the Planning Board's review of the project pursuant to the State Environmental Quality Review Act (SEQRA) would not be ready for the meeting on October 25, 2023 and therefore requested that the public hearing on its application be adjourned until the next Planning Board meeting on November 29, 2023;

NOW, THEREFORE, BE IT RESOLVED, that the public hearing on the aforementioned application shall be adjourned until the 29th day of November, 2023 at 7:30 P.M., at the Village Hall, located at 432 Route 306 in the Village of Wesley Hills, upon the request of the applicant.

Upon vote, this motion was carried unanimously.

CONTINUED PUBLIC HEARING ON APPLICATION OF AMS ACQUISITIONS FOR REVISED APPROVAL OF FOURTEEN-LOT SUBDIVISION. Affecting property located on the Westerly end of Rockwood Lane and Easterly end of Jeremy Court. Designated on the Town of Ramapo Tax Map as Parcel ID #32.19-2-4. Subject property is located at 15 Terrace Road.

Chairwoman Brown opened the continuation of the public hearing. Jeff Perlman and Raymond Hedaya for AMS Acquisitions, Ira Emanuel, the applicant's attorney, and Zachary Chaplin, applicant's engineer, were present. Mr. Emanuel stated that there was a letter sent out by the applicant to answer the concerns of each individual property owner who had raised questions at the September 27, 2023 meeting. Mr. Emanuel also stated that there was a meeting on October 23, 2023 with himself, Jeff Perlman, Raymond Hedaya, Zachary Chaplin, and the Village professionals to discuss the issues in front of the Board. Mr. Emanuel stated that drainage structures have been updated on Lot 1 and Lot 6 to help mitigate the drainage issues which are affecting the neighbors.

Mr. Chaplin demonstrated where the additional drainage improvements were added to Lot 1 and Lot 6 and stated that they are going to restore some areas that were cleared with species of plants native to the area.

Matt Trainor stated that the applicants have made significant changes to their drainage system, and he has no objections to the improvements done to the plan. Jonathan Lockman also stated that he has no issues with the application.

Chairwoman Brown questioned if anyone from the public would like to speak.

Shira Prince and Robert Waitman, 19 Powder Horn Drive, stated that they have had tens of thousands of dollars' worth of damage done to their property for the first time in decades due to the work being done on this project. Ms. Prince stated that the contractor and representatives

have been cooperative, and she has received some monies for her damage, but is still waiting on some other monies.

Mr. Gross, 15 Glenbrook Road stated that the dead tree he requested to be moved was don so and he is satisfied.

All persons wishing to be heard having been heard, Neal Wasserman made a motion to close the public hearing, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

Chairwoman Brown made a motion to approve the following resolution, seconded by Albert Tew.

Resolution # 23-38
AMS ACQUISITIONS SUBDIVISION

WHEREAS, on July 27, 2022, the Planning Board approved the final plat titled "Final Subdivision Plat prepared for 15 Terrace Road, LLC, Section 32.19, Block 2, Lot 4, 15 Terrace Road, Village of Wesley Hills, Town of Ramapo, Rockland County, New York", dated April 15, 2021 and last revised July 11, 2022, prepared by Stonefield Engineering & Design, affecting property located at the easterly end of Jeremy Court, the westerly end of Rockwood Lane and Terrace Road, and the southerly end of Beatrice Road and designated on the Town of Ramapo Tax Map as Section 32.19, Block 2, Lot 4, in an R-50 District, was received by the Planning Board; and

WHEREAS, AMS Acquisitions has requested that the Planning Board approve a revision to the said final plat for the purpose of relocating certain drainage easements and facilities, but without changing the location of the streets or lot boundaries as shown on said plat; and

WHEREAS, a formal application from AMS Acquisitions for approval of such revised final plat entitled "Final Plat Subdivision prepared for 15 Terrace Road, LLC, Section 32.19, Block 2, Lot 4, 15 Terrace Road, Village of Wesley Hills, Town of Ramapo, Rockland County, New York", dated April 15, 2021 and last revised September 8, 2023, prepared by Stonefield Engineering & Design, affecting the aforementioned property, was received by the Planning Board; and

WHEREAS, a duly advertised public hearing was held on said application and final plat at the Village Hall, 432 Route 306, Wesley Hills, New York on September 27, 2023, at 7:30 P.M., and was continued on October 25, 2023, at which times all interested parties present were given an opportunity to be heard; and

WHEREAS, heretofore on February 23, 2022, by Resolution# 22-4, this Board determined that the proposed subdivision will not have a significant impact on the environment as defined by the State Environmental Quality Review Act (SEQRA), and none of the changes which have been made in the revised final subdivision plat would alter such determination; and

WHEREAS, the requirements of the Subdivision Regulations of the Village of Wesley Hills have been met by said application and revised plat, except as noted below;

NOW, THEREFORE, BE IT RESOLVED, that the said revised final subdivision plat is hereby approved subject to the following conditions, and that the Chairman of the Planning Board or, in her absence, the Deputy Chairman, is hereby authorized to endorse such approval on said plat upon compliance by the applicant with the following conditions. This conditional approval shall expire 180 days from the date of this Resolution if the applicant has not complied with such conditions unless the applicant shall have obtained from this Planning Board an extension of such time of conditional approval pursuant to the provisions of said Subdivision Regulations.

1. Modification of Subdivision Plat and Construction Plans- The following modifications to the subdivision plat and construction plans shall be required:

- a. The plat and construction plans shall incorporate all revisions depicted on the final plat for said subdivision last revised October 19, 2023 and the construction plans therefor last revised October 13, 2023.
- b. The construction plans shall be revised to comply with condition 3 set forth in the letter of Brooker Engineering dated October 25, 2023, a copy of which letter is attached to this Resolution and made a part hereof, with that suggestion for consideration deemed to be a requirement.
- c. The landscaping plan (construction plan sheet C-15) shall be revised to include the addition of native and wetlands-tolerant plantings in the northeasterly portion of the "conservation easement" lot to be dedicated to the Village of Wesley Hills, to replace the pre-existing brush that was cleared, to the satisfaction of the Village's engineering consultant

2. Compliance with Conditions of Town of Ramapo Department of Public Works - The developer shall comply with all conditions set forth in the letter of the Town of Ramapo Department of Public Works dated October 4, 2023, a copy of which letter is attached to this Resolution and made a part hereof.

3. Compliance with Conditions of Rockland County Sewer District No. 1 - The developer shall comply with all conditions set forth in the letter of Rockland County Sewer District No. 1 dated September 20, 2023, a copy of which letter is attached to this Resolution and made a part hereof.

4. Compliance with Conditions of Rockland County Department of Health - The developer shall comply with all conditions set forth in the letter of Rockland County Department of Health dated June 29, 2022, a copy of which letter is attached to this Resolution and made a part hereof.

5. Construction of Improvements - The developer shall construct, install, and

maintain all required improvements in accordance with the approved subdivision plat and construction plans. Said improvements are to be completed to the satisfaction of the Planning Board.

In order to obtain the endorsement of the Planning Board Chairman on the plat prior to the completion of all required improvements, the developer may file letters of credit with the Village of Wesley Hills as specified below to ensure the completion of all such improvements. All letters of credit to be delivered by the developer to the Village of Wesley Hills shall be irrevocable and shall be from a bank having an office in Rockland County and having capital in the minimum amount of \$50,000,000.00

- a . If the developer chooses to file a letter of credit pursuant to Section 193-15.A of the Code of the Village of Wesley Hills, such letter of credit shall be in an amount to be determined by the Village's engineering consultant, which amount shall represent 150% of the cost of completion of the improvements (other than final road wearing course) that shall be uncompleted at that time. The said letter of credit shall authorize payment to the Village of Wesley Hills upon sight drafts accompanied by the written certification of the Planning Board Chairman that the required improvements other than the final road wearing course have not been completed to the satisfaction of the Village Engineer within three years from the date of this resolution. Such sight drafts shall be in the aggregate amount of all expenses incurred by the Village for the provision of such improvements. In the event the developer has elected to deposit cash with the Village of Wesley Hills in lieu of such letter of credit, the Village shall be authorized to pay for the expenses of provision of such improvements out of such cash, and any excess cash remaining after the completion of such final improvements shall be returned to the developer.
- b . If the developer chooses to file a letter of credit pursuant to Section 193-15.B of the Code of the Village of Wesley Hills, the said letter of credit shall authorize payment to the Village of Wesley Hills upon sight drafts accompanied by the written certification of the Planning Board Chairman that the final road wearing course has not been completed to the satisfaction of the Village's engineering consultant within the earlier of the following two periods: (1) three years from the date of filing of the final subdivision plat, or (2) six months from the date of issuance of the building permit for the last lot other than the final two lots. Such sight drafts shall be in the aggregate amount of all expenses incurred by the Village for the provision of the final road wearing course. In the event the developer has elected to deposit cash with the Village of Wesley Hills in lieu of such letter of credit, the Village shall be authorized to pay for the expenses of provision of the final road wearing course out of such cash, and any excess cash remaining after the completion of such final improvements shall be returned to the developer.

6 . Covenant - Prior to the endorsement of the final plat by the Chairman of the Planning Board, a declaration of covenants shall be prepared, in form satisfactory to

the Village Attorney, and shall be executed by the applicant, providing for the future maintenance of the underground stormwater drainage facilities to be constructed within the proposed subdivision (other than ordinary stormwater drainage improvements within the rights-of-way of Jeremy Court, as extended, and Rockwood Lane, as extended) equally by the owners of all 14 lots within the subdivision. Such covenant shall be recorded in the Rockland County Clerk's Office simultaneously with the filing of the plat. The specific terms of such covenant shall include the following: (a) an initial amount of \$90,000.00 shall be deposited with the Village in a segregated escrow account, which account shall be used exclusively for the maintenance of the aforementioned drainage facilities; (b) the Village shall contract with a contractor of its choice to maintain the aforementioned drainage facilities on a regular basis and shall pay for such work from the said escrow account; (c) such contractor shall be permitted to enter any and all of the drainage easements shown on said subdivision plat to perform all necessary maintenance work without liability to itself or the Village for trespass (although such entry shall be upon reasonable notice to the owners of the affected subdivision lots); (d) whenever the balance in the said escrow account shall be reduced below the amount of \$45,000.00, the Village shall notify the then current owners of each of the 14 subdivision lots that the owner of each such lot shall be required to deposit into the aforementioned escrow account an amount equal to 1/14 of the amount necessary to restore the escrow account balance to its initial amount; (e) if the owner of any subdivision lot shall fail to deposit the specified amount within a specified reasonable time, that amount shall be added to the next Village Tax bill for the affected lot as a special assessment and thereupon shall be subject to collection as part of the Village Tax assessed against that lot; and (f) the terms of such covenant shall be perpetual and shall run with the land and shall be binding upon any persons or entities that shall at any time become the owners of any of the subdivision lots. Such covenant shall be recorded in the Rockland County Clerk's Office simultaneously with the filing of the plat.

7. Additional Documents Required - Prior to the signing of the plat by the Chairman of the Planning Board, the applicant shall prepare and deliver to the Village of Wesley Hills all legal documents required by the Subdivision Regulations in form suitable for recording and satisfactory to the Village Attorney. The deeds conveying to the Village of Wesley Hills and the Town of Ramapo respectively the interests in real property as shown on the plat shall set forth that such conveyance is for general municipal purposes and shall be accompanied by a title insurance binder showing clear title and a paid bill from the title company.

8. Fees - Prior to the signing of the plat by the Chairman of the Planning Board, the applicant shall deliver to the Village of Wesley Hills full payment of all outstanding consultant review fees and inspection fees, in addition to the recreation fee as determined by Resolution# 22-5.

9. Waiver - The Planning Board hereby waives the following requirements of the Subdivision Regulations: the provision of sidewalks on the new subdivision streets.

Upon vote, this motion was carried unanimously.

CONTINUATION OF THE APPLICATION OF NANCY RUBIN ON BEHALF OF MARK NUSSEN FOR A CLEARING/FILLING/EXCAVATING PERMIT. Affecting property located on the west side of Astor Place, 625 feet from the intersection of Ardley Place. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-78. Subject property is located at 33 Astor Place.

Chairwoman Brown read this item into the record. Paul Baum, the applicant's attorney, and Rachel Barese, applicant's engineer, were present. Mr. Baum stated that the applicant has addressed the concerns raised by the Village Engineer and Village Planner, and the revised plans were scaled back a lot, including a reduction of 8,000 cubic yards of fill. Mr. Baum stated that the topography of the property leaves no good solution, so they are proposing to build tiered walls in order to utilize space not previously being used. Mr. Baum stated there was a site visit and stated that everyone noticed the topography of the property was not favorable.

Matt Trainor stated that the plans have been scaled back significantly. Jonathan Lockman stated that he needs to see a landscaping plan and more of a design plan. Mr. Lockman also stated that for safety reasons, there needs to be fencing since the walls are going to be 10 feet high. Ms. Barese stated that there will be a fence on top of the walls and there will be plantings 5-7 feet in between the lots on the applicant's side. Mr. Baum told the Board that without the current plan, the applicant would lose a lot of usable space in their rear yard. Mr. Baum stated that they will submit a landscaping plan with more details before the next Planning Board meeting.

Malka, Fisher, 35 Astor Place, stated that he had no objection to the application but expressed interest in screening planting of the retaining wall.

Devorah Weider, 31 Astor Place, stated that she is concerned because noisy construction activities and other noise have been taking place in early morning hours. Frank Brown read the relevant portions of the Village's Noise Law, so that both she and the applicant would be aware of the requirements and when the construction activities and other activities would be in violation of the law. The Planning Board members explained to Mrs. Weider that the Planning Board is not involved in the enforcement of the Noise Law and that the enforcement officials are the Code Inspector and the police Department.

Chairwoman Brown stated that consideration of the application would be continued at the next available Planning Board meeting after submission of the revised and additional plans, allowing at least three weeks between submission of the plans and the Planning Board meeting.

PUBLIC HEARING ON APPLICATION OF DEERWOOD TRUST ON BEHALF OF ORAH MONCZYC FOR A SPECIAL PERMIT FOR A HOME BUSINESS. Affecting property located on the westerly side of Deerwood Road designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-25. Subject property is located at 19 Deerwood Road.

Chairwoman Brown opened the public hearing and confirmed with the Deputy Village Clerk that the Notice of Public Hearing had been properly published and posted. Stanley Mayerfeld, the applicant's architect, was present and stated Ms. Monczyc is a single mother and would like to

use her basement as a salon for doing makeup for income. Mr. Mayerfeld stated that the applicant will not have more than one client at a time, there is plenty of parking, and they are not planning to post any signage. Mr. Mayerfeld submitted updated plans to show parking as requested.

Michael Chasen, 23 Deerwood Road, wanted to make sure the applicant's customers would not be parking on the street.

Jonathan Lockman stated that the Zoning Law states that all special permits must fill out a long Environmental Assessment Form, and no Environmental Assessment Form was submitted at all. Matt Trainor stated that he had no objections to the application. Mr. Mayerfeld stated that they were going to complete the long Environmental Assessment Form before the next Planning Board meeting.

Chairwoman Brown made a motion to adjourn the public hearing until the November 29, 2023 meeting, seconded by Joseph Zupnik. Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- 9/27/2023

Chairwoman Brown made a motion to approve the September 27, 2023 minutes, seconded by Albert Tew. Upon vote, the motion carried 4-0, Vanessa Caren and Joseph Zupnik abstained.

ADJOURNMENT

Chairwoman Brown made a motion to adjourn the meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz