

**Bill 24-041 Expansion of Mining setbacks- WITHDRAWN 2/4/2025**

**Sponsors: Council Member Reilly**

**Reduces the setback distance (see Current and Proposed below) for mineral extraction and blasting activities, replacing local standards with those outlined in State law (COMAR), with the only exception being the addition of special exception buffering.**

**CURRENT Harford County Code: Harford County extraction setbacks: 1,000-foot buffer from roads and 1,500-foot buffer from residential zones.** Additional requirements: 20-foot recreational buffer, §267-30 compliance or a 6-foot-high, 15-foot-wide landscaped berm, and proper screening of overburden to prevent visibility above the tree line. **Harford County blasting setbacks: 2,000 feet from residential zones or historic landmarks.** Additional local zoning and environmental requirements no longer apply.

**PROPOSED COMAR Regulations (as of 1/2025) in lieu of Harford County local zoning :**

**COMAR 26.21.01.17:** Setbacks: 25 feet from property lines, easements, or rights-of-way (with permission). Larger setbacks near schools, hospitals, churches, cemeteries, rivers, or streams. 100 feet from scenic/wild rivers or Chesapeake Bay critical areas. **Flexibility: Reduced setbacks allowed if justified.**

**COMAR 26.21.01.23:** Setbacks: 1,000 feet from schools, churches, hospitals, nursing homes, or dwellings. 100 feet from public roads or property lines. 500 feet from public wells, storage facilities, or pipelines. Additional Requirements: Pre-blast surveys and environmental safeguards.

**[Bill Information](#)**

**FOH Opinion: OPPOSED. Significant reduction in setback distances for mineral extraction and blasting activities brings operations closer to homes, roads, and landmarks, with the potential to adversely affect existing residences, developments, businesses, and historic landmarks/sites.**

**Councilman Reilly identified Vulcan Materials Company as the requester of the legislation. FOH opposes any legislation that benefits a single entity, particularly when zoning changes, which is tied to the land and remains applicable regardless of ownership.**

**Date: 12/10/24 Public Hearing: 1/14/25 7:15 pm Date of Vote: WITHDRAWN 2/4/2025**

Vincenti	Robert	District B	Giangiordano	Reilly	Boyle-Tsottles	Bennett

**Bill 24-037 Zoning - Liquor Stores in B1 (Neighborhood Business Districts), Special Exceptions**

**Sponsors: Council Member Penman**

**Allows liquor stores as Special Exceptions in B1 (Neighborhood Business District), subject to specific sign requirements for size, placement and material. Allows for temporary signs.**

**[Bill Information](#)**

**FOH Opinion: OPPOSED.** The legislation impacts over 200 parcels (inside and outside of Development Envelope), altering the intended land use for B1 neighborhood districts. Currently, liquor stores are restricted to nine Village Business (VB) zones and higher-intensity B2 and B3 districts to ensure compatibility with nearby residential areas. Allowing liquor stores in B1 districts could also create opportunities for cannabis dispensaries under state law, potentially impacting neighborhood character.

Councilman Penman cited Mountain Road Deli as the justification for the proposed legislation. FOH opposes any legislation that appears to serve the interests of a single entity, especially when zoning changes impact the entire county. Zoning regulations are tied to the land and remain in effect regardless of ownership.

**Date: 11/12/24 Public Hearing: 12/10/24 7:00 pm Date of Vote: 1/21/25 FAILED**

Vincenti	Robert	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
No	No	Yes	No	No	Yes	No

**Bill 24-034 Signs**

**Sponsors: Council members: Vincenti, Guthrie, Penman, Giangiordano, Reilly, Boyle-Tsottles, and Bennett**

**Allows or restricts one electronic message board sign of any permitted type per “property”. Housekeeping - removes one sign per road limit and removes restriction of only one electronic sign or wall on a premise.**

**[Bill Information](#)**

**FOH Opinion: FOH supports this bill.**

**Date: 10/15/24 Public Hearing: 11/5/24 7:00 pm Date of Vote:**

Vincenti	District A Vacant	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes		Yes	Yes	Absent	Yes	Yes

**Bill 24-033 Impact Fees**

**Sponsors: Council President Vincenti for County Executive Cassilly**

**To increase Development Impact Fees on new residences. This money is used for school construction. Fees Are:**

**Single-family detached was \$6,000 proposed \$ 10,000 (State limit)**

**Townhouse/duplex was \$ 4,200 Proposed \$ 10,000 (State limit)**

**Multi-family and Mobile Home was \$1,200 Proposed \$ 7,989**

**The bill also provides for a possible annual increase based on State cost per square foot of school construction .**

**Amendments 1-6 - Adds “to match square foot for construction costs” Requires this bill be enacted March 1, 2025 instead of the usual 60 days. Vote on 12/3/2025 was 5 Yes - 0 No PASS**

**Amendment - If the cost per square footage is higher than 25% (the original bill states 5%) the deficit will be made up in later years. Vote on 12/3/2025 was Vincenti, Penman, Boyle-Tsottles Yes - Giangiordano, Bennett - No FAIL. The County Code requires 4 Yes votes to approve an amendment.**

**Amendments 8 - 10 requires detailed reports from the County Executive to the County Council enumerating impacts of this legislation on 3/1/2027. 5 -0 PASS**

**[Bill Information](#)**

**FOH Opinion: FOH supports this bill and comments that it should have been introduced and passed earlier. The additional money for school construction relieves some of the burden from the bond purchases. The limitation of increase to 5% maximum per year even should Maryland’s Interagency Commission On School Construction be removed.**

**Date: 10/1/24 Public Hearing: 11/5/24 6:30 pm Date of Vote:**

<b>Vincenti</b>	<b>District A Vacant</b>	<b>Penman</b>	<b>Giangiordano</b>	<b>Reilly</b>	<b>Boyle-Tsottles</b>	<b>Bennett</b>
<b>Yes</b>		<b>Yes</b>	<b>Yes</b>	<b>Absent</b>	<b>Yes</b>	<b>Yes</b>



**Bill 24-018 Change B1 zoning      WITHDRAWN    6/18/2024**

**Sponsors: Councilman Aaron Penman District B**

**To allow Liquor stores in all B1 Zoning Districts**

[Bill Information](#)

**FOH Opinion: Opposes this bill. B1 is defined as a neighborhood business. Liquor stores are available in VB and more intense business districts. Comprehensive Zoning requests have commenced (June 1 2024 - August 31, 2024) Any B1 business may request to upzone to one allowed for this more intense use and will be available through the summer. This is more appropriate than wholesale allowance of liquor stores in neighborhoods and gives the public the ability to question an individual location.**

**Date: 5/21/2024    Public Hearing: 6/11/2024 6:00 pm    Date of Vote:**

<b>Vincenti</b>	<b>Guthrie</b>	<b>Penman</b>	<b>Giangiordano</b>	<b>Reilly</b>	<b>Boyle-Tsottles</b>	<b>Bennett</b>

**Bill 24-011 Sediment Control Grading Area**

**Sponsors: Councilman Dion Guthrie**

**Defines Grading Unit as 20 acres.**

**Changes civil penalties for the first violation to increase to \$500 for any within a 2 month period**

**Civil penalty for 2<sup>nd</sup> violation within 4 months of the first violation increase to \$1,000.**

**Civil penalty for 3<sup>rd</sup> violation within 6 months of the first violation increase to \$5,000.**

**Maximum fine is \$20,000**

**Amendments**

**#1 - On sites proposed with more than 20 acres disturbance, grading may proceed to a subsequent unit when 50% of the disturbed area has been stabilized and approved by the Department. No more than 2 grading units be active at one time. Vote - 6-0 (Reilly absent)**

**#2 Development with preliminary palm site plan approval, shall not be subject to this act. Vote - 6-0 (Reilly absent)**

**#3 Title page edit - add “to provide for work on more than one grading unit under certain circumstances” Vote - 5-1 Guthrie abstain (Reilly absent)**

**#4 This will upstate Sediment Control Plans Vote - 6-0 (Reilly absent)**

**Bill Information**

**FOH Opinion: This amends Bill 17-014 Bill Information which under the Glassman administration removed the 20-acre provision also easing enforcement. The consequence of that legislation is the overwhelming mud in the waters in the rivers of Harford County, Baltimore County and the State of Maryland.**

**We suggest the following changes to the bill.**

- Grading unit should be - 1/4 acre or larger.**
- Penalty for first violation- letter of warning to correct violation within 2 weeks**
- Penalty for failure to correct first violation on time- \$500 and a stop-work until violation is correction.**
- Penalty for 2nd violation-\$1000 fine and stop-work order until violation is corrected.**
- Penalty for 3rd violation- stop-order and \$5000 fine.**
- Penalty for 4th violation is an arrest on criminal charges.**

**Date: 4/2/24 Public Hearing: 5/7/24 6:30 pm Date of Vote: 6/4/2024**

<b>Vincenti</b>	<b>Guthrie</b>	<b>Penman</b>	<b>Giangiordano</b>	<b>Reilly</b>	<b>Boyle-Tsottles</b>	<b>Bennett</b>
<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Absent</b>	<b>Abstain</b>	<b>Yes</b>

**Bill 24-002 Zoning change - AG Preservation modifications**

**Sponsors: Council President Vincenti for County Executive Cassilly**

**Multiple revisions to current AG Preservation**

- Program title change to remove “and purchase development rights”
- Revised definition of Agricultural land - Land with a Primarily Agricultural Use, Including Woodland.
- Adds “forest products” as an agricultural product.
- Enumerates all the Countywide benefits for citizens when land is preserved.
- Land within incorporated municipalities shall not be eligible for this program.
- If development potential of property is purchased, future development will be limited to agricultural uses as permitted by the Zoning Code.
- Agricultural Zoning Overlay District All land enrolled in this program shall be restricted to the uses of AG as defined in the Zoning Code and will be rezoned as AG during the next Comprehensive Zoning as requested by the County
- Defines major stream as a perennial streams which drains 400 acres or more.
- Defines minor stream as intermittent or perennial draining less than 400 acres.
- Prior to settlement, all parcels and lots within the easement shall be consolidated.
- Amended agricultural use of the land includes production of food, fiber and forest products “or is of such open space character and productive capacity that continued agricultural production is feasible”.
- Forest land will have different soil and erosion restrictions.
- Size criteria minimum is 20 acres. (Was 50 acres). Contiguous AG land to total 20 acres is allowed.
- No land under 10 acres may be purchased unless as a addition to contiguous land.
- Soil criteria exemptions and changes are as “recommended by the agricultural land preservation advisory board.”
- Land owned by an HOA is excuded from the program.
- Land designated as Open Space will not be eligible, only land with development potential will be considered
- There are changes to Priority Ranking System used for valuation purposes. (Chart is found on pages 22-25 of the bill)
- New Farm valuation worksheet is found on pages 27-29 of the bill.
- Ag Preservation incentives are now all land included with the Development Envelope and within a 1-mile radius of same, outside of any Priority Funding Area and to any land not zoned AG or adjacent to any land not zoned AG.
- Offers to eligible landowners requesting to be in the program will be made every July and submitted to the County Council for review and approval in September.
- Reports. to aid in budget preparation for the next fiscal year, a fiscal report is required by December 1 enumerating past, present and future IPA payments.

**[Bill Information](#)**

**FOH Opinion: FoH supports this legislation.**

**Date: 2/6/2024 Public Hearing: 3/5/2024 6:45 pm Date of Vote: 3/12/2024**

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Yes	Yes	Yes	Yes	Absent	Yes

**Bill 24-001 WITHDRAWN**

**Zoning change - Additional Dwelling Units**

**Sponsors: County Council members Penman, Guthrie, and Boyle-Tsottles**

**Revises the definition of accessory dwelling unit (ADU) in the Zoning Code to allow an accessory dwelling unit to be either attached to or detached from the primary single detached dwelling unit.**

**Removes the requirement that only a relative may occupy an accessory dwelling unit.**

**Amendments sponsored by Councilman Penman:**

**Introduced 2/13/24**

- Amendment No. 1 - Receipt of payment of school development impact fee provided in §123-59.**
- Amendment No. 2 - Minimum lot size for detached dwelling 1 acre.**

**Vote on Amendments - Vincenti - Pass**

**Guthrie, Penman, Boyle-Tsottles, Bennett - Yes.**

**Giangiodano, Reilly - No**

**Amendments Introduced by Councilman Penman and voted on 12/20/24**

- Amendment No. 3 - Repeats Amednment No. 2 and adds reference to the entire section of the Zoning Code that pertains to Nonconforming Buildings and Uses.**
- Amendment No. 4 - Prohibits rental of ADU for less than 30 days.**
- Amendment No. 5 - Repeats this prohibition on title page of bill.**
- Amendment No. 6 - Reduces allowed square footage from 1,500 to 1,200 square feet.**

**Vote on Amendments - Vincenti - Pass,**

**Guthrie, Penman, Boyle-Tsottles, Bennett - Yes.**

**Giangiodano, Reilly - No**

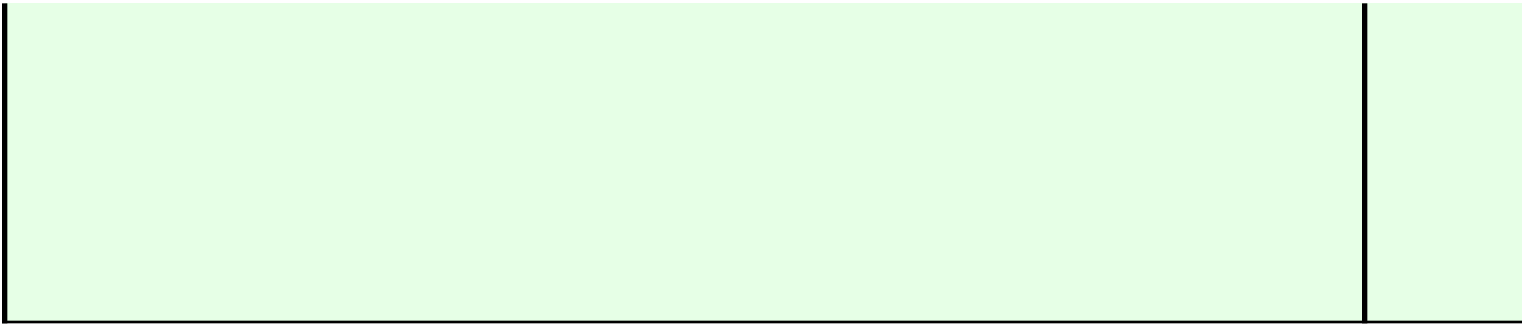
**Amendment Introduced by Councilman Guthrie 3/5/24**

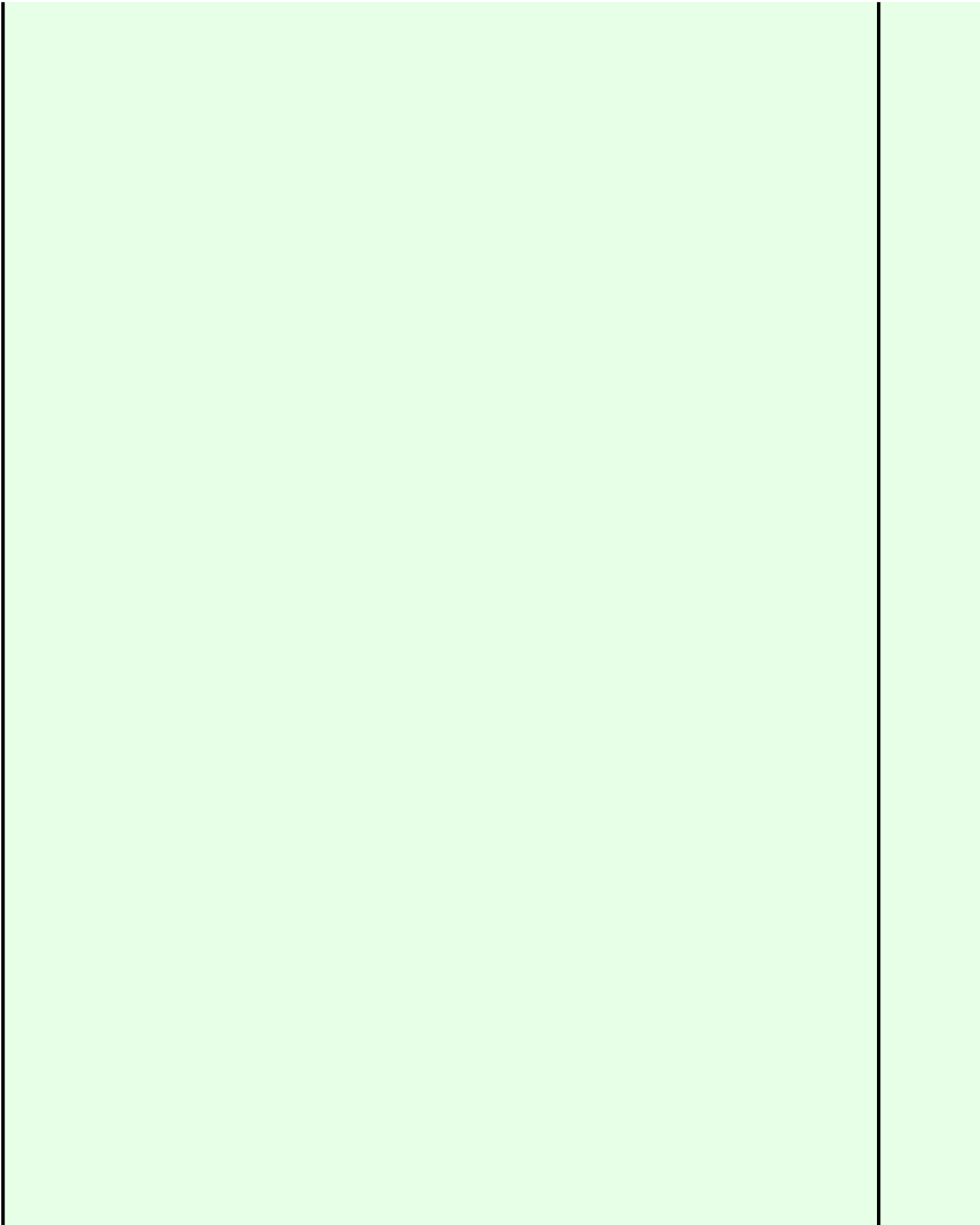
- Amendment No. 7 - Age of 65 or greater to be a requirement for**

**[Bill Information](#)**









**Date: 1/2/2024 Public Hearing: 2/6/2024 6:45 pm 6:45 pm Date of Vote: 3/5/2024**

<u>Vincenti</u>	<u>Guthrie</u>	<u>Penman</u>	<u>Giangiordano</u>	<u>Reilly</u>	<u>Boyle-Tsottles</u>	<u>Bennett</u>

**Bill 23-037 Specifying Habitats for protection**

**Sponsors: Council President Vincenti for County Executive Cassilly**

**Adds eleven specific areas of habitat protection in the County.**  
**Adds 23 additional plants endemic to Harford to be protected in addition to those generally described.**

**Includes plants as in need of protection in Critical Areas.**

**Adds specific maps of Habitat Protection Areas for Harford County Maryland**

**[Bill Information](#)**

**FOH Opinion: FOH is in full support of this bill. It removes any interpretation as to whether a particular area or plant is important and in need of protection. The maps are extremely well done. Individual plants were not specifically listed prior to this bill. This bill follows State of Maryland requirements.**

**Date: 12/19/2023 Public Hearing: 1/16/2024 6:45 pm Date of Vote: 2/6/2024**

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Yes	Yes	Yes	Yes	Yes	Yes

**Bill 23-027 Zoning Change, B3 Use - Remove Apartments from B3 Districts**

**Sponsors: Council President Vincenti for County Executive Cassilly**

**Removes apartments as permitted uses in the B3 General Business District unless integrated into a plan for mixed use development.**

**[Bill information](#)**

**Amendments # 1 - #15 Allows Garden apartments (A building containing 4 or more dwelling units off a common entry and not more than 3 stories) as a Special Development in the Chesapeake Science and Security Corridor along Route 40. Vote 7 - 0 Pass**

**Date: 9/5/2023 Public Hearing: 10/2/2023 6:00pm Date of Vote: 11/7/2023**

**FOH Opinion: FOH supports removing residential development from the B3 General Business district. Business Districts (B1, B2, B3) are defined as “intended to provide sufficient and convenient locations for business uses that serve the needs of local neighborhoods and communities and the traveling public.” Residential districts (R1, R2, R3, R4) are zoned to accommodate a wide range of densities. The use of B3 for residential development will negatively impact the capacity of public facilities and services (schools, water, sewerage, roads, public safety services, fire, library) for the surrounding designated residential districts.**

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett

Yes	Yes	Yes	Yes	Yes	Yes	Yes
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**Bill 23-026     Zoning Warehouses**

**Sponsors: Council President Vincenti for County Executive Cassilly**

Adds definitions of “distribution and local delivery center”, “freight terminal” and “warehousing”; amends purpose of Light Industrial (LI) and General Industrial (GI) districts, adds general regulations and amendments to Zoning Code in which the defined uses impact.

Permitted Use Chart categorizes Warehouses and Distribution Centers by facility size with conditions.

Buildings up to 150,000 square feet permitted in CI, LI, GI Districts; max height 42', max building coverage, 40%, max impervious surface, 60% unless regulated by water source district requirements. Buildings 150,000 square feet up to 250,000 square feet additional conditions required: Minimum lot size 15 acres. Access points and various required areas for tractor trailers must be 250 feet from any dwelling.

Adds Warehouses and Distribution Centers shall not exceed 50% of the Gross Floor Area within a project.

Adds regulations for Buffer Yards and Berm Requirements. Adds Other Requirements sections (7) (a) - (k) - covers several issues including but not limited to access points, idling restrictions and detailed description of use.

Amends Adequate Public Facility Standards (minimum acceptable level of service) of Nonresidential Development; approval of nonresidential development and site are subject to standards for sewerage, water and roads.

Amends Permitted Use Chart: Removes Freight Terminal from B3 and LI. Adds Warehousing, Distribution and Local Delivery less than or equal to 150,000 square feet as Permitted in VB, B3, CI, LI, GI Districts. Adds Warehousing, Distribution and Local Delivery greater than 150,000 square feet to less than or equal to 250,000 square feet as Permitted in CI, LI, GI Districts with special conditions.

**[Bill Information](#)**

Amendments with significant changes

- # 1 - Change height from 42' to 36' in CI and 40' in LI and GI     VOTE: 7-0     PASS
- # 10 - Change total maximum building coverage from 40% to 55%     VOTE: 7-0     PASS
- # 11 - Change total maximum impervious surface from 60% to 85%     VOTE: 7-0     PASS
- # 12 - To require all roofs to be made solar ready condition     VOTE 5 -2 (Yes - Guthrie and Bennett) FAIL
- # 15 - Adding Grandfathering provisions     VOTE: 7-0     PASS
- # 38 - To require a Special Exception for excess trip generation tied to per square footage in GI  
NO SECOND     FAIL
- # 39 - Limits trip generation by formula for warehouses of 150,000 square feet     VOTE 3 -4 (Yes - Giangiordano, Reilly and Bennett) FAIL

FoH Opinion: FoH supports definition clarification and regulations that reduce the impacts related to distribution, local delivery, freight terminals and warehousing. Limiting building size, special conditions and added regulations are necessary to balance economic growth with the costs of supporting necessary infrastructure. FoH has several recommendations for future regulations that can enhance this legislation which includes lighting and noise. FoH supports passing the legislation; it's a good starting point for protecting the quality of life for local communities.

**Date: 9/5/2023     Public Hearing:     10/2/2023 6:00pm     Date of Vote: 10/17/2023**

<b>Vincenti</b>	<b>Guthrie</b>	<b>Penman</b>	<b>Giangiordano</b>	<b>Reilly</b>	<b>Boyle-Tsottles</b>	<b>Bennett</b>
<b>Y</b>	<b>Y</b>	<b>N</b>	<b>Y</b>	<b>Y</b>	<b>N</b>	<b>Y</b>



**Bill 23-025 - Warehouse Moratorium Extension-**

**Sponsors: Council President Vincenti for County Executive Cassilly**

Adds 90 calendar days immediately following the expiration date of Bill 23-005. If adopted the moratorium (Bill 23-005) would end on November, 2023.

[Bill Information](#)

**Amendments Sponsors: Councilmen Vincenti, Guthrie and Giangiordano**  
**Alters expiration to 45 days**

**FoH Comment: 45 days may be enough time, but having already had legislation which the Council President refused to introduce, 90 days may be necessary (As he explained on the dais 7/20/23).**

**Vote on Amendments**

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Absent	Yes	Yes	No	Yes	No

**FOH Comments:** FoH believes this is a bill that is absolutely necessary to provide much needed time to research other County and State bills to include roads, buffers, design standards and water protection they have used.

**Vote on Bill: (ends moratorium on October 11, 2023)**

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Absent	No	Yes	Yes	No	Yes

**Bill 23-011 B3 Change in Use - Remove Apartments from B3 Districts**

**Sponsors: Council President Vincenti for County Executive Cassilly**

Removes “garden apartments” and “high-rise apartments” as permitted uses in the B3 General Business District unless integrated into a plan for mixed use development.

Date: 4/18/2023 Public Hearing: 5/16/2023 6:30pm Date of Vote: 6/20/2023

[Bill Information](#)

Amendments: Sponsor: Councilman Penman to allow apartments in B3 if adjacent to any commercial or retail property exceeding 50,000 sq.ft.

FOH Opinion: Opposes the amendments.  
Date of Vote for amendments: 6/13/2023

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Pass/Yes	Pass/No	Yes	No	No	Yes	No

**Vote on Bill:**  
FOH Opinion: FOH agrees with removal of dense residential development in the B3 business zoning when there is already dense zoning category for that use - R3 and R4 in the code. The definition of B3 in the Zoning Code is as follows: “The purpose of” the B3 General Business District “is to provide a wide range of retail, service and business uses serving local and countywide areas generally located along arterial roads”.

**Note: The Bill ultimately failed with Vincenti and Penman opting not to vote.**

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Abstain	Absent	Abstain	Yes	Yes	No	Yes

**Bill 23-006 Natural Resource District amendment**

**Sponsors: County Council members Guthrie, Penman, Giangiordano and Boyle-Tsottles**

Reinstates ban on townhouses allowed in R1 district at any time.  
Amendment 4/4/2023 To increase percentage required to meet the NRD zoning bump up from 25% to 30% of the parcel.

[For more Bill information](#)

**FOH Opinion:** This is a good bill and we support it. Creeping amendments over the last 10 years have diluted the safeguards for using Natural Resource and “Fragile” Land. It’s time to realize more protection is needed, not less.

Date: 2/14/2023 Public Hearing: 3/1/2023 6:30pm Date of Vote: 4/4/2023 on Bill as amended.

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Yes	Yes	Yes	Yes	Yes	Absent

**Bill 23-005 Warehouse Moratorium**

**Sponsor: Council President Vincenti for County Executive Cassilly**

Creates a six-month moratorium on issuance of any approvals or permits for any development of any warehousing and wholesaling, processing, distribution and local delivery facilities on property zoned Village Business District - VB, General Business District - B3, Commercial Industrial District - CI, Light Industrial District - LI and General Industrial District - GI in Harford County so that Harford County Government can study and reconsider its zoning and development regulations with respect to such facilities. [For more Bill Information](#)

Amendment: To reduce time for moratorium to 90 days.

Amendment: This bill will not apply to development with “significant and visible” construction;  
has received site plan approval prior to this bill;  
Where these developments is an accessory use to the principal use;  
Or is located in an existing Industrial Park

**FOH Opinion:** It is necessary to halt this type of development in order to take a hiatus to allow the County amend and improve on current definitions of this type of activity and the zoning districts where it is allowed. Forty years have elapsed since these definitions were written. Times have changed and modern times require modern definitions.

**Date: 2/14/2023 Public Hearing: 3/1/2023 6:00pm Date of Vote: 4/18/2023**

Vincenti	Guthrie	Penman	Giangiordano	Reilly	Boyle-Tsottles	Bennett
Yes	Yes	No	Yes	Yes	Yes	Yes

Bill 22-014 Zoning Code - Accessory Structures

Sponsor: Councilman Chad Shrodes

Provides that an accessory structure shall not exceed 50% of the total square footage of the primary structure or 1,000 square feet, whichever is greater; to provide that an accessory structure shall not exceed 50% of the total square footage of the primary structure or 2,500 square feet, whichever is greater, for properties greater than 5 acres in the AG District.

[More Information](#)

FOH Opinion: Allows for attached garages and other attachments not lived in to be counted which could substantially increase size of the accessory structure, but is still limited to 1,000' in residential and 2,500' in AG zoned districts (with minimum of 5 acres).

Date: 5/10/2022 Public Hearing: 6/14/2022 6:00 pm Date of Vote: 6/21/2022

Vincenti	Johnson	Woods	Giangiordano	Shrodes	Wagner	Beulah
Y	Y	Y	Y	Y	Y	Absent