

ZONING BOARD OF APPEALS

MINUTES

February 27, 2019

TOWN HALL

WURTSBORO, NEW YORK

ZONING BOARD MEMBERS :

MATTHEW MORDAS, Chairman

CATHY DAWKINS, Board Member

MATTHEW MORREALE, Board Member

KENT FINDLEY, Board Member

JON FOURNIER, Alternate Board Member

HOLLY ROCHE, Alternate Board Member

STEVEN MOGEL, ESQ., Attorney

KYRA PLATT, Building Department

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported by: Rosemary A. Meyer

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A G E N D A I N D E X

Pages

| | |
|--|---------|
| Call Meeting to Order | 4 |
| Pledge of Allegiance | 4 |
| Acceptance of Minutes | 7 |
| Michael Knecht - Area Variance | 3 - 29 |
| Continuation of Public Hearing | |
| Unified Buddhist Church - Interpretation and Area Variance Public Hearing | 30 - 86 |
| Close Meeting | 85 |

* * * * *

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
ZONING BOARD OF APPEALS

----- X
Michael Knecht
Area Variance
Tax Map Section 70.A; Block 3; Lot 5.2
Mountain Greenbelt Zone
----- X

Town Hall
Town of Mamakating
February 27, 2020
7:00 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- MATTHEW MORREALE, Board Member
- KENT FINDLEY, Board Member
- JON FOURNIER, Alternate Board Member
- HOLLY ROCHE, Alternate Board Member
- STEVEN MOGEL, ESQ., Attorney
- KYRA PLATT, Building Department

Also Present: Michael Knecht, Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported by: Rosemary A. Meyer

1 - RE: MICHAEL KNECHT -

2 CHAIRMAN MORDAS: Good evening, ladies and gentlemen.
3 Welcome to the Mamakating Zoning Board of Appeals meeting
4 for February 27th. I'm your chairman, Matthew Mordas. I
5 start the meeting with a role call.

6 Cathy Dawkins.

7 BOARD MEMBER DAWKINS: Here.

8 CHAIRMAN MORDAS: Georgia Rampe, out.

9 Matt Morreale.

10 BOARD MEMBER MORREALE: Present.

11 CHAIRMAN MORDAS: Kent Findley.

12 BOARD MEMBER FINDLEY: Present.

13 CHAIRMAN MORDAS: And our alternates, Jon Fournier.

14 ALTERNATE BOARD MEMBER FOURNIER: Present.

15 CHAIRMAN MORDAS: And Holly Roche.

16 ALTERNATE BOARD MEMBER ROCHE: Here.

17 CHAIRMAN MORDAS: Our attorney has told me he will be
18 at this meeting. He must running a little late. I fully
19 expect him to be here shortly.

20 I am now appointing Jon Fournier as a voting member
21 for tonight.

22 All right. I'd like to say the Pledge of Allegiance
23 now.

24 (The Pledge of Allegiance was recited.)

25 CHAIRMAN MORDAS: We have a backlog of minutes, and

1 - RE: MICHAEL KNECHT -

2 I'm not saying that in a negative way in regards to the
3 performance of our stenographer. We had some questions
4 about redoing some of the minutes back in October, some
5 potential differences of opinion, discrepancies. We've
6 gotten that straightened out. So I'd like a motion to
7 accept the minutes for October, December, which was a joint
8 meeting of November and December, and January. Do I have
9 a motion to accept those minutes?

10 BOARD MEMBER FINDLEY: I would like to know what the
11 differences were on October.

12 STENOGRAPHER: I'll tell you exactly what they were.
13 There was a period that was changed to a question mark.
14 That's the only difference.

15 CHAIRMAN MORDAS: Tell them the line, please.

16 STENOGRAPHER: I'd have to look to see what the line
17 is, but I believe in an e-mail I did state what it was.

18 BOARD MEMBER FINDLEY: I don't remember seeing that.
19 That's why I'm questioning it.

20 CHAIRMAN MORDAS: I have it here.

21 STENOGRAPHER: That was the only change. That is the
22 only change, honest to God, a period to a question mark.

23 BOARD MEMBER FINDLEY: Okay.

24 BOARD MEMBER MORREALE: I'll make the motion.

25 BOARD MEMBER FINDLEY: Wait. Are we doing all?

1 - RE: MICHAEL KNECHT -

2 BOARD MEMBER DAWKINS: All at once, unless you have a
3 reason not to.

4 BOARD MEMBER FINDLEY: The only reason I say no is
5 because I was not here for January's meeting.

6 BOARD MEMBER DAWKINS: Oh, you wouldn't feel
7 comfortable voting?

8 BOARD MEMBER FINDLEY: Well, I wasn't --

9 BOARD MEMBER DAWKINS: Right.

10 BOARD MEMBER FINDLEY: I wouldn't know. That's the
11 only reason.

12 BOARD MEMBER DAWKINS: So do you want to do January
13 separately?

14 CHAIRMAN MORDAS: Okay. For October and the joint
15 meeting, December?

16 BOARD MEMBER DAWKINS: Yes.

17 BOARD MEMBER FINDLEY: Yes.

18 CHAIRMAN MORDAS: Do I have a second?

19 BOARD MEMBER FINDLEY: No, I apologize. I wasn't here
20 for December. I was here for January. I wasn't here for
21 December.

22 CHAIRMAN MORDAS: Okay.

23 BOARD MEMBER FINDLEY: I knew I wasn't here for one of
24 them.

25 CHAIRMAN MORDAS: All right, let's one at a time.

1 - RE: MICHAEL KNECHT -

2 October.

3 BOARD MEMBER FINDLEY: I'll make a motion.

4 BOARD MEMBER MORREALE: I'll second the motion.

5 CHAIRMAN MORDAS: All in favor?

6 BOARD MEMBER DAWKINS: Aye.

7 BOARD MEMBER FINDLEY: Aye.

8 BOARD MEMBER MORREALE: Aye.

9 BOARD MEMBER FOURNIER: Aye.

10 CHAIRMAN MORDAS: Aye.

11 (The motion was approved and carried.)

12 CHAIRMAN MORDAS: Do I have a motion to accept the
13 December meeting minutes, whoever was present at that
14 meeting?

15 BOARD MEMBER DAWKINS: I so move.

16 CHAIRMAN MORDAS: Do I have a second?

17 BOARD MEMBER MORREALE: I'll second it.

18 CHAIRMAN MORDAS: All in favor?

19 BOARD MEMBER DAWKINS: Aye.

20 BOARD MEMBER MORREALE: Aye.

21 BOARD MEMBER FOURNIER: Aye.

22 CHAIRMAN MORDAS: Aye.

23 BOARD MEMBER FINDLEY: I abstain.

24 (The motion was approved and carried.)

25 CHAIRMAN MORDAS: And January, do I have a motion to

1 - RE: MICHAEL KNECHT -

2 accept the minutes for the January meeting?

3 BOARD MEMBER MORREALE: I'll make a motion.

4 BOARD MEMBER FINDLEY: I'll second it.

5 CHAIRMAN MORDAS: All in favor?

6 BOARD MEMBER DAWKINS: Aye.

7 BOARD MEMBER FINDLEY: Aye.

8 BOARD MEMBER MORREALE: Aye.

9 BOARD MEMBER FOURNIER: Aye.

10 CHAIRMAN MORDAS: Aye.

11 (The motion was approved and carried.)

12 CHAIRMAN MORDAS: Okay, all right.

13 All right. First up on the agenda is the continuation
14 of the public hearing for Michael Knecht.

15 Please approach the podium and refresh us as to what
16 our situation is here.

17 MR. KNECHT: Sure. Good evening.

18 I am applying for a variance permit for a carport
19 that's too close to the road.

20 CHAIRMAN MORDAS: Okay. Thank you very much.

21 Do I have a motion to open -- it's still open. Okay.

22 Any questions from the Board?

23 BOARD MEMBER FINDLEY: As I was refreshing myself, we
24 were getting a survey map.

25 BOARD MEMBER DAWKINS: We got some information from

1 - RE: MICHAEL KNECHT -

2 Kyra on the town e-mail.

3 MS. PLATT: There was an e-mail. I made copies just
4 now, too.

5 (Ms. Platt distributed copies.)

6 MS. PLATT: It's a survey from when the house was
7 built, I think.

8 BOARD MEMBER DAWKINS: I think so.

9 MS. PLATT: Something like that.

10 MR. KNECHT: Yes.

11 MS. PLATT: And then the smaller piece of paper is the
12 carport that's he's showing now.

13 (Sneeze.)

14 CHAIRMAN MORDAS: Bless you.

15 UNIDENTIFIED SPEAKER: Thank you.

16 BOARD MEMBER FINDLEY: I don't think I got this
17 e-mail.

18 MS. PLATT: Here's a copy.

19 (Board members examining documents.)

20 BOARD MEMBER FINDLEY: What is the distance from the
21 well there? It's kind of hard to see on mine.

22 MR. KNECHT: I believe it was 13 feet.

23 BOARD MEMBER MORREALE: Yes, that's what I found on
24 mine.

25 CHAIRMAN MORDAS: I did visit the site. The

1 - RE: MICHAEL KNECHT -

2 CHAIRMAN MORDAS: All right, Rosemary, Steve is here.

3 MR. MORDAS: Hi.

4 BOARD MEMBER FINDLEY: Just a question. Your property
5 line is actually in the middle of the roadway?

6 MR. KNECHT: Correct.

7 BOARD MEMBER FINDLEY: And you measured to the edge of
8 the roadway.

9 MR. KNECHT: Yes.

10 BOARD MEMBER FINDLEY: Do you know approximately how
11 wide the road is?

12 MR. KNECHT: About 12 foot or so.

13 BOARD MEMBER FINDLEY: So technically, it is possible
14 that the carport is not in that right-of-way.

15 MR. KNECHT: Correct.

16 CHAIRMAN MORDAS: We really would need a survey out
17 there.

18 BOARD MEMBER FINDLEY: No, no.

19 CHAIRMAN MORDAS: It's that close that we need a
20 survey.

21 BOARD MEMBER FINDLEY: I agree. I'm just saying it is
22 possible.

23 CHAIRMAN MORDAS: Yes, it is possible.

24 BOARD MEMBER FINDLEY: Now, who is the beneficiary of
25 that right-of-way?

1 - RE: MICHAEL KNECHT -

2 MR. MOGEL: Are you asking me?

3 BOARD MEMBER FINDLEY: Anybody that would possibly
4 know.

5 MR. MOGEL: Give me a minute to catch up.

6 As I recall, this was a right-of-way for a road;
7 correct?

8 BOARD MEMBER FINDLEY: Yes.

9 BOARD MEMBER MORREALE: Correct.

10 CHAIRMAN MORDAS: Correct, a private road.

11 MR. MOGEL: And it's a private road.

12 That would appear in the deed, usually.

13 BOARD MEMBER FINDLEY: It's probably --

14 CHAIRMAN MORDAS: Not necessarily so. I've had some
15 experience with deeds where ...

16 MR. MOGEL: They don't reference it?

17 CHAIRMAN MORDAS: Yes.

18 MR. MOGEL: True. Deeds are drafted by attorneys and
19 attorneys don't always throw everything in there and title
20 companies doesn't always request that it be in there.

21 Usually, that title search would disclose that if it
22 exists. It's possible that it may not appear anywhere.

23 It's possible that there is an agreement somewhere that's
24 filed separate that talks about the right-of-way for the
25 road. So that would be my answer. The answer is I don't

1 - RE: MICHAEL KNECHT -

2 know.

3 BOARD MEMBER DAWKINS: Can you refresh my memory?
4 Your garage, it's sitting on like a compacted Item 4 type
5 base; is that correct?

6 MR. KNECHT: Correct.

7 BOARD MEMBER FINDLEY: And it's posts into the ground?

8 MR. KNECHT: There are anchors holding it down, yes.

9 BOARD MEMBER DAWKINS: Okay.

10 CHAIRMAN MORDAS: All right. Mr. Knecht, this is
11 consistent with how I voted on previous similar
12 situations. I have an issue with accessory structures
13 crowding the roadways. I feel that we have the situation
14 here, when you factor in the easement. I did go on the
15 site twice. I take these very, very seriously. I do feel
16 that there are other locations for this carport that
17 wouldn't require a tremendous amount of engineering. But
18 that being said, I still feel a location I identified, and
19 this your property, I'm just trying to give you some
20 guidance here in regards to if the Board votes the way I
21 feel here, that you would still need an area variance.

22 MR. KNECHT: Correct.

23 CHAIRMAN MORDAS: I feel that you have another
24 entranceway to your property. I really feel that by moving
25 it to the letter of the law, behind the front wall of a

1 - RE: MICHAEL KNECHT -

2 house, will require a tremendous amount of engineering and
3 would reduce the utility of your structure, but I'm not
4 satisfied with where the location is currently. I'm just
5 one vote on the board. That's my feelings on that.

6 Go ahead.

7 BOARD MEMBER MORREALE: I was just going to say my
8 feeling is that any ambiguity that the structure could be
9 on the right-of-way without a survey and a title search to
10 find out who is the benefit of the right-of-way, legal
11 speaking, but I guess you could say everybody down the road
12 has benefit of that right-of-way.

13 BOARD MEMBER FINDLEY: It's a private road, though,
14 too.

15 BOARD MEMBER MORREALE: Correct.

16 But you're 13 feet from the well. Without having a
17 survey, I would probably feel that getting as close to that
18 well as possible so there's no ambiguity about the location
19 in the right-of-way.

20 BOARD MEMBER DAWKINS: My feeling is a little more
21 similar to Matt Mordas. I'm concerned that the carport
22 sits between the house and two roads. It sits between the
23 house and Hickman Terrace and it sits between the house and
24 Rustic Hills and it sits very close to the road.

25 Frankly, I like the way you nestled it into the trees

1 - RE: MICHAEL KNECHT -

2 so it's not as an abrasive look as you come up the road as
3 it could be. I like the fact that there are evergreen
4 trees. I would disagree that there are not other places to
5 put it, although I would concur that there would be a great
6 deal of engineering to put it behind the house with respect
7 to both of the roads that we're talking about, also because
8 you've got the septic sitting in part of that location. So
9 I understand that, but I think it's too close to the road.
10 I think it's too close to two roads. And there a reason
11 that the code asks us to have the accessory structures
12 behind the front wall of the primary structure. So I don't
13 feel like there has been any attempt made whatsoever to
14 comply with the law as written and that is disturbing from
15 my perspective.

16 BOARD MEMBER MORREALE: I agree. I think taking into
17 consideration the grade, the engineering that would be
18 required if you were asked to put it --

19 BOARD MEMBER DAWKINS: And let me say I think the
20 property is lovely. The property is well kept, it's
21 attractive. But part of the reason we have these laws is
22 not just about your property, but the way it affects the
23 neighborhood. Having too many structures too close to one
24 or more roads encourages other people to do the same and
25 can have a deleterious effect, long term, on the

1 - RE: MICHAEL KNECHT -

2 neighborhood. That's how I feel about that.

3 BOARD MEMBER MORREALE: Would you be satisfied if it
4 were on the other side of the well?

5 BOARD MEMBER DAWKINS: At a very bare minimum. I
6 would frankly prefer to see it up closer to the house or
7 perhaps even on the other side of the house.

8 CHAIRMAN MORDAS: He needs to be 50 feet away from
9 Rustic Hills Road.

10 BOARD MEMBER DAWKINS: Yes. I understand that there
11 may be a reason that this property owner may need some
12 degree of variance because putting this -- I mean the
13 obvious place, optimally, where I would want it put is back
14 near where the septic is but we certainly don't want to put
15 the property owner in that kind of a position.

16 BOARD MEMBER MORREALE: No.

17 BOARD MEMBER DAWKINS: He has some legitimate concerns
18 with slope of the property. But where it sits now, there
19 is absolutely no effort whatsoever to comply with the law
20 and I think we need to get it as conforming as possible.

21 BOARD MEMBER MORREALE: I agree.

22 CHAIRMAN MORDAS: Kent, any feelings on this?

23 BOARD MEMBER FINDLEY: As long as it is outside of the
24 right-of-way I don't have an issue with it.

25 CHAIRMAN MORDAS: I feel that is an important issue.

1 - RE: MICHAEL KNECHT -

2 BOARD MEMBER FINDLEY: And I don't think we have
3 enough information to determine that it is or isn't in the
4 right-of-way right now. I mean I know he did as good as he
5 could, but without an actual survey, I'm not sure we can
6 determine that.

7 BOARD MEMBER MORREALE: No.

8 CHAIRMAN MORDAS: Jon, do you have any?

9 ALTERNATE BOARD MEMBER FOURNIER: I'm with Kent on the
10 right-of-way issue. It would be nice to know where that's
11 at.

12 You have, what four or five neighbors on the end of
13 Hickman Road that drive past?

14 MR. KNECHT: Yes.

15 ALTERNATE BOARD MEMBER FOURNIER: Okay.

16 BOARD MEMBER FINDLEY: In terms of some neighborhoods,
17 it's still fairly far from the road, but I just have an
18 issue with the right-of-way. And according to his
19 measurements, it may actually be outside of the
20 right-of-way. Just barely, but it may be.

21 BOARD MEMBER DAWKINS: I would agree with you.
22 However, I think in my mind the right-of-way is only one of
23 several concerns.

24 BOARD MEMBER FINDLEY: Well, the house has road on 180
25 degrees of his property.

1 - RE: MICHAEL KNECHT -

2 CHAIRMAN MORDAS: I walked the property with Matthew
3 Morreale.

4 Is it all right for me to speak in terms of how we
5 spoke out, Matt?

6 BOARD MEMBER MORREALE: No, it's fine.

7 CHAIRMAN MORDAS: We kind of came to a consensus that
8 it had to be moved away from the road. But at the same
9 token, for it to be nested in an area that would require
10 some engineering but not too much would be on the other
11 side of the well. When we visually looked at the front
12 wall of the house, with the width of the structure, 22 feet
13 in the mind, it seemed that you would need about 15 or 16
14 feet of that structure in front of the front wall of the
15 house to minimize the amount of engineering you need to
16 still maintain some utility. Well, I wouldn't put that
17 back. He's got his plow truck in there. I feel this is a
18 situation that he needs some relief but not as much as
19 where it is located now.

20 BOARD MEMBER DAWKINS: That's my feeling.

21 BOARD MEMBER MORREALE: I agree.

22 BOARD MEMBER DAWKINS: I understand this is not an
23 optimal situation, but we've gone too far in the opposite
24 direction, I think.

25 CHAIRMAN MORDAS: So Counsel, how do we approach this?

1 - RE: MICHAEL KNECHT -

2 BOARD MEMBER FINDLEY: What is the posted speed limit
3 on the road?

4 MR. KNECHT: On Hickman Terrace?

5 BOARD MEMBER DAWKINS: I'm not sure there is one.

6 MR. KNECHT: There is not.

7 BOARD MEMBER DAWKINS: And the minimum speed limit
8 is --

9 MR. KNECHT: Fifteen miles an hour.

10 BOARD MEMBER DAWKINS: -- in the county is 25.

11 Unfortunately, I happen to know this.

12 CHAIRMAN MORDAS: Minimum speed in the town is 30;
13 right?

14 BOARD MEMBER DAWKINS: That's what I think, 25.
15 Although Buddy used to say 30, but ...

16 CHAIRMAN MORDAS: Okay. Well, there's a new regime.

17 BOARD MEMBER DAWKINS: So, while it's probably very
18 difficult to achieve that speed on Hickman Terrace --

19 BOARD MEMBER FINDLEY: Who maintains the road?

20 MR. KNECHT: I do.

21 CHAIRMAN MORDAS: So Rustic Hills is the Town.

22 MR. KNECHT: Yes.

23 CHAIRMAN MORDAS: Hickman is you.

24 MR. KNECHT: Correct.

25 CHAIRMAN MORDAS: All right.

1 - RE: MICHAEL KNECHT -

2 BOARD MEMBER FINDLEY: I kind of got some memories.

3 The Building Department was going to look for
4 subdivision notes, if there was a subdivision. If I
5 understand, this was a recent subdivision? Or recent
6 within modern times.

7 MS. PLATT: The only information I found was that big
8 survey and that was when he built the house.

9 BOARD MEMBER FINDLEY: I apologize. I was having a
10 tough time hearing you.

11 MS. PLATT: The only information I found was that big
12 survey I gave you guys and that was when he built the
13 house. That was really about all the information that we
14 had in our folder here.

15 BOARD MEMBER MORREALE: Yes, we talked about looking
16 for the chain of ownership regarding the subdivision and
17 any sort of deed language.

18 MR. MOGEL: Of course, it sounds like, again, that's
19 not the only issue.

20 BOARD MEMBER MORREALE: No.

21 MR. MOGEL: It's all this stuff.

22 BOARD MEMBER MORREALE: I think ...

23 MS. PLATT: And then I had, also e-mails. I didn't
24 made a copy of it now. I'm sorry. But the County, I had
25 asked them to send me information because I had asked about

1 - RE: MICHAEL KNECHT -

2 a subdivision. She had given me a map from ...

3 BOARD MEMBER FINDLEY: There is an interesting note on
4 here. "Subject to all town right-of-ways for highway
5 purposes along Rustic Hills Road and Hickman Terrace,
6 subject to any town road takings."

7 MR. KNECHT: So is that a town road, Hickman Terrace?

8 BOARD MEMBER FINDLEY: It doesn't say. It says,
9 "Rustic Hills and Hickman Terrace may or may not be town
10 maintained, not determined."

11 CHAIRMAN MORDAS: So I guess it leaves it open to be
12 dedicated at some time in the future, potentially?

13 BOARD MEMBER FINDLEY: I would understand that yes.

14 CHAIRMAN MORDAS: And that's the reason why we want to
15 abide by these easements. Who knows what's going to happen
16 there. Time will only be able to tell us.

17 BOARD MEMBER FINDLEY: Is there more of a general
18 survey anywhere of what's farther down that road? Like is
19 there more room for more houses?

20 CHAIRMAN MORDAS: How many houses are currently down
21 in Hickman Terrace?

22 MR. KNECHT: I would say six.

23 CHAIRMAN MORDAS: Six.

24 BOARD MEMBER FINDLEY: As you explained your position,
25 I have no issue with the structure outside the

1 - RE: MICHAEL KNECHT -

2 right-of-way. And like I said, if you can prove that, I
3 would have no issue with it.

4 CHAIRMAN MORDAS: Do you have an issue with asking
5 Mr. Knecht to move it to the other side of the well?

6 BOARD MEMBER FINDLEY: I don't think -- in my opinion,
7 as long as it's out of the right-of-way, I'm fine.

8 CHAIRMAN MORDAS: Short of hiring a surveyor, we won't
9 know.

10 BOARD MEMBER DAWKINS: And/or a title search.

11 BOARD MEMBER MORREALE: So I expect the applicant
12 would incur, there's a chance. That would be a gamble on
13 your part. Insofar as being a gamble, that might be a way
14 to ...

15 MR. KNECHT: Yeah.

16 BOARD MEMBER FINDLEY: I think being in a
17 right-of-way, A, it's a risk for him because the Town, at
18 any moment, could come say, Got to go.

19 CHAIRMAN MORDAS: I'm not sure how that applies.
20 There's a ten year statute on ...

21 MR. MOGEL: You're talking about adverse possession?
22 If something is Town property --

23 CHAIRMAN MORDAS: It's not Town property.

24 MR. MOGEL: It's a right-of-way. I'd have to check
25 that out. But you can't have adverse possession against a

1 - RE: MICHAEL KNECHT -

2 municipality.

3 BOARD MEMBER DAWKINS: Right.

4 CHAIRMAN MORDAS: But this isn't dedicated yet so
5 it's --

6 BOARD MEMBER FINDLEY: No, I agree. That's another
7 reason why I'm saying as long as you're out of the
8 right-of-way, I have no issue. Six people on the road.

9 It sounds like there might be some people in the
10 public that want to speak?

11 (No verbal response.)

12 BOARD MEMBER FINDLEY: No? Okay.

13 Is there anybody here to speak?

14 MS. PLATT: Nobody signed up.

15 BOARD MEMBER FINDLEY: He made his mailings and no one
16 objected. As long as he's not in the right-of-way I don't
17 have a concern.

18 CHAIRMAN MORDAS: How do you feel, Jon, same as Kent?

19 ALTERNATE BOARD MEMBER FOURNIER: A few of you had
20 mentioned about putting it on the other side of the well.
21 I'd like to have your input on that. Why did you choose
22 closer to the road rather than pulling in the driveway,
23 pass the well and turning right into the ...

24 MR. KNECHT: Just that was the flattest part of the
25 property.

1 - RE: MICHAEL KNECHT -

2 ALTERNATE BOARD MEMBER FOURNIER: Okay.

3 MR. KNECHT: Less stone I had to buy, no retaining
4 walls involved. It's a carport, not a garage.

5 ALTERNATE BOARD MEMBER FOURNIER: Correct.

6 MR. KNECHT: It's just a place to park a boat and my
7 plow truck.

8 ALTERNATE BOARD MEMBER FOURNIER: Yes.

9 BOARD MEMBER FINDLEY: It's open all around?

10 MR. KNECHT: Yes. Well, the sides are enclosed.

11 ALTERNATE BOARD MEMBER FOURNIER: I was just thinking
12 of the aesthetic value of it. Where would you think it
13 would look nicer, closer to the road?

14 MR. KNECHT: Where it is, to be honest. Then you're
15 seeing all the sides of it. I mean it's kind of hidden by
16 the pines, it's out of the way. I could still, if I wanted
17 to, use that other part of the property.

18 MR. MOGEL: Well, I think the Board has some decisions
19 to make. You can either vote this evening on the area
20 variance, which it sounds to me like you can do the math as
21 to where everybody is coming down. That would be Option
22 No. 1. If the Board was so inclined to keep the public
23 hearing open, they could continue to do that. Or you could
24 close the public hearing and make a decision within 62
25 days, the board could do that although, again, just

1 - RE: MICHAEL KNECHT -

2 observationally speaking, I'm not really sure what
3 deferring the decision on the application would really do.

4 Sir, I don't know what your alternate plans are, if
5 you're looking to perhaps come up with an application to
6 the Building Department for a permit to locate this in
7 another place, to relocate it. If that were the case,
8 there would be no sense in delaying any determination at
9 this point. The Applicant, it sounds like, would have to
10 come back for an area variance pretty much under any
11 circumstances, and formally, you have what the Board's
12 concerns are so you could renew that application for a
13 variance at a different location that would still require a
14 variance. I think the members have already indicated where
15 they might come down on that. That's a possibility.

16 I think at this point it's up to the Board whether you
17 want to proceed to a vote now, whether you want to defer a
18 decision for up to 62 days although, again, I don't
19 understand precisely what that will accomplish.

20 BOARD MEMBER DAWKINS: Well, I think the only thing it
21 could accomplish is if the property owner would want to go
22 pursue either a further title search or further survey,
23 that's his business. If he wants to do that, I would
24 certainly entertain whatever is necessary to accommodate
25 him. But I tend to agree with you, Steve. It's pretty

1 - RE: MICHAEL KNECHT -

2 clear where we sit.

3 MR. MOGEL: It seems that there's a majority of the
4 Board that that's not the main concern, two individuals.
5 The members of the Board, that seems to be their main
6 concern. It's up to the Board to decide what it wants to
7 do. If you want to ask the Applicant, you're welcome to do
8 so, but it's the Board's call as to what it wants to do at
9 this point.

10 BOARD MEMBER DAWKINS: I will say to you I think, my
11 opinion, it might be to your advantage to come up with an
12 alternate preferred location. You know, go back and think
13 about it. You've heard what we've had to say. Is there a
14 place that you think you could come up with that would be
15 good for you that would meet our requirements and give us
16 some degree of comfort with respect to the right-of-way.
17 If that's something you want to do, I would entertain
18 delaying for that reason.

19 MR. MOGEL: What would be the advantage of doing so,
20 if the Board were to defer, with your consent, a decision,
21 for example, and you were to come back with a new request,
22 with a modified request for an area variance pursuant to a
23 new building permit application, the Board could review
24 that again and make a determination. It's been this
25 Board's practice, which is consistent with the law, I

1 - RE: MICHAEL KNECHT -

2 believe, to accept modifications to applications that are
3 before it. So if you were to come back with an alternate
4 site, a new building permit application which would require
5 a variance, I think you wouldn't have to send out any
6 mailers, you wouldn't have to pay a new application fee and
7 the rest of it.

8 MR. KNECHT: Okay.

9 MR. MOGEL: Is that the way you want to proceed?

10 MR. KNECHT: Yeah. I'll have to discuss that with my
11 wife and figure out what we're going to do.

12 MR. MOGEL: Do you want to --

13 BOARD MEMBER DAWKINS: Leave it open. Can we do that?

14 BOARD MEMBER FINDLEY: I agree. There's no pressing
15 issue to close the hearing.

16 MR. MOGEL: So then leave the public hearing open.
17 This way, there's no time at issue.

18 BOARD MEMBER DAWKINS: There's no time constraints.

19 CHAIRMAN MORDAS: Do we need a motion to keep the
20 public hearing open?

21 MR. MOGEL: Yes, I would do that.

22 CHAIRMAN MORDAS: Do I have a motion?

23 BOARD MEMBER MORREALE: I'll make the motion.

24 CHAIRMAN MORDAS: To keep the public hearing open?

25 BOARD MEMBER MORREALE: Yes.

1 - RE: MICHAEL KNECHT -

2 CHAIRMAN MORDAS: Second?

3 BOARD MEMBER FINDLEY: I'll second it.

4 CHAIRMAN MORDAS: All in favor?

5 BOARD MEMBER DAWKINS: Aye.

6 BOARD MEMBER FINDLEY: Aye.

7 BOARD MEMBER MORREALE: Aye.

8 ALTERNATE BOARD MEMBER FOURNIER: Aye.

9 CHAIRMAN MORDAS: Aye.

10 (The motion was approved and carried.)

11 MR. MOGEL: You could always notify the Building
12 Department if you elect to conclude this application and
13 proceed a different way.

14 MR. KNECHT: Okay. Thank you.

15 CHAIRMAN MORDAS: Thank you, Mr. Knecht.

16 (Time noted: 7:32 p.m.)

17 * * * * *

18

19

20

21

22

23

24

25

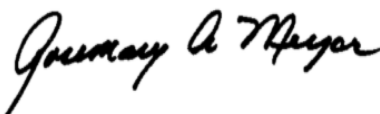
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Michael Knecht, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: May 3, 2020

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
ZONING BOARD OF APPEALS

----- X
Unified Buddhist Church Knecht
Interpretation and Area Variance Public Hearing
Tax Map Section 5; Block 1; Lot 4.10
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
February 27, 2020
7:33 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- MATTHEW MORREALE, Board Member
- KENT FINDLEY, Board Member
- JON FOURNIER, Alternate Board Member
- HOLLY ROCHE, Alternate Board Member
- STEVEN MOGEL, ESQ., Attorney
- KYRA PLATT, Building Department

Also Present: Maria Zeno, Esq.
On behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported by: Rosemary A. Meyer

1 - RE: UNIFIED BUDDHIST CHURCH -

2 CHAIRMAN MORDAS: Next up on the agenda is the public
3 hearing for the Unified Buddhist Church Monastery.

4 Please step up.

5 MS. ZENO: Hello everyone. I'm Maria Zeno with
6 Kalter, Kaplan, Zeiger and Forman, one of the attorneys at
7 the firm. Mr. Zeiger is on vacation and sent me here.

8 MS. BASSLER: Hi, I'm Stephanie Bassler of North River
9 Architecture and Planning.

10 CHAIRMAN MORDAS: Okay. You're a familiar face. Good
11 to see you, Stephanie.

12 MS. BASSLER: Peter Reynolds from my office was here
13 at the January meeting, which the discussion, I understand,
14 was productive but was cut short because we were missing
15 some mailings which I just provided. We've notified all
16 the --

17 CHAIRMAN MORDAS: We'll get to that shortly.

18 MS. BASSLER: What?

19 CHAIRMAN MORDAS: We'll get to that shortly.

20 MS. BASSLER: Okay.

21 CHAIRMAN MORDAS: All right. Do I have a motion to --

22 BOARD MEMBER FINDLEY: It's still open.

23 CHAIRMAN MORDAS: No, we never opened it.

24 All right. Kyra, have all the mailing been done to
25 your satisfaction?

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MS. PLATT: I just got them. Sorry.

3 CHAIRMAN MORDAS: Just give us a moment here.

4 MS. BASSLER: Sure.

5 (Ms. Platt reviewed the mailings.)

6 MS. BASSLER: Could you excuse me for a second?

7 BOARD MEMBER DAWKINS: Sure.

8 BOARD MEMBER MORREALE: And while we're waiting for
9 Kyra to do the mailers, I was actually showing a property
10 adjacent to yours.

11 MS. ZENO: Yes.

12 BOARD MEMBER MORREALE: Or your client's. There is an
13 ash borer infestation coming down the mountain toward your
14 property.

15 MS. ZENO: Okay.

16 BOARD MEMBER MORREALE: I don't know if there's
17 anything you can do about it, but your client is going to
18 lose a ton of beautiful trees. It's like a tide coming
19 down. It hasn't hit it yet, but it's going to happen.

20 CHAIRMAN MORDAS: I don't know if you can do anything.

21 BOARD MEMBER MORREALE: I've heard back and forth.

22 BOARD MEMBER DAWKINS: And the awful thing, at the
23 town meeting that we were at a couple weeks ago, the
24 representative, the arborist from Orange and Rockland, said
25 that when those trees are infested with the ash borer,

1 - RE: UNIFIED BUDDHIST CHURCH -

2 normally a tree can die they can really be stable for many
3 years.

4 CHAIRMAN MORDAS: Three to four years they say.

5 BOARD MEMBER DAWKINS: For three years. Within three
6 years it's a danger, it's a risk. It's horrific. It's a
7 really bad thing.

8 MS. ZENO: What side of the property?

9 BOARD MEMBER MORREALE: This was on the rear side of
10 the property. In fact, I'll find out. By the end of the
11 meeting I'll have it for you.

12 MS. ZENO: Okay, great. Thank you. So I can give
13 them a little more information.

14 BOARD MEMBER MORREALE: Yes.

15 MS. ZENO: Thank you.

16 MS. PLATT: Yes.

17 CHAIRMAN MORDAS: And all the notifications were
18 published in a timely fashion in our newspapers of choice?

19 MS. PLATT: Yes.

20 CHAIRMAN MORDAS: Do I have a motion to open the
21 public hearing?

22 BOARD MEMBER FINDLEY: I'll make a motion.

23 BOARD MEMBER MORREALE: I'll second it.

24 CHAIRMAN MORDAS: All in favor?

25 BOARD MEMBER DAWKINS: Aye.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER FINDLEY: Aye.

3 BOARD MEMBER MORREALE: Aye.

4 BOARD MEMBER FOURNIER: Aye.

5 CHAIRMAN MORDAS: Aye.

6 (The motion was approved and carried.)

7 CHAIRMAN MORDAS: All right, please refresh us as to
8 what you folks are proposing to do with the monastery.

9 MS. BASSLER: Sure. We are proposing to have a new
10 building constructed on the property which would allow for
11 the relocation of their dining hall facilities into a new
12 structure.

13 CHAIRMAN MORDAS: And the reasons for that?

14 MS. BASSLER: They serve a fair number of guests and
15 residents throughout the year. Their numbers range from
16 maybe a regular daily serving of 60 people at meals up to
17 150. Their current dining hall is undersized and they have
18 to eat in multiple shifts in order to accommodate their
19 current occupancy and patterns of use.

20 CHAIRMAN MORDAS: And so this proposal would not
21 increase, lack of better term, the occupancy of the resort?
22 You're not adding any beds or accommodations?

23 MS. BASSLER: That's correct.

24 CHAIRMAN MORDAS: Any parking lots created would be
25 for staff?

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MS. BASSLER: Any parking lots created would be for
3 whatever use the board, the Planning Board actually
4 instructs us to provide. There is currently parking on the
5 site that's sufficient for their operations on an annual
6 basis, year to year, so we don't foresee any really
7 substantial increase in the need there.

8 BOARD MEMBER DAWKINS: My understanding from the last
9 meeting or maybe the one before that, when this was
10 introduced --

11 CHAIRMAN MORDAS: The last meeting didn't happen.

12 BOARD MEMBER DAWKINS: Yes, I was going to say I think
13 it was the one before that.

14 That the parking that would be affiliated with this
15 new structure would be for the structure. There would be
16 parking associated with the structure, but it would be
17 limited parking for diners and some parking associated with
18 deliveries or that kind of stuff. Does that comport with
19 your memory?

20 MS. BASSLER: The site is constrained in terms of
21 areas for parking and so we'd provide the necessary
22 accessible spaces and then deliveries and offloading.

23 BOARD MEMBER DAWKINS: So accessibility and
24 deliveries.

25 MS. BASSLER: Yes.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MR. MOGEL: The Board would need to vote on the
3 interpretation. As the Board members may recall, the
4 application was originally made as a use variance and that
5 was because the property was originally zoned as a Ridge
6 Valley Protection which permitted the monastery as a
7 special use. They got the special use permit in or about
8 2008, constructed the facility. Then in 2015 the property
9 was rezoned as Burlingham Residential which didn't have the
10 use as a special use any longer.

11 BOARD MEMBER DAWKINS: What year was that, Steve?

12 MR. MOGEL: 2015 is when it was rezoned.

13 BOARD MEMBER DAWKINS: Thank you.

14 MR. MOGEL: 199-51 of the code says that
15 nonresidential nonconforming uses can be continued
16 indefinitely, but should not be enlarged, altered,
17 extended, reconstructed, restored or placed on a different
18 portion of the lot. The application was made for a use
19 variance. My research and evaluation of the circumstance,
20 I felt that it fell within 199-51(A) which is that the use
21 is nonconforming, can be continued indefinitely, but that
22 the variance required is not a use variance because town
23 law defines use and area variances differently. The use
24 variance obviously is a purpose that's not allowed or is
25 prohibited by the zoning regulations and an area variance

1 - RE: UNIFIED BUDDHIST CHURCH -

2 is a dimension or physical requirements. Here, the use
3 that they're seeking on the property is explicitly allowed.
4 What's not permitted is the relocation, extension or
5 placement on a different portion of the lot of a
6 preexisting usage. That is a dimensional or physical
7 requirement and it was my opinion that an area variance
8 would be required. Looking at it differently, that a use
9 variance, legal criteria for the granting of a use variance
10 would be nonsensical in this circumstance. It would be
11 impossible for the Applicant to say, through competent
12 financial evidence, that they can't realize a reasonable
13 return on their property by not constructing a new dining
14 hall. That would simply make no sense. That was my
15 opinion, that what's being requested here is an area
16 variance. The Board would need to decide whether that's a
17 proper interpretation under the circumstances.

18 CHAIRMAN MORDAS: All right. I'm sort of focused in
19 on just one specific part of 199-51(A)(1) which is the
20 statement, "placed on a different portion of the parcel or
21 lot." I think that is the issue here.

22 MR. MOGEL: Right.

23 CHAIRMAN MORDAS: Okay.

24 BOARD MEMBER DAWKINS: And as I recall, we discussed,
25 I think it was with your colleague, that the map shows the

1 - RE: UNIFIED BUDDHIST CHURCH -

2 placement more than a hundred feet from the roadway, but
3 there was discussion about having it closer. My concern
4 was what was the then front yard setback required at the
5 time that they were given their use variance or their
6 approval.

7 MR. MOGEL: Their special permit?

8 BOARD MEMBER DAWKINS: Their special permit.

9 CHAIRMAN MORDAS: I went back and researched the
10 previous bulk table from 2008. Unfortunately, I took a
11 picture of it and I left my phone in the truck so I need a
12 "trust me" on this.

13 BOARD MEMBER DAWKINS: Go ahead.

14 CHAIRMAN MORDAS: The setback is 100 feet --

15 BOARD MEMBER DAWKINS: Okay.

16 CHAIRMAN MORDAS: -- for a resort.

17 BOARD MEMBER DAWKINS: My feeling is that what is
18 reasonable is what was in the bulk table at the time that
19 they got their original approval.

20 CHAIRMAN MORDAS: My feelings are that this is really
21 an issue for the Planning Board. And so if the you folks
22 have a situation where the Planning Board is all right with
23 your request for relief on the setback, say you want to put
24 it 75 feet back, I really want to leave that up to the
25 Planning Board's interpretation. If they feel that you

1 - RE: UNIFIED BUDDHIST CHURCH -

2 need a variance, then you're always welcome to come to back
3 in front of us on that setback issue.

4 MS. ZENO: That's as far as the setback issue.

5 CHAIRMAN MORDAS: Yes. It was mentioned at the
6 previous meeting.

7 BOARD MEMBER DAWKINS: Do we need to vote on the
8 interpretation, Steve?

9 MR. MOGEL: Yes, you should vote.
10 You have to open the public hearing first.

11 BOARD MEMBER DAWKINS: All right. Go ahead.

12 CHAIRMAN MORDAS: Didn't I?

13 BOARD MEMBER DAWKINS: I think you did.

14 CHAIRMAN MORDAS: Do I have a motion to open the
15 public hearing?

16 BOARD MEMBER FINDLEY: I make a motion.

17 BOARD MEMBER MORREALE: I'll second it.

18 CHAIRMAN MORDAS: All in favor?

19 BOARD MEMBER DAWKINS: Aye.

20 BOARD MEMBER FINDLEY: Aye.

21 BOARD MEMBER MORREALE: Aye.

22 BOARD MEMBER FOURNIER: Aye.

23 CHAIRMAN MORDAS: Aye.

24 (The motion was approved and carried.)

25 CHAIRMAN MORDAS: Do any other board members have

1 - RE: UNIFIED BUDDHIST CHURCH -

2 questions?

3 BOARD MEMBER FINDLEY: I do. I mean you guys were
4 talking away.

5 Since the zoning changed in, what, 2015, has the
6 population or residency, or I'm not sure what the correct
7 word is, increased?

8 MS. BASSLER: I actually don't know the answer to that
9 question. We've been working with the monastery just for a
10 couple of years now and their population has been stable
11 for that period of time, but it doesn't go back to 2015.
12 They haven't constructed any new residences in that period
13 on the property so they're just using their existing
14 housing over that span of time.

15 BOARD MEMBER FINDLEY: And why, then, is the new
16 structure required? If it was serving the needs from
17 before, why have the needs changed?

18 MS. BASSLER: Well, it's not serving them adequately,
19 actually. They're doubling up on meal shifts. They have
20 to have at least two services of meals during their busy
21 periods. And they have events and conferences and
22 schedules during those periods when people are on the
23 property where that kind of scheduling of meals, it makes
24 it difficult for them to operate their activities
25 effectively.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 CHAIRMAN MORDAS: Is this going to be used as a
3 conference hall?

4 MS. BASSLER: No, it's to be used as a dining hall.
5 They have a large hall. That was the building that was
6 approved with their special use permit in 2008 that's used
7 for their gatherings.

8 CHAIRMAN MORDAS: How many square feet will this
9 structure be?

10 MS. BASSLER: It's roughly 10,000 square feet.

11 CHAIRMAN MORDAS: And does that ring any red flags
12 with the SEQRA determination as to whether it's unlisted or
13 a Category I?

14 MR. MOGEL: You're going to have to give me a minute
15 here.

16 MS. ZENO: It's 30 feet in height. It's approximately
17 9,000 square feet on the main level.

18 ALTERNATE BOARD MEMBER FOURNIER: And what's the
19 square footage of the existing dining hall?

20 MS. BASSLER: Actually, I'm sorry, I don't know the
21 answer to that. It seats about 60 people. The proposed
22 hall will seat 192 at max capacity.

23 ALTERNATE BOARD MEMBER FOURNIER: I just wanted to see
24 the substantial difference.

25 MS. BASSLER: Yes.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 Many of the events at the monastery are during the
3 warmer months and they accommodate the numbers of people
4 that are attending with tent seating outside in addition to
5 the multiple seatings in their current dining hall. So
6 again, they're not anticipating an increase in the number
7 of visitors and meals served because it's just meant to
8 accommodate people, to efficiently run a single seated food
9 service.

10 BOARD MEMBER FINDLEY: Could you possibly determine if
11 there's any square footage of the new building that is
12 meant to comply with ADA?

13 MS. BASSLER: Oh, certainly, yes. The dining area
14 would be accessible. There would be accessible restrooms
15 on the main level and on the walk-out basement. The
16 building is positioned on an area where there's a
17 substantial grade change. So there'd be a walk-out
18 basement and there would also be some accessible
19 facilities.

20 BOARD MEMBER FINDLEY: Did the previous facility
21 comply with current ADA?

22 MS. BASSLER: Definitely not.

23 BOARD MEMBER FINDLEY: Okay.

24 CHAIRMAN MORDAS: All right. So square footage is
25 10,000?

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: 9,000.

3 MS. ZENO: 9,000.

4 CHAIRMAN MORDAS: 9,000.

5 BOARD MEMBER FINDLEY: How large is the property, in
6 total, the acreage?

7 MS. BASSLER: Sixty-one and a half acres.

8 BOARD MEMBER FINDLEY: What's the development
9 percentage?

10 MS. BASSLER: That's going to be -- I have the ...

11 MS. ZENO: With this building, 25 percent.

12 MS. BASSLER: That's not relative to lot coverage.

13 I'm not sure if I have that calculation. It would be a low
14 number.

15 BOARD MEMBER FINDLEY: With 61 acres I would hope so.

16 MS. BASSLER: Yes.

17 BOARD MEMBER FINDLEY: But that's what I wanted to
18 hear.

19 MS. BASSLER: Okay.

20 BOARD MEMBER FINDLEY: It's a low number.

21 MS. BASSLER: Yes.

22 BOARD MEMBER FINDLEY: I was hoping you could give
23 me --

24 MS. BASSLER: The number.

25 BOARD MEMBER FINDLEY: -- the low number, yes.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MS. BASSLER: I can provide it as a follow-up.

3 BOARD MEMBER FINDLEY: Okay.

4 Is any portion of the property set aside as open
5 space?

6 MS. BASSLER: As what?

7 BOARD MEMBER FINDLEY: Open space.

8 MS. BASSLER: Not, it's not.

9 MR. MOGEL: Yes, it's an unlisted.

10 BOARD MEMBER DAWKINS: Okay.

11 MR. MOGEL: It's an unlisted. It's neither a Type I
12 or a Type II. For the purposes of SEQRA, it's an unlisted.

13 A Type II would be if this were -- it would be Type
14 II, a structure, expansion of primary or accessory
15 pertinent, nonresidential structure of a facility involving
16 less than 4,000 square feet or a gross floor area not
17 involving a change in zoning or use variance consistent
18 with local land use controls, but not radio communication
19 or microwave transmission facilities. That is 617.5(c),
20 Subsection 9. That would be the Type II action, if it fell
21 under 4,000 square feet. So that means it's an unlisted.
22 It doesn't fall anywhere within the Type I so it would be
23 an unlisted. What that would require is you guys would
24 need to complete the appropriate section of the EAF short
25 form.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 The Board is entitled, if it wants, to require a long
3 form. I'm sorry, I take it back. A long form would need
4 to be required. If the Board wanted an EAF they could
5 always require that an EIS. They can require an
6 environmental impact study. In my opinion, that would be
7 incredibly onerous. I don't think it would make any sense
8 under those circumstances. The notion is that the law
9 allows the Board that if, when confronted with an unlisted
10 action, to treat it more like a Type I action if they're
11 very concerned about what sort of impact it has.
12 Obviously, coming from a legal standpoint and based upon
13 the case law that I am familiar with, I can't imagine a
14 type of action that would be akin to this that would
15 require that sort of an evaluation. The Board is probably
16 not familiar with dealing with unlisted actions. Virtually
17 everything that the Board does, except for use variances,
18 is a Type II action which requires no evaluation
19 whatsoever. So this would simply require going through the
20 criteria on the long form. There's a couple of different
21 sections before the Board could make that evaluation.

22 Do you happen have a long form?

23 MS. PLATT: No, but I can get it.

24 MR. MOGEL: Yes, because then they can just go through
25 the criteria now so they can make a determination on the

1 - RE: UNIFIED BUDDHIST CHURCH -

2 spot.

3 Now, that will be for the area variance. An
4 interpretation, it would be unlisted. Interpretation is a
5 Type II. So the Board would vote on the interpretation
6 without any SEQRA evaluation. But if it's going to vote on
7 the area variances, we have to just go through the criteria
8 that are set forth on the long form.

9 CHAIRMAN MORDAS: What is the area variance?

10 MR. MOGEL: The area variance would be to permit them
11 to -- let me just use the exact words. To extend or place
12 on a different portion of the lot this nonconforming use.
13 Pursuant to my interpretation, how I read it, and the Board
14 can adopt it or not adopt it, is, as I said before, that
15 this is a preexisting nonconforming use and that the zoning
16 law permits the preexisting nonconforming use to continue,
17 but it does not permit it to be enlarged, altered,
18 extended, reconstructed, restored or placed on a different
19 portion of a lot. In my opinion, that does not require a
20 use variance, that would require an area variance. If the
21 Board were voting, so that that would be the
22 interpretation, and that the Board, if it were voting on an
23 area variance, it would be voting for an area variance to
24 permit this structure to be located on a different part of
25 the lot even though it's a preexisting nonconforming.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: As per the map.

3 MR. MOGEL: As per the map.

4 BOARD MEMBER DAWKINS: Can I ask one more question?

5 I'm looking at your color depiction and I notice that
6 the proposed dining hall has some big rectangular blue
7 thing attached to it.

8 MS. BASSLER: Could I see?

9 (Board Member Dawkins complied.)

10 BOARD MEMBER DAWKINS: What is that?

11 MS. BASSLER: Oh, that's indicating a solar panel.

12 BOARD MEMBER FINDLEY: I think that's good.

13 MS. ZENO: Just so that the Board is aware, where the
14 building is proposed to be built is an open field, very
15 minimal trees. It's already an open field so there's going
16 to be very little impact as far as trees are concerned.

17 BOARD MEMBER DAWKINS: So those solar panels, those
18 are on the roof?

19 MS. BASSLER: Would be located on the roof, yes.

20 BOARD MEMBER DAWKINS: So this entire structure is the
21 dining hall, just one portion of it has solar panels.

22 MS. BASSLER: On that iteration of the concept design
23 that was an area that was available for solar panels.
24 There may be more of them than what's shown on that, but
25 that was the idea.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: But they're not on the ground.

3 MS. BASSLER: This is a version of the design a little
4 more developed. This is the area here that could be --

5 MS. PLATT: Louder if you want it in the minutes.

6 MS. BASSLER: It's a further development than this
7 sketch, a little bit different.

8 BOARD MEMBER FINDLEY: This question has no bearing,
9 but do they grow any of the food there for the dining hall?

10 MS. BASSLER: I beg your pardon?

11 BOARD MEMBER FINDLEY: Do they grow any of the food on
12 the --

13 MS. BASSLER: Yes, they have a garden on site already,
14 yes.

15 BOARD MEMBER FINDLEY: Perfect.

16 MS. BASSLER: Yes.

17 BOARD MEMBER FINDLEY: How much land will have to be
18 disturbed to do the work?

19 MS. BASSLER: A rough estimation is an acre and a half
20 which is including improvements to the septic system.

21 CHAIRMAN MORDAS: So they'll need a SWPPP.

22 MS. BASSLER: Yes.

23 BOARD MEMBER FINDLEY: And again, that doesn't matter.
24 So do we want to look at this one step at a time? An
25 interpretation, do we want to discuss that?

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MR. MOGEL: Yes. Let me just see.

3 (Mr. Mogel examining documents.)

4 MS. BASSLER: (Sneeze.)

5 CHAIRMAN MORDAS: Bless you.

6 MS. BASSLER: Thank you.

7 MR. MOGEL: A question was raised by our chairman here
8 whether if this is being designated as an unlisted action
9 and there is another entity, another entity that would be
10 involved in this, and that's the Planning Board, whether
11 this needs to be like a coordinated review. The answer is
12 a coordinated review is not required. I, again, would
13 argue that that would not be merited. I think it would be
14 an unnecessary complication under the circumstances. You'd
15 have the Applicant sort of bouncing back and forth between
16 the two boards. It would delay everything. It's only
17 required if it's an unlisted action subject to a
18 conditional negative declaration. I would suggest that we
19 do an uncoordinated review and just you would have to issue
20 either a positive declaration or a negative declaration
21 after review.

22 So let me just see. You would ...

23 I don't think you need to do a Lead Agency either.

24 CHAIRMAN MORDAS: Okay.

25 MR. MOGEL: I think you just need to do the

1 - RE: UNIFIED BUDDHIST CHURCH -

2 declaration.

3 BOARD MEMBER FINDLEY: Wouldn't the Planning Board
4 take on those aspects anyway?

5 MR. MOGEL: They're going to have to do their own,
6 yes. That's what the uncoordinated review would be, which
7 is basically the two boards are not coordinating as to in
8 evaluating these environmental impacts. The Zoning Board
9 can evaluate its own, can do its own SEQRA evaluation, and
10 then the Planning Board could then. I mean there are
11 circumstances. We had a use variance here in which, in
12 retrospect, the Planning Board came back and said we
13 probably should done a coordinated review because it
14 involved a use variance and the Board had all sorts of
15 issues and potential issues. But I don't believe, again, I
16 think it would be overkill to have a coordinated review
17 under the circumstances. I think that you could just
18 review the determinations and go ahead and determine
19 significance.

20 So we already determined that it was an unlisted.

21 CHAIRMAN MORDAS: Short versus long form?

22 MR. MOGEL: We did short versus long form.

23 Oh, no, see what happens. I should listen to you
24 more. A full EAF is optional. Okay.

25 CHAIRMAN MORDAS: So what do we need to do, just read

1 - RE: UNIFIED BUDDHIST CHURCH -

2 off this and whether we agree or disagree with what's been
3 presented to us?

4 MR. MOGEL: Yes. I mean you can go through this. You
5 don't have to do the full long form. The long form is
6 acceptable. You should go through these criteria.

7 There are a couple different ways that you can do
8 this. You can either, as a board, go through this entire
9 form bit by bit or you guys can review it on your own and
10 make a determination and the Board can decide whether it's
11 ready to make a determination as to significance. The
12 determine of significance would be either a neg dec or a
13 positive dec. What that means, for those of you who don't
14 have experience with it, it means that there's no material
15 or adverse environmental impact. You are supposed to look.
16 You look at various criteria. Usually, these are set forth
17 pretty well in the long form. It may be areas like noise,
18 crowding, is it going to affect, it's going to have an
19 impact on wildlife, wastewater. And again, it would be
20 you'd make a determination as to whether it's either a
21 significant impact. And remember, it's about whether it
22 would be likely. So would a significant impact be likely,
23 would a significant impact, or would there be little or no
24 impact. It usually what's helpful is the Part II of the
25 EAF.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 If you guys want, it's the Part II. If you don't want
3 to go through each part, or if you want, I can kind of
4 guide you through the Part II just so you get a sense of
5 what the various areas are. How about if I just read you
6 the category and if you want additional breakdowns, we can
7 do it that way.

8 CHAIRMAN MORDAS: Okay.

9 MS. BASSLER: May I ask a question?

10 MR. MOGEL: Sure.

11 MS. BASSLER: Is there any impact of this process
12 right now on the Planning Board's actions similarly?

13 MR. MOGEL: No. This is an uncoordinated review. So
14 this board can make an independent review based on the
15 actions that it's approving. And then the Planning Board,
16 I'm sure, is also going to characterize this as unlisted
17 for their purposes and they'll go ahead and do that review,
18 an uncoordinated review on their part.

19 MS. BASSLER: Okay.

20 MR. MOGEL: I mean I'll ask you this. Are there any
21 other agencies that you envision? You know, if you're
22 going before the Planning Board, are there any other
23 approvals that you're going to be requiring aside from the
24 ZBA and the Planning Board?

25 MS. BASSLER: Yes, the County Department of Health,

1 - RE: UNIFIED BUDDHIST CHURCH -

2 yes. The DEC for a SPDES.

3 MR. MOGEL: Okay, all right. So they can declare
4 themselves Lead Agency. If this board gives a Neg Dec
5 tonight, this board will not longer be considered an
6 interested agency, and therefore, it doesn't have to be
7 listed and included in this process if they seek Lead
8 Agency. I'm sure the Planning Board would declare
9 themselves Lead Agency, but we won't be an interested party
10 if we've already evaluated that pursuant to the
11 uncoordinated review.

12 MS. BASSLER: Okay.

13 MR. MOGEL: So with that all said, so the first
14 category is what's called Impact on Land. That involves,
15 I'll just go through quickly, it's: The action may involve
16 construction on land where the depth of the water table is
17 less than three feet. It may involve construction on
18 slopes of 15 percent or greater. It'll involve
19 construction where bedrock is exposed, generally within
20 five feet of existing ground surface. It may involve the
21 excavation and removal of more than a thousand tons of
22 natural material. It will continue for than one year or in
23 multiple phases. It may result increased erosion whether
24 from physical disturbance or vegetation removal, or it is
25 located within a Coastal Erosion hazard area.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 In my opinion, that would be a no or small impact, any
3 of those.

4 CHAIRMAN MORDAS: Sure.

5 BOARD MEMBER FINDLEY: I agree.

6 MR. MOGEL: The Impact on Geological Features:
7 Whether there's a specific land form like cliffs, dunes
8 minerals, fossils, caves that would modify, destroy or
9 inhibit access to unique or unusual land forms. It's
10 adjacent to a geological feature listed as a registered
11 National Natural Landmark.

12 None of that is true, I assume?

13 MS. BASSLER: Correct.

14 MR. MOGEL: So that would be a no or small impact;
15 right? Anybody disagree with that?

16 CHAIRMAN MORDAS: No.

17 MR. MOGEL: Impacts on Surface Water: That it may
18 affect one or more wetlands or other surface waterbodies
19 such as streams, rivers, ponds or lakes. The subcategory
20 is may create a new waterbody, an increase or decrease of
21 over ten percent or more than a ten acre increase or
22 decrease in the surface area of any body of water. Involve
23 dredging more than a hundred cubic yards of material from a
24 wetland or waterbody. It'll involve construction within or
25 adjoining a freshwater or tidal wetland or in the bed or

1 - RE: UNIFIED BUDDHIST CHURCH -

2 bank of any other waterbody. It'll increase turbidity in a
3 waterbody either from erosion runoff or disturbing bottom
4 sediments. It'll include construction of one or more
5 intakes for withdrawal of water from surface water. It'll
6 include one or more outfalls, construction of one or more
7 outfalls for discharge of wastewater to surface water.
8 It'll cause soil erosion or otherwise create a source of
9 stormwater discharge that may lead to siltation or other
10 degradation of receiving waterbodies. It will affect the
11 water quality of waterbodies within or downstream. Or the
12 application of pesticides or herbicides around any
13 waterbody. And it may involve construction of new or
14 expansion of existing wastewater treatment facilities.

15 Now, there may be some. Is there a waterbody there?

16 BOARD MEMBER DAWKINS: The map indicates that part of
17 the Plata Kill goes through this property. Is that true?

18 MS. BASSLER: Part of the what?

19 BOARD MEMBER DAWKINS: Platt Kill, Plata Kill.

20 MS. BASSLER: There's a small water course. I don't
21 know the name of it.

22 MR. MOGEL: My opinion here is keep in mind what the
23 construction, what specifically they're talking about in
24 terms of construction. It's not that a requirement of a
25 moderate to large impact would occur to this river. You'd

1 - RE: UNIFIED BUDDHIST CHURCH -

2 have to keep in mind whether the construction of a 10,000
3 square footage dining hall would result in a moderate to
4 large impact in siltation and things like that.

5 BOARD MEMBER DAWKINS: And it depends on where that
6 stream would come through.

7 MS. BASSLER: It's on the property boundary.

8 BOARD MEMBER DAWKINS: So it's over ...

9 MS. BASSLER: It's this.

10 BOARD MEMBER DAWKINS: Oh, it says right here.

11 MS. BASSLER: Yes.

12 MR. MOGEL: Nobody has any issue with that.

13 BOARD MEMBER DAWKINS: Thank you.

14 MR. MOGEL: There's no or small impact.

15 And then an Impact on Groundwater: Will it result in
16 new or additional use of groundwater or may have the
17 potential to introduce contaminants to groundwater or an
18 aquifer. Is it going to require new water supply wells,
19 additional demand on supplies.

20 BOARD MEMBER DAWKINS: Is it going to require a new
21 well?

22 MS. BASSLER: They have a highly productive well on
23 the property. They're not planning to drill a new well.

24 MR. MOGEL: That it may exceed safe and sustainable
25 withdrawal capacity rate from the local supply or aquifer.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 That it may result in residential uses; that's
3 inapplicable. It may require a wastewater discharge to
4 groundwater. The construction of water supply wells where
5 the groundwater is suspected to be contaminated. That it
6 may require the bulk storage of petroleum or chemical
7 products over groundwater and aquifers. It may involve
8 commercial application of pesticides within a hundred feet
9 of potable drinking water, irrigation sources.

10 That would all be no or small impact. That would be
11 my opinion. Anybody?

12 CHAIRMAN MORDAS: I agree.

13 BOARD MEMBER FINDLEY: I concur.

14 MR. MOGEL: Impact on Flooding: That it may result in
15 development of land subject to flooding. That it's in a
16 development of a designated floodway. It's within a
17 hundred year floodplain. It's within a 500 year
18 floodplain. It would require the modification of existing
19 drainage patterns. It may change the floodwater flows,
20 contribute to flooding. And it may have impacts on any
21 dams.

22 And again, I would say that it would be no or a small
23 impact.

24 Impacts on Air: The proposed action may include a
25 state regulated air emissions source. That would be no.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: Additional lighting, increased
3 lighting, nighttime lighting, light pollution?

4 MS. BASSLER: We would use dark sky light screening
5 fixtures that are required outside.

6 BOARD MEMBER DAWKINS: Thank you.

7 MR. MOGEL: Impact on Plants or Animals: Is it going
8 to cause the reduction of population of a threatened or
9 endangered species that use the site or found on, over or
10 near the site.

11 CHAIRMAN MORDAS: That's a yes.

12 MR. MOGEL: Okay. Well, there are endangered species
13 in that location. That was showing up as the long-eared
14 bat. Now, the questions is whether that would be a
15 moderate to large impact or a small or no impact.

16 MS. BASSLER: Maria had already stated that the
17 building site that's proposed is an in open field and there
18 wouldn't be any removal of standing trees required. And
19 there's no native forest in the area where the building is
20 proposed to be. That's where the bats are nesting, is in
21 the trees.

22 CHAIRMAN MORDAS: Okay.

23 MR. MOGEL: No reduction or degradation of habitat.
24 Okay.

25 Impact of Agricultural Resources: That's it's going

1 - RE: UNIFIED BUDDHIST CHURCH -

2 to impact agricultural resources. I think we can skip
3 that. There's no potential impact on agricultural
4 resources.

5 CHAIRMAN MORDAS: No grazing at the resort?

6 MS. BASSLER: What?

7 CHAIRMAN MORDAS: No grazing animals at the resort?

8 MS. BASSLER: No.

9 CHAIRMAN MORDAS: Okay.

10 MR. MOGEL: Impact of Aesthetic Resources: That the
11 proposed action is obviously different from or in sharp
12 contrast to current land use patterns between the project
13 and a scenic or aesthetic resource. I don't think I have
14 to go through the criteria on that one because I imagine
15 that the construction of this additional dining hall that's
16 going to be on the property isn't going to change current
17 land use patterns.

18 The proposed action, Impact on Historic and
19 Archaeological Resources: That it is in or adjacent to a
20 historical or archaeological resource, which it's not.

21 MS. BASSLER: There are none mapped.

22 MR. MOGEL: Okay. So that would be no.

23 Impact on Open Space and Recreation: That it'll
24 result in a loss of recreational opportunities, reduction
25 of an open space resource that's designated in any adopted

1 - RE: UNIFIED BUDDHIST CHURCH -

2 municipal open space plan, which it is not.

3 Impact on critical environmental area as designated a
4 CEA, which it is not.

5 Is it going to result in a change to existing
6 transportation systems, which is it not.

7 The Impact on Energy: That it may cause an increase
8 in the use of any form of energy. I assume ...

9 MS. BASSLER: Yes. The building is planned to be a
10 net zero energy building, highly insulated and with solar
11 panels on the roof. It'll perform better than the building
12 that they're currently using.

13 MR. MOGEL: That would be a no or small impact.

14 And Impact on Noise, Odor and Light: Will result in
15 increase in noise, odors or outdoor lighting. Since that
16 was raised, I'll just go through the subcategories.

17 The proposed action may produce sound above noise
18 levels established by local regulation. I can't imagine
19 that's the case.

20 That it will result in blasting within 1500 feet of
21 any residence, hospital, school, licensed day care center
22 or nursing home.

23 MS. BASSLER: We poured the, or have done a test pit
24 to eight feet and it's just soil. We don't expect anything
25 like that.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MR. MOGEL: The proposed action may result in routine
3 odors for more than one hour a day.

4 MS. BASSLER: Of what odors?

5 MR. MOGEL: Routine.

6 MS. BASSLER: Routine. They already operate a
7 kitchen. It would be the same activities.

8 MR. MOGEL: I mean no or small?

9 BOARD MEMBER FINDLEY: I agree, no or small.

10 MR. MOGEL: The proposed action may result in lights
11 shining onto adjoining properties.

12 MS. BASSLER: No.

13 MR. MOGEL: The proposed action may result in lighting
14 creating sky-glow brighter than existing area conditions.

15 MS. BASSLER: No.

16 MR. MOGEL: Impact on Human Health: The proposed
17 action may have an impact on human health from exposure to
18 new or existing sources of contaminants. No.

19 Consistency with Community Plans: The proposed action
20 is not consistent with adopted land use plans.

21 Well, it is preexist nonconforming, but again, I can't
22 imagine that that would be characterized as a moderate to
23 large impact on community plans, having a dining hall
24 built.

25 BOARD MEMBER DAWKINS: I think the change is not.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MR. MOGEL: Consistent with community character, that
3 it would be inconsistent with the existing community
4 character. It's just an expansion of what's already there.

5 That is the criteria. I think at this time the Board
6 should take a vote on whether to issue a Neg Dec.

7 CHAIRMAN MORDAS: Okay.

8 MR. MOGEL: And that would be on the area variance.

9 BOARD MEMBER DAWKINS: We still have to vote on the
10 interpretation.

11 MR. MOGEL: Right.

12 BOARD MEMBER DAWKINS: Do we have to do that first, or
13 no?

14 MR. MOGEL: No.

15 CHAIRMAN MORDAS: Mr. Lacy, any words?

16 MR. LACY: What?

17 BOARD MEMBER DAWKINS: Do you have any comments, sir?

18 MR. LACY: Very interesting. Thank you.

19 CHAIRMAN MORDAS: Thank you, Mr. Lacy.

20 Do I have a motion to close the public hearing?

21 BOARD MEMBER MORREALE: I make a motion to close the
22 public hearing.

23 CHAIRMAN MORDAS: Do I have a second?

24 BOARD MEMBER DAWKINS: I'll second it.

25 CHAIRMAN MORDAS: All in favor?

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: Aye.

3 BOARD MEMBER FINDLEY: Aye.

4 BOARD MEMBER MORREALE: Aye.

5 BOARD MEMBER FOURNIER: Aye.

6 CHAIRMAN MORDAS: Aye.

7 (The motion was approved and carried.)

8 CHAIRMAN MORDAS: All right, Steve. As far as the
9 interpretation, could you enunciate that for us?

10 MR. MOGEL: Sure. But why don't you first, I mean we
11 just went through it. you should determine the Neg Dec on
12 the area variance.

13 BOARD MEMBER DAWKINS: So we just make the motion to
14 have a negative declaration on the --

15 MR. MOGEL: Correct.

16 CHAIRMAN MORDAS: Do I have a motion to declare a --

17 BOARD MEMBER MORREALE: I'm sorry. This is the first
18 time that I've ever been part of a vote for a Neg Dec.
19 Explain that to me a little bit further. What exactly --

20 CHAIRMAN MORDAS: A Negative Declaration means that
21 it's really not going to have a drastic impact.

22 BOARD MEMBER MORREALE: Okay, based on the --

23 CHAIRMAN MORDAS: Little to no impact.

24 MR. MOGEL: Right. The difference would be, you
25 determine the environmental significance.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER MORREALE: Okay.

3 MR. MOGEL: So how environmentally significant is it?
4 Is this going to have a moderate to large and is likely to
5 have an adverse negative environmental impact in any one of
6 these areas?

7 BOARD MEMBER MORREALE: Right.

8 MR. MOGEL: So far, you guys went through it and said
9 no, so that would be a Negative Declaration.

10 BOARD MEMBER MORREALE: Understood. Thank you.

11 CHAIRMAN MORDAS: All right. So do I have a motion to
12 assign a Negative Declaration to this area variance?

13 BOARD MEMBER FINDLEY: I make the motion.

14 CHAIRMAN MORDAS: Do I have a second?

15 BOARD MEMBER MORREALE: I'll second it.

16 CHAIRMAN MORDAS: All in favor?

17 BOARD MEMBER DAWKINS: Aye.

18 BOARD MEMBER FINDLEY: Aye.

19 BOARD MEMBER MORREALE: Aye.

20 BOARD MEMBER FOURNIER: Aye.

21 CHAIRMAN MORDAS: Aye.

22 (The motion was approved and carried.)

23 MR. MOGEL: You've got a Neg Dec.

24 Do you want to vote on the area variance or do you
25 want to vote on the interpretation?

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: Interpretation.

3 BOARD MEMBER FINDLEY: Well, I have a question,
4 though.

5 MR. MOGEL: Yes?

6 BOARD MEMBER FINDLEY: Well, what is our
7 interpretation first? That'll make my question ...

8 MR. MOGEL: The interpretation would be that ...

9 BOARD MEMBER DAWKINS: That in accordance with
10 199-51(A), a use variance is not required.

11 BOARD MEMBER FINDLEY: Very good.

12 MR. MOGEL: According to 199-51(A), a use variance
13 would not be required for the ...

14 BOARD MEMBER FINDLEY: Area variance.

15 BOARD MEMBER DAWKINS: Proposed dining hall.

16 MR. MOGEL: Well, it would be for the -- There are six
17 categories here: Enlarge, alter, extended, reconstructed,
18 restored or placed. My opinion, I would say don't go for
19 all of them.

20 BOARD MEMBER DAWKINS: Don't go for what we don't have
21 to.

22 MR. MOGEL: Correct.

23 BOARD MEMBER FINDLEY: Can we just assign a use
24 variance to this applicant. Do we have to interpret for
25 the whole --

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MR. MOGEL: No, it's an interpretation.

3 CHAIRMAN MORDAS: That was my question before.

4 MR. MOGEL: Right. I would say that you need to do
5 that. That would be the proper way to do it.

6 So I would say that 199-51(A) for the --

7 BOARD MEMBER DAWKINS: Placement.

8 MR. MOGEL: -- for the placement --

9 CHAIRMAN MORDAS: Can extend or place on a different
10 portion of the parcel or lot.

11 MR. MOGEL: Yes, would be an area variance.

12 BOARD MEMBER DAWKINS: That's area variance.

13 MR. MOGEL: Okay?

14 BOARD MEMBER FINDLEY: Can we word that one time
15 fully?

16 BOARD MEMBER DAWKINS: We are.

17 MR. MOGEL: I'll say it backwards. Are we saying
18 extended and placed?

19 CHAIRMAN MORDAS: Can extend or place on a different
20 portion of the parcel or lot this dining hall, proposed
21 dining hall.

22 MR. MOGEL: Not this dining hall.

23 CHAIRMAN MORDAS: Okay.

24 MR. MOGEL: You're interpreting. You're saying
25 199-51(A) --

1 - RE: UNIFIED BUDDHIST CHURCH -

2 CHAIRMAN MORDAS: That's the area variance. Sorry.
3 Go ahead.

4 BOARD MEMBER DAWKINS: In accordance with 199-51(A), a
5 use variance is not required.

6 MR. MOGEL: For?

7 BOARD MEMBER DAWKINS: For the extension and placement
8 of a dining hall ...

9 CHAIRMAN MORDAS: No dining hall.

10 BOARD MEMBER DAWKINS: Well, the dining hall is part.

11 MR. MOGEL: A structure.

12 BOARD MEMBER DAWKINS: Of a structure on this parcel
13 of land.

14 CHAIRMAN MORDAS: I would say exists as a
15 nonconforming use.

16 BOARD MEMBER DAWKINS: But we don't want to identify
17 the building on the proposed map?

18 CHAIRMAN MORDAS: We can --

19 MR. MOGEL: No. No, no, no. Remember, we have two
20 pieces to this. What we're doing is the general notion as
21 if it's coming out of the sky, not with regard to this
22 particular applicant because we're making a precedent.

23 BOARD MEMBER DAWKINS: But it's the same use that they
24 had before which is why I would put dining hall in there
25 because they got a dining hall before. They're going to

1 - RE: UNIFIED BUDDHIST CHURCH -

2 have continuation of the dining hall, it's just going to be
3 extended and placed differently.

4 CHAIRMAN MORDAS: Yes, but regulation calls it a
5 nonconforming use, so it's the use.

6 BOARD MEMBER MORREALE: That's the use.

7 MS. BASSLER: Can you call it preexisting
8 nonconforming use without being --

9 BOARD MEMBER DAWKINS: I personally want the dining
10 hall because --

11 CHAIRMAN MORDAS: Let's say you have a --

12 MR. MOGEL: You could say that in the area variance.
13 You can make it specific. The application that's before
14 you, so everything that's before you.

15 BOARD MEMBER DAWKINS: Okay.

16 MR. MOGEL: I would suggest that you phrase the
17 interpretation as saying that the placement or extension of
18 a structure --

19 BOARD MEMBER DAWKINS: Under the current use.

20 MR. MOGEL: -- under the current preexisting
21 nonconforming use onto a different portion of a lot would
22 require an area rather than a use variance.

23 BOARD MEMBER FINDLEY: I like that.

24 BOARD MEMBER DAWKINS: Did you get that, Rosemary?

25 STENOGRAPHER: I got it.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER FINDLEY: I like the way you last worded
3 it. Before, we were getting convoluted.

4 BOARD MEMBER DAWKINS: I would like to make that
5 motion.

6 CHAIRMAN MORDAS: Do I have a second?

7 BOARD MEMBER MORREALE: I'll second that.

8 CHAIRMAN MORDAS: All in favor?

9 BOARD MEMBER DAWKINS: Aye.

10 BOARD MEMBER FINDLEY: Aye.

11 BOARD MEMBER MORREALE: Aye.

12 BOARD MEMBER FOURNIER: Aye.

13 CHAIRMAN MORDAS: Aye.

14 (The motion was approved and carried.)

15 MR. MOGEL: Now you can go on to this particular area
16 variance which you would need to go in accordance with the
17 criteria.

18 BOARD MEMBER FINDLEY: I would like to ask one more
19 question before we vote on that of the Applicant.

20 MR. MOGEL: Yes.

21 BOARD MEMBER FINDLEY: And that is what is the old
22 space going to be used for?

23 MS. BASSLER: They have administrative functions in
24 that building which are cramped and tiny. They would just
25 use it for a desk or a library or such things as that. Not

1 - RE: UNIFIED BUDDHIST CHURCH -

2 a desk, but that sort of use.

3 BOARD MEMBER FINDLEY: Offices.

4 MS. BASSLER: Offices.

5 BOARD MEMBER DAWKINS: It's a big office.

6 CHAIRMAN MORDAS: All right. Before we go towards the
7 vote for an area variance I need to read the criteria.

8 MR. MOGEL: Why don't you do through the form?

9 BOARD MEMBER FINDLEY: As we go through the criteria,
10 I would like to know what the proposed area variance is.

11 CHAIRMAN MORDAS: All right. The area variance is to
12 grant Blue Cliff Monastery, can we use that term? To grant
13 the Unified Buddhist Church relief from 199-51(A)(1).
14 Specifically, the extension or placement of a dining hall
15 in a different portion of the parcel or lot.

16 BOARD MEMBER FINDLEY: I would --

17 MR. MOGEL: Is that how you're phrasing the area
18 variance?

19 CHAIRMAN MORDAS: Yes. Do you have something to
20 improve upon it?

21 BOARD MEMBER FINDLEY: I would like something in the
22 verbiage that indicates that --

23 CHAIRMAN MORDAS: According to the plan?

24 BOARD MEMBER FINDLEY: No, no. That the capacity or
25 the ...

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: Not to exceed seating of 192?

3 BOARD MEMBER FINDLEY: No, no. They're not altering
4 the current residency or something, altering the current
5 capacity. To me, adding a dining hall for serving purposes
6 is not enlarging the facility, it's just accommodating the
7 current occupancy.

8 CHAIRMAN MORDAS: Occupancy.

9 BOARD MEMBER FINDLEY: So I would like something that
10 the residency cannot increase based on this variance.

11 CHAIRMAN MORDAS: Do you think that's advisable?
12 Because if they do decide, then they'd have to go in front
13 of us specifically.

14 BOARD MEMBER FINDLEY: Right, correct.

15 MR. MOGEL: So if the thrust in your argument is that
16 you don't want the granting of this variance to be used for
17 the purpose of increasing the current occupancy?

18 BOARD MEMBER FINDLEY: Yes.

19 MR. MOGEL: So you want to limit the occupancy to what
20 it is currently?

21 BOARD MEMBER FINDLEY: Yes, because that, to me, is a
22 different variance.

23 BOARD MEMBER DAWKINS: Based on this dining hall.

24 BOARD MEMBER FINDLEY: Because --

25 BOARD MEMBER DAWKINS: I don't think occupancy is

1 - RE: UNIFIED BUDDHIST CHURCH -

2 defined by the dining hall.

3 MS. ZENO: Right. We're not seeking new bedrooms,
4 we're not seeking residence halls.

5 BOARD MEMBER FINDLEY: True, but I have nothing to
6 tell you that that --

7 BOARD MEMBER DAWKINS: Are you saying you don't want
8 them to increase the number of meals per day that they
9 serve? Because they are going to have, they're serving
10 multiple --

11 BOARD MEMBER FINDLEY: The same. I don't know what I
12 want it to say.

13 CHAIRMAN MORDAS: I don't know. It's almost like a
14 redundancy because if they do decide to increase the
15 occupancy of the resort that would require, most likely,
16 new construction and they would have to go in front of the
17 Planning Board.

18 BOARD MEMBER FINDLEY: No, not really. I mean I'm not
19 saying someone is presenting anything falsehoods here. I'm
20 not saying that at all. I'm saying that you now have a
21 structure that was a dining hall that could easily be
22 turned into another use.

23 BOARD MEMBER MORREALE: Dormitory.

24 BOARD MEMBER FINDLEY: Dormitory.

25 BOARD MEMBER DAWKINS: Do you want to put a

1 - RE: UNIFIED BUDDHIST CHURCH -

2 stipulation on the old building, that it will be used only
3 for administrative purposes and no residency?

4 BOARD MEMBER FINDLEY: I just want something that they
5 have come to us and presented the case that they are not
6 increasing -- I don't know if residency or occupancy is a
7 better word.

8 BOARD MEMBER DAWKINS: I have no problem with that.

9 CHAIRMAN MORDAS: I'd say occupancy is the correct
10 term.

11 BOARD MEMBER MORREALE: Based on their request.

12 BOARD MEMBER DAWKINS: You want a stipulation that the
13 old building will be used for administrative purposes and
14 not --

15 BOARD MEMBER FINDLEY: They could use it to keep lawn
16 mowers in.

17 BOARD MEMBER DAWKINS: You just don't want it to be
18 residence.

19 BOARD MEMBER FINDLEY: I don't want the residency to
20 increase based on a larger dining hall.

21 MS. ZENO: I think this is a matter that is going to
22 be taken up with the Planning Board once the area variance
23 is granted, anyway. We have to go in front of the Planning
24 Board for the building and at that point they would put
25 conditions.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: But we can have conditions.

3 BOARD MEMBER FINDLEY: But you're asking this board to
4 approve a variance which --

5 MR. MOGEL: My only concern here is if the Board,
6 based on the information that it has, is conditioning an
7 area variance in such a way that it's going to really
8 constitute a significant impediment to this applicant as
9 they develop and grow, if the concern is legitimate, the
10 question is what precisely, what sort of conditions do you
11 want to apply to this applicant. My thought would if you
12 keep in mind that the variance, as it is always granted,
13 when it is granted, is always subject to the
14 representations that are made here before the Board.

15 BOARD MEMBER MORREALE: Correct.

16 MR. MOGEL: My feeling would be if this applicant is
17 saying this is the purpose, this is why we are requesting
18 this area variance, if it would subsequently come to the
19 attention of the Building Department that the old location
20 is now being used to, I don't know, house students and
21 increase the occupancy of the building from 500 to 800,
22 that that would be grounds for the Building Department to
23 issue a violation and say that was not what was presented
24 and represented to the Board.

25 BOARD MEMBER MORREALE: Correct.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 MR. MOGEL: That would be my feeling.

3 BOARD MEMBER DAWKINS: So you don't think it's
4 necessary.

5 MR. MOGEL: In my view, I don't think it's necessary.
6 And aside from necessary, I think that it's potentially
7 problematic because we, sitting here today, can't exactly
8 envision what's going to be happening on this property
9 five, ten, fifteen, twenty years from now, and that may
10 come back to be a difficulty.

11 BOARD MEMBER FINDLEY: I mean it's pretty clear that
12 the nonconforming use is the use, I'm not talking about the
13 physicality, the use is not supposed to be altered,
14 changed.

15 CHAIRMAN MORDAS: Don't start with me.

16 MR. MOGEL: It's not.

17 CHAIRMAN MORDAS: It's not. The information that they
18 have given us, they're saying they're not increasing the
19 occupancy here.

20 How many square feet is the old dining room? Do you
21 happen to that?

22 MS. BASSLER: I was asked that question by
23 Mr. Findley. I'm sorry, I don't know exactly the square
24 footage. The square footage of the proposed building at
25 9,000 square feet is a kitchen that's actually large enough

1 - RE: UNIFIED BUDDHIST CHURCH -

2 for their needs. They're not on top of each other cooking
3 for so many people. It's enough seating for 192 people,
4 not 60 people. It has ADA restrooms and it has appropriate
5 spaces. So it is a larger building.

6 BOARD MEMBER FINDLEY: I appreciate that and I like
7 that. I did ask specifically about that.

8 MS. BASSLER: Yes.

9 BOARD MEMBER FINDLEY: I don't know. For me, I need
10 to ensure that the conditions of the special use that you
11 have will not be altered. I don't know all those
12 conditions. I wish I had those here, but I don't. I don't
13 have them. So for me, I need some verbiage in the variance
14 for me be a yes vote, but I don't know that'll change that
15 ultimate outcome. I think it's a great project, I do.

16 BOARD MEMBER DAWKINS: Yes, I mean if the existing
17 dining hall seats 60, and I understand ADA restrooms are
18 bigger than the old restrooms, the kitchen is being bigger,
19 but I would have to think in order of magnitude, we're
20 talking about building it somewhere on the order of two and
21 half to three times the size of the existing. So we're
22 probably talking about --

23 BOARD MEMBER FINDLEY: Because if you already serve a
24 multitude of meals, you could serve a multitude of meals in
25 the next larger facility. I'm not saying you're coming

1 - RE: UNIFIED BUDDHIST CHURCH -

2 here and misrepresenting. That's not what I'm saying. I'm
3 just saying it's a concern.

4 MS. ZENO: So as of right now, when they do have the
5 larger people come in, the larger groups come in during the
6 summer, as she mentioned, there is temporary seating
7 outdoors for people to eat. Not everybody is together.
8 That's what they're looking to do. They're looking to
9 eliminate all the temporary seating and to have everybody
10 at one sit down to make it more efficient.

11 BOARD MEMBER FINDLEY: In your special use does it
12 outline these conferences?

13 MS. BASSLER: We had actually asked the Building
14 Department to do a search on previous approvals of such
15 things and I couldn't find anything on record, neither the
16 property owner or the monastery making statements as to the
17 specifics of those gatherings, nor any specific approval
18 about the capacity of the site. We actually don't have a
19 number that has been approved for how many people the site.

20 BOARD MEMBER DAWKINS: You mean serving for food, but
21 not for residency.

22 MS. BASSLER: Servicing for events and for residency.
23 So you have buildings that have certificates of occupancy
24 for certain residential transient and permanent residential
25 accommodations.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: But you don't have a permit for
3 camping or anything like that.

4 MS. BASSLER: I'm not aware of one.

5 BOARD MEMBER DAWKINS: So your residences, the number
6 of residents that are approved would define the occupancy
7 for overnight because if you don't have camping, if you
8 don't have a permit to be a campsite, then it's the
9 buildings that house.

10 MS. BASSLER: And day visitors, maybe.

11 BOARD MEMBER DAWKINS: But that's for the food.
12 That's not for occupancy for residents.

13 MS. BASSLER: Right.

14 BOARD MEMBER DAWKINS: Is that what you're concerned
15 about, Kent?

16 BOARD MEMBER FINDLEY: Yes.

17 BOARD MEMBER DAWKINS: Overnight or --

18 BOARD MEMBER FINDLEY: Well, just ...

19 CHAIRMAN MORDAS: I think he's concerned about the
20 former dining room space being used to increase the
21 occupancy.

22 BOARD MEMBER DAWKINS: Yes, I think --

23 BOARD MEMBER FINDLEY: That's ultimately it, yes.

24 BOARD MEMBER DAWKINS: I can understand that. I think
25 that's a reasonable concern. So to me, I can understand

1 - RE: UNIFIED BUDDHIST CHURCH -

2 Steve's perspective, but I would not have any problem
3 making a stipulation that it would be used for nonresidence
4 purposes.

5 MS. BASSLER: I wouldn't have any problem with that.

6 CHAIRMAN MORDAS: All right. So can I include it in
7 the --

8 BOARD MEMBER FINDLEY: And that would satisfy my
9 concern.

10 CHAIRMAN MORDAS: Can I include, in the verbiage of
11 the variance, that the former dining space will not be used
12 to increase resort occupancy?

13 BOARD MEMBER DAWKINS: As a --

14 CHAIRMAN MORDAS: As a residence.

15 BOARD MEMBER DAWKINS: As a residence, short or long
16 term.

17 MR. MOGEL: That's better. Limiting it just to
18 residence because you're saying increase occupancy, it's
19 vague.

20 BOARD MEMBER DAWKINS: It's vague.

21 CHAIRMAN MORDAS: Yes.

22 BOARD MEMBER FINDLEY: I'm satisfied. You have
23 satisfied my concern.

24 MR. MOGEL: Okay.

25 CHAIRMAN MORDAS: All right. So I guess we're back to

1 - RE: UNIFIED BUDDHIST CHURCH -

2 the area variance which ...

3 BOARD MEMBER DAWKINS: Do you want to go through the
4 questions?

5 CHAIRMAN MORDAS: I'll to do the variance first and
6 then we'll do the questions.

7 MR. MOGEL: Do the criteria.

8 CHAIRMAN MORDAS: The variance should be to grant --

9 MR. MOGEL: Oh, you want --

10 BOARD MEMBER DAWKINS: He wants to state the variance.

11 MR. MOGEL: You want to state the variance.

12 CHAIRMAN MORDAS: You're messing me up here, Steve.

13 MR. MOGEL: I thought you were going to go through the
14 criteria first.

15 BOARD MEMBER FINDLEY: Can we have five seconds, a
16 five second recess here?

17 MS. PLATT: Five second recess?

18 BOARD MEMBER FINDLEY: Yes. Can I take a five second
19 recess here?

20 MR. MOGEL: Sure.

21 CHAIRMAN MORDAS: All right. In regards to the
22 Applicant's request --

23 MR. MOGEL: Wait. He asked for a five second recess.

24 (A recess was taken from 8:42 p.m. to
25 8:44 p.m.)

1 - RE: UNIFIED BUDDHIST CHURCH -

2 CHAIRMAN MORDAS: In regards to the Applicant's
3 request for relief from 199-51(A)(1), specifically, the
4 dining hall shall not be placed on a different portion of
5 the parcel or lot, with the stipulation that the former
6 dining room space will not be used as a residence ...

7 Let me read the criteria.

8 Is that crafted well enough as to the variance?

9 BOARD MEMBER DAWKINS: So professionally.

10 CHAIRMAN MORDAS: All right. I'm going to read the
11 criteria.

12 Whether an undesirable change will be produced in the
13 character of the neighborhood or a detriment to nearby
14 properties will be created by the granting of the area
15 variance.

16 Jon.

17 MS. BASSLER: Sorry. I was just wondering. I have
18 some comments about this. Is it my place to speak on that
19 or is it --

20 CHAIRMAN MORDAS: No.

21 MS. BASSLER: Okay.

22 BOARD MEMBER DAWKINS: Jon.

23 ALTERNATE BOARD MEMBER FOURNIER: No.

24 CHAIRMAN MORDAS: Kent.

25 BOARD MEMBER FINDLEY: No.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 CHAIRMAN MORDAS: Cathy

3 BOARD MEMBER DAWKINS: No.

4 CHAIRMAN MORDAS: Matt.

5 BOARD MEMBER MORREALE: No.

6 CHAIRMAN MORDAS: I'll say no.

7 Whether the benefit sought by the applicant can be
8 achieved by some method feasible for the applicant to
9 pursue other than an area variance.

10 Okay. Matthew.

11 BOARD MEMBER MORREALE: No.

12 CHAIRMAN MORDAS: Cathy.

13 BOARD MEMBER DAWKINS: Yes.

14 CHAIRMAN MORDAS: Kent.

15 BOARD MEMBER FINDLEY: No.

16 CHAIRMAN MORDAS: Jon.

17 ALTERNATE BOARD MEMBER FOURNIER: No.

18 CHAIRMAN MORDAS: I'll say no.

19 Whether the proposed variance will have an adverse
20 effect or impact on the physical or environmental
21 conditions in the neighborhood or district.

22 Jon.

23 ALTERNATE BOARD MEMBER FOURNIER: No.

24 CHAIRMAN MORDAS: Kent.

25 BOARD MEMBER FINDLEY: No.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 CHAIRMAN MORDAS: Cathy.

3 BOARD MEMBER DAWKINS: No.

4 CHAIRMAN MORDAS: Matt.

5 BOARD MEMBER MORREALE: No.

6 CHAIRMAN MORDAS: I'll say no.

7 Whether the requested area variance is substantial.

8 Kent.

9 BOARD MEMBER FINDLEY: Yes.

10 CHAIRMAN MORDAS: Cathy.

11 BOARD MEMBER DAWKINS: No.

12 CHAIRMAN MORDAS: Matt.

13 BOARD MEMBER MORREALE: Yes.

14 CHAIRMAN MORDAS: Jon.

15 ALTERNATE BOARD MEMBER FOURNIER: No.

16 CHAIRMAN MORDAS: I'll say yes.

17 Whether the alleged difficulty was self-created which
18 consideration shall be relevant to the decision of the
19 Board of Appeals but shall not necessarily preclude the
20 granting of the area variance.

21 What do you say, Jon, yes or no?

22 ALTERNATE BOARD MEMBER FOURNIER: No.

23 CHAIRMAN MORDAS: Kent.

24 BOARD MEMBER FINDLEY: No.

25 CHAIRMAN MORDAS: Cathy.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER DAWKINS: Yes.

3 CHAIRMAN MORDAS: Matt.

4 BOARD MEMBER MORREALE: Yes.

5 CHAIRMAN MORDAS: I'll say yes.

6 All right. In regards to the aforementioned area
7 variance, how does this board vote?

8 Jon.

9 ALTERNATE BOARD MEMBER FOURNIER. Yes.

10 CHAIRMAN MORDAS: Kent.

11 BOARD MEMBER FINDLEY: In favor of the relief.

12 CHAIRMAN MORDAS: Relief.

13 BOARD MEMBER FINDLEY: Yes, in favor of relief.

14 CHAIRMAN MORDAS: Cathy

15 BOARD MEMBER DAWKINS: Yes.

16 CHAIRMAN MORDAS: Matt.

17 BOARD MEMBER MORREALE: In favor of relief.

18 CHAIRMAN MORDAS: I'm in favor, too.

19 (The area variance was granted.)

20 CHAIRMAN MORDAS: All right, and the conditions.

21 All right, you've cleared this hurdle with that one
22 minor stipulation in regards to the use of the former
23 dining room area not to be used as a residence.

24 MS. BASSLER: Okay.

25 CHAIRMAN MORDAS: Good luck with the Planning Board.

1 - RE: UNIFIED BUDDHIST CHURCH -

2 BOARD MEMBER FINDLEY: And you don't object to that
3 inclusion; right?

4 BOARD MEMBER DAWKINS: Stipulation.

5 CHAIRMAN MORDAS: She said that they didn't.

6 MS. BASSLER: I don't know of any intentions of the
7 monastery of wanting to use that.

8 Thank you so much. I know this took a lot of your
9 time and it took a lot of thought. I really appreciate
10 that.

11 CHAIRMAN MORDAS: You're welcome.

12 CHAIRMAN MORDAS: Do I have a motion to adjourn the
13 meeting?

14 BOARD MEMBER FINDLEY: I'll make the motion.

15 BOARD MEMBER MORREALE: I'll second it.

16 CHAIRMAN MORDAS: All in favor?

17 BOARD MEMBER DAWKINS: Aye.

18 BOARD MEMBER FINDLEY: Aye.

19 BOARD MEMBER MORREALE: Aye.

20 BOARD MEMBER FOURNIER: Aye.

21 CHAIRMAN MORDAS: Aye.

22 (The motion was approved and carried.)

23 (Time, noted: 8:49 p.m.)

24 * * * * *

25

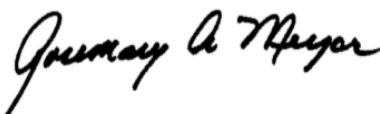
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Unified Buddhist Church, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: May 3, 2020

| | | | | |
|--|---|---|--|--|
| A | actually (10) 11:5;17:19;32:9; 35:3;40:8,19;41:20; 75:25;77:13,18 | 54:5;57:12;61:9 agreement (1) 12:23 | 6:19;20:9 Appeals (2) 4:3;83:19 | 23,23;47:23;48:4; 53:25;54:22;58:19; 60:3;61:14;62:8; |
| abide (1) 21:15 | ADA (4) 42:12,21;76:4,17 | Agricultural (3) 58:25;59:2,3 | appear (2) 12:12,22 | 63:12;64:12,24; 65:14;66:11,12;67:2; |
| able (1) 21:16 | adding (2) 34:22;71:5 | ahead (6) 14:6;38:13;39:11; 50:18;52:17;67:3 | applicant (13) 22:11;25:9;26:7; 37:11;49:15;65:24; | 68:12,22;69:15;70:7, 10,11,17;73:22;74:7, 18;80:2;81:14;82:9; |
| above (1) 60:17 | addition (1) 42:4 | Air (2) 57:24,25 | 67:22;69:19;74:8,11, 16;82:7,8 | 83:7,20;84:6,19,23 |
| abrasive (1) 15:2 | additional (5) 52:6;56:16,19; 58:2;59:15 | akin (1) 45:14 | Applicant's (2) 80:22;81:2 | areas (4) 35:21;51:17;52:5; 64:6 |
| absolutely (1) 16:19 | adequately (1) 40:18 | alleged (1) 83:17 | application (12) 25:3,5,12;26:23; 27:4,6;28:12;36:4, 18;55:12;57:8;68:13 | argue (1) 49:13 |
| abstain (1) 7:23 | adjacent (3) 32:10;54:10;59:19 | Allegiance (2) 4:22,24 | applications (1) 27:2 | argument (1) 71:15 |
| accept (5) 5:7,9;7:12;8:2;27:2 | adjoining (2) 54:25;61:11 | allow (1) 34:10 | applies (1) 22:19 | around (2) 24:9;55:12 |
| acceptable (1) 51:6 | adjourn (1) 85:12 | allowed (2) 36:24;37:3 | apply (1) 74:11 | ascertain (2) 10:7,11 |
| access (1) 54:9 | administrative (3) 69:23;73:3,13 | allows (1) 45:9 | applying (1) 8:18 | ash (2) 32:13,25 |
| accessibility (1) 35:23 | adopt (2) 46:14,14 | almost (1) 72:13 | appointing (1) 4:20 | aside (3) 44:4;52:23;75:6 |
| accessible (4) 35:22;42:14,14,18 | adopted (2) 59:25;61:20 | along (1) 21:5 | approve (2) 76:6;85:9 | aspects (1) 50:4 |
| accessory (3) 13:12;15:11;44:14 | advantage (2) 26:11,19 | alter (1) 65:17 | approach (2) 8:15;18:25 | assign (2) 64:12;65:23 |
| accommodate (4) 25:24;34:18;42:3,8 | adverse (5) 22:21,25;51:15; 64:5;82:19 | altered (4) 36:16;46:17;75:13; 76:11 | appropriate (2) 44:24;76:4 | associated (2) 35:16,17 |
| accommodating (1) 71:6 | advisable (1) 71:11 | altering (2) 71:3,4 | approval (3) 38:6,19;77:17 | assume (2) 54:12;60:8 |
| accommodations (2) 34:22;77:25 | aesthetic (3) 24:12;59:10,13 | ALTERNATE (21) 4:14,16;17:9,15; 23:19;24:2,5,8,11; 25:4;26:12;27:3; | approvals (2) 52:23;77:14 | attached (1) 47:7 |
| accomplish (2) 25:19,21 | affect (3) 51:18;54:18;55:10 | alter (1) 65:17 | approve (1) 74:4 | attempt (1) 15:13 |
| accordance (3) 65:9;67:4;69:16 | affects (1) 15:22 | alternates (1) 4:13 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | attending (1) 42:4 |
| according (3) 17:18;65:12;70:23 | affiliated (1) 35:14 | although (4) 15:5;19:15;24:25; 25:18 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | attention (1) 74:19 |
| accurate (1) 10:3 | afforementioned (1) 84:6 | always (7) 12:19,20;28:11; 39:2;45:5;74:12,13 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | attorney (1) 4:17 |
| achieve (1) 19:18 | again (11) 20:18;24:25;25:18; 26:24;42:6;48:23; 49:12;50:15;51:19; 57:22;61:21 | ambiguity (2) 14:8,18 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | attorneys (3) 12:18,19;31:6 |
| achieved (1) 82:8 | against (1) 22:25 | amount (3) 13:17;14:2;18:15 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | attractive (1) 15:21 |
| acre (2) 48:19;54:21 | agencies (1) 52:21 | anchors (1) 13:8 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | available (1) 47:23 |
| acreage (1) 43:6 | Agency (5) 49:23;53:4,6,8,9 | And/or (1) 22:10 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | aware (2) 47:13;78:4 |
| acres (2) 43:7,15 | agenda (2) 8:13;31:2 | Animals (2) 58:7;59:7 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | away (3) 16:8;18:8;40:4 |
| action (17) 44:20;45:10,10,14, 18;49:8,17;53:15; 57:24;59:11,18; 60:17;61:2,10,13,17, 19 | ago (1) 32:23 | annual (1) 35:5 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | awful (1) 32:22 |
| actions (3) 45:16;52:12,15 | agree (12) 11:21;15:16;16:21; 17:21;18:21;23:6; 25:25;27:14;51:2; | anticipating (1) 42:6 | approved (13) 7:11,24;8:11; 28:10;34:6;39:24; 41:6;63:7;64:22; | Aye (49) 7:6,7,8,9,10,19,20, 21,22;8:6,7,8,9,10; 28:5,6,7,8,9;33:25; 34:2,3,4,5;39:19,20, 21,22,23;63:2,3,4,5, 6;64:17,18,19,20,21; 69:9,10,11,12,13; 85:17,18,19,20,21 |
| activities (2) 40:24;61:7 | | apologize (2) | area (52) 13:21;18:9;24:19; 25:10;26:22;36:23, 25;37:7,15;42:13,16; 44:16;46:3,7,9,10,20, | |
| actual (1) 17:5 | | | | |

| | | | | |
|---|---|--|--|--|
| <p style="text-align: center;">B</p> | <p>bedrooms (1) 72:3 beds (1) 34:22 beg (1) 48:10 behind (3) 13:25;15:6,12 beneficiary (1) 11:24 benefit (3) 14:10,12;82:7 better (4) 34:21;60:11;73:7; 79:17 big (4) 20:7,11;47:6;70:5 bigger (2) 76:18,18 bit (4) 48:7;51:9,9;63:19 blasting (1) 60:20 Bless (2) 9:14;49:5 blue (2) 47:6;70:12 Board (415) 4:3,7,10,12,14,16; 5:10,18,23,24,25;6:2, 4,6,8,9,10,12,16,17, 19,23;7:3,4,6,7,8,9, 15,17,19,20,21,23; 8:3,4,6,7,8,9,22,23, 25;9:8,16,19,20,23; 11:4,7,10,13,18,21, 24;12:3,8,9,13;13:3, 7,9,20;14:5,7,13,15, 20;15:16,19;16:3,5, 10,16,17,21,23;17:2, 7,9,15,16,21,24;18:6, 20,21,22;19:2,5,7,10, 14,17,19;20:2,9,15, 20,22;21:3,8,13,17, 24;22:6,10,11,16; 23:3,6,12,15,19;24:2, 5,8,9,11,18,22,25; 25:16,20;26:4,5,6,10, 20,23;27:13,14,18, 23,25;28:3,5,6,7,8; 31:22;32:7,8,12,16, 21,22;33:5,9,14,22, 23,25;34:2,3,4;35:3, 3,8,12,23;36:2,3,11, 13;37:16,24;38:8,13, 15,17,21,22;39:7,11, 13,16,17,19,20,21,22, 25;40:3,15;41:18,23; 42:10,20,23;43:2,5,8, 15,17,20,22,25;44:3, 7,10;45:2,4,9,15,17, 21;46:5,13,21,22; 47:2,4,9,10,12,13,17,</p> | <p>20;48:2,8,11,15,17, 23;49:10;50:3,3,8,10, 12,14;51:8,10;52:14, 15,22,24;53:4,5,8; 54:5;55:16,19;56:5,8, 10,13,20;57:13;58:2, 6;61:9,25;62:5,9,12, 17,21,24;63:2,3,4,5, 13,17,22;64:2,7,10, 13,15,17,18,19,20; 65:2,3,6,9,11,14,15, 20,23;66:7,12,14,16; 67:4,7,10,12,16,23; 68:6,9,15,19,23,24; 69:2,4,7,9,10,11,12, 18,21;70:3,5,9,16,21, 24;71:2,3,9,14,18,21, 23,24,25;72:5,7,11, 17,18,23,24,25;73:4, 8,11,12,15,17,19,22, 24;74:2,3,3,5,14,15, 24,25;75:3,11;76:6,9, 16,23;77:11,20;78:2, 5,11,14,16,17,18,22, 23,24;79:8,13,15,20, 22;80:3,10,15,18; 81:9,22,23,25;82:3,5, 11,13,15,17,23,25; 83:3,5,9,11,13,15,19, 22,24;84:2,4,7,9,11, 13,15,17,25;85:2,4, 14,15,17,18,19,20 boards (2) 49:16;50:7 Board's (5) 25:11;26:8,25; 38:25;52:12 boat (1) 24:6 body (1) 54:22 borer (2) 32:13,25 both (1) 15:7 bottom (1) 55:3 bouncing (1) 49:15 boundary (1) 56:7 breakdowns (1) 52:6 brighter (1) 61:14 BUDDHIST (57) 31:1,3;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1;55:1;56:1;57:1;</p> | <p>58:1;59:1;60:1;61:1; 62:1;63:1;64:1;65:1; 66:1;67:1;68:1;69:1; 70:1,13;71:1;72:1; 73:1;74:1;75:1;76:1; 77:1;78:1;79:1;80:1; 81:1;82:1;83:1;84:1; 85:1 Buddy (1) 19:15 Building (28) 20:3;25:6;26:23; 27:4;28:11;34:10; 41:5;42:11,16;43:11; 47:14;58:17,19;60:9, 10,11;67:17;69:24; 73:2,13,24;74:19,21, 22;75:24;76:5,20; 77:13 buildings (2) 77:23;78:9 built (5) 9:7;20:8,12;47:14; 61:24 bulk (3) 38:10,18;57:6 Burlingham (1) 36:9 business (1) 25:23 busy (1) 40:20 buy (1) 24:3</p> | <p>82:7 capacity (5) 41:22;56:25;70:24; 71:5;77:18 care (1) 60:21 carport (8) 8:18;9:12;10:3,5; 11:14;13:16;14:21; 24:4 carried (10) 7:11,24;8:11; 28:10;34:6;39:24; 63:7;64:22;69:14; 85:22 case (4) 25:7;45:13;60:19; 73:5 catch (1) 12:5 categories (1) 65:17 Category (3) 41:13;52:6;53:14 Cathy (7) 4:6;82:2,12;83:2, 10,25;84:14 cause (3) 55:8;58:8;60:7 caves (1) 54:8 CEA (1) 60:4 center (2) 10:10;60:21 certain (1) 77:24 certainly (3) 16:14;25:24;42:13 certificates (1) 77:23 chain (1) 20:16 CHAIRMAN (200) 4:2,4,8,11,13,15, 17,25;5:15,20;6:14, 18,22,25;7:5,10,12, 16,18,22,25;8:5,10, 12,20;9:14,25;10:17, 21;11:2,16,19,23; 12:10,14,17;13:10, 23;16:8,22,25;17:8; 18:2,7,25;19:12,16, 21,23,25;21:11,14, 20,23;22:4,8,19,23; 23:4,18;27:19,22,24; 28:2,4,9,15;31:2,10, 17,19,21,23;32:3,20; 33:4,17,20,24;34:5,7, 13,20,24;35:11; 37:18,23;38:9,14,16, 20;39:5,12,14,18,23, 25;41:2,8,11;42:24;</p> |
| <p>back (17) 5:4;16:13;18:17; 25:10;26:12,21;27:3; 32:21;38:9,24;39:2; 40:11;45:3;49:15; 50:12;75:10;79:25 backlog (1) 4:25 backwards (1) 66:17 bad (1) 33:7 bank (1) 55:2 bare (1) 16:5 barely (1) 17:20 base (1) 13:5 Based (9) 10:6;45:12;52:14; 63:22;71:10,23; 73:11,20;74:6 basement (2) 42:15,18 basically (1) 50:7 basis (1) 35:6 Bassler (82) 31:8,8,12,18,20; 32:4,6;34:9,14,23; 35:2,20,25;40:8,18; 41:4,10,20,25;42:13, 22;43:7,10,12,16,19, 21,24;44:2,6,8;47:8, 11,19,22;48:3,6,10, 13,16,19,22;49:4,6; 52:9,11,19,25;53:12; 54:13;55:18,20;56:7, 9,11,22;58:4,16;59:6, 8,21;60:9,23;61:4,6, 12,15;68:7;69:23; 70:4;75:22;76:8; 77:13,22;78:4,10,13; 79:5;81:17,21;84:24; 85:6 bat (1) 58:14 bats (1) 58:20 bearing (1) 48:8 beautiful (1) 32:18 bed (1) 54:25 bedrock (1) 53:19</p> | <p style="text-align: center;">C</p> | <p>calculation (1) 43:13 call (3) 4:5;26:8;68:7 called (1) 53:14 calls (1) 68:4 came (2) 18:7;50:12 camping (2) 78:3,7 campsite (1) 78:8 Can (50) 13:3;15:25;17:5; 22:2;24:19,20;27:13; 32:17,20;33:2,2,12; 36:15,21;44:2;45:5, 23,24,25;46:14;47:4; 50:9,9;51:4,7,8,9,10; 52:3,6,14;53:3;59:2; 65:23;66:9,14,19; 67:18;68:7,13;69:15; 70:12;74:2;78:24,25; 79:6,10;80:15,18;</p> | <p>calculation (1) 43:13 call (3) 4:5;26:8;68:7 called (1) 53:14 calls (1) 68:4 came (2) 18:7;50:12 camping (2) 78:3,7 campsite (1) 78:8 Can (50) 13:3;15:25;17:5; 22:2;24:19,20;27:13; 32:17,20;33:2,2,12; 36:15,21;44:2;45:5, 23,24,25;46:14;47:4; 50:9,9;51:4,7,8,9,10; 52:3,6,14;53:3;59:2; 65:23;66:9,14,19; 67:18;68:7,13;69:15; 70:12;74:2;78:24,25; 79:6,10;80:15,18;</p> | <p>calculation (1) 43:13 call (3) 4:5;26:8;68:7 called (1) 53:14 calls (1) 68:4 came (2) 18:7;50:12 camping (2) 78:3,7 campsite (1) 78:8 Can (50) 13:3;15:25;17:5; 22:2;24:19,20;27:13; 32:17,20;33:2,2,12; 36:15,21;44:2;45:5, 23,24,25;46:14;47:4; 50:9,9;51:4,7,8,9,10; 52:3,6,14;53:3;59:2; 65:23;66:9,14,19; 67:18;68:7,13;69:15; 70:12;74:2;78:24,25; 79:6,10;80:15,18;</p> |

| | | | | |
|---|--|--|--|---|
| 43:4;46:9;48:21; 49:5,7,24;50:21,25; 52:8;54:4,16;57:12; 58:11,22;59:5,7,9; 62:7,15,19,23,25; 63:6,8,16,20,23; 64:11,14,16,21;66:3, 9,19,23;67:2,9,14,18; 68:4,11;69:6,8,13; 70:6,11,19,23;71:8, 11;72:13;73:9;75:15, 17;78:19;79:6,10,14, 21,25;80:5,8,12,21; 81:2,10,20,24;82:2,4, 6,12,14,16,18,24; 83:2,4,6,10,12,14,16, 23,25;84:3,5,10,12, 14,16,18,20,25;85:5, 11,12,16,21 | clear (2) 26:2;75:11 cleared (1) 84:21 client (1) 32:17 client's (1) 32:12 Cliff (1) 70:12 cliffs (1) 54:7 close (11) 8:19;11:19;14:17, 24;15:9,10,23;24:24; 27:15;62:20,21 closer (4) 16:6;23:22;24:13; 38:3 Coastal (1) 53:25 code (2) 15:11;36:14 colleague (1) 37:25 color (1) 47:5 comfort (1) 26:16 comfortable (1) 6:7 coming (6) 24:21;32:13,18; 45:12;67:21;76:25 comments (2) 62:17;81:18 commercial (1) 57:8 communication (1) 44:18 Community (4) 61:19,23;62:2,3 compacted (1) 13:4 companies (1) 12:20 competent (1) 37:11 complete (1) 44:24 complication (1) 49:14 complied (1) 47:9 comply (4) 15:14;16:19;42:12, 21 comport (1) 35:18 concept (1) 47:22 concern (10) 23:17;26:4,6;38:3; | 74:5,9;77:3;78:25; 79:9,23 concerned (5) 14:21;45:11;47:16; 78:14,19 concerns (3) 16:17;17:23;25:12 conclude (1) 28:12 concur (2) 15:5;57:13 conditional (1) 49:18 conditioning (1) 74:6 conditions (8) 61:14;73:25;74:2, 10;76:10,12;82:21; 84:20 conference (1) 41:3 conferences (2) 40:21;77:12 conforming (1) 16:20 confronted (1) 45:9 consensus (1) 18:7 consent (1) 26:20 consideration (2) 15:17;83:18 considered (1) 53:5 Consistency (1) 61:19 consistent (5) 13:11;26:25;44:17; 61:20;62:2 constitute (1) 74:8 constrained (1) 35:20 constraints (1) 27:18 constructed (3) 34:10;36:8;40:12 constructing (1) 37:13 construction (13) 53:16,17,19;54:24; 55:4,6,13,23,24;56:2; 57:4;59:15;72:16 contaminants (2) 56:17;61:18 contaminated (1) 57:5 continuation (2) 8:13;68:2 continue (3) 24:23;46:16;53:22 continued (2) | 36:15,21 contrast (1) 59:12 contribute (1) 57:20 controls (1) 44:18 convoluted (1) 69:3 cooking (1) 76:2 coordinated (4) 49:11,12;50:13,16 coordinating (1) 50:7 copies (2) 9:3,5 copy (2) 9:18;20:24 Counsel (1) 18:25 county (3) 19:10;20:24;52:25 couple (6) 10:21,22;32:23; 40:10;45:20;51:7 course (2) 20:18;55:20 coverage (1) 43:12 crafted (1) 81:8 cramped (1) 69:24 create (2) 54:20;55:8 created (3) 34:24;35:2;81:14 creating (1) 61:14 criteria (15) 37:9;45:20,25; 46:7;51:6,16;59:14; 62:5;69:17;70:7,9; 80:7,14;81:7,11 critical (1) 60:3 crowding (2) 13:13;51:18 cubic (1) 54:23 current (12) 34:17,19;42:5,21; 59:12,16;68:19,20; 71:4,4,7,17 currently (5) 14:4;21:20;35:4; 60:12;71:20 cut (1) 31:14 | daily (1) 34:16 dams (1) 57:21 danger (1) 33:6 dark (1) 58:4 Dawkins (133) 4:6,7;6:2,6,9,12,16; 7:6,15,19;8:6,25;9:8; 13:3,9;14:20;15:19; 16:5,10,17;17:21; 18:20,22;19:5,7,10, 14,17;22:10;23:3; 25:20;26:10;27:13, 18;28:5;32:7,22; 33:5,25;35:8,12,23; 36:11,13;37:24;38:8, 13,15,17;39:7,11,13, 19;43:2;44:10;47:2, 4,9,10,17,20;48:2; 55:16,19;56:5,8,10, 13,20;58:2,6;61:25; 62:9,12,17,24;63:2, 13;64:17;65:2,9,15, 20;66:7,12,16;67:4,7, 10,12,16,23;68:9,15, 19,24;69:4,9;70:5; 71:2,23,25;72:7,25; 73:8,12,17;74:2; 75:3;76:16;77:20; 78:2,5,11,14,17,22, 24;79:13,15,20;80:3, 10;81:9,22;82:3,13; 83:3,11;84:2,15;85:4, 17 day (4) 60:21;61:3;72:8; 78:10 days (2) 24:25;25:18 deal (1) 15:6 dealing (1) 45:16 dec (8) 51:12,13;53:2,4; 62:6;63:11,18;64:23 December (6) 5:7,8;6:15,20,21; 7:13 decide (5) 26:6;37:16;51:10; 71:12;72:14 decision (5) 24:24;25:3,18; 26:20;83:18 decisions (1) 24:18 declaration (8) 49:18,20,20;50:2; 63:14,20;64:9,12 |
| D | | | | |

| | | | | |
|---|---|---|---|---|
| <p>declare (3) 53:3,8;63:16</p> <p>decrease (2) 54:20,22</p> <p>dedicated (2) 21:12;23:4</p> <p>deed (2) 12:12;20:17</p> <p>deeds (2) 12:15,18</p> <p>defer (2) 25:17;26:20</p> <p>deferring (1) 25:3</p> <p>define (1) 78:6</p> <p>defined (1) 72:2</p> <p>defines (1) 36:23</p> <p>Definitely (1) 42:22</p> <p>degradation (2) 55:10;58:23</p> <p>degree (2) 16:12;26:16</p> <p>degrees (1) 17:25</p> <p>delay (1) 49:16</p> <p>delaying (2) 25:8;26:18</p> <p>deleterious (1) 15:25</p> <p>deliveries (3) 35:18,22,24</p> <p>demand (1) 56:19</p> <p>Department (7) 20:3;25:6;28:12; 52:25;74:19,22; 77:14</p> <p>depends (1) 56:5</p> <p>depiction (1) 47:5</p> <p>depth (1) 53:16</p> <p>design (2) 47:22;48:3</p> <p>designated (4) 49:8;57:16;59:25; 60:3</p> <p>desk (2) 69:25;70:2</p> <p>destroy (1) 54:8</p> <p>determination (7) 25:8;26:24;41:12; 45:25;51:10,11,20</p> <p>determinations (1) 50:18</p> <p>determine (7)</p> | <p>17:3,6;42:10; 50:18;51:12;63:11, 25</p> <p>determined (2) 21:10;50:20</p> <p>detriment (1) 81:13</p> <p>develop (1) 74:9</p> <p>developed (1) 48:4</p> <p>development (4) 43:8;48:6;57:15,16</p> <p>die (1) 33:2</p> <p>difference (3) 5:14;41:24;63:24</p> <p>differences (2) 5:5,11</p> <p>different (18) 25:13;28:13;36:17; 37:5,20;45:20;46:12, 18,24;48:7;51:7; 59:11;66:9,19;68:21; 70:15;71:22;81:4</p> <p>differently (3) 36:23;37:8;68:3</p> <p>difficult (2) 19:18;40:24</p> <p>difficulty (2) 75:10;83:17</p> <p>dimension (1) 37:2</p> <p>dimensional (1) 37:6</p> <p>diners (1) 35:17</p> <p>dining (37) 34:11,17;37:13; 41:4,19;42:5,13;47:6, 21;48:9;56:3;59:15; 61:23;65:15;66:20, 21,22;67:8,9,10,24, 25;68:2,9;70:14; 71:5,23;72:2,21; 73:20;75:20;76:17; 78:20;79:11;81:4,6; 84:23</p> <p>direction (2) 10:13;18:24</p> <p>disagree (3) 15:4;51:2;54:15</p> <p>discharge (3) 55:7,9;57:3</p> <p>disclose (1) 12:21</p> <p>discrepancies (1) 5:5</p> <p>discuss (2) 27:10;48:25</p> <p>discussed (1) 37:24</p> <p>discussion (2)</p> | <p>31:13;38:3</p> <p>distance (2) 9:20;10:3</p> <p>distributed (1) 9:5</p> <p>district (1) 82:21</p> <p>disturbance (1) 53:24</p> <p>disturbed (1) 48:18</p> <p>disturbing (2) 15:14;55:3</p> <p>documents (2) 9:19;49:3</p> <p>done (3) 31:24;50:13;60:23</p> <p>Dormitory (2) 72:23,24</p> <p>doubling (1) 40:19</p> <p>down (10) 10:24;13:8;14:11; 21:18,20;24:21; 25:15;32:13,19; 77:10</p> <p>downstream (1) 55:11</p> <p>drafted (1) 12:18</p> <p>drainage (1) 57:19</p> <p>drastic (1) 63:21</p> <p>dredging (1) 54:23</p> <p>drill (1) 56:23</p> <p>drinking (1) 57:9</p> <p>drive (1) 17:13</p> <p>driveway (1) 23:22</p> <p>dunes (1) 54:7</p> <p>during (4) 40:20,22;42:2;77:5</p> | <p>10:8,15;11:7</p> <p>effect (2) 15:25;82:20</p> <p>effectively (1) 40:25</p> <p>efficient (1) 77:10</p> <p>efficiently (1) 42:8</p> <p>effort (1) 16:19</p> <p>eight (1) 60:24</p> <p>EIS (1) 45:5</p> <p>either (9) 10:7;24:19;25:22; 49:20,23;51:8,12,20; 55:3</p> <p>elect (1) 28:12</p> <p>eliminate (1) 77:9</p> <p>e-mail (4) 5:17;9:2,3,17</p> <p>e-mails (1) 20:23</p> <p>emissions (1) 57:25</p> <p>enclosed (1) 24:10</p> <p>encourages (1) 15:24</p> <p>end (2) 17:12;33:10</p> <p>endangered (2) 58:9,12</p> <p>ended (1) 10:16</p> <p>Energy (3) 60:7,8,10</p> <p>engineering (6) 13:17;14:2;15:6, 17;18:10,15</p> <p>Enlarge (1) 65:17</p> <p>enlarged (2) 36:16;46:17</p> <p>enlarging (1) 71:6</p> <p>enough (4) 17:3;75:25;76:3; 81:8</p> <p>ensure (1) 76:10</p> <p>entered (1) 10:25</p> <p>entertain (2) 25:24;26:17</p> <p>entire (2) 47:20;51:8</p> <p>entitled (1) 45:2</p> | <p>entity (2) 49:9,9</p> <p>entranceway (1) 13:24</p> <p>enunciate (1) 63:9</p> <p>environmental (7) 45:6;50:8;51:15; 60:3;63:25;64:5; 82:20</p> <p>environmentally (1) 64:3</p> <p>envision (2) 52:21;75:8</p> <p>erosion (4) 53:23,25;55:3,8</p> <p>established (1) 60:18</p> <p>estimation (1) 48:19</p> <p>evaluate (1) 50:9</p> <p>evaluated (1) 53:10</p> <p>evaluating (1) 50:8</p> <p>evaluation (6) 36:19;45:15,18,21; 46:6;50:9</p> <p>even (2) 16:7;46:25</p> <p>evening (3) 4:2;8:17;24:19</p> <p>events (3) 40:21;42:2;77:22</p> <p>evergreen (1) 15:3</p> <p>everybody (4) 14:11;24:21;77:7,9</p> <p>everyone (1) 31:5</p> <p>evidence (1) 37:12</p> <p>exact (1) 46:11</p> <p>exactly (4) 5:12;63:19;75:7,23</p> <p>examining (2) 9:19;49:3</p> <p>example (1) 26:21</p> <p>excavation (1) 53:21</p> <p>exceed (2) 56:24;71:2</p> <p>except (1) 45:17</p> <p>excuse (1) 32:6</p> <p>existing (11) 40:13;41:19;53:20; 55:14;57:18;60:5; 61:14,18;62:3;76:16,</p> |
| E | | | | |
| | | <p>EAF (4) 44:24;45:4;50:24; 51:25</p> <p>easement (5) 10:5,6,9,12;13:14</p> <p>easements (1) 21:15</p> <p>easily (1) 72:21</p> <p>eat (2) 34:18;77:7</p> <p>edge (3)</p> | | |

| | | | | |
|--|--|---|---|---|
| <p>21 exists (2) 12:22;67:14 expansion (3) 44:14;55:14;62:4 expect (3) 4:19;22:11;60:24 experience (3) 10:17;12:15;51:14 Explain (1) 63:19 explained (1) 21:24 explicitly (1) 37:3 exposed (1) 53:19 exposure (1) 61:17 extend (3) 46:11;66:9,19 extended (5) 36:17;46:18;65:17; 66:18;68:3 extension (4) 37:4;67:7;68:17; 70:14</p> | <p>17,18;85:16 feasible (1) 82:8 feature (1) 54:10 Features (1) 54:6 February (1) 4:4 fee (1) 27:6 feel (14) 6:6;13:13,15,18,21, 23,24;14:17;15:13; 16:2,25;18:17;23:18; 38:25 feeling (6) 14:8,20;18:20; 38:17;74:16;75:2 feelings (3) 14:5;16:22;38:20 feet (25) 9:22;10:8,10,21, 22;14:16;16:8;18:12, 14;38:2,14,24;41:8, 10,16,17;44:16,21; 53:17,20;57:8;60:20, 24;75:20,25 fell (2) 36:20;44:20 felt (1) 36:20 few (1) 23:19 field (3) 47:14,15;58:17 Fifteen (2) 19:9;75:9 figure (1) 27:11 filed (1) 12:24 financial (1) 37:12 find (3) 14:10;33:10;77:15 Findley (139) 4:11,12;5:10,18,23, 25;6:4,8,10,17,19,23; 7:3,7,23;8:4,7,23; 9:16,20;11:4,7,10,13, 18,21,24;12:3,8,13; 13:7;14:13;16:23; 17:2,16,24;19:2,19; 20:2,9;21:3,8,13,17, 24;22:6,16;23:6,12, 15;24:9;27:14;28:3, 6;31:22;33:22;34:2; 39:16,20;40:3,15; 42:10,20,23;43:5,8, 15,17,20,22,25;44:3, 7;47:12;48:8,11,15, 17,23;50:3,54:5;</p> | <p>57:13;61:9;63:3; 64:13,18;65:3,6,11, 14,23;66:14;68:23; 69:2,10,18,21;70:3,9, 16,21,24;71:3,9,14, 18,21,24;72:5,11,18, 24;73:4,15,19;74:3; 75:11,23;76:6,9,23; 77:11;78:16,18,23; 79:8,22;80:15,18; 81:25;82:15,25;83:9, 24;84:11,13;85:2,14, 18 fine (2) 18:6;22:7 firm (1) 31:7 First (9) 8:13;39:10;53:13; 62:12;63:10,17;65:7; 80:5,14 five (8) 17:12;53:20;75:9; 80:15,16,17,18,23 fixtures (1) 58:5 flags (1) 41:11 flattest (1) 23:24 Flooding (3) 57:14,15,20 floodplain (2) 57:17,18 floodwater (1) 57:19 floodway (1) 57:16 floor (1) 44:16 flows (1) 57:19 focused (1) 37:18 folder (1) 20:14 folks (2) 34:8;38:21 follow-up (1) 44:2 food (5) 42:8;48:9,11; 77:20;78:11 foot (2) 10:9;11:12 footage (6) 41:19;42:11,24; 56:3;75:24,24 foresee (1) 35:6 forest (1) 58:19 form (15)</p> | <p>44:25;45:3,3,20, 22;46:8;50:21,22; 51:5,5,9,17;54:7; 60:8;70:8 formally (1) 25:11 Forman (1) 31:6 former (4) 78:20;79:11;81:5; 84:22 forms (1) 54:9 forth (4) 32:21;46:8;49:15; 51:16 fossils (1) 54:8 found (4) 9:23;20:7,11;58:9 four (2) 17:12;33:4 Fournier (28) 4:13,14,20;7:9,21; 8:9;17:9,15;23:19; 24:2,5,8,11;28:8; 34:4;39:22;41:18,23; 63:5;64:20;69:12; 81:23;82:17,23; 83:15,22;84:9;85:20 Frankly (2) 14:25;16:6 freshwater (1) 54:25 front (10) 13:25;15:12;18:11, 14,14;38:4;39:3; 71:12;72:16;73:23 full (2) 50:24;51:5 fully (2) 4:18;66:15 functions (1) 69:23 further (4) 25:22,22;48:6; 63:19 future (1) 21:12</p> | <p>21:17;67:20 generally (1) 53:19 gentlemen (1) 4:2 Geological (2) 54:6,10 Georgia (1) 4:8 given (3) 21:2;38:5;75:18 gives (1) 53:4 God (1) 5:22 goes (1) 55:17 Good (8) 4:2;8:17;17:4; 26:15;31:10;47:12; 65:11;84:25 grade (2) 15:17;42:17 grant (3) 70:12,12;80:8 granted (4) 73:23;74:12,13; 84:19 granting (4) 37:9;71:16;81:14; 83:20 grazing (2) 59:5,7 great (3) 15:5;33:12;76:15 greater (1) 53:18 gross (1) 44:16 ground (3) 13:7;48:2;53:20 grounds (1) 74:22 Groundwater (6) 56:15,16,17;57:4,5, 7 groups (1) 77:5 grow (3) 48:9,11;74:9 guess (3) 14:11;21:11;79:25 guests (1) 34:14 guidance (1) 13:20 guide (1) 52:4 guys (6) 20:12;40:3;44:23; 51:9;52:2;64:8</p> |
| F | | | | |
| <p>face (1) 31:10 facilities (4) 34:11;42:19;44:19; 55:14 facility (5) 36:8;42:20;44:15; 71:6;76:25 fact (2) 15:3;33:10 factor (1) 13:14 fair (1) 34:14 fairly (1) 17:17 fall (1) 44:22 falsehoods (1) 72:19 familiar (3) 31:10;45:13,16 far (6) 17:17;18:23;39:4; 47:16;63:8;64:8 farther (1) 21:18 fashion (1) 33:18 favor (14) 7:5,18;8:5;28:4; 33:24;39:18;62:25; 64:16;69:8;84:11,13,</p> | <p>fell (2) 36:20;44:20 felt (1) 36:20 few (1) 23:19 field (3) 47:14,15;58:17 Fifteen (2) 19:9;75:9 figure (1) 27:11 filed (1) 12:24 financial (1) 37:12 find (3) 14:10;33:10;77:15 Findley (139) 4:11,12;5:10,18,23, 25;6:4,8,10,17,19,23; 7:3,7,23;8:4,7,23; 9:16,20;11:4,7,10,13, 18,21,24;12:3,8,13; 13:7;14:13;16:23; 17:2,16,24;19:2,19; 20:2,9;21:3,8,13,17, 24;22:6,16;23:6,12, 15;24:9;27:14;28:3, 6;31:22;33:22;34:2; 39:16,20;40:3,15; 42:10,20,23;43:5,8, 15,17,20,22,25;44:3, 7;47:12;48:8,11,15, 17,23;50:3,54:5;</p> | <p>57:13;61:9;63:3; 64:13,18;65:3,6,11, 14,23;66:14;68:23; 69:2,10,18,21;70:3,9, 16,21,24;71:3,9,14, 18,21,24;72:5,11,18, 24;73:4,15,19;74:3; 75:11,23;76:6,9,23; 77:11;78:16,18,23; 79:8,22;80:15,18; 81:25;82:15,25;83:9, 24;84:11,13;85:2,14, 18 fine (2) 18:6;22:7 firm (1) 31:7 First (9) 8:13;39:10;53:13; 62:12;63:10,17;65:7; 80:5,14 five (8) 17:12;53:20;75:9; 80:15,16,17,18,23 fixtures (1) 58:5 flags (1) 41:11 flattest (1) 23:24 Flooding (3) 57:14,15,20 floodplain (2) 57:17,18 floodwater (1) 57:19 floodway (1) 57:16 floor (1) 44:16 flows (1) 57:19 focused (1) 37:18 folder (1) 20:14 folks (2) 34:8;38:21 follow-up (1) 44:2 food (5) 42:8;48:9,11; 77:20;78:11 foot (2) 10:9;11:12 footage (6) 41:19;42:11,24; 56:3;75:24,24 foresee (1) 35:6 forest (1) 58:19 form (15)</p> | <p>44:25;45:3,3,20, 22;46:8;50:21,22; 51:5,5,9,17;54:7; 60:8;70:8 formally (1) 25:11 Forman (1) 31:6 former (4) 78:20;79:11;81:5; 84:22 forms (1) 54:9 forth (4) 32:21;46:8;49:15; 51:16 fossils (1) 54:8 found (4) 9:23;20:7,11;58:9 four (2) 17:12;33:4 Fournier (28) 4:13,14,20;7:9,21; 8:9;17:9,15;23:19; 24:2,5,8,11;28:8; 34:4;39:22;41:18,23; 63:5;64:20;69:12; 81:23;82:17,23; 83:15,22;84:9;85:20 Frankly (2) 14:25;16:6 freshwater (1) 54:25 front (10) 13:25;15:12;18:11, 14,14;38:4;39:3; 71:12;72:16;73:23 full (2) 50:24;51:5 fully (2) 4:18;66:15 functions (1) 69:23 further (4) 25:22,22;48:6; 63:19 future (1) 21:12</p> | <p>21:17;67:20 generally (1) 53:19 gentlemen (1) 4:2 Geological (2) 54:6,10 Georgia (1) 4:8 given (3) 21:2;38:5;75:18 gives (1) 53:4 God (1) 5:22 goes (1) 55:17 Good (8) 4:2;8:17;17:4; 26:15;31:10;47:12; 65:11;84:25 grade (2) 15:17;42:17 grant (3) 70:12,12;80:8 granted (4) 73:23;74:12,13; 84:19 granting (4) 37:9;71:16;81:14; 83:20 grazing (2) 59:5,7 great (3) 15:5;33:12;76:15 greater (1) 53:18 gross (1) 44:16 ground (3) 13:7;48:2;53:20 grounds (1) 74:22 Groundwater (6) 56:15,16,17;57:4,5, 7 groups (1) 77:5 grow (3) 48:9,11;74:9 guess (3) 14:11;21:11;79:25 guests (1) 34:14 guidance (1) 13:20 guide (1) 52:4 guys (6) 20:12;40:3;44:23; 51:9;52:2;64:8</p> |
| G | | | | |
| | | | <p>gamble (2) 22:12,13 garage (2) 13:4;24:4 garden (1) 48:13 gatherings (2) 41:7;77:17 gave (1) 20:12 general (2)</p> | |

| | | | | |
|-----------------------|-----------------------|-------------------------|----------------------------|-----------------------|
| | 21:5,9 | 15;57:10,14,23;58:7, | information (9) | |
| H | hiring (1) | 15,15,25;59:2,3,10, | 8:25;17:3;20:7,11, | J |
| | 22:8 | 18,23;60:3,7,13,14; | 13,25;33:13;74:6; | |
| habitat (1) | Historic (1) | 61:16,17,23;63:21, | 75:17 | January (6) |
| 58:23 | 59:18 | 23;64:5;82:20 | inhibit (1) | 5:8;6:12,20;7:25; |
| half (3) | historical (1) | impacts (4) | 54:9 | 8:2;31:13 |
| 43:7;48:19;76:21 | 59:20 | 50:8;54:17;57:20, | input (1) | January's (1) |
| hall (34) | hit (1) | 24 | 23:21 | 6:5 |
| 34:11,17;37:14; | 32:19 | impediment (1) | Insofar (1) | joint (2) |
| 41:3,4,5,19,22;42:5; | holding (1) | 74:8 | 22:13 | 5:7;6:14 |
| 47:6,21;48:9;56:3; | 13:8 | important (1) | instructs (1) | Jon (11) |
| 59:15;61:23;65:15; | Holly (1) | 16:25 | 35:4 | 4:13,20;17:8; |
| 66:20,21,22;67:8,9, | 4:15 | impossible (1) | insulated (1) | 23:18;81:16,22; |
| 10,24,25;68:2,10; | home (1) | 37:11 | 60:10 | 82:16,22;83:14,21; |
| 70:14;71:5,23;72:2, | 60:22 | improve (1) | intakes (1) | 84:8 |
| 21;73:20;76:17;81:4 | honest (2) | 70:20 | 55:5 | |
| halls (1) | 5:22;24:14 | improvements (1) | intentions (1) | K |
| 72:4 | hope (1) | 48:20 | 85:6 | |
| happen (6) | 43:15 | inapplicable (1) | interested (2) | Kalter (1) |
| 19:11;21:15;32:19; | hoping (1) | 57:3 | 53:6,9 | 31:6 |
| 35:11;45:22;75:21 | 43:22 | inclined (1) | interesting (2) | Kaplan (1) |
| happening (1) | horrific (1) | 24:22 | 21:3;62:18 | 31:6 |
| 75:8 | 33:6 | include (5) | interpret (1) | keep (7) |
| happens (1) | hospital (1) | 55:4,6;57:24;79:6, | 65:24 | 24:22;27:19,24; |
| 50:23 | 60:21 | 10 | interpretation (18) | 55:22;56:2;73:15; |
| hard (2) | hour (2) | included (1) | 36:3;37:17;38:25; | 74:12 |
| 9:21;10:7 | 19:9;61:3 | 53:7 | 39:8;46:4,4,5,13,22; | Kent (11) |
| hazard (1) | house (15) | including (1) | 48:25;62:10;63:9; | 4:11;16:22;17:9; |
| 53:25 | 9:6;14:2,22,23,23; | 48:20 | 64:25;65:2,7,8;66:2; | 23:18;78:15;81:24; |
| Health (3) | 15:6;16:6,7;17:24; | inclusion (1) | 68:17 | 82:14,24;83:8,23; |
| 52:25;61:16,17 | 18:12,15;20:8,13; | 85:3 | interpreting (1) | 84:10 |
| hear (1) | 74:20;78:9 | inconsistent (1) | 66:24 | kept (1) |
| 43:18 | houses (2) | 62:3 | into (6) | 15:20 |
| heard (2) | 21:19,20 | increase (16) | 13:7;14:25;15:16; | Kill (3) |
| 26:13;32:21 | housing (1) | 34:21;35:7;42:6; | 23:23;34:11;72:22 | 55:17,19,19 |
| hearing (14) | 40:14 | 54:20,21;55:2;60:7, | introduce (1) | kind (8) |
| 8:14;20:10;24:23, | Human (2) | 15;71:10;72:8,14; | 56:17 | 9:21;16:15;18:7; |
| 24;27:15,16,20,24; | 61:16,17 | 73:20;74:21;78:20; | introduced (1) | 20:2;24:15;35:18; |
| 31:3;33:21;39:10,15; | hundred (4) | 79:12,18 | 35:10 | 40:23;52:3 |
| 62:20,22 | 38:2;54:23;57:8,17 | increased (3) | involve (8) | kitchen (3) |
| height (1) | hurdle (1) | 40:7;53:23;58:2 | 53:15,17,18,20; | 61:7;75:25;76:18 |
| 41:16 | 84:21 | increasing (3) | 54:22,24;55:13;57:7 | KNECHT (60) |
| Hello (1) | | 71:17;73:6;75:18 | involved (3) | 4:1;5:1;6:1;7:1; |
| 31:5 | I | incredibly (1) | 24:4;49:10;50:14 | 8:1,14,17;9:1,10,22; |
| helpful (1) | | 45:7 | involves (1) | 10:1,14,20,23;11:1,6, |
| 51:24 | idea (1) | incur (1) | 53:14 | 9,12,15;12:1;13:1,6, |
| herbicides (1) | 47:25 | 22:12 | involving (2) | 8,10,22;14:1;15:1; |
| 55:12 | identified (1) | indefinitely (2) | 44:15,17 | 16:1;17:1,14;18:1; |
| Here's (1) | 13:18 | 36:16,21 | irrigation (1) | 19:1,4,6,9,20,22,24; |
| 9:18 | identify (1) | independent (1) | 57:9 | 20:1;21:1,7,22;22:1, |
| Hi (2) | 67:16 | 52:14 | issue (20) | 5,15;23:1,24;24:1,3, |
| 11:3;31:8 | II (9) | indicated (1) | 13:12;16:24,25; | 6,10,14;25:1;26:1; |
| Hickman (9) | 44:12,13,14,20; | 25:14 | 17:10,18;20:19; | 27:1,8,10;28:1,14,15 |
| 14:23;17:13;19:4, | 45:18;46:5;51:24; | indicates (2) | 21:25;22:3,4;23:8; | knew (1) |
| 18,23;21:5,7,9,21 | 52:2,4 | 55:16;70:22 | 27:15,17;37:21; | 6:23 |
| hidden (1) | imagine (4) | indicating (1) | 38:21;39:3,4;49:19; | knows (1) |
| 24:15 | 45:13;59:14;60:18; | 47:11 | 56:12;62:6;74:23 | 21:15 |
| highly (2) | 61:22 | individuals (1) | issues (2) | Kyra (3) |
| 56:22;60:10 | impact (41) | 26:4 | 50:15,15 | 9:2;31:24;32:9 |
| highway (1) | 45:6,11;47:16; | infestation (1) | Item (1) | |
| 21:4 | 51:15,19,21,22,23, | 32:13 | 13:4 | L |
| Hills (5) | 24;52:11;53:14;54:2, | infested (1) | iteration (1) | |
| 14:24;16:9;19:21; | 6,14;55:25;56:4,14, | 32:25 | 47:22 | lack (1) |

| | | | | |
|--|---|---|---|--|
| 34:21 Lacy (4) 62:15,16,18,19 ladies (1) 4:2 lakes (1) 54:19 land (11) 44:18;48:17;53:14, 16;54:7,9;57:15; 59:12,17;61:20; 67:13 Landmark (1) 54:11 language (1) 20:17 large (8) 41:5;43:5;55:25; 56:4;58:15;61:23; 64:4;75:25 larger (5) 73:20;76:5,25; 77:5,5 last (3) 35:8,11;69:2 late (1) 4:18 law (8) 13:25;15:14;16:19; 26:25;36:23;45:8,13; 46:16 lawn (1) 73:15 laws (1) 15:21 Lead (5) 49:23;53:4,7,9; 55:9 least (1) 40:20 Leave (3) 27:13,16;38:24 leaves (1) 21:11 left (1) 38:11 legal (3) 14:10;37:9;45:12 legitimate (2) 16:17;74:9 Less (3) 24:3;44:16;53:17 letter (1) 13:25 level (2) 41:17;42:15 levels (1) 60:18 library (1) 69:25 licensed (1) 60:21 life (1) | 10:18 light (3) 58:3,4;60:14 lighting (5) 58:2,3,3;60:15; 61:13 lights (1) 61:10 likely (4) 51:22,22;64:4; 72:15 limit (3) 19:2,7;71:19 limited (1) 35:17 Limiting (1) 79:17 line (4) 5:15,16;10:15;11:5 listed (2) 53:7;54:10 listen (1) 50:23 little (9) 4:18;14:20;33:13; 47:16;48:3,7;51:23; 63:19,23 local (3) 44:18;56:25;60:18 locate (1) 25:6 located (4) 18:19;46:24;47:19; 53:25 location (8) 13:18;14:4,18; 15:8;25:13;26:12; 58:13;74:19 locations (1) 13:16 long (16) 15:25;16:23;22:7; 23:7,16;45:2,3,20,22; 46:8;50:21,22;51:5,5, 17;79:15 long-eared (1) 58:13 longer (2) 36:10;53:5 look (7) 5:16;15:2;20:3; 24:13;48:24;51:15, 16 looked (1) 18:11 looking (6) 20:15;25:5;37:8; 47:5;77:8,8 lose (1) 32:18 loss (1) 59:24 lot (14) | 36:18;37:5,21; 43:12;46:12,19,25; 66:10,20;68:21; 70:15;81:5;85:8,9 lots (2) 34:24;35:2 Louder (1) 48:5 lovely (1) 15:20 low (3) 43:13,20,25 luck (1) 84:25 | Matthew (3) 4:4;18:2;82:10 max (1) 41:22 may (37) 12:22;16:11,11; 17:19,20;21:9,9; 36:3;47:24;51:17; 52:9;53:15,17,20,23; 54:17,20;55:9,13,15; 56:16,24;57:2,3,6,7, 14,19,20,24;60:7,17; 61:2,10,13,17;75:9 maybe (3) 34:16;35:9;78:10 meal (1) 40:19 meals (7) 34:16;40:20,23; 42:7;72:8;76:24,24 mean (13) 16:12;17:4;24:15; 40:3;50:10;51:4; 52:20;61:8;63:10; 72:18;75:11;76:16; 77:20 means (5) 10:9;44:21;51:13, 14;63:20 meant (2) 42:7,12 measure (1) 10:14 measured (1) 11:7 measurements (3) 10:2,6;17:19 meet (1) 26:15 meeting (18) 4:3,5,18;5:8;6:5, 15;7:13,14;8:2;10:4, 25;31:13;32:23; 33:11;35:9,11;39:6; 85:13 MEMBER (357) 4:7,10,12,14,16,20; 5:10,18,23,24,25;6:2, 4,6,8,9,10,12,16,17, 19,23;7:3,4,6,7,8,9, 15,17,19,20,21,23; 8:3,4,6,7,8,9,23,25; 9:8,16,20,23;11:4,7, 10,13,18,21,24;12:3, 8,9,13;13:3,7,9;14:7, 13,15,20;15:16,19; 16:3,5,10,16,17,21, 23;17:2,7,9,15,16,21, 24;18:6,20,21,22; 19:2,5,7,10,14,17,19; 20:2,9,15,20,22;21:3, 8,13,17,24;22:6,10, 11,16;23:3,6,12,15, | 19:24;2,5,8,9,11; 25:20;26:10;27:13, 14,18,23,25;28:3,5,6, 7,8;31:22;32:7,8,12, 16,21,22;33:5,9,14, 22,23,25;34:2,3,4; 35:8,12,23;36:11,13; 37:24;38:8,13,15,17; 39:7,11,13,16,17,19, 20,21,22;40:3,15; 41:18,23;42:10,20, 23;43:2,5,8,15,17,20, 22,25;44:3,7,10;47:2, 4,9,10,12,17,20;48:2, 8,11,15,17,23;50:3; 54:5;55:16,19;56:5,8, 10,13,20;57:13;58:2, 6;61:9,25;62:9,12,17, 21,24;63:2,3,4,5,13, 17,22;64:2,7,10,13, 15,17,18,19,20;65:2, 3,6,9,11,14,15,20,23; 66:7,12,14,16;67:4,7, 10,12,16,23;68:6,9, 15,19,23,24;69:2,4,7, 9,10,11,12,18,21; 70:3,5,9,16,21,24; 71:2,3,9,14,18,21,23, 24,25;72:5,7,11,18, 23,24,25;73:4,8,11, 12,15,17,19;74:2,3, 15,25;75:3,11;76:6,9, 16,23;77:11,20;78:2, 5,11,14,16,17,18,22, 23,24;79:8,13,15,20, 22;80:3,10,15,18; 81:9,22,23,25;82:3,5, 11,13,15,17,23,25; 83:3,5,9,11,13,15,22, 24;84:2,4,9,11,13,15, 17;85:2,4,14,15,17, 18,19,20 members (5) 9:19;25:14;26:5; 36:3;39:25 memories (1) 20:2 memory (2) 13:3;35:19 mentioned (3) 23:20;39:5;77:6 merited (1) 49:13 messing (1) 80:12 method (1) 82:8 MICHAEL (26) 4:1;5:1;6:1;7:1; 8:1,14;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; |
|--|---|---|---|--|

| | | | | |
|--|--|---|---|---|
| 24:1;25:1;26:1;27:1; 28:1 microwave (1) 44:19 middle (1) 11:5 might (4) 22:13;23:9;25:15; 26:11 miles (1) 19:9 mind (5) 17:22;18:13;55:22; 56:2;74:12 mine (2) 9:21,24 minerals (1) 54:8 minimal (1) 47:15 minimize (1) 18:15 minimum (3) 16:5;19:7,12 minor (1) 84:22 minute (2) 12:5;41:14 minutes (7) 4:25;5:4,7,9;7:13; 8:2;48:5 misrepresenting (1) 77:2 missing (1) 31:14 moderate (5) 55:25;56:3;58:15; 61:22;64:4 modern (1) 20:6 modification (1) 57:18 modifications (1) 27:2 modified (1) 26:22 modify (1) 54:8 Mogel (110) 10:25;12:2,5,11,16, 18;20:18,21;22:21, 24;24:18;26:3,19; 27:9,12,16,21;28:11; 36:2,12,14;37:22; 38:7;39:9;41:14; 44:9,11;45:24;46:10; 47:3;49:2,3,7,25; 50:5,22;51:4;52:10, 13,20;53:3,13;54:6, 14,17;55:22;56:12, 14,24;57:14;58:7,12, 23;59:10,22;60:13; 61:2,5,8,10,13,16; | 62:2,8,11,14;63:10, 15,24;64:3,8,23;65:5, 8,12,16,22;66:2,4,8, 11,13,17,22,24;67:6, 11,19;68:12,16,20; 69:15,20;70:8,17; 71:15,19;74:5,16; 75:2,5,16;79:17,24; 80:7,9,11,13,20,23 moment (2) 22:18;32:3 Monastery (8) 31:3;34:8;36:6; 40:9;42:2;70:12; 77:16;85:7 months (1) 42:3 MORDAS (201) 4:2,4,8,11,13,15, 17,25;5:15,20;6:14, 18,22,25;7:5,10,12, 16,18,22,25;8:5,10, 12,20;9:14,25;10:17, 21;11:2,3,16,19,23; 12:10,14,17;13:10, 23;14:21;16:8,22,25; 17:8;18:2,7,25;19:12, 16,21,23,25;21:11, 14,20,23;22:4,8,19, 23;23:4,18;27:19,22, 24;28:2,4,9,15;31:2, 10,17,19,21,23;32:3, 20;33:4,17,20,24; 34:5,7,13,20,24; 35:11;37:18,23;38:9, 14,16,20;39:5,12,14, 18,23,25;41:2,8,11; 42:24;43:4,46;9; 48:21;49:5,24;50:21, 25;52:8;54:4,16; 57:12;58:11,22;59:5, 7,9;62:7,15,19,23,25; 63:6,8,16,20,23; 64:11,14,16,21;66:3, 9,19,23;67:2,9,14,18; 68:4,11;69:6,8,13; 70:6,11,19,23;71:8, 11;72:13;73:9;75:15, 17;78:19;79:6,10,14, 21,25;80:5,8,12,21; 81:2,10,20,24;82:2,4, 6,12,14,16,18,24; 83:2,4,6,10,12,14,16, 23,25;84:3,5,10,12, 14,16,18,20,25;85:5, 11,12,16,21 more (22) 14:20;15:24;21:17, 19,19;33:13;38:2; 45:10;47:4,24;48:4; 50:24;53:21;54:18, 21,23;55:4,6,6;61:3; 69:18;77:10 | Morreale (62) 4:9,10;5:24;7:4,8, 17,20;8:3,8;9:23; 12:9;14:7,15;15:16; 16:3,16,21;17:7;18:3, 6,21;20:15,20,22; 22:11;27:23,25;28:7; 32:8,12,16,21;33:9, 14,23;34:3;39:17,21; 62:21;63:4,17,22; 64:2,7,10,15,19;68:6; 69:7,11;72:23;73:11; 74:15,25;82:5,11; 83:5,13;84:4,17; 85:15,19 most (1) 72:15 motion (36) 5:6,9,24;7:3,4,11, 12,24,25;8:3,11,21; 27:19,22,23;28:10; 31:21;33:20,22;34:6; 39:14,16,24;62:20, 21;63:7,13,16;64:11, 13,22;69:5,14;85:12, 14,22 mountain (1) 32:13 move (2) 7:15;22:5 moved (2) 10:21;18:8 moving (1) 13:24 mowers (1) 73:16 much (6) 8:20;18:10,18; 25:10;48:17;85:8 multiple (4) 34:18;42:5;53:23; 72:10 multitude (2) 76:24,24 municipal (1) 60:2 municipality (1) 23:2 must (1) 4:18 myself (1) 8:23 | near (2) 16:14;58:10 nearby (1) 81:13 necessarily (2) 12:14;83:19 necessary (5) 25:24;35:21;75:4, 5,6 need (26) 10:11;11:16,19; 13:21;16:11,20; 18:13,15;27:19;35:7; 36:2;37:16;38:11; 39:2,7;44:24;45:3; 48:21;49:23,25; 50:25;66:4;69:16; 70:7;76:9,13 needs (6) 16:8;18:18;40:16, 17;49:11;76:2 neg (6) 51:12;53:4;62:6; 63:11,18;64:23 negative (8) 5:2;49:18,20; 63:14,20;64:5,9,12 neighborhood (4) 15:23;16:2;81:13; 82:21 neighborhoods (1) 17:16 neighbors (1) 17:12 neither (2) 44:11;77:15 nested (1) 18:9 nesting (1) 58:20 nestled (1) 14:25 net (1) 60:10 new (21) 19:16;26:21,23; 27:4,6;34:9,11; 35:15;37:13;40:12, 15;42:11;54:20; 55:13;56:16,18,20, 23;61:18;72:3,16 newspapers (1) 33:18 next (3) 10:8;31:2;76:25 nice (1) 17:10 nicer (1) 24:13 nighttime (1) 58:3 Nobody (2) 23:14;56:12 | noise (4) 51:17;60:14,15,17 nonconforming (12) 36:15,21;46:12,15, 16,25;61:21;67:15; 68:5,8,21;75:12 None (2) 54:12;59:21 nonresidence (1) 79:3 nonresidential (2) 36:15;44:15 nonsensical (1) 37:10 nor (1) 77:17 normally (1) 33:2 North (1) 31:8 note (1) 21:3 noted (2) 28:16;85:23 notes (1) 20:4 notice (1) 47:5 notifications (1) 33:17 notified (1) 31:15 notify (1) 28:11 notion (2) 45:8;67:20 November (1) 5:8 number (9) 34:14;42:6;43:14, 20,24,25;72:8;77:19; 78:5 numbers (3) 10:23;34:15;42:3 nursing (1) 60:22 |
| O | | | | |
| | | N | | |
| | | name (1) 55:21 National (1) 54:11 native (1) 58:19 natural (2) 53:22;54:11 | object (1) 85:2 objected (1) 23:16 observationally (1) 25:2 obvious (1) 16:13 obviously (3) 36:24;45:12;59:11 occupancy (18) 34:19,21;71:7,8,17, 19,25;72:15;73:6,9; 74:21;75:19;77:23; | |

| | | | | |
|--|---|---|--|---|
| 78:6,12,21;79:12,18 occur (1) 55:25 October (5) 5:4,7,11;6:14;7:2 Odor (1) 60:14 odors (3) 60:15;61:3,4 off (1) 51:2 office (2) 31:12;70:5 Offices (2) 70:3,4 offloading (1) 35:22 old (6) 69:21;73:2,13; 74:19;75:20;76:18 once (2) 6:2;73:22 one (27) 6:23,25;14:5; 15:23;17:22;19:5; 23:15;31:6;35:9,13; 37:19;47:4,21;48:24; 53:22;54:18;55:4,6, 6;59:14;61:3;64:5; 66:14;69:18;77:10; 78:4;84:21 onerous (1) 45:7 only (14) 5:14,21,22;6:4,11; 17:22;20:7,11,19; 21:16;25:20;49:16; 73:2;74:5 onto (2) 61:11;68:21 open (21) 8:21,21;21:11; 24:9,23;27:13,16,20, 24;31:22;33:20; 39:10,14;44:4,7; 47:14,15;58:17; 59:23,25;60:2 opened (1) 31:23 operate (2) 40:24;61:6 operations (1) 35:5 opinion (11) 5:5;22:6;26:11; 37:7,15;45:6;46:19; 54:2;55:22;57:11; 65:18 opportunities (1) 59:24 opposite (1) 18:23 optimal (1) | 18:23 optimally (1) 16:13 Option (1) 24:21 optional (1) 50:24 Orange (1) 32:24 order (3) 34:18;76:19,20 original (1) 38:19 originally (2) 36:4,5 otherwise (1) 55:8 out (14) 4:8;5:6;10:10; 11:16;14:10;18:5; 22:7,25;23:7;24:16; 27:5,11;33:10;67:21 outcome (1) 76:15 outdoor (1) 60:15 outdoors (1) 77:7 outfalls (2) 55:6,7 outline (1) 77:12 outside (5) 16:23;17:19;21:25; 42:4;58:5 over (5) 40:14;54:21;56:8; 57:7;58:9 overkill (1) 50:16 overnight (2) 78:7,17 own (5) 10:19;50:5,9,9; 51:9 owner (4) 16:11,15;25:21; 77:16 ownership (1) 20:16 | 48:10 park (1) 24:6 parking (8) 34:24;35:2,4,14,16, 17,17,21 part (16) 15:8,21;22:13; 23:24;24:17;37:19; 46:24;51:24;52:2,3,4, 18;55:16,18;63:18; 67:10 particular (2) 67:22;69:15 parts (1) 10:18 party (1) 53:9 pass (1) 23:23 past (1) 17:13 patched (1) 10:19 patterns (4) 34:19;57:19;59:12, 17 pay (1) 27:6 people (14) 15:24;23:8,9; 34:16;40:22;41:21; 42:3,8;76:3,3,4;77:5, 7,19 per (3) 47:2,3;72:8 percent (3) 43:11;53:18;54:21 percentage (1) 43:9 Perfect (1) 48:15 perform (1) 60:11 performance (1) 5:3 perhaps (2) 16:7;25:5 period (4) 5:13,22;40:11,12 periods (2) 40:21,22 permanent (1) 77:24 permit (13) 8:18;25:6;26:23; 27:4;36:7;38:7,8; 41:6;46:10,17,24; 78:2,8 permits (1) 46:16 permitted (2) 36:6;37:4 | personally (1) 68:9 perspective (2) 15:15;79:2 pertinent (1) 44:15 pesticides (2) 55:12;57:8 Peter (1) 31:12 petroleum (1) 57:6 phases (1) 53:23 phone (1) 38:11 phrase (1) 68:16 phrasing (1) 70:17 physical (4) 37:2,6;53:24;82:20 physicality (1) 75:13 picture (1) 38:11 piece (1) 9:11 pieces (1) 67:20 pin (1) 24:16 pit (1) 60:23 place (8) 16:13;24:6;25:7; 26:14;46:11;66:9,19; 81:18 placed (7) 36:17;37:20;46:18; 65:18;66:18;68:3; 81:4 placement (7) 37:5;38:2;66:7,8; 67:7;68:17;70:14 places (1) 15:4 plan (2) 60:2;70:23 planned (1) 60:9 Planning (19) 31:9;35:3;38:21, 22,25;49:10;50:3,10, 12;52:12,15,22,24; 53:8;56:23;72:17; 73:22,23;84:25 plans (4) 25:4;61:19,20,23 Plants (1) 58:7 Plata (2) 55:17,19 | PLATT (18) 9:3,5,6,9,11,18; 20:7,11,23;23:14; 32:2,5;33:16,19; 45:23;48:5;55:19; 80:17 played (1) 10:23 please (4) 5:15;8:15;31:4; 34:7 Pledge (2) 4:22,24 plow (2) 18:17;24:7 pm (4) 28:16;80:24,25; 85:23 podium (1) 8:15 point (5) 10:10;25:9,16; 26:9;73:24 pollution (1) 58:3 ponds (1) 54:19 population (3) 40:6,10;58:8 portion (12) 36:18;37:5,20; 44:4;46:12,19;47:21; 66:10,20;68:21; 70:15;81:4 position (2) 16:15;21:24 positioned (1) 42:16 positive (2) 49:20;51:13 possession (2) 22:21,25 possibility (1) 25:15 possible (7) 11:13,22,23;12:22, 23;14:18;16:20 possibly (2) 12:3;42:10 posted (1) 19:2 posts (1) 13:7 potable (1) 57:9 potential (4) 5:5;50:15;56:17; 59:3 potentially (2) 21:12;75:6 poured (1) 60:23 practice (1) |
| | P | | | |
| | panel (1) 47:11 panels (4) 47:17,21,23;60:11 paper (1) 9:11 parcel (6) 37:20;66:10,20; 67:12;70:15;81:5 pardon (1) | | | |

| | | | | |
|--|---|---|---|---|
| 26:25 precedent (1) 67:22 precisely (2) 25:19;74:10 preclude (1) 83:19 preexist (1) 61:21 preexisting (6) 37:6;46:15,16,25; 68:7,20 prefer (1) 16:6 preferred (1) 26:12 Present (4) 4:10,12,14;7:13 presented (3) 51:3;73:5;74:23 presenting (1) 72:19 pressing (1) 27:14 pretty (4) 25:10,25;51:17; 75:11 previous (5) 13:11;38:10;39:6; 42:20;77:14 primary (2) 15:12;44:14 private (4) 10:5;12:10,11; 14:13 probably (6) 12:13;14:17;19:17; 45:15;50:13;76:22 problem (3) 73:8;79:2,5 problematic (1) 75:7 proceed (3) 25:17;27:9;28:13 process (2) 52:11;53:7 produce (1) 60:17 produced (1) 81:12 productive (2) 31:14;56:22 products (1) 57:7 professionally (1) 81:9 prohibited (1) 36:25 project (2) 59:12;76:15 proper (2) 37:17;66:5 properties (2) | 61:11;81:14 property (36) 10:15;11:4;13:19, 24;15:20,20,22; 16:11,15,18;17:25; 18:2;22:22,23;23:25; 24:17;25:21;32:9,14; 33:8,10;34:10;36:5, 8;37:3,13;40:13,23; 43:5;44:4;55:17; 56:7,23;59:16;75:8; 77:16 proposal (1) 34:20 proposed (20) 41:21;47:6,14; 57:24;58:17,20; 59:11,18;60:17;61:2, 10,13,16,19;65:15; 66:20;67:17;70:10; 75:24;82:19 proposing (2) 34:8,9 Protection (1) 36:6 prove (1) 22:2 provide (3) 35:4,21;44:2 provided (1) 31:15 public (13) 8:14;23:10;24:22, 24;27:16,20,24;31:2; 33:21;39:10,15; 62:20,22 published (1) 33:18 pulling (1) 23:22 purpose (3) 36:24;71:17;74:17 purposes (7) 21:5;44:12;52:17; 71:5;73:3,13;79:4 pursuant (3) 26:22;46:13;53:10 pursue (2) 25:22;82:9 put (10) 15:5,6,18;16:13, 14;18:16;38:23; 67:24;72:25;73:24 putting (2) 16:12;23:20 | R radio (1) 44:18 raised (2) 49:7;60:16 Rampe (1) 4:8 range (1) 34:15 rate (1) 56:25 rather (2) 23:22;68:22 RE (80) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1;55:1;56:1;57:1; 58:1;59:1;60:1;61:1; 62:1;63:1;64:1;65:1; 66:1;67:1;68:1;69:1; 70:1;71:1;72:1;73:1; 74:1;75:1;76:1;77:1; 78:1;79:1;80:1;81:1; 82:1;83:1;84:1;85:1 read (6) 46:13;50:25;52:5; 70:7;81:7,10 ready (1) 51:11 realize (2) 10:15;37:12 really (16) 10:11,12;11:16; 13:24;20:13;25:2,3; 33:2,7;35:6;38:20, 24;63:21;72:18;74:7; 85:9 rear (1) 33:9 reason (9) 6:3,4,11;15:10,21; 16:11;21:14;23:7; 26:18 reasonable (3) 37:12;38:18;78:25 reasons (1) 34:13 recall (3) 12:6;36:3;37:24 receiving (1) 55:10 | recent (2) 20:5,5 recess (5) 80:16,17,19,23,24 recited (1) 4:24 reconstructed (3) 36:17;46:18;65:17 record (1) 77:15 Recreation (1) 59:23 recreational (1) 59:24 rectangular (1) 47:6 red (1) 41:11 redoing (1) 5:4 reduce (1) 14:3 reduction (3) 58:8,23;59:24 redundancy (1) 72:14 reference (1) 12:16 refresh (3) 8:15;13:3;34:7 refreshing (1) 8:23 regard (1) 67:21 regarding (1) 20:16 regards (7) 5:2;10:2;13:20; 80:21;81:2;84:6,22 regime (1) 19:16 registered (1) 54:10 regular (1) 34:16 regulated (1) 57:25 regulation (2) 60:18;68:4 regulations (1) 36:25 relative (1) 43:12 relevant (1) 83:18 relief (8) 18:18;38:23;70:13; 81:3;84:11,12,13,17 relocate (1) 25:7 relocation (2) 34:11;37:4 remember (3) | 5:18;51:21;67:19 removal (3) 53:21,24;58:18 renew (1) 25:12 representations (1) 74:14 representative (1) 32:24 represented (1) 74:24 request (7) 12:20;26:21,22; 38:23;73:11;80:22; 81:3 requested (2) 37:15;83:7 requesting (1) 74:17 require (20) 13:17;14:2;18:9; 25:13;27:4;44:23; 45:2,5,5,15,19;46:19, 20;56:18,20;57:3,6, 18;68:22;72:15 required (13) 15:18;36:22;37:8; 38:4;40:16;45:4; 49:12,17;58:5,18; 65:10,13;67:5 requirement (2) 37:7;55:24 requirements (2) 26:15;37:2 requires (1) 45:18 requiring (1) 52:23 research (1) 36:19 researched (1) 38:9 residence (8) 60:21;72:4;73:18; 79:14,15,18;81:6; 84:23 residences (2) 40:12;78:5 residency (8) 40:6;71:4,10;73:3, 6,19;77:21,22 Residential (4) 36:9;57:2;77:24,24 residents (3) 34:15;78:6,12 resort (6) 34:21;38:16;59:5, 7;72:15;79:12 resource (3) 59:13,20,25 Resources (5) 58:25;59:2,4,10,19 respect (2) |
| | Q quality (1) 55:11 quickly (1) 53:15 | | | |

| | | | | |
|--|--|--|---|--|
| <p>15:6;26:16 response (1) 23:11 rest (1) 27:7 restored (3) 36:17;46:18;65:18 restrooms (4) 42:14;76:4,17,18 result (12) 53:23;56:3,15; 57:2,14;59:24;60:5, 14,20;61:2,10,13 retaining (1) 24:3 retrospect (1) 50:12 return (1) 37:13 review (15) 26:23;49:11,12,19, 21;50:6,13,16,18; 51:9;52:13,14,17,18; 53:11 reviewed (1) 32:5 Reynolds (1) 31:12 rezoned (2) 36:9,12 Ridge (1) 36:5 right (47) 4:22;6:9,25;8:12, 13;10:7,8;11:2; 13:10;17:4;18:4; 19:13,25;23:3,23; 31:21,24;34:7;37:18, 22;38:22;39:11; 42:24;52:12;53:3; 54:15;56:10;62:11; 63:8,24;64:7,11; 66:4;70:6,11;71:14; 72:3;77:4;78:13; 79:6,25;80:21;81:10; 84:6,20,21;85:3 right-of-way (21) 11:14,25;12:6,24; 14:9,10,12,19;16:24; 17:4,10,18,20,22; 22:2,7,17,24;23:8,16; 26:16 right-of-ways (1) 21:4 ring (1) 41:11 risk (2) 22:17;33:6 River (2) 31:8;55:25 rivers (1) 54:19 road (28)</p> | <p>8:19;10:3,10,15; 11:11;12:6,10,11,25; 14:11,13,24;15:2,9; 16:9;17:13,17,24; 18:8;19:3,19;21:5,6, 7,18;23:8,22;24:13 roads (5) 10:18;14:22;15:7, 10,24 roadway (5) 10:5,6;11:5,8;38:2 roadways (1) 13:13 Roche (2) 4:15,16 Rockland (1) 32:24 role (1) 4:5 roof (3) 47:18,19;60:11 room (6) 10:25;21:19;75:20; 78:20;81:6;84:23 Rosemary (2) 11:2;68:24 rough (1) 48:19 roughly (1) 41:10 routine (3) 61:2,5,6 run (1) 42:8 running (1) 4:18 runoff (1) 55:3 Rustic (5) 14:24;16:9;19:21; 21:5,9</p> | <p>scenic (1) 59:13 schedules (1) 40:22 scheduling (1) 40:23 school (1) 60:21 screening (1) 58:4 search (5) 12:21;14:9;22:10; 25:22;77:14 seat (1) 41:22 seated (1) 42:8 seating (5) 42:4;71:2;76:3; 77:6,9 seatings (1) 42:5 seats (2) 41:21;76:17 second (21) 6:18;7:4,16,17;8:4; 28:2,3;32:6;33:23; 39:17;62:23,24; 64:14,15;69:6,7; 80:16,17,18,23;85:15 seconds (1) 80:15 section (1) 44:24 sections (1) 45:21 sediments (1) 55:4 seeing (2) 5:18;24:15 seek (1) 53:7 seeking (3) 37:3;72:3,4 seem (1) 10:3 seemed (1) 18:13 seems (2) 26:3,5 self-created (1) 83:17 send (2) 20:25;27:5 sense (4) 25:8;37:14;45:7; 52:4 sent (1) 31:7 separate (1) 12:24 separately (1) 6:13</p> | <p>septic (3) 15:8;16:14;48:20 SEQRA (4) 41:12;44:12;46:6; 50:9 seriously (1) 13:15 serve (4) 34:14;72:9;76:23, 24 served (1) 42:7 service (1) 42:9 services (1) 40:20 Servicing (1) 77:22 serving (6) 34:16;40:16,18; 71:5;72:9;77:20 set (3) 44:4;46:8;51:16 setback (5) 38:4,14,23;39:3,4 seven (1) 10:10 several (1) 17:23 shall (3) 81:4;83:18,19 sharp (1) 59:11 shifts (2) 34:18;40:19 shining (1) 61:11 Short (6) 22:8;31:14;44:24; 50:21,22;79:15 shortly (3) 4:19;31:17,19 showing (3) 9:12;32:9;58:13 shown (1) 47:24 shows (1) 37:25 side (7) 16:4,7;18:11;22:5; 23:20;33:8,9 sides (2) 24:10,15 signed (1) 23:14 significance (4) 50:19;51:11,12; 63:25 significant (5) 51:21,22,23;64:3; 74:8 siltation (2) 55:9;56:4</p> | <p>similar (2) 13:11;14:21 similarly (1) 52:12 simply (2) 37:14;45:19 single (1) 42:8 sit (2) 26:2;77:10 site (11) 9:25;13:15;27:4; 35:5,20;48:13;58:9, 10,17;77:18,19 sits (5) 14:22,22,23,24; 16:18 sitting (3) 13:4;15:8;75:7 situation (5) 8:16;13:13;18:18, 23;38:22 situations (1) 13:12 six (4) 21:22,23;23:8; 65:16 Sixty-one (1) 43:7 size (1) 76:21 sketch (1) 48:7 skip (1) 59:2 sky (2) 58:4;67:21 sky-glow (1) 61:14 slightly (1) 10:8 slope (1) 16:18 slopes (1) 53:18 small (10) 54:2,14;55:20; 56:14;57:10,22; 58:15;60:13;61:8,9 smaller (1) 9:11 Sneeze (2) 9:13;49:4 soil (2) 55:8;60:24 solar (5) 47:11,17,21,23; 60:10 someone (1) 72:19 sometimes (2) 10:17,18 somewhere (2)</p> |
| | S | | | |

| | | | | |
|--|---|---|---|---|
| 12:23;76:20 sorry (8) 20:24;32:2;41:20; 45:3;63:17;67:2; 75:23;81:17 sort (7) 20:17;37:18;45:11, 15;49:15;70:2;74:10 sorts (1) 50:14 sought (1) 82:7 sound (1) 60:17 sounds (4) 20:18;23:9;24:20; 25:9 source (2) 55:8;57:25 sources (2) 57:9;61:18 space (9) 44:5,7;59:23,25; 60:2;69:22;78:20; 79:11;81:6 spaces (2) 35:22;76:5 span (1) 40:14 SPDES (1) 53:2 speak (4) 18:4;23:10,13; 81:18 SPEAKER (1) 9:15 speaking (2) 14:11;25:2 special (8) 36:7,7,10;38:7,8; 41:6;76:10;77:11 species (2) 58:9,12 specific (4) 37:19;54:7;68:13; 77:17 specifically (5) 55:23;70:14;71:13; 76:7;81:3 specifics (1) 77:17 speed (4) 19:2,7,12,18 spoke (1) 18:5 spot (1) 46:2 square (13) 41:8,10,17,19; 42:11,24;44:16,21; 56:3;75:20,23,24,25 stable (2) 33:2;40:10 | staff (1) 34:25 standing (1) 58:18 standpoint (1) 45:12 start (2) 4:5;75:15 state (4) 5:17;57:25;80:10, 11 stated (1) 58:16 statement (1) 37:20 statements (1) 77:16 statute (1) 22:20 stenographer (5) 5:3,12,16,21;68:25 step (2) 31:4;48:24 Stephanie (2) 31:8,11 Steve (6) 11:2;25:25;36:11; 39:8;63:8;80:12 Steve's (1) 79:2 still (9) 8:21;13:18,21; 17:17;18:16;24:16; 25:13;31:22;62:9 stipulation (6) 73:2,12;79:3;81:5; 84:22;85:4 stone (1) 24:3 storage (1) 57:6 stormwater (1) 55:9 straightened (1) 5:6 stream (1) 56:6 streams (1) 54:19 structure (20) 14:3,8;15:12; 18:12,14;21:25; 34:12;35:15,15,16; 40:16;41:9;44:14,15; 46:24;47:20;67:11, 12;68:18;72:21 structures (3) 13:12;15:11,23 students (1) 74:20 study (1) 45:6 stuff (2) | 20:21;35:18 subcategories (1) 60:16 subcategory (1) 54:19 subdivision (5) 20:4,4,5,16;21:2 Subject (5) 21:4,6;49:17; 57:15;74:13 Subsection (1) 44:20 subsequently (1) 74:18 substantial (4) 35:7;41:24;42:17; 83:7 subtracted (1) 10:9 sufficient (1) 35:5 suggest (2) 49:18;68:16 summer (1) 77:6 supplied (1) 10:2 supplies (1) 56:19 supply (3) 56:18,25;57:4 supposed (3) 10:16;51:15;75:13 Sure (16) 8:17;17:5;19:5; 22:19;25:2;32:4,7; 34:9;40:6;43:13; 52:10,16;53:8;54:4; 63:10;80:20 surface (6) 53:20;54:17,18,22; 55:5,7 survey (12) 8:24;9:6;10:11; 11:16,20;14:9,17; 17:5;20:8,12;21:18; 25:22 surveyor (1) 22:8 suspected (1) 57:5 sustainable (1) 56:24 SWPPP (1) 48:21 system (1) 48:20 systems (1) 60:6 | 38:10,18;53:16 takings (1) 21:6 talked (1) 20:15 talking (7) 15:7;22:21;40:4; 55:23;75:12;76:20, 22 talks (1) 12:24 technically (1) 11:13 temporary (2) 77:6,9 ten (4) 22:20;54:21,21; 75:9 tend (1) 25:25 tent (1) 42:4 term (5) 15:25;34:21;70:12; 73:10;79:16 terms (4) 17:16;18:4;35:20; 55:24 Terrace (7) 14:23;19:4,18; 21:5,7,9,21 test (1) 60:23 That'll (2) 65:7;76:14 there'd (1) 42:17 therefore (1) 53:6 thinking (1) 24:11 though (3) 14:13;46:25;65:4 thought (3) 74:11;80:13;85:9 thousand (1) 53:21 threatened (1) 58:8 Three (5) 33:4,5,5;53:17; 76:21 throughout (1) 34:15 throw (1) 12:19 thrust (1) 71:15 tidal (1) 54:25 tide (1) 32:18 timely (1) | 33:18 times (2) 20:6;76:21 tiny (1) 69:24 title (5) 12:19,21;14:9; 22:10;25:22 today (1) 75:7 together (1) 77:7 token (1) 18:9 told (1) 4:17 ton (1) 32:18 tonight (2) 4:21;53:5 tons (1) 53:21 took (4) 10:6;38:10;85:8,9 top (1) 76:2 total (1) 43:6 tough (1) 20:10 toward (1) 32:13 towards (1) 70:6 town (13) 9:2;10:18;19:12, 21;21:4,6,7,9;22:17, 22,23;32:23;36:22 transient (1) 77:24 transmission (1) 44:19 transportation (1) 60:6 treat (1) 45:10 treatment (1) 55:14 tree (1) 33:2 trees (8) 14:25;15:4;32:18, 25;47:15,16;58:18,21 tremendous (2) 13:17;14:2 truck (3) 18:17;24:7;38:11 True (4) 12:18;54:12;55:17; 72:5 truly (1) 10:12 trust (1) |
| | | | | |
| | | | T | |
| | | | | |
| | | | table (3) | |

| | | | | |
|---|---|--|--|--|
| <p>38:12 trying (1) 13:19 turbidity (1) 55:2 turned (1) 72:22 turning (1) 23:23 twenty (1) 75:9 twice (1) 13:15 two (8) 14:22;15:10;26:4; 40:20;49:16;50:7; 67:19;76:20 type (11) 13:4;44:11,12,13, 13,20,22;45:10,14, 18;46:5</p> | <p>unless (1) 6:2 unlisted (13) 41:12;44:9,11,12, 21,23;45:9,16;46:4; 49:8,17;50:20;52:16 unnecessary (1) 49:14 unusual (1) 54:9 up (21) 8:13;10:7,8;12:5; 15:2;16:6;23:14; 25:5,16,18;26:6,11, 14;31:2,4;34:16; 38:24;40:19;58:13; 73:22;80:12 upon (2) 45:12;70:20 usage (1) 37:6 use (60) 24:17;34:19;35:3; 36:4,7,7,10,10,18,20, 22,23,23;37:2,8,9; 38:5;41:6;44:17,18; 45:17;46:11,12,15, 16,20;50:11,14; 56:16;58:4,9;59:12, 17;60:8;61:20;65:10, 12,23;67:5,15,23; 68:5,5,6,8,19,21,22; 69:25;70:2,12;72:22; 73:15;75:12,12,13; 76:10;77:11;84:22; 85:7 used (14) 19:15;41:2,4,6; 69:22;71:16;73:2,13; 74:20;78:20;79:3,11; 81:6;84:23 uses (2) 36:15;57:2 using (2) 40:13;60:12 usually (4) 12:12,21;51:16,24 utility (2) 14:3;18:16</p> | <p>26:22;27:5;36:4,19, 22,22,24,25;37:7,9,9, 16;38:5;39:2;44:17; 46:3,9,10,20,20,23, 23;50:11,14;62:8; 63:12;64:12,24; 65:10,12,14,24; 66:11,12;67:2,5; 68:12,22;69:16;70:7, 10,11,18;71:10,16, 22;73:22;74:4,7,12, 18;76:13;79:11;80:2, 5,8,10,11;81:8,15; 82:9,19;83:7,20;84:7, 19 variances (3) 36:23;45:17;46:7 various (2) 51:16;52:5 vegetation (1) 53:24 verbal (1) 23:11 verbiage (3) 70:22;76:13;79:10 version (1) 48:3 versus (2) 50:21,22 view (1) 75:5 violation (1) 74:23 Virtually (1) 45:16 visit (1) 9:25 visitors (2) 42:7;78:10 visually (1) 18:11 vote (17) 14:5;24:19;25:17; 36:2;39:7,9;46:5,6; 62:6,9;63:18;64:24, 25;69:19;70:7;76:14; 84:7 voted (1) 13:11 votes (1) 13:20 voting (5) 4:20;6:7;46:21,22, 23</p> | <p>walk-out (2) 42:15,17 wall (4) 13:25;15:12;18:12, 14 walls (1) 24:4 wants (5) 25:23;26:6,8;45:2; 80:10 warmer (1) 42:3 wastewater (4) 51:19;55:7,14;57:3 water (11) 53:16;54:17,22; 55:5,5,7,11,20;56:18; 57:4,9 waterbodies (3) 54:18;55:10,11 waterbody (6) 54:20,24;55:2,3,13, 15 way (15) 5:2;10:22,22; 13:20;14:25;15:22; 22:13;24:16;27:9,17; 28:13;52:7;66:5; 69:2;74:7 ways (1) 51:7 weeks (1) 32:23 Welcome (4) 4:3;26:7;39:2; 85:11 wells (2) 56:18;57:4 wetland (2) 54:24,25 wetlands (1) 54:18 what's (12) 21:15,18;37:4,15; 41:18;43:8;47:24; 51:2,24;53:14;62:4; 75:8 whatsoever (3) 15:13;16:19;45:19 whole (1) 65:25 wide (1) 11:11 width (1) 18:12 wife (1) 27:11 wildlife (1) 51:19 wish (1) 76:12 withdrawal (2) 55:5;56:25</p> | <p>within (13) 20:6;24:24;33:5; 36:20;44:22;53:19, 25;54:24;55:11;57:8, 16,17;60:20 without (5) 14:9,16;17:5;46:6; 68:8 wondering (1) 81:17 word (3) 40:7;66:14;73:7 worded (1) 69:2 words (2) 46:11;62:15 work (1) 48:18 working (1) 40:9 written (1) 15:14 wrote (1) 10:24</p> |
| U | | | | |
| <p>ultimate (1) 76:15 ultimately (1) 78:23 uncoordinated (5) 49:19;50:6;52:13, 18;53:11 under (8) 25:10;37:17;44:21; 45:8;49:14;50:17; 68:19,20 undersized (1) 34:17 Understood (1) 64:10 undesirable (1) 81:12 Unfortunately (2) 19:11;38:10 UNIDENTIFIED (1) 9:15 UNIFIED (57) 31:1,3;32:1;33:1; 34:1,35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1;55:1;56:1;57:1; 58:1;59:1;60:1;61:1; 62:1;63:1;64:1;65:1; 66:1;67:1;68:1;69:1; 70:1,13;71:1;72:1; 73:1;74:1;75:1;76:1; 77:1;78:1;79:1;80:1; 81:1;82:1;83:1;84:1; 85:1 unique (1) 54:9</p> | <p>V</p> <p>vacation (1) 31:7 vague (2) 79:19,20 Valley (1) 36:6 value (1) 24:12 variance (73) 8:18;13:21;16:12; 24:20;25:10,13,14;</p> | <p>Wait (2) 5:25;80:23 waiting (1) 32:8 walked (1) 18:2</p> | W | |
| Y | | | | |
| <p>yard (1) 38:4 yards (1) 54:23 year (8) 22:20;34:15;35:6, 6;36:11;53:22;57:17, 17 years (6) 33:3,4,5,6;40:10; 75:9</p> | Z | | | |
| <p>ZBA (1) 52:24 Zeiger (2) 31:6,7 Zeno (15) 31:5,5;32:11,15; 33:8,12,15;39:4; 41:16;43:3,11;47:13; 72:3;73:21;77:4 zero (1) 60:10 zoned (1) 36:5 Zoning (6) 4:3;36:25;40:5; 44:17;46:15;50:8</p> | 1 | | | |
| <p>1 (1) 24:22 10,000 (3)</p> | | | | |

| | | | |
|---|--|--|--|
| 41:10;42:25;56:2 | | | |
| 100 (1) 38:14 | 6 | | |
| 12 (1) 11:12 | 60 (4) 34:16;41:21;76:4, 17 | | |
| 13 (2) 9:22;14:16 | 61 (1) 43:15 | | |
| 15 (2) 18:13;53:18 | 617.5c (1) 44:19 | | |
| 150 (1) 34:17 | 62 (2) 24:24;25:18 | | |
| 1500 (1) 60:20 | | | |
| 16 (1) 18:13 | 7 | | |
| 18 (1) 10:8 | 7:32 (1) 28:16 | | |
| 180 (1) 17:24 | 75 (1) 38:24 | | |
| 192 (3) 41:22;71:2;76:3 | | | |
| 199-51 (1) 36:14 | 8 | | |
| 199-51A (6) 36:20;65:10,12; 66:6,25;67:4 | 8:42 (1) 80:24 | | |
| 199-51A1 (3) 37:19;70:13;81:3 | 8:44 (1) 80:25 | | |
| 2 | 8:49 (1) 85:23 | | |
| | 800 (1) 74:21 | | |
| 2008 (3) 36:8;38:10;41:6 | 9 | | |
| 2015 (4) 36:8,12;40:5,11 | 9 (1) 44:20 | | |
| 22 (1) 18:12 | 9,000 (5) 41:17;43:2,3,4; 75:25 | | |
| 25 (4) 10:9;19:10,14; 43:11 | | | |
| 27th (1) 4:4 | | | |
| 3 | | | |
| 30 (3) 19:12,15;41:16 | | | |
| 4 | | | |
| 4 (1) 13:4 | | | |
| 4,000 (2) 44:16,21 | | | |
| 5 | | | |
| 50 (1) 16:8 | | | |
| 500 (2) 57:17;74:21 | | | |