

In The Matter Of:
Town of Mamakating
Zoning Board of Appeals

Meeting Minutes
6-27-19
June 27, 2019

Jeric Corporation
Court Reporting Services
P.O. Box 385
Narrowsburg, NY 12764
(845) 252-3515

Original File MamaZBA_06-27-19.txt

Min-U-Script® with Word Index

ZONING BOARD OF APPEALS

MINUTES

June 27, 2019

TOWN HALL

WURTSBORO, NEW YORK

ZONING BOARD MEMBERS :

MATTHEW MORDAS, Chairman

CATHY DAWKINS, Board Member

GEORGIA RAMPE, Board Member

KENT FINDLEY, Board Member

MATTHEW MORREALE, Board Member

JON FOURNIER, 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	4
Carol Jenny Silverman - Area Variance	3 - 16
Jewel Zheng - Use and Area Variance	18 - 40
WL Properties LLC - Area Variance	41 - 48
Adam Naill - Appeal of Building Inspector Decision	49 - 72
Timothy Sullivan - Area Variance	73 - 82
Tommy Giannopoulos - Area Variance	83 - 106
Close Meeting	105

* * * * *

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

Carol Jenny Silverman
Area Variance
Tax Map Section 30; Block 1; Lot 18
Neighborhood Residential Zone

----- X

Town Hall
Town of Mamakating
June 27, 2019
7:00 P.M.

ZONING BOARD MEMBERS :

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

Also Present: Timothy Gottlieb,
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: CAROL JENNY SILVERMAN -

2 CHAIRMAN MORDAS: Good evening, ladies and gentlemen.
3 Welcome to the Mamakating Zoning Board of Appeals meeting
4 for June 27, 2019. I'm the chairman, Matthew Mordas.

5 I start off the meeting with a roll call.

6 Our alternate, Jon Fournier.

7 ALTERNATE BOARD MEMBER FOURNIER: Right here.

8 CHAIRMAN MORDAS: Matthew Morreale.

9 BOARD MEMBER MORREALE: Present.

10 CHAIRMAN MORDAS: Kent.

11 BOARD MEMBER FINDLEY: Present.

12 CHAIRMAN MORDAS: Cathy Dawkins.

13 BOARD MEMBER DAWKINS: I'm right here.

14 CHAIRMAN MORDAS: Georgia.

15 BOARD MEMBER RAMPE: Here.

16 CHAIRMAN MORDAS And our counsel is Steve Mogel who's
17 present.

18 Okay. We begin the meeting, after the roll call, with
19 the Pledge of Allegiance. Please, everybody rise.

20 (The Pledge of Allegiance was recited.)

21 CHAIRMAN MORDAS: All right. My fellow board members,
22 did everybody have a chance to digest our May monthly
23 meeting minutes?

24 BOARD MEMBER RAMPE: Yes.

25 CHAIRMAN MORDAS: Do I have a motion to accept the

1 - RE: CAROL JENNY SILVERMAN -

2 minutes?

3 BOARD MEMBER RAMPE: I'll make a motion to accept the
4 minutes.

5 CHAIRMAN MORDAS: Do I have a second?

6 BOARD MEMBER MORREALE: I'll second it.

7 CHAIRMAN MORDAS: All in favor?

8 BOARD MEMBER DAWKINS: Aye.

9 BOARD MEMBER RAMPE: Aye.

10 BOARD MEMBER FINDLEY: Aye.

11 BOARD MEMBER MORREALE: Aye.

12 CHAIRMAN MORDAS: Aye.

13 (The motion was approved and carried.)

14 CHAIRMAN MORDAS: Okay. First on the agenda,
15 Ms. Carol Jenny Silverman in regards to an area variance.
16 Please step up and state your name, your residence.

17 MR. GOTTLIEB: My name is Timothy Gottlieb, Joseph
18 Gottlieb, P.E., P.C., for the Applicant.

19 They're looking for a number of variances for the
20 property. They want to tear an existing old bungalow down
21 and construct a new one. They need a lot area variance,
22 lot depth, front yard, side yard, both side yards and lot
23 coverage.

24 CHAIRMAN MORDAS: All right.

25 MR. GOTTLIEB: It's a very small lot.

1 - RE: CAROL JENNY SILVERMAN -

2 CHAIRMAN MORDAS: .13 acres.

3 MR. GOTTLIEB: 5800 square feet.

4 CHAIRMAN MORDAS: All right. And how much is an acre,
5 about 40,000 square feet?

6 MR. GOTTLIEB: You've got to speak up, sir.

7 CHAIRMAN MORDAS: 40,000 square feet?

8 MR. GOTTLIEB: The lot is 8,000 square feet.

9 MR. UNIDENTIFIED SPEAKER: 43,565.

10 BOARD MEMBER DAWKINS: About 43,000.

11 CHAIRMAN MORDAS: Thank you.

12 All right. Any questions from the Board for
13 Mr. Gottlieb?

14 BOARD MEMBER DAWKINS: The original structure that
15 you're replacing, when was it built?

16 MR. GOTTLIEB: In the mid 1950s.

17 CHAIRMAN MORDAS: How many square feet is the existing
18 structure?

19 MR. GOTTLIEB: A little over 700, 720, according to
20 the assessment.

21 CHAIRMAN MORDAS: Thank you.

22 (Board members examining documents.)

23 BOARD MEMBER RAMPE: So Tim, according to this, I see
24 it's both side yards.

25 BOARD MEMBER DAWKINS: Well, it's combined side yards.

1 - RE: CAROL JENNY SILVERMAN -

2 BOARD MEMBER RAMPE: Combined side yards, we're going
3 to be losing footage. But I don't really see anything else
4 between the front, the rear, one of the side yards.

5 BOARD MEMBER DAWKINS: The rear yard is going to
6 have ...

7 BOARD MEMBER RAMPE: Oh, okay. Four feet, less than
8 four feet.

9 ALTERNATE BOARD MEMBER FOURNIER: How far is the house
10 from the water?

11 MR. GOTTLIEB: Sir, you're going to have to speak up.
12 I've got hearing aids and acoustics in here stink.

13 BOARD MEMBER FOURNIER: How far is the house from the
14 water?

15 MR. GOTTLIEB: From the what?

16 BOARD MEMBER FOURNIER: From the water.

17 MR. GOTTLIEB: From the water?

18 BOARD MEMBER DAWKINS: It looks like that's what he's
19 talking.

20 MR. GOTTLIEB: This is the rear yard, approximately 50
21 feet.

22 BOARD MEMBER DAWKINS: Forty-six.

23 MR. GOTTLIEB: Forty-six from the property line.

24 BOARD MEMBER DAWKINS: So since there's a buffer in
25 the rear yard and one in the front yard, why don't they

1 - RE: CAROL JENNY SILVERMAN -

2 move the house a little closer to the water?

3 MR. GOTTLIEB: That's where they want to put it. It's
4 pretty much in the same location as the old one as far as
5 the front yard.

6 BOARD MEMBER RAMPE: But there's a big issue as it is
7 now.

8 BOARD MEMBER DAWKINS: Right, right.

9 BOARD MEMBER FINDLEY: Does the owner own either lot
10 to either side? Does the owner own either lot adjacent?

11 MR. GOTTLIEB: No.

12 BOARD MEMBER RAMPE: So Kent, the original structure
13 was 720 square feet.

14 MR. GOTTLIEB: I believe that's without the deck.

15 BOARD MEMBER RAMPE: Okay.

16 And then the new one they want is going to be how much
17 square feet?

18 MR. GOTTLIEB: It is ...

19 BOARD MEMBER RAMPE: How many?

20 MR. GOTTLIEB: I think it's 37 by 40 with the -- it's
21 got a garage in there, also.

22 BOARD MEMBER RAMPE: Did the previous structure have a
23 garage?

24 MR. GOTTLIEB: Did what?

25 BOARD MEMBER RAMPE: Did the previous structure --

1 - RE: CAROL JENNY SILVERMAN -

2 MR. GOTTLIEB: No.

3 BOARD MEMBER RAMPE: That includes the garage. 1480,
4 so it's more than doubling.

5 BOARD MEMBER DAWKINS: But it doesn't have the -- it
6 looks ...

7 (Board members examining documents.)

8 BOARD MEMBER RAMPE: It's not the same, though. It's
9 doubling the square footage.

10 BOARD MEMBER DAWKINS: Right.

11 BOARD MEMBER FINDLEY: I've just have a question.
12 199-54(b), such lot has an area of at least 8,000 square
13 feet. What section of the code are we supposed to look at
14 here? This is way less than 8,000 square feet.

15 BOARD MEMBER DAWKINS: They're asking for a variance.

16 BOARD MEMBER FINDLEY: Correct.

17 BOARD MEMBER DAWKINS: But this is a nonconforming
18 lot. It's a nonconforming lot.

19 BOARD MEMBER FINDLEY: So they're saying they want a
20 variance from this.

21 BOARD MEMBER DAWKINS: A variance from that, yes.
22 That's a variance. And there's another variance from that.

23 BOARD MEMBER FINDLEY: And then they also need
24 variances for --

25 BOARD MEMBER DAWKINS: All of them.

1 - RE: CAROL JENNY SILVERMAN -

2 CHAIRMAN MORDAS: Mr. Gottlieb, how many bedrooms for
3 the proposed house?

4 MR. GOTTLIEB: I believe it's the same as before.
5 It's two.

6 CHAIRMAN MORDAS: Two?

7 MR. GOTTLIEB: Yes.

8 CHAIRMAN MORDAS: So you're going to be using the
9 existing sewer and water.

10 MR. GOTTLIEB: Existing, no change to that.

11 BOARD MEMBER RAMPE: Where is the septic on here?

12 BOARD MEMBER DAWKINS: Yes, where is the septic on
13 here?

14 MR. MOGEL: Tim, you want to approach? This way you
15 can hear them better.

16 BOARD MEMBER DAWKINS: Where is the septic?

17 MR. GOTTLIEB: If you're looking at the lot, it's in
18 the upper left along the road, on the road side.

19 CHAIRMAN MORDAS: All right. So it's within the
20 retaining wall?

21 MR. GOTTLIEB: Just below it.

22 CHAIRMAN MORDAS: Just below it.

23 MR. GOTTLIEB: Just below the retaining wall.

24 CHAIRMAN MORDAS: Okay. And that's on the lake side
25 of the retaining wall or ...

1 - RE: CAROL JENNY SILVERMAN -

2 MR. GOTTLIEB: On the lake side of the retaining wall,
3 yes

4 BOARD MEMBER DAWKINS: And where is the well?

5 MS. PLATT: If you want it in the minutes, louder.

6 BOARD MEMBER DAWKINS: Where the well is.

7 MR. GOTTLIEB: There isn't a well. There's a water
8 system here. It's got a water system. There's a water
9 system here, a water valve.

10 MS. PLATT: A little louder.

11 BOARD MEMBER MORREALE: Municipal water?

12 MR. GOTTLIEB: Yes, municipal water.

13 BOARD MEMBER DAWKINS: Oh, okay. Okay.

14 CHAIRMAN MORDAS: Is this on Masten Lake?

15 BOARD MEMBER RAMPE: I believe so.

16 What lake is this on? Yes, Masten Lake, right here.

17 BOARD MEMBER RAMPE: Oh.

18 CHAIRMAN MORDAS: Kyra, there's a municipal water
19 system up in Masten Lake?

20 MS. PLATT: Truthfully, I'm not aware.

21 CHAIRMAN MORDAS: I'm not either. That's something
22 we'll have to figure out between now and the public
23 hearing.

24 BOARD MEMBER RAMPE: So, Tim, this original house was
25 a bungalow, like a summer residence?

1 - RE: CAROL JENNY SILVERMAN -

2 MR. GOTTLIEB: Pretty much, yes.

3 BOARD MEMBER RAMPE: And this new proposed residence
4 is a year-round residence?

5 MR. GOTTLIEB: Year-round.

6 BOARD MEMBER RAMPE: And is there going to be septic
7 system upgrades done?

8 MR. GOTTLIEB: No. If we're not changing the number
9 of bedrooms then we don't need to change that.

10 BOARD MEMBER DAWKINS: But you're changing the use of
11 the house from summer to full-time.

12 MR. GOTTLIEB: Yes. But it's still a two bedroom
13 summer use and two bedroom year-round use. It's still two
14 bedroom.

15 BOARD MEMBER RAMPE: Oh, I see.

16 CHAIRMAN MORDAS: To your knowledge, has the septic
17 system been upgraded since 1955?

18 MR. GOTTLIEB: Not that -- yes, I believe it was.

19 CHAIRMAN MORDAS: Is there any way you can provide
20 some proof of that?

21 MR. GOTTLIEB: I can -- yes, 1993 it was.

22 CHAIRMAN MORDAS: Is it possible you could provide
23 that to Kyra?

24 MR. GOTTLIEB: The information?

25 CHAIRMAN MORDAS: That information sometime between

1 - RE: CAROL JENNY SILVERMAN -

2 now and before the public hearing?

3 BOARD MEMBER DAWKINS: The old?

4 BOARD MEMBER RAMPE: 720.

5 BOARD MEMBER DAWKINS: And the new?

6 BOARD MEMBER RAMPE: 1480.

7 CHAIRMAN MORDAS: All right.

8 Tell me again, what is the lot coverage?

9 BOARD MEMBER DAWKINS: It's at the bottom of the map.

10 CHAIRMAN MORDAS: The proposal is 36 percent.

11 BOARD MEMBER DAWKINS: They need a variance on lot
12 size, lot width. They're okay on the ...

13 CHAIRMAN MORDAS: You've got Wite-Out; right?

14 BOARD MEMBER DAWKINS: Is this proposed as a single
15 story structure?

16 MR. GOTTLIEB: Two story. Two story. A basement,
17 usable basement and a first floor.

18 BOARD MEMBER findley: Is the basement a walk out
19 basement or just a basement?

20 MR. GOTTLIEB: Yes.

21 CHAIRMAN MORDAS: So it's my understanding that this
22 proposal now complies with the Town's height code?

23 MR. GOTTLIEB: Yes, yes. The new building has been
24 reviewed by the Building Department.

25 CHAIRMAN MORDAS: Okay.

1 - RE: CAROL JENNY SILVERMAN -

2 All right. Any more questions from the Board?

3 (No verbal response.)

4 CHAIRMAN MORDAS: All right. Thank you, Mr. Gottlieb.

5 Please see Kyra in regards to the --

6 BOARD MEMBER DAWKINS: We have to have a motion to set
7 up a public hearing.

8 CHAIRMAN MORDAS: Thank you.

9 May I have a motion to set up a public hearing?

10 BOARD MEMBER DAWKINS: So moved.

11 CHAIRMAN MORDAS: Second?

12 BOARD MEMBER FINDLEY: Second.

13 CHAIRMAN MORDAS: All in favor?

14 BOARD MEMBER DAWKINS: Aye.

15 BOARD MEMBER RAMPE: Aye.

16 BOARD MEMBER FINDLEY: Aye.

17 BOARD MEMBER MORREALE: Aye.

18 CHAIRMAN MORDAS: Aye.

19 (The motion was approved and carried.)

20 CHAIRMAN MORDAS: Okay. Now, Mr. Gottlieb, thank you.

21 See Kyra.

22 Mr. Gottlieb, also, if you can provide some proof of
23 the water supply.

24 MR. GOTTLIEB: Okay.

25 CHAIRMAN MORDAS: Amongst the Board we never heard of

1 - RE: CAROL JENNY SILVERMAN -

2 that.

3 MR. GOTTLIEB: Okay.

4 CHAIRMAN MORDAS: Thank you.

5 I guess it's up to the DOH. It's a DOH decision
6 whether to grandfather the water system with this
7 nonconforming.

8 BOARD MEMBER DAWKINS: But that's an issue.

9 CHAIRMAN MORDAS: That's why I'm asking.

10 (Time noted: 7:19 p.m.)

11 * * * * *

12

13

14

15

16

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 Carol Jenny Silverman, 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: July 18, 2019

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

Jewel Zheng
Use and Area Variance
Tax Map Section 17; Block 5; Lot 7
Hamlet Center Zone

----- X

Town Hall
Town of Mamakating
June 27, 2019
7:20 P.M.

ZONING BOARD MEMBERS :

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

Also Present: Martin Miller, 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: JEWEL ZHENG -

2 CHAIRMAN MORDAS: All right. Jewel Zheng.
3 Mr. Miller.

4 MR. MILLER: Good evening. It's always a pleasure to
5 be here. And I brought the eminently qualified
6 Mr. DeWinter here.

7 CHAIRMAN MORDAS: Thank you.

8 MR. MILLER: Who knows far more about anything than I
9 do.

10 Having said that, we're asking, our client submitted
11 an application for a building permit which was denied,
12 which is what brings us here this evening. This is a
13 building on 209 in the vicinity of Summitville. I think
14 everybody may have some familiarity with it. It was, at
15 one time, a pizza parlor with owner's residence or
16 residence above. It went for taxes. It was in economic
17 hard times. Our client purchased it. The property has not
18 been used for a year or so that the grandfathered use of
19 the property has lapsed under the town code. The reality
20 is that the property has no other real purpose other than
21 as a restaurant business with an apartment above. We're
22 seeking variances in order to bring that about again.

23 There are some changes. I will go through the list of
24 variances in a second, but let me just tell you some of the
25 fundamental changes.

1 - RE: JEWEL ZHENG -

2 New York DOT has started to examine 209 and the fact
3 that everybody and their cousin is using 209, or at least
4 the road bounds, and they're trying to make it safer and
5 limit that use somewhat. It's the same as they're doing on
6 17B through the Town of Bethel and the Town of Thompson.
7 What they've done here is they said: Look, you used to
8 pull off the road anywhere onto the property and park. We
9 don't want that anymore. We want you to have one way in,
10 one way out, and we want you to install bumpers so that you
11 can't pull directly onto the road. So I can tell you that
12 we've consulted with the DOT, and Jim will tell you about
13 that, that they've given us authority to park in front of
14 the building. We're contemplating angle pull-in parking,
15 with the ability to angle pull in and put out. But you
16 will not be able to access the property along the entire
17 frontage of 209. It will be an entrance, exit situation.

18 Doing that then limits our parking even more than it
19 was before. The reality is that it didn't then meet code
20 and today doesn't meet code. So to expand that, the map
21 that we've provided to you shows that we provides for some
22 additional parking in the rear of the property. Now,
23 because of the lot configuration and the location of the
24 septic system and the width of the lot and the placement of
25 the structure on the lot, it's not possible to put a

1 - RE: JEWEL ZHENG -

2 circular type driveway where you enter on one side of the
3 building and you exit on the other. What we've provided
4 for is some parking in the rear of the building, and that's
5 shown on the map. We're expecting that to be substantially
6 static parking, although it's possible that some customers
7 may use it. And it would be for the folks who are working
8 there and living there. The expectation is that our client
9 would like to be able to live in the residence above.

10 Having said that, if you look at the letter that Jim
11 prepared, it speaks to what's required. Well, the first
12 thing is the front yard setback. I've discussed with you
13 209 and its proximity to the property and that this
14 structure was built before people gave consideration to
15 where the actual road bounds were.

16 The side yard setbacks I've mentioned, in part. The
17 basis for it is the structure is where it is. We can't
18 move it. The side yards are where they are. So we request
19 that the Board consider that as an area variance.

20 The use variance is the one that is of obvious
21 importance. Without it we can't go forward. It is two
22 uses on the lot. It is a historical use, and we'd ask that
23 the Board consider that.

24 To the extent that there are any questions we can
25 respond to now, we'd be pleased to do that.

1 - RE: JEWEL ZHENG -

2 BOARD MEMBER RAMPE: You mentioned that the historical
3 use expired?

4 MR. MILLER: Yes. The prior owner apparently had
5 abandoned the property.

6 BOARD MEMBER RAMPE: Okay.

7 MR. MILLER: I don't know the circumstances. It was a
8 restaurant. There is restaurant equipment in there. There
9 are tables, there are chairs. We have photos to show that.
10 Now, I'm not sure that's persuasive, but it was. Whether
11 they became ill, whether it was economic because business
12 was bad, maybe they made a lesser acceptable product, I
13 don't know. But at some point the County sold it for
14 unpaid taxes and the Zhengs bought it and want to
15 revitalize that property.

16 The expectation is that it's a restaurant. It would
17 be principally a take-out restaurant. It doesn't have a
18 great deal of floor space. It's counter service with some
19 small tables. It's not a place where one would go to dine.
20 It's not Danny's, putting it that way.

21 And the number of parking spaces are small in
22 commensurate with the fact that we don't have that floor
23 space and tables there. That's a code consideration and we
24 recognize that.

25 CHAIRMAN MORDAS: Well, in figuring out the amount of

1 - RE: JEWEL ZHENG -

2 parking spaces allowed for a restaurant, does it go by
3 tables?

4 Mr. DeWINTER: No. Your regulation actually goes by
5 the gross square footage of the building. They're not
6 planning on using a lot of the building. You know, for
7 customers, it's going to be a very small area. But that's
8 how I calculated it, based off your code.

9 CHAIRMAN MORDAS: I know for sure the history of the
10 building as a restaurant. Can you provide any proof of its
11 use as a dwelling upstairs?

12 MR. MILLER: There's an apartment upstairs. I mean
13 it's there. I don't think it miraculously materialized.
14 It was there on the acquisition of the property. And the
15 building is probably older than all of us, would be my
16 guess. Well, I know how old I am.

17 MR. DeWINTER: I remember when that building actually
18 was bought.

19 CHAIRMAN MORDAS: Me, too.

20 MR. MILLER: So there was an apartment upstairs, and
21 it's simply a matter of --

22 CHAIRMAN MORDAS: Can you supply the tax card, at all,
23 for this documentation?

24 MR. MILLER: I have it. I mean I can pull it.

25 MR. DeWINTER: I didn't do the tax card, but I did

1 - RE: JEWEL ZHENG -

2 provide you with the image mate.

3 MR. MILLER: I assume you're talking about the
4 historical ownership?

5 CHAIRMAN MORDAS: Yes.

6 MR. MILLER: We can certainly pull that.

7 CHAIRMAN MORDAS: I'd like to see how the assessor ...

8 BOARD MEMBER DAWKINS: Assessed it, yes.

9 MR. MILLER: Oh, that tax card. I thought you were
10 talking about the one that the County maintains.

11 BOARD MEMBER DAWKINS: Well, the County maintains one,
12 but on it it will also say if there's a residence, is it a
13 mixed use, is there a residence.

14 MR. MILLER: The County may not -- the County card
15 will only show ownership, but we can certainly look. I
16 mean when you go to the County web site, all I've ever seen
17 is ownership information. They've got the scan of the old
18 handwritten card with lines through it. The assessor's
19 office may have information. We can certainly find that
20 out.

21 CHAIRMAN MORDAS: Kyra, is there a way that we can get
22 the assessor's card?

23 MS. PLATT: Yes.

24 CHAIRMAN MORDAS: Thank you.

25 MR. MOGEL: So this is located in Hamlet Center;

1 - RE: JEWEL ZHENG -

2 correct? So it's a special use permit?

3 Mr. DeWINTER: Yes.

4 MR. MILLER: Yes.

5 MR. MOGEL: Are you located within 1500 feet of the
6 center of any of these intersections? Westbrookville-CR
7 163 and Route 209.

8 MR. MILLER: No.

9 MR. MOGEL: Summitville-Summitville Road and Mount
10 Vernon Road.

11 BOARD MEMBER RAMPE: Maybe.

12 CHAIRMAN MORDAS: That's potentially the case.

13 MR. MOGEL: Because it specifics in the table of use,
14 the bulk requirements, special use are permitted only
15 within a radius of 1500 feet of three different
16 intersections.

17 MR. DeWINTER: I believe I checked, but I'll
18 double-check.

19 BOARD MEMBER FINDLEY: Summitville is very close to
20 it.

21 MR. DeWINTER: Is that all --

22 BOARD MEMBER DAWKINS: It looks like it's less than --
23 it looks like it's two lots away from the intersection.

24 BOARD MEMBER RAMPE: Right.

25 MR. DeWINTER: I think it's just 1500 feet away.

1 - RE: JEWEL ZHENG -

2 MR. MILLER: It depends on whether you're buying or
3 you're selling. If you're selling, that's appropriate.

4 BOARD MEMBER MORREALE: For those periods, it was
5 classified commercial use?

6 BOARD MEMBER DAWKINS: So we're talking about a mixed
7 use, so we're talking about a use variance.

8 MR. MOGEL: Correct.

9 BOARD MEMBER DAWKINS: Not a special use.

10 MR. MOGEL: Correct.

11 MR. MILLER: So we're talking about an area variance,
12 as well as --

13 BOARD MEMBER DAWKINS: And A use variance.

14 MR. MILLER: -- a use variance.

15 CHAIRMAN MORDAS: Pardon me. How many area variances?

16 MR. DeWINTER: It's the front yard, both side yards
17 and number of parking spaces.

18 CHAIRMAN MORDAS: Okay. And then for all intents and
19 purposes, a use variance.

20 MR. DeWINTER: Yes.

21 MR. MILLER: Yes.

22 CHAIRMAN MORDAS: Do you have anything to say in
23 regards to use variances?

24 MR. MOGEL: Well, Mr. Miller is fully aware of what
25 the requirements are for a use variance. I'm sure he'll

1 - RE: JEWEL ZHENG -

2 provide that information to the Board.

3 CHAIRMAN MORDAS: Thank you.

4 Any more questions from the Board?

5 ALTERNATE BOARD MEMBER FOURNIER: The driveway, what
6 is between the building and the property line on the left
7 as you're going in?

8 MR. DeWINTER: On this side?

9 ALTERNATE BOARD MEMBER FOURNIER: From 209.

10 MR. DeWINTER: If you're looking at 209 --

11 CHAIRMAN MORDAS: 209 is north, south.

12 ALTERNATE BOARD MEMBER FOURNIER: Yes, facing that
13 way.

14 MR. DeWINTER: That's 11.6 feet. That includes the
15 existing driveway there.

16 BOARD MEMBER DAWKINS: What are the uses of the
17 adjacent properties?

18 MR. DeWINTER: This is a garage.

19 CHAIRMAN MORDAS: That's the Blakley (phonetic)
20 property, the mechanic shop.

21 MR. DeWINTER: Yes.

22 BOARD MEMBER DAWKINS: Okay.

23 MR. DeWINTER: The other side, I want to say it may be
24 vacant. It may have had a residence, but I'm not sure.
25 But the uses are permitted in that, a special use.

1 - RE: JEWEL ZHENG -

2 BOARD MEMBER FINDLEY: I understand the question that
3 a use variance, the alleged hardship has not been
4 self-inflicted or self-created. Sorry. Self-created.

5 BOARD MEMBER DAWKINS: Before we go there, the other
6 variances, the front yard, the side yard, are preexisting.
7 The parking spaces are not preexisting.

8 MR. DeWINTER: Well, they --

9 BOARD MEMBER DAWKINS: And the use variance is not
10 preexisting.

11 MR. MILLER: The parking spaces, as they existed, were
12 preexisting. DOT indicating that they don't want that type
13 of parking to be utilized so we've provided for parking
14 spaces in a manner in which DOT finds acceptable.

15 MR. DeWINTER: There can't be two way drives or
16 circular drives because of the dimensions.

17 BOARD MEMBER DAWKINS: So we have 18 parking spaces
18 here. And how many are we supposed to have?

19 MR. DeWINTER: Forty-five.

20 You know, it's a situation where, on one side you've
21 got the septic in there. You can't drive over the septic.
22 And the other side is 11 and a half feet.

23 BOARD MEMBER DAWKINS: If you subtract out the square
24 footage of the living space upstairs and only do the square
25 footage based on the restaurant side, what number of

1 - RE: JEWEL ZHENG -

2 parking spaces do you have for parking?

3 MR. DeWINTER: I didn't calculate that because that's
4 not the way your code reads. That's why I didn't do that.

5 MR. MILLER: But clearly, the residential is pretty
6 much half of what --

7 MR. DeWINTER: For residential, is two parking spaces.

8 BOARD MEMBER DAWKINS: Actually, it doesn't really
9 look like it's half. It looks like it's a little bit.

10 MR. DeWINTER: What's that?

11 BOARD MEMBER DAWKINS: The upstairs looks like maybe,
12 what, two-thirds of the structure.

13 MR. DeWINTER: The parking requirement for residence
14 is two parking spaces.

15 BOARD MEMBER DAWKINS: But what I'm curious about is
16 if you only figure parking spaces based on the square
17 footage of the actual restaurant.

18 MR. DeWINTER: Now, are you talking about customer
19 usage?

20 BOARD MEMBER DAWKINS: No. I'm talking about the
21 restaurant. If what you're using as the restaurant were
22 all you were calculating it on, what would be the required
23 parking spaces?

24 CHAIRMAN MORDAS: For your so restaurant customers.

25 MR. DeWINTER: Yes. like, what I'm asking, does the

1 - RE: JEWEL ZHENG -

2 kitchen count in that area?

3 BOARD MEMBER DAWKINS: Yes.

4 MR. DeWINTER: Well, I can add -- I think your code
5 says it's so many per square foot, plus five for staff. So
6 we can count the staff and then just count the usable area
7 for the public if that's what you want.

8 BOARD MEMBER DAWKINS: But that's not what I'm asking.
9 What I'm asking is just like any restaurant, if I went and
10 bought a building that was one story and it's going to be a
11 restaurant, I would be bound by the kitchen and everything
12 else. So what would that be?

13 MR. DeWINTER: That's gross. That's gross area.

14 BOARD MEMBER DAWKINS: Right. That's what everybody
15 else is planning on. It's probably something on the order
16 of 30, so you still have a problem. You don't have half
17 the number of spaces you need.

18 MR. MILLER: That's true. But we think it's to the
19 specific need and the type of operation that's contemplated
20 here, especially recognizing the fact that the customer
21 service area is limited. Basically, it's a take-out.

22 BOARD MEMBER RAMPE: Could we get the number of square
23 feet of the bottom floor?

24 MR. DeWINTER: Yes. That's how we calculated it.
25 It's 2850. 2,850 is the first floor. That's basically the

1 - RE: JEWEL ZHENG -

2 square footage of the building. That does not include the
3 upstairs because it's a residence.

4 BOARD MEMBER RAMPE: What was that number?

5 BOARD MEMBER MORREALE: 2,850 square feet for the
6 first floor.

7 MR. DeWINTER: Divide that by 75 and then it's that
8 plus five for the restaurant.

9 MR. MOGEL: So you indicated the property was
10 purchased at tax auction?

11 MR. MILLER: That's my understanding, is it was
12 acquired at the tax sale.

13 MR. MOGEL: And they were aware that the mixed use
14 would not be permitted?

15 MR. MILLER: I think they were not. We're talking
16 about people who probably don't. These are people who are
17 hard-working immigrants to the country who bought this as
18 looking to see something they could improve upon and
19 improve their family situation. I don't think that they
20 were counseled by anybody to did it.

21 CHAIRMAN MORDAS: Now, the upstairs, what are the
22 plans for the upstairs besides just being a residence? Is
23 this --

24 MR. MILLER: That's it.

25 CHAIRMAN MORDAS: Is it going to be the residence for

1 - RE: JEWEL ZHENG -

2 the --

3 MR. MILLER: Owner occupied. Owner occupant or
4 employee. It might be, for example, when I say the
5 employee, I'm told that Mrs. Zheng's brother or --

6 MR. DeWINTER: Father.

7 MR. MILLER: Father will be maybe the cook. He may be
8 there. So it may not be the owner owner, it may be a
9 relative, family of the owner who's actually working for
10 the business. It is not going to be a rented apartment.
11 That's perhaps the best way to explain it.

12 CHAIRMAN MORDAS: All right. I'm looking at the
13 environmental resource mapper.

14 MR. DeWINTER: Yes.

15 CHAIRMAN MORDAS: This is classified as a lake, the
16 restaurant?

17 MR. DeWINTER: A lake? No.

18 BOARD MEMBER DAWKINS: Wetland.

19 MR. DeWINTER: There's a wetland that's not -- it's
20 not on their property. Just the edge, right here,
21 (indicating). There's the wetland, which is a hundred
22 foot.

23 MR. MILLER: The buffer?

24 MR. DeWINTER: Buffer.

25 CHAIRMAN MORDAS: Do we have any issues with Municipal

1 - RE: JEWEL ZHENG -

2 Law 239 anymore?

3 MS. PLATT: The 239 review?

4 CHAIRMAN MORDAS: Because we're just not talking
5 highways, we're talking wetlands.

6 MS. PLATT: So when we had first gotten this
7 submission, prior to the appropriate denial being issued, I
8 had sent the 239. They did not notice any issues being in
9 the wetland.

10 CHAIRMAN MORDAS: All right. So we handled both of
11 those, both determinations.

12 MS. PLATT: Yes, both of them.

13 CHAIRMAN MORDAS: Thank you.

14 MR. MILLER: And I would point out that the buffer is
15 within the setback, the area that is not contemplated for
16 development, nor is there any variance requested with
17 respect to that. So to the extent that it is what it is,
18 it will remain that way.

19 BOARD MEMBER FINDLEY: I've seen or heard nothing that
20 fits the use variance.

21 MR. MILLER: Excuse me?

22 BOARD MEMBER FINDLEY: I have not seen or heard
23 nothing that fits in over the use variance.

24 MR. MOGEL: I will raise this. I'm going to read
25 something directly out of Department of State guidelines.

1 - RE: JEWEL ZHENG -

2 It's well settled that a use variance should not be
3 granted when the unnecessary hardship complained of has
4 been created by the applicant or where he or she acquired
5 the property knowing of the existence of a condition he or
6 she now complains of.

7 It continues: The rules laid down in the statutes and
8 the applicable cases are requirements and must be used by
9 zoning boards of appeal in reviewing applications for use
10 variances. Furthermore, the Board must find that each
11 element of the test has been met by the applicant.

12 Mr. Miller, I'm sure, will address that.

13 MR. MILLER: We'll do the best we can. I mean I think
14 everybody has to appreciate that it's a preexisting
15 situation and if it had been in continuous use we wouldn't
16 be here.

17 You know, if you want properties to go into disrepair
18 and go back on the tax auction and come back here year
19 after year, that's what's going to happen. We need some
20 assistance and some flexibility on the understanding on
21 behalf of the Board. Otherwise, it's just a continued
22 failing.

23 BOARD MEMBER FINDLEY: I appreciate your sentiment.
24 That's all.

25 CHAIRMAN MORDAS: Any further questions from the

1 - RE: JEWEL ZHENG -

2 Board?

3 Mr. Fournier?

4 ALTERNATE BOARD MEMBER FOURNIER: Nationally, across
5 the United States, restaurants have had as little as two
6 and as many as 15 per thousand square feet, so you're fall
7 between in that. This doesn't match the criteria here.
8 It's more of a comment than a question.

9 BOARD MEMBER DAWKINS: Parking spaces.

10 ALTERNATE BOARD MEMBER FOURNIER: Two to fifteen per
11 thousand square feet. I just did an Internet research and
12 I found that.

13 MR. DeWINTER: I will tell you, in all the
14 communities, and I don't like do that because this is your
15 community, not other communities, sometimes they'll figure
16 a parking space based upon usable, customer usable area
17 because that's the traffic that comes in and out. Then you
18 can add in. But also, you have five additional parking
19 spaces that's for staff. You know, when you're talking
20 gross area, you're talking about kitchen, talking about the
21 storage rooms, you're talking about the bathroom. I mean
22 it's used by customers. If you were to cut that down to
23 the usable area where a customer can actually be in, it
24 would be substantially smaller as far as number of parking
25 spaces needed. The other areas are for storage. They

1 - RE: JEWEL ZHENG -

2 don't plan on using the entire lower area for customers.

3 You know, basically it's the kitchen, counter space.

4 BOARD MEMBER MORREALE: I'd be curious as to what is
5 that floor space used by the customer.

6 MR. DeWINTER: The customer -- that's why we asked.
7 There's a difference between the customer use and the --

8 ALTERNATE FOURNIER BOARD MEMBER: Understood.

9 MR. DeWINTER: All right?

10 BOARD MEMBER FINDLEY: Steve, you had mentioned
11 something about selective zoning near the intersections.
12 Where did you get that from?

13 MR. MOGEL: The bulk tables, bulk requirements in the
14 HC district.

15 CHAIRMAN MORDAS: Cathy, are you familiar with the
16 Hamlet Center, any revisions to it in the Master Plan?

17 BOARD MEMBER DAWKINS: Well, that's what I was
18 wondering. I don't have any knowledge, but I know that
19 there are changes.

20 CHAIRMAN MORDAS: Discussions about possibly
21 allowing --

22 BOARD MEMBER DAWKINS: Multi --

23 CHAIRMAN MORDAS: -- mixed use with living quarters on
24 top of commercial establishments?

25 BOARD MEMBER DAWKINS: I don't know. But I know

1 - RE: JEWEL ZHENG -

2 that --

3 CHAIRMAN MORDAS: I know there's been discussions
4 being had by the Comprehensive Master Plan Revision
5 Committee and it might be a question of your applicant's
6 timing. I'm not sure. I've got to look into a little bit
7 for you.

8 MR. DeWINTER. It will be owner occupied. It's not
9 for rent. You know, it's owner occupied. It gives a
10 certain amount of security to the building.

11 BOARD MEMBER FINDLEY: I don't even care. Mixed use
12 is good, but we don't have it.

13 MR. DeWINTER: No, I understand.

14 BOARD MEMBER DAWKINS: We can't evaluate this case
15 based on what might happen. However, depending on what
16 might happen, it might be prudent to wait. We'll see what
17 we find.

18 CHAIRMAN MORDAS: We're bound by certain times to
19 respond to your applicant, but your applicant can allow an
20 amount of flexibility into the proceeding regarding time
21 constraints.

22 MR. MILLER: If it turns out that the Town is in the
23 process of amending and it appears that that is going to
24 happen, we certainly can extend the time.

25 BOARD MEMBER DAWKINS: And it might be worth someone

1 - RE: JEWEL ZHENG -

2 doing some research to find out about that.

3 CHAIRMAN MORDAS: I'll look into it, Mr. Miller.

4 BOARD MEMBER DAWKINS: Well, I mean it might be one of
5 your clients using their right as citizens to see what they
6 can find out.

7 MR. DeWINTER: Is there any documents proposed that I
8 can look at?

9 BOARD MEMBER DAWKINS: I don't think there's anything
10 public.

11 CHAIRMAN MORDAS: I think on line there's a --

12 BOARD MEMBER FINDLEY: There's a Draft Comprehensive
13 Plan that outlines a lot of these things.

14 BOARD MEMBER DAWKINS: Yes.

15 CHAIRMAN MORDAS: I'm not sure that the bulk tables
16 have been revised.

17 BOARD MEMBER FINDLEY: No, they're not.

18 BOARD MEMBER DAWKINS: The zoning code has not been
19 changed.

20 MR. DeWINTER: Well, it talks about --

21 BOARD MEMBER DAWKINS: But the comp plan I think is
22 within weeks of potentially being accepted.

23 MR. DeWINTER: All right. Well, that's good.

24 BOARD MEMBER DAWKINS: And you could stop at the front
25 desk.

1 - RE: JEWEL ZHENG -

2 MR. DeWINTER: That would be -- that kind of ...

3 BOARD MEMBER FINDLEY: I feel your pain.

4 MR. DeWINTER: No. I'm saying possibly that's ...

5 MS. PLATT: I just had a quick question. Before, you
6 said that there were two apartment spaces upstairs?

7 MR. DeWINTER: No.

8 MR. MILLER: No.

9 MR. DeWINTER: No.

10 MR. MILLER: Two parking spaces for the apartment
11 upstairs.

12 MS. PLATT: All right.

13 CHAIRMAN MORDAS: All right. So we will need the
14 assessor's card on this.

15 BOARD MEMBER DAWKINS: Now, given --

16 CHAIRMAN MORDAS: Does anybody request any other
17 information from either the Applicant or Kyra?

18 BOARD MEMBER DAWKINS: No. But my question to us is,
19 and this is to you, is it prudent to go ahead and schedule
20 a public hearing or would we be wiser to wait and --

21 CHAIRMAN MORDAS: I think we should schedule a public
22 hearing, then based on our research, we could extend it.
23 We could have more than 62 days time period with the
24 Applicant's consent.

25 MR. MILLER: Absolutely.

1 - RE: JEWEL ZHENG -

2 MR. DeWINTER: The client has been paying taxes on it
3 for a couple years. It's hard to pay the taxes and not
4 have something going forward.

5 BOARD MEMBER FINDLEY: I understand.

6 CHAIRMAN MORDAS: Any more questions from the Board?

7 (No verbal response.)

8 CHAIRMAN MORDAS: Do I have a motion to schedule a
9 public hearing?

10 BOARD MEMBER DAWKINS: So moved.

11 CHAIRMAN MORDAS: Second?

12 BOARD MEMBER FINDLEY: I'll second.

13 CHAIRMAN MORDAS: All in favor?

14 BOARD MEMBER DAWKINS: Aye.

15 BOARD MEMBER RAMPE: Aye.

16 BOARD MEMBER FINDLEY: Aye.

17 BOARD MEMBER MORREALE: Aye.

18 CHAIRMAN MORDAS: Aye.

19 (The motion was approved and carried.)

20 CHAIRMAN MORDAS: Thank you, gentlemen.

21 MR. DeWINTER: Thank you.

22 (Time noted: 7:47 p.m.)

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 Jewel Zheng, 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: July 19, 2019

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

WL Properties LLC
Use and Area Variance
Tax Map Section 60; Block 1; Lot 1.1
Neighborhood Residential Zone

----- X

Town Hall
Town of Mamakating
June 27, 2019
7:47 P.M.

ZONING BOARD MEMBERS :

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

Also Present: Colleen Filippone,
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: WL PROPERTIES LLC -

2 CHAIRMAN MORDAS: All right. Next on the agenda, WL
3 Properties, LLC.

4 Ma'am, please state your name and your residence.

5 MS. FILIPPONE: Yes. My name is Colleen Filippone.

6 CHAIRMAN MORDAS: Could you spell your last name?

7 MS. FILIPPONE: F, like Frank, I-L-I, P, like Peter,
8 P, like Peter, O-N-E.

9 CHAIRMAN MORDAS: Thank you.

10 MS. FILIPPONE: I live in Ottisville, New York and I
11 am one of three co-owners of this property. We own it as
12 an LLC called WL Properties. We've owned this property
13 since 2001, although on the property card it says 2002. I
14 guess that's when it was registered.

15 BOARD MEMBER RAMPE: And the address of the property
16 is?

17 MS. FILIPPONE: The address is 29 Whitman Road, Yankee
18 Lake.

19 What we're requesting is front side variances. The
20 property is 1.61 acres. We meet the setback variances on
21 the two sides and the back. The existing structure is 11.7
22 feet from the property line, although the property line is
23 on a private road, Whitman Road, which has a 40 foot wide,
24 it's a right-of-way. And the road itself is only about 12
25 feet wide. As the pictures show, in front of the structure

1 - RE: WL PROPERTIES LLC -

2 there's a substantial area that's just grass.

3 But what we're requesting is we'd like to add on some
4 living space on the ground floor, a one story addition, and
5 a porch on the side to towards the lake. Because the
6 structure is so close to the property line on the front
7 side, it's difficult to add the porch, in particular,
8 without exceeding the setback requirements. So we're
9 asking that we be allowed a setback of at least 13 feet, no
10 less than that, for the porch, which would be a 10 foot
11 wide porch.

12 MR. MOGEL: And this is for accommodating family
13 members who are mobily limited?

14 MS. FILIPPONE: Yes, that's correct.

15 MR. MOGEL: Okay.

16 BOARD MEMBER DAWKINS: So as I see this, you're not
17 increasing the side yard problem, you're only adding a
18 porch. So the porch will actually have a greater side yard
19 setback than the actual house.

20 MS. FILIPPONE: That's correct.

21 BOARD MEMBER DAWKINS: Okay.

22 MS. FILIPPONE: And we're also requesting a one foot
23 variance on the opposite side of the house so the setback
24 could be 24 feet instead of 25 feet. The main reason for
25 that is because the location -- the bottom floor of the

1 - RE: WL PROPERTIES LLC -

2 structure, as the photographs show, is concrete block.
3 Because of the location of the door, it's difficult to
4 design something in there that doesn't have that one foot
5 of clearance.

6 We're not adding any bedrooms on the down floor. The
7 upstairs consists of two bedrooms and that's all it will
8 have.

9 We plan to demolish an existing utility shed. That's
10 shown in orange on the drawing that was included with the
11 application. That will be demolished and converted to
12 living area.

13 MR. MOGEL: I just want to bring to the Board's
14 attention that given that this is an attempt to make a
15 reasonable accommodation for individuals with disabilities,
16 I believe based on a little research, that the Americans
17 With Disabilities Act would be relevant and applicable to
18 the municipality. I believe Board has to take that into
19 consideration.

20 MS. FILIPPONE: Thank you.

21 With the addition, we'd have a downstairs bathroom
22 because right now we don't have one.

23 BOARD MEMBER DAWKINS: Okay. I was going to ask. You
24 may have said it. I was just looking other things.

25 The current structure has how many bedrooms and how

1 - RE: WL PROPERTIES LLC -

2 many baths?

3 MS. FILIPPONE: Two bedrooms upstairs and one bathroom
4 upstairs. That's it.

5 BOARD MEMBER DAWKINS: And then the new addition will
6 have an additional bath.

7 MS. FILIPPONE: Right. No bedrooms. It will be like
8 a sitting area where you can look out over the lake because
9 right now we have no sitting area so we can look out over
10 the lake on the ground floor. And then a utility room.

11 BOARD MEMBER DAWKINS: So both side yards, she wants
12 one foot on this side and she needs 11 and a half on this
13 side. And that's it; right?

14 BOARD MEMBER FINDLEY: That's it.

15 Why do you need it on the side yard?

16 MS. FILIPPONE: Well, one of the reasons is because,
17 like, it looks awkward on the structure. The view -- like,
18 just having it turn in the middle of the house where the
19 setback ends is, it just visually, it does not look right.
20 It also adds a little more space for, like, a picnic table
21 or something for the people that have to be in wheelchairs.

22 BOARD MEMBER DAWKINS: So we're looking at two side
23 yard setback variances, and that's it; right?

24 MS. FILIPPONE: Two front yard.

25 BOARD MEMBER DAWKINS: Oh, I'm sorry. Front yard and

1 - RE: WL PROPERTIES LLC -

2 rear yard.

3 MS. FILIPPONE: Yes.

4 CHAIRMAN MORDAS: So it's two front yards and the rear
5 yard.

6 MS. FILIPPONE: No rear.

7 BOARD MEMBER DAWKINS: Oh, the 24 is here.

8 MS. FILIPPONE It's --

9 BOARD MEMBER DAWKINS: I got it. I got it. The 24 is
10 here. Okay.

11 CHAIRMAN MORDAS: All right.

12 I don't see any increase in the nonconformity.

13 BOARD MEMBER DAWKINS: That's really the issue.

14 You're not increasing. The house is nonconforming now and
15 you're actually not increasing any nonconformity, at all.

16 MS. FILIPPONE: Correct.

17 BOARD MEMBER FINDLEY: So are we going to set a public
18 hearing?

19 BOARD MEMBER DAWKINS: Yes.

20 CHAIRMAN MORDAS: Any more questions from the Board?
21 Mr. Fournier?

22 ALTERNATIVE BOARD MEMBER FOURNIER: No more questions.

23 CHAIRMAN MORDAS: All right. Do I have a motion to
24 schedule a public hearing?

25 BOARD MEMBER DAWKINS: So moved.

1 - RE: WL PROPERTIES LLC -

2 BOARD MEMBER RAMPE: Second.

3 CHAIRMAN MORDAS: Who seconded it?

4 BOARD MEMBER RAMPE: Me.

5 CHAIRMAN MORDAS: All in favor?

6 BOARD MEMBER DAWKINS: Aye.

7 BOARD MEMBER RAMPE: Aye.

8 BOARD MEMBER FINDLEY: Aye.

9 BOARD MEMBER MORREALE: Aye.

10 CHAIRMAN MORDAS: Aye.

11 (The motion was approved and carried.)

12 MS. FILIPPONE: Thank you.

13 CHAIRMAN MORDAS: Thank you, Ms. Filippone.

14 (Time noted: 7:56 p.m.)

15 * * * * *

16

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 WL Properties LLC, 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: July 20, 2019

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

Adam Naill
Appeal of Building Inspector Decision
Tax Map Section 25; Block 2; Lot 5.1
Mountain Greenbelt Zone

----- X

Town Hall
Town of Mamakating
June 27, 2019
7:57 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- MATTHEW MORREALE, Board Member
- JON FOURNIER, Alternate Board Member
- STEVEN MOGEL, ESQ., Attorney
- KYRA PLATT, Building Department

Also Present: Christine Hagen,
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: ADAM NAILL -

2 CHAIRMAN MORDAS: Okay. Mr. Adam Naill.

3 MS. HAGEN: Yes. Adam's not here.

4 CHAIRMAN MORDAS: All right. And who's representing
5 the Applicant? Please State your name.

6 MS. HAGEN: Christine Hagen.

7 BOARD MEMBER FINDLEY: Before we to any farther, I
8 would like to recuse myself.

9 CHAIRMAN MORDAS: Okay. Thank you, Kent.

10 For the record, Kent's recusing himself and I am
11 appointing Mr. Jon Fournier as a sitting member for this
12 applicant, voting member.

13 How do you spell your last name, Christine? I'm
14 sorry.

15 MS. HAGEN: H-A-G-E-N.

16 CHAIRMAN MORDAS: Thank you.

17 MR. MOGEL: And Kent, are you going to set forth on
18 the record the reason that you're recusing yourself?

19 BOARD MEMBER FINDLEY: I don't think I'm required to,
20 but I will. I have a very similar violation which I will
21 be appearing for in front of the ZBA next month.

22 MR. MOGEL: Okay.

23 CHAIRMAN MORDAS: All right. Please state your case.

24 MS. HAGEN: Okay. So we are here to appeal the
25 violation, or I'm not sure of the equivalent to appeal.

1 - RE: ADAM NAILL -

2 Please forgive me if I get the words wrong. But we have a
3 Tentrr site which is a site on our property where we have
4 campers stay, mostly weekends and things that. So we
5 erected that last spring, last year, had it, like for, a
6 season, beginning our second season. Obviously didn't know
7 that we were in violation of anything when we put it up.
8 So when we got the notice, of course, we addressed it.

9 We -- just for the -- again, we're at a learning curve
10 here, so at the beginning I'd like to state that we were
11 not -- we would like to change from a use variance to an
12 interpretation, if that would be possible.

13 MR. MOGEL: Well, we certainly assist applicants in
14 figuring out what the appropriate appeal that's being done.
15 This notice of violation was issued May 22nd so I'm sure
16 you put in the appeal of the determination in a timely
17 fashion. So we did have the appeal.

18 Then the question is the property is in the MG Zone.
19 And it's says that camping is not a permitted use. Is that
20 correct?

21 BOARD MEMBER DAWKINS: Well ...

22 MR. MOGEL: Does anybody have the bulk table?

23 BOARD MEMBER DAWKINS: I do. Vacation campground is a
24 special use use with ten acres, which is what we have.

25 MR. MOGEL: How many acres do you have?

1 - RE: ADAM NAILL -

2 MS. HAGEN: 10.3.

3 MR. MOGEL: Okay.

4 BOARD MEMBER DAWKINS: We'll to get into that.

5 A commercial outdoor recreation, I don't know, maybe.

6 Bed and breakfast.

7 MR. MOGEL: No.

8 BOARD MEMBER DAWKINS: No.

9 Summer day camp.

10 mr. mogel: Yes, the definition --

11 BOARD MEMBER DAWKINS: I got the definitions of that.

12 MS. HAGEN: I do know -- I'm not sure if you have the
13 paperwork that I have from the table of use and bulk
14 requirements, the specific call-out that we would like to
15 utilize, I guess.

16 BOARD MEMBER DAWKINS: That's what we're looking at.

17 MS. HAGEN: Oh.

18 BOARD MEMBER DAWKINS: We're looking at vacation
19 campground and summer and day camp.

20 MR. MOGEL: Commercial, outdoor, is that what you're
21 looking at?

22 BOARD MEMBER DAWKINS: But they don't have enough
23 acreage for commercial outdoor, so scratch that.

24 CHAIRMAN MORDAS: Is this a year-round property?

25 MS. HAGEN: May to November.

1 - RE: ADAM NAILL -

2 MR. BEGLEY: The weekend before Thanksgiving.

3 BOARD MEMBER DAWKINS: Okay. So --

4 CHAIRMAN MORDAS: All right. So it could be
5 considered summer.

6 BOARD MEMBER DAWKINS: So it can qualify as a summer
7 camp. A summer camp requires a special use permit and ten
8 acres. You have the ten acres. You don't yet have special
9 use permit.

10 Am I right about that?

11 MR. MOGEL: Correct.

12 MS. HAGEN: Specifically, I think I would like to
13 point out again, this is not our area of expertise, but on
14 the far right, it says other accessory uses customarily
15 incidental to the principal use. So I guess our
16 interpretation is that camping is one of those things that
17 people do on land, so hopefully, we could use that section.

18 BOARD MEMBER DAWKINS: But I do have a question. Is
19 there a residence on this property, as well as the Tentrr
20 site?

21 MS. HAGEN: Yes. So actually, there is. It's our
22 home. It's a cabin.

23 BOARD MEMBER DAWKINS: So you live in it.

24 MS. HAGEN: We have other -- again, I'm not sure how
25 to go through this. We do have other support materials and

1 - RE: ADAM NAILL -

2 things that I think would be of interest to the committee.
3 It's at your -- when you want us to, we can present it.

4 BOARD MEMBER DAWKINS: Okay.

5 MS. HAGEN: So you might have pictures already, some
6 pictures. I'm just pointing out that before we had the
7 property which we bought three seasons ago, you know, there
8 was garbage and trash and things like that. We kind of
9 cleaned it up in order to be able to utilize the little
10 beautiful plot of our land.

11 This is Rob. He's a Tentrr representative. When I
12 started talking to Rob as we were in this process, there
13 are some facts that he brought to me that I was blown by.
14 But of course, I was talking about our specific area.

15 So a Tentrr tent has zero environmental impacts. It's
16 called an eco experience. It's what they call a thrift
17 camping kind of thing. So the garbage is a hundred percent
18 carry in, carry out. The human waste is a hundred percent
19 carry in, carry out. Nothing --

20 BOARD MEMBER DAWKINS: So how does that work?

21 MS. HAGEN: It's called a Tentrr loo and it has a seat
22 just like a typical toilet with a bucket inside. And you
23 line it with a special bag that Tentrr provides and it has
24 a special green --

25 MR. BEGLEY: It's a gel.

1 - RE: ADAM NAILL -

2 BOARD MEMBER DAWKINS: Is it sort of like a
3 composting?

4 MS. HAGEN: Except it doesn't stay. In this case,
5 even a better circumstance.

6 CHAIRMAN MORDAS: How is it disposed?

7 MS. HAGEN: So you tied it up when you're finished
8 with your stay, tight, and then you tie that up tight
9 inside your garbage. And then that is put in a typical
10 trash can which we provide that Thompson Sanitation comes
11 and picks up.

12 CHAIRMAN MORDAS: Thompson knows what they're picking
13 up?

14 MS. HAGEN: Well, I'm not sure.

15 CHAIRMAN MORDAS: Okay.

16 MR. BEGLEY: Yes. It's land filtered by the New York
17 Department of Environmental Conservation. All the
18 materials that are inside of the bag have already been
19 preapproved, and the documentation we have here, as well as
20 the ingredients that go into that waste disposal.

21 CHAIRMAN MORDAS: All right. Before we go any
22 further, all this documentation, I don't know if you can
23 shrink those visual aids down into letter size paper, but
24 it would be in your best interest to provide all that stuff
25 before we schedule the public hearing.

1 - RE: ADAM NAILL -

2 BOARD MEMBER DAWKINS: Just take a picture.

3 MS. HAGEN: Right. Okay.

4 CHAIRMAN MORDAS: I mean after we schedule the public
5 hearing, before the public hearing.

6 MS. HAGEN: Okay. Absolutely.

7 CHAIRMAN MORDAS: Thank you.

8 BOARD MEMBER DAWKINS: So let me ask another question
9 about the garbage.

10 MS. HAGEN: Uh-huh.

11 BOARD MEMBER DAWKINS: So they have their waste and
12 they put it in a bag and then they put their bag in their
13 trash bag and they put their trash bag with their trash and
14 their trash bag. And if I'm not mistaken, this site is on
15 Gumaer Fall Road up in the woods.

16 MS. HAGEN: Yes.

17 BOARD MEMBER DAWKINS: So what day does trash come?

18 MS. HAGEN: Trash comes Tuesday, I believe, but I
19 would like to confirm that.

20 BOARD MEMBER DAWKINS: So it's sitting in the garbage
21 can Sunday night and Monday night. What do the bears think
22 of this?

23 MS. HAGEN: We don't have any issues with bears.

24 MR. BEGLEY: The stuff that's inside of the clean
25 waste bag is an animal deterrent so there is no smell from

1 - RE: ADAM NAILL -

2 the waste that is in the bag. So it's literally
3 undetectable as waste that's in the bag. So it's been my
4 experience that when something is sitting in the bag, and
5 I've been there when it's different times that it's been in
6 that bag, and it's virtually undetectable. There is no
7 scent that was picked up.

8 CHAIRMAN MORDAS: I don't have any experience in
9 regards to this kind of waste in garbage cans, but I've had
10 experience of people telling me that, Oh, don't worry, this
11 animal won't do this to that, and it happens anyway.

12 BOARD MEMBER DAWKINS: And frankly, I'm a little more
13 concerned, or I'm just as concerned about the regular
14 garbage as I am about this human waste.

15 MR. MOGEL: Let me refocus the Board on the area of
16 specific jurisdiction because this is special use territory
17 which is Planning Board.

18 CHAIRMAN MORDAS: Thank you.

19 MR. MOGEL: Now, that being said, it seems that the
20 circumstance is that these applicants would be asking for
21 an interpretation as to whether the activity that they have
22 on their property constitutes a summer camp, fits within
23 the definition of a summer camp.

24 BOARD MEMBER DAWKINS: Should we read it?

25 MR. MOGEL: Um?

1 - RE: ADAM NAILL -

2 BOARD MEMBER DAWKINS: Should we read it?

3 MR. MOGEL: Well, the Board would have to make a -- it
4 would have to interpret and make that determination. It
5 would have to be after a public hearing.

6 BOARD MEMBER DAWKINS: Okay.

7 MR. MOGEL: Now, the other issue, as was mentioned, is
8 if there is a residence on that same lot then the question
9 is if we now have a summer camp and a residence on the same
10 lot, that would constitute a mixed use which is probably
11 not permitted in that zone.

12 CHAIRMAN MORDAS: Anything akin to a home occupation?

13 MR. MOGEL: You'd have to look at the definition of
14 home occupation. Home occupation, from what I recall,
15 actually exists within the structure. I mean I will opine
16 for a moment and say that it's a stretch to say that this
17 is a mixed use. It's a tent.

18 BOARD MEMBER DAWKINS: Can I make another point?

19 MR. MOGEL: Yes.

20 BOARD MEMBER DAWKINS: Relative to the issue that we
21 had two ago, and that is if my memory serves me correctly
22 in reading the Comprehensive Plan, and I was at the Board
23 meeting a week and a half ago, it seems to me that there
24 were indications that short term rentals might be something
25 that is addressed in that Comprehensive Plan. So it might

1 - RE: ADAM NAILL -

2 be worth -- we're all aware that this is important, but
3 what I think is of interest is does that comprehensive plan
4 now advocate for the use of short term rentals. And I will
5 put that in quotes. That could completely change the mixed
6 use question.

7 MR. MOGEL: Correct.

8 MS. HAGEN: So we kind of went through the
9 Comprehensive Plan and highlighted some of the sentences
10 and paragraphs that we thought were particularly compelling
11 and very much, in our interpretation, in line with the goal
12 of Mamakating wanting to be a trendsetter in this area.
13 And the way we see it, Tentr is nothing but a trendsetter
14 in this specific area and providing lodging for this unique
15 visitor that Mamakating is apparently trying to woo. It's
16 important. And, you know, not all of those visitors want
17 to stay at a casino or a big chain hotel or things like
18 that, which are great. But, you know, the diversity in
19 lodging being the goal.

20 MR. MOGEL: Let me just mention as you indicated
21 before, and I'll apologize, I'm researching, I'm not just
22 playing games. You mentioned part of your presentation is
23 talking about the desirability of this use and that you're
24 not familiar with a Zoning Board of Appeals does. The
25 Zoning Board of Appeals is a creature of statute. It's

1 - RE: ADAM NAILL -

2 created under state law and local law around it has an
3 extremely limited jurisdiction. It can only do one of just
4 a few things: an area variance, a use variance, an
5 interpretation or an appeal.

6 MS. HAGEN: Right.

7 MR. MOGEL: It has specific criteria for each, more or
8 less, or at least three of those four, that sets forth how
9 the Board must make a determination. And there is only a
10 limited discussion on what's desirable. The Board doesn't
11 make the statute. That is the province of the Town Board
12 who will determine desirability and the rest of it.

13 MS. HAGEN: Okay.

14 MR. MOGEL: So just so you know, while all this is
15 relevant to its overall impact and whether it's beneficial
16 or not beneficial to the neighborhood, which the Board can
17 consider, it's somewhat periphery to what the Board has to
18 consider.

19 MS. HAGEN: Right.

20 MR. MOGEL: I think the effort in trying to be
21 reasonable here, what I'd like to look at is the definition
22 of home occupation. The Board has, at times -- let's see.
23 You're supposed to submit a lot survey and it references
24 carried on inside the principal building and solely by the
25 owner occupants. I don't think that's going to fit.

1 - RE: ADAM NAILL -

2 So I guess the question is going be --

3 MR. BEGLEY: Does short term rental fall underneath
4 that, what, you guys are specifically discussing that?

5 BOARD MEMBER DAWKINS: Short term rental would be a
6 brand new definition. It would be a brand new provision
7 within the code which why I'm assuming that what you pulled
8 down was the March version?

9 MR. BEGLEY: Yes.

10 BOARD MEMBER DAWKINS: The April version.

11 MS. HAGEN: I just have the March 19th public hearing,
12 April 15.

13 BOARD MEMBER DAWKINS: So there's another version --

14 MS. HAGEN: Okay.

15 BOARD MEMBER DAWKINS: -- that was presented at a
16 board meeting about ten days ago. It's on the web site.
17 You can look at it. But those definitions that we're
18 talking about, short term rental, and how that would fit
19 within these definitions, it would become a whole
20 definition, as I understand it, so it could change
21 everything. The code is not written, but my understanding
22 is that there is a comprehensive plan which we're on the
23 verge of having approved by the Town Board and it might be
24 worth your time to look at that.

25 MS. HAGEN: Okay.

1 - RE: ADAM NAILL -

2 CHAIRMAN MORDAS: I believe you were here for our
3 second applicant. I asked them to keep an open mind in
4 regards to the time constraints we operate under.

5 MS. HAGEN: With the what?

6 CHAIRMAN MORDAS: Time constraints we operate under.

7 MS. HAGEN: Okay.

8 CHAIRMAN MORDAS: We have to make a decision within a
9 certain time, by law, except if you allow us, you give us
10 permission to extend the public hearing.

11 MS. HAGEN: I'm not exactly sure what you mean by
12 that, but ...

13 MR. MOGEL: What would ordinarily happen is the Board
14 would make a motion to set a public hearing which would
15 happen next month, hopefully, if you did what was required
16 of you. Then the Board, afterwards, would have a number of
17 different options. They could keep the public hearing open
18 for an period for time. Or if the Board were to close the
19 public hearing, the law says that they have 62 days from
20 the close of the hearing to make a decision. That 62 days
21 can be extended as long as necessary with the applicant's
22 consent. The Board has a couple of different options.
23 They could keep the public hearing open. They could close
24 the public hearing and the 62 days would start to run and
25 you guys could extend that period of time. If that's where

1 - RE: ADAM NAILL -

2 we're going in terms of looking for a suitable definition,
3 that would be what I'm going to say is more of, it's kind
4 -- it's not the customary definition of a summer camp. It
5 seems to fall squarely within what is apparently being
6 contemplated as a short term rental.

7 BOARD MEMBER DAWKINS: And we don't know. We're
8 certainly not saying it's going to happen.

9 MR. MOGEL: Correct.

10 BOARD MEMBER DAWKINS: But you're approaching us at a
11 time when the Comprehensive Plan seems to be about to be
12 approved. If that gets approved, the next step would then
13 be for some group of people, the Town would come up with a
14 new set of code --

15 CHAIRMAN MORDAS: Definitions.

16 BOARD MEMBER DAWKINS: -- that would include that
17 definition.

18 MS. HAGEN: Okay.

19 BOARD MEMBER DAWKINS: So it's possible that something
20 might happen during the time that we're looking at this
21 that we would not be forced to make a decision that you
22 might not like.

23 MS. HAGEN: Right.

24 CHAIRMAN MORDAS: And also, you might, I'm not quite
25 sure how the process works, but there is a chance you would

1 - RE: ADAM NAILL -

2 have time to petition the Town Board.

3 MS. HAGEN: Okay.

4 MR. BEGLEY: What does that do in terms of the
5 violation that we're currently disputing right now and/or
6 the possibility that there will be more violations while
7 we're waiting 'til the process gets going now?

8 MR. MOGEL: There's a pending violation. I mean it's
9 stayed while you're here in front of the Zoning Board of
10 Appeals. There's no enforcement of that until the Board
11 makes a determination.

12 MR. BEGLEY: Okay.

13 MR. MOGEL: I will just tell you that based on where
14 we stand with the code right now, it would most likely be
15 my opinion to the Board that this constitutes a mixed use
16 and would require a use variance for which the requirements
17 are quite extensive. You have to show there's no other
18 feasible economic use for the property other than what
19 you're using it for, that it wasn't self-created. That
20 would be a very difficult burden for you to meet.

21 MS. HAGEN: Can I ask you a question? So from what I
22 can tell, you're saying the new updated version of this is
23 addressing a short term rental situation but you're not
24 sure on the exact terminology yet?

25 BOARD MEMBER DAWKINS: So in a nutshell, a

1 - RE: ADAM NAILL -

2 comprehensive plan defines, conceptually, what a town wants
3 to do. The Town does that approximately every five years,
4 ten years. This is where we want to go. Then using that
5 comprehensive plan as a guide, the Town then says: Okay,
6 now we're going to take that and we're going to look at our
7 codebook and we're going to see what we need to change in
8 our codebook so that the code is consistent with that plan.

9 MS. HAGEN: Right.

10 BOARD MEMBER DAWKINS: So that's the next step.

11 MS. HAGEN: Okay. Understood.

12 Yeah. So I mean obviously, I guess we won't go
13 through the detail in here that I do think is very
14 compelling towards this type of thing. But --

15 MR. BEGLEY: Well, this stuff would be of importance
16 to you. We can e-mail it to everyone, so that way, you're
17 presented with all the same information we?

18 CHAIRMAN MORDAS: E-mail it to the Building Department
19 and the Building Department will distribute it to the
20 Zoning Board members.

21 MS. HAGEN: Over and over again We realizes, wow, this
22 business model is this trendsetting and updating. Even the
23 word obsolete was from 2001 to 2016. They were shifting
24 those ideas. I was actually happy to see lot of life on
25 there as far as from that, you know, trendsetters is a word

1 - RE: ADAM NAILL -

2 that's used in there. I kind of liked that because we do
3 have this great nature here and we want people to see it.

4 CHAIRMAN MORDAS: Ms. Hagen, how many Tentrrs are you
5 going to have on your site at one time? Just one?

6 MS. HAGEN: So Tentrr, they came out to say they
7 allow, but we have ours no more than six people.

8 CHAIRMAN MORDAS: All right. But it's like one group.

9 MS. HAGEN: One.

10 MR. BEGLEY: One tent to every ten acres.

11 BOARD MEMBER DAWKINS: And can you show me? I have a
12 map of your property.

13 MS. HAGEN: Sure.

14 BOARD MEMBER DAWKINS: Can you show me where the home
15 is and where the tent is?

16 MS. HAGEN: Yes. I'm not sure if it's relevant, but
17 this is a second home.

18 BOARD MEMBER DAWKINS: So my understanding, I think
19 that this is your property here.

20 MS. HAGEN: Yes.

21 MS. PLATT: Speak louder.

22 BOARD MEMBER DAWKINS: She's pointing on the map where
23 the house is.

24 MS. HAGEN: The cabin is about right here --

25 BOARD MEMBER DAWKINS: Okay.

1 - RE: ADAM NAILL -

2 MS. HAGEN: -- on the southern point of the property.
3 And I would say the tent is about right here and I'm
4 guessing probably about a quarter of a mile down the road.

5 BOARD MEMBER DAWKINS: Okay.

6 CHAIRMAN MORDAS: Do you have a survey you could
7 provide us, too, with your information?

8 MS. HAGEN: I have a -- you mean just like a larger
9 map?

10 BOARD MEMBER DAWKINS: When you bought the property
11 did they give you a plat map?

12 MS. HAGEN: Yes, we have that.

13 CHAIRMAN MORDAS: All right. Any more questions from
14 the Board?

15 Mr. Fournier, Matt?

16 ALTERNATE BOARD MEMBER FOURNIER: This probably
17 doesn't really pertain to the Board, but do you have
18 insurance on this new concept business?

19 MS. HAGEN: Yes. We added it to our insurance, our
20 homeowner's policy. They have this added. I'm not sure
21 what capacity, but whatever coverage we could get on it, we
22 felt it was important to do that, as well as Tentrr
23 providing their own insurance.

24 MR. BEGLEY: Two million dollar liability for every
25 camp site we have.

1 - RE: ADAM NAILL -

2 CHAIRMAN MORDAS: This might be Planning Board
3 purview, to delve into notifying first responders about
4 this.

5 BOARD MEMBER DAWKINS: Yes. And I would also say that
6 one of the biggest concerns that us year-rounders have in
7 this town is fire safety. I notice that the tent has some
8 kind of a chimney and I notice fire pits. It's the
9 purview, I presume, of the Planning Board, but we would be
10 very concerned to know that during the spring especially,
11 we have burn bans --

12 MS. HAGEN: Right.

13 BOARD MEMBER DAWKINS: -- and that your renters would
14 know that we don't allow fires.

15 MS. HAGEN: So I guess the burn ban was up until May
16 15th this year.

17 BOARD MEMBER DAWKINS: Although technically, there is
18 still.

19 MR. BEGLEY: Right now Tentrr is expanding all
20 throughout the country. We have over 650 camp sites in 30
21 states. We have a partnership with Green State Parks where
22 we have a camp site. We're also building in northern
23 California that was ravaged last year by wildfires which a
24 lot of people saw. The Tentrr company has made amendments
25 in each one of those areas to meet the local codes. There

1 - RE: ADAM NAILL -

2 is plenty of places where there is no fire, there is no
3 stove, there is no fire pit. There's some fire pits that
4 are above ground, like removable fire pits where they're
5 not actually dug into the actual ground. We meet all of
6 the local codes any time we go to a brand new area. That's
7 one of the No. 1 things that we talk about, as well as our
8 tents and our platforms and all the equipment there, none
9 of it is permanent construction. Everything is modular.
10 They can come in and come out with zero impact on the
11 environment.

12 BOARD MEMBER DAWKINS: Is there a water source at the
13 site?

14 MR. BEGLEY: There's a five gallon water jug provided
15 by Tentrrs. There's five gallons of water per campsite.

16 BOARD MEMBER DAWKINS: Not much.

17 MR. BEGLEY: There's also a fire extinguisher at every
18 campsite.

19 MS. HAGEN: As well as I don't know if you consider
20 this relevant, but I do know our particular area has been
21 very dam.

22 BOARD MEMBER DAWKINS: I will tell you that your
23 particular area was very, very, very close to a wildfire
24 that burned for over a week not more than five years ago.

25 MS. HAGEN: Oh. Yeah. This is the spot where this

1 - RE: ADAM NAILL -

2 is. But, obviously, I don't know.

3 BOARD MEMBER DAWKINS: This year everything is wet.

4 But I would just say --

5 CHAIRMAN MORDAS: It could change in a week.

6 MS. HAGEN: Sure. No, I take it very seriously.

7 BOARD MEMBER DAWKINS: Fire is a very serious concern
8 here. If you review the history, we have a history of
9 significant wildfires in this area, specifically in the
10 area where your property is.

11 MS. HAGEN: Sure.

12 MR. BEGLEY: A local community, the Town of Rochester,
13 had the exact same concern and went through the exact same
14 process.

15 CHAIRMAN MORDAS: Did you work with the local fire
16 departments in regards to the ...

17 MR. BEGLEY: I believe they were present at the
18 meetings, going through all the information, as well. So
19 you know, that community is not that far away. They had
20 the exact same concerns and we were able to meet those
21 concerns, address it.

22 MS. HAGEN: And we, as the owner of the land, would
23 happily address those issues. I take it very seriously.
24 Any conversation that needs to be had about that, I'd be
25 happy to have it.

1 - RE: ADAM NAILL -

2 CHAIRMAN MORDAS: All right. Do I have a motion to
3 schedule a public hearing?

4 BOARD MEMBER MORREALE: I'll make that motion.

5 ALTERNATE BOARD MEMBER FOURNIER: I'll second it.

6 CHAIRMAN MORDAS: All in favor?

7 BOARD MEMBER DAWKINS: Aye.

8 BOARD MEMBER RAMPE: Aye.

9 ALTERNATE BOARD MEMBER FOURNIER: Aye.

10 BOARD MEMBER MORREALE: Aye.

11 CHAIRMAN MORDAS: Aye.

12 (The motion was approved and carried.)

13 CHAIRMAN MORDAS: Okay.

14 MR. BEGLEY: Thank you, guys.

15 CHAIRMAN MORDAS: All right. Thank you for your
16 presentation.

17 MR. BEGLEY: You said to e-mail or mail it? Which one
18 would you prefer?

19 MS. PLATT: You're going to e-mail it to
20 building@mamakating.org. However, full size copies need to
21 be provided, hard copies, to our office.

22 MR. BEGLEY: To mail. Thank you.

23 (Time noted: 8:24 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 Adam Naill, 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: July 20, 2019

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

Timothy Sullivan
Area Variance
Tax Map Section 21; Block 1; Lot 55.1
Mountain Greenbelt Zone

----- X

Town Hall
Town of Mamakating
June 27, 2019
8:24 P.M.

ZONING BOARD MEMBERS :

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

Also Present: Christine Sullivan,
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: TIMOTHY SULLIVAN -

2 CHAIRMAN MORDAS: All right. Next on the agenda, I
3 know you're not Timothy. Please state your name for the
4 record.

5 MS. SULLIVAN: Good evening. My name is Christine
6 Sullivan, Timothy's wife.

7 This is Cassandra Sullivan, Timothy's daughter-in-law.

8 We're here to request an area variance for a two-car
9 garage that replaced an old structure. The new structure,
10 the front, if you're looking directly at the garage, it's
11 the front right corner, is lightly in front of the existing
12 dwelling, the house, so we're looking for a request for the
13 area variance.

14 MS. C. SULLIVAN: The pictures that you have just kind
15 of give you a look of the building. So the one picture is
16 from the road view and then halfway up the driveway, and
17 then from the corner of the house to show you the distance
18 that's to the road.

19 CHAIRMAN MORDAS: Are you right near Pickles Road?

20 MS. C. SULLIVAN: We are close to Pickles.

21 BOARD MEMBER DAWKINS: Did you tell me how close? You
22 told me that the new garage corner is 359 feet from the
23 road surface. How far is the house?

24 MS. C. SULLIVAN: We have that on the survey?

25 MS. SULLIVAN: I don't have the survey with me.

1 - RE: TIMOTHY SULLIVAN -

2 BOARD MEMBER DAWKINS: So the garage is 359 feet from
3 the road. How close is the house to the road?

4 MS. PLATT: I'll go grab the file.

5 BOARD MEMBER DAWKINS: Thank you.

6 (Ms. Platt was excused from the meeting to
7 retrieve a file.)

8 BOARD MEMBER RAMPE: So it appears that you had an old
9 garage which was half the size of this new. Then you
10 started doing this and the building inspector came to see
11 you because you didn't have a permit? Is that what
12 happened?

13 MS. SULLIVAN: Yes.

14 BOARD MEMBER RAMPE: Okay.

15 So your old garage was destroyed in 2016; right?

16 MS. SULLIVAN: Correct. We didn't own the property
17 then, so it was destroyed when the ...

18 CHAIRMAN MORDAS: Was it demolished or did a tree fall
19 on it?

20 MS. SULLIVAN: No. I believe it was probably -- the
21 original house was built in 1945. I'm guessing the garage
22 was around the same time. I don't have that information.
23 But all that was left was the roof. It was totally
24 collapsed. We just removed the debris.

25 BOARD MEMBER RAMPE: So you removed it.

1 - RE: TIMOTHY SULLIVAN -

2 MS. SULLIVAN: Right. And the foundation is still
3 there.

4 CHAIRMAN MORDAS: And this was done in 2016?

5 MS. SULLIVAN: Yes.

6 BOARD MEMBER RAMPE: Well, it's got to be bigger. Of
7 course, the old one was 15 by 20 and the new one is 30 by
8 28.

9 MR. MOGEL: There's no violation on the property? You
10 weren't violated for building without a permit; correct?
11 It's just accessory structure.

12 MS. PLATT: The violation was that it's closer to the
13 -- the left corner is closer to the street than the house.

14 CHAIRMAN MORDAS: If you said you didn't have a
15 building permit, that was rectified. You went to the
16 Building Department?

17 MS. PLATT: They've applied for the building permit.
18 It was constructed, started without permit for what appears
19 to be an attached garage and a stop work order was placed,
20 as well.

21 MR. MOGEL: And did they appeal the violation and file
22 an objection?

23 MS. PLATT: They applied for the building permit on
24 June 13th. The violation was issued in November.

25 MR. MOGEL: Okay. So the violation itself is not

1 - RE: TIMOTHY SULLIVAN -

2 before the Board because there was no application made for
3 that. The violation would have to be addressed by the
4 Building Department and/or the Justice Court. That's not
5 before the Board, but the application for the variance
6 would be.

7 CHAIRMAN MORDAS: All right.

8 MEMBER BOARD DAWKINS: Can I ask a question while we
9 wait?

10 So this picture here, is this from the street? Is
11 this what I see from the street?

12 MS. SULLIVAN: That's when you first pull in the
13 driveway.

14 BOARD MEMBER DAWKINS: Okay. And then when I drive
15 out the driveway, I see it through the trees and then I get
16 here.

17 MS. C. SULLIVAN: That's looking from the downstairs
18 door of the house.

19 (Ms. Platt returned to the meeting and
20 Presented a file.)

21 BOARD MEMBER FINDLEY: And just out of curiosity, when
22 I enter the driveway, that little spot there, is where you
23 view this?

24 MS. C. SULLIVAN: Correct.

25 CHAIRMAN MORDAS: All right. I'm scratching my head.

1 - RE: TIMOTHY SULLIVAN -

2 I'm looking at this substantial structure, poured concrete.
3 That looks that way, poured concrete foundation. You guys
4 didn't go to the building department before you did this?

5 MS. SULLIVAN: No.

6 CHAIRMAN MORDAS: It seems like you put a lot of money
7 into this thing.

8 MS. C. SULLIVAN: Because the existing foundation was
9 there, but it's much bigger.

10 MS. SULLIVAN: My husband's in the construction
11 business. He did concrete work himself and he did most of
12 the work himself.

13 CHAIRMAN MORDAS: All right. I would like to -- I
14 think -- Cathy, would you mind repeating what you asked,
15 the distance from the existing house to the road?

16 BOARD MEMBER DAWKINS: Correct.

17 CHAIRMAN MORDAS: That's what we want.

18 BOARD MEMBER RAMPE: Yes, that's what I want.

19 BOARD MEMBER DAWKINS: Yes, that's what I want. I
20 have a measurement of the nearest corner of the new garage
21 to the road. I want the shortest distance between the
22 house and the road.

23 CHAIRMAN MORDAS: I want to go one extra on that. I
24 want the farthest distance from the road, too.

25 BOARD MEMBER DAWKINS: What, like the back wall of the

1 - RE: TIMOTHY SULLIVAN -

2 house?

3 CHAIRMAN MORDAS: No, no. The farthest front corner.

4 I'm sorry. Thank you.

5 BOARD MEMBER RAMPE: The farthest and the shortest.

6 BOARD MEMBER DAWKINS: You can ask whatever you want.

7 BOARD MEMBER FINDLEY: How many acres?

8 MS. SULLIVAN: 27.77.

9 MS. C. SULLIVAN: Right behind where the garage is
10 start the mountain. It's not really usable area.

11 BOARD MEMBER MORREALE: Again, when did you purchase
12 the property?

13 MS. SULLIVAN: Was it '16?

14 MS. C. SULLIVAN: Or '17?

15 BOARD MEMBER DAWKINS: 2017.

16 MS. SULLIVAN: Yeah, it was '17, yep.

17 We knew the previous owner who was deceased, probably
18 16 years. We bought it from the previous owner.

19 Fix it. We're just trying to improve the ...

20 CHAIRMAN MORDAS: May I ask your permission to do a
21 site visit, myself and some of my fellow board members?

22 MS. SULLIVAN: Sure.

23 CHAIRMAN MORDAS: I forgot to ask that really
24 important question to the applicants all night.

25 Thank you.

1 - RE: TIMOTHY SULLIVAN -

2 Kyra, when the other applicants that are requesting to
3 be scheduled for public hearings get in contact with you,
4 could you do me a favor and ask them if the board members
5 can have permission to access their site?

6 MS. PLATT: Yes.

7 CHAIRMAN MORDAS: Thank you very much.

8 MS. PLATT: You're welcome.

9 Any more questions from the board for this applicant?

10 BOARD MEMBER DAWKINS: Not me.

11 CHAIRMAN MORDAS: All right.

12 BOARD MEMBER RAMPE: We want those figures.

13 CHAIRMAN MORDAS: Yes, and the survey, too.

14 BOARD MEMBER RAMPE: Yes.

15 CHAIRMAN MORDAS: And do I have a motion to schedule a
16 public hearing?

17 BOARD MEMBER DAWKINS: So moved.

18 BOARD MEMBER FINDLEY: I'll second it.

19 CHAIRMAN MORDAS: All in favor?

20 BOARD MEMBER DAWKINS: Aye.

21 BOARD MEMBER RAMPE: Aye.

22 BOARD MEMBER FINDLEY: Aye.

23 BOARD MEMBER MORREALE: Aye.

24 CHAIRMAN MORDAS: Aye.

25 (The motion was approved and carried.)

1 - RE: TIMOTHY SULLIVAN -

2 MS. C. SULLIVAN: So those go to the building?

3 CHAIRMAN MORDAS: Please give them to the Building
4 Department, Kyra, Mary or Michele, and she'll forward them
5 to us.

6 MS. C. SULLIVAN: You have the survey in file?

7 BOARD MEMBER DAWKINS: When you bought the property
8 did they give you a plat map?

9 MS. C. SULLIVAN: We have a survey.

10 MS. SULLIVAN: Yes. It was a request that a new
11 survey be done on the property since the old one --

12 BOARD MEMBER DAWKINS: A survey plat.

13 CHAIRMAN MORDAS: That actually might be valuable
14 information for us, too, the old survey.

15 MS. C. SULLIVAN: Okay.

16 CHAIRMAN MORDAS: That would be great, either one.

17 MS. SULLIVAN: Thank you.

18 MS. C. SULLIVAN: Thank you.

19 CHAIRMAN MORDAS: Thank you very much.

20 (Time noted: 8:33 p.m.)

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 Timothy Sullivan, 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: July 21, 2019

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

Tommy Giannopoulos
Area Variance - Public Hearing
Tax Map Section 56; Block 7; Lot 8
Neighborhood Residential Zone

----- X

Town Hall
Town of Mamakating
June 27, 2019
8:34 P.M.

ZONING BOARD MEMBERS :

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

Also Present: Tommy Giannopoulos, Applicant

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

Reported by: Rosemary A. Meyer

1 - RE: TOMMY GIANNOPOULOS -

2 CHAIRMAN MORDAS: Okay. Chris, we have someone on
3 that was omitted from the agenda that has stopped by
4 tonight. We still have an existing open public hearing.
5 He's been a gentleman working with us. We're going to
6 accommodate him.

7 All right. Please, Mr. Pantalerous, you have some new
8 information?

9 MR. MOGEL: Giannopoulos.

10 CHAIRMAN MORDAS: Giannopoulos.

11 I humbly apologize if I insulted you,
12 Mr. Giannopoulos. Can I call you Mr. G?

13 MR. GIANNOPOULOS: Yes, sure. Everybody else calls me
14 Mr. G.

15 CHAIRMAN MORDAS: Thanks.

16 MR. GIANNOPOULOS: Okay. Last month when I was here
17 we had some concerns and I think I tried to address all the
18 concerns. And I also laid out the garage. It was a little
19 bit small so I made copies for everybody.

20 (Mr. Giannopoulos distributed documents to
21 the board members.)

22 MR. GIANNOPOULOS: I think I addressed all the
23 concerns. On the second page, I laid out the garage.

24 CHAIRMAN MORDAS: And Rosemary, if I can interject,
25 Mr. Fournier is a voting member for this.

1 - RE: TOMMY GIANNOPOULOS -

2 MR. GIANNOPOULOS: And to refresh your memory, this is
3 what the garage is going to look like.

4 BOARD MEMBER FINDLEY: I like it.

5 BOARD MEMBER DAWKINS: So here's the deal. He's given
6 us a coverage area of 27.5.

7 CHAIRMAN MORDAS: But hold on a second. He's revised
8 the size of the structure downward, I believe.

9 BOARD MEMBER DAWKINS: Right.

10 CHAIRMAN MORDAS: It's a smaller structure.

11 Kyra, the coverage calculations, was that based upon
12 the previous building dimensions, accessory structure
13 dimensions for the proposed garage that Mr. Giannopoulos
14 provided?

15 MS. PLATT: So on paperwork that I have in this
16 folder, Mary noted it, in pen, increased dimensions on it,
17 I think. she added 12 and 8 on both sides so I'm not sure
18 if that's the a new side that was put in or not. So for
19 the house and then for the garage, shed ...

20 BOARD MEMBER DAWKINS: Garage.

21 MS. PLATT: Garage. Sorry. Thank you.

22 CHAIRMAN MORDAS: Does anybody have the previous
23 square footage that we figured out and can figure out the
24 new square footage?

25 BOARD MEMBER DAWKINS: Well, I have some of the old

1 - RE: TOMMY GIANNOPOULOS -
2 stuff and the new stuff. So the old garage, but we didn't
3 have the porch or roof, was 20 by 12 and 16 by 14, and now,
4 it's 14 by 10. So the second piece of it has gone down.

5 CHAIRMAN MORDAS: Is it 20?

6 BOARD MEMBER DAWKINS: I have to do the math. You
7 know how I am.

8 Anyway --

9 CHAIRMAN MORDAS: Everybody be quiet while Cathy does
10 her math.

11 BOARD MEMBER DAWKINS: No. I assumed that Kyra did
12 her math.

13 So I would need to know the total square footage of
14 the lot.

15 MS. PLATT: Mary has 23 acres to square feet,
16 16,552.8.

17 BOARD MEMBER DAWKINS: 16,000 what?

18 MS. PLATT: 16,552.8.

19 BOARD MEMBER DAWKINS: 552.8. Okay.

20 So we're going to take 4277 divided by 16552. Is that
21 right? 25.8. What are we allowed?

22 MS. PLATT: Twenty-five.

23 BOARD MEMBER DAWKINS: So we have .8 -- well,
24 actually, maybe all these points would make a difference.

25 MS. PLATT: Well --

1 - RE: TOMMY GIANNOPOULOS -

2 BOARD MEMBER FINDLEY: Well, this was last time.

3 BOARD MEMBER DAWKINS: I don't know. That's a
4 different question.

5 BOARD MEMBER FINDLEY: Yes. So you've got to deduct a
6 little.

7 BOARD MEMBER DAWKINS: So he's probably under.

8 BOARD MEMBER FINDLEY: Well, I don't know. If it's
9 14 times 10 --

10 BOARD MEMBER DAWKINS: So let's find the ...

11 BOARD MEMBER FINDLEY: You've got 84 square feet.

12 MS. PLATT: So there's also a boat house, outbuilding,
13 she doesn't know the size, and a barbecue building, five by
14 five.

15 BOARD MEMBER FINDLEY: We also asked for some
16 clarification on impervious surfaces. I think I read
17 something here. There's definition here someplace.

18 Any ground surface that cannot effectively absorb or
19 infiltrate rainfall.

20 BOARD MEMBER DAWKINS: And the question is if I found
21 vegetation growing between.

22 BOARD MEMBER FINDLEY: Did we add that in this?

23 BOARD MEMBER DAWKINS: Was the patio included in the
24 square footage?

25 CHAIRMAN MORDAS: No, I didn't include the patio.

1 - RE: TOMMY GIANNOPOULOS -

2 BOARD MEMBER DAWKINS: Thank you.

3 CHAIRMAN MORDAS: I felt there was a significant
4 amount of vegetation.

5 BOARD MEMBER DAWKINS: So these are your notes here?

6 CHAIRMAN MORDAS: Those are Mary's numbers.

7 BOARD MEMBER DAWKINS: Okay.

8 CHAIRMAN MORDAS: My numbers were just primarily for
9 the driveway and I updated Mary on the two accessory
10 structures near the lake.

11 BOARD MEMBER DAWKINS: Okay.

12 CHAIRMAN MORDAS: So those were added into it. And
13 Mary added the stonewall, 4 by 40, which is impervious
14 surface. And we included the decks coming off the house as
15 impervious surface.

16 But I'm really scratching my head on this definition
17 of impervious surfaces. I think we really need to clear
18 that up regarding revision of definitions. But there is an
19 awful lot of grass growing in between these stones. I
20 just, in my heart, I couldn't call it impervious surface.

21 BOARD MEMBER FINDLEY: I'm not sure you could.

22 CHAIRMAN MORDAS: I didn't.

23 BOARD MEMBER DAWKINS: Okay.

24 CHAIRMAN MORDAS: Where are we at?

25 BOARD MEMBER DAWKINS: I have a question.

1 - RE: TOMMY GIANNOPOULOS -

2 BOARD MEMBER FINDLEY: I'll also say even if it isn't,
3 the lake is right there.

4 CHAIRMAN MORDAS: We're supposed to be controlling
5 velocity of water.

6 BOARD MEMBER DAWKINS: Are you going to cut down that
7 fir tree?

8 MR. GIANNOPOULOS: Yes.

9 BOARD MEMBER FINDLEY: The other thing I'm struggling
10 with is this dimension here because it says we have two
11 feet to the property line, then ten feet, then eleven feet.
12 Two, ten, eleven.

13 BOARD MEMBER DAWKINS: Oh, okay.

14 BOARD MEMBER FINDLEY: So from the survey, the survey
15 says 21.09. Somewhere we have an foot. It's confusing.

16 BOARD MEMBER DAWKINS: I think it's .07

17 BOARD MEMBER FINDLEY: .07? Okay. It says 21
18 something there.

19 BOARD MEMBER DAWKINS: Is the shed going to stay?

20 MR. GIANNOPOULOS: No, that's coming down.

21 BOARD MEMBER DAWKINS: And did you subtract the shed
22 out?

23 So when she calculated for total coverage did she
24 include the existing shed?

25 MS. PLATT: I --

1 - RE: TOMMY GIANNOPOULOS -

2 MR. GIANNOPOULOS: That's coming down.

3 BOARD MEMBER FINDLEY: Is part of the driveway being
4 used for the garage? I don't know how far that garage
5 comes out exactly.

6 BOARD MEMBER DAWKINS: It's going to bump into that
7 fir tree.

8 MS. PLATT: I want to say --

9 BOARD MEMBER FINDLEY: So, that could be, too.

10 CHAIRMAN MORDAS: I did request that she take that
11 dimension out.

12 BOARD MEMBER DAWKINS: The shed?

13 CHAIRMAN MORDAS: Yes, the existing shed.

14 BOARD MEMBER RAMPE: What percentage are we getting?

15 BOARD MEMBER DAWKINS: I get 25.3, so we're close.

16 Do you know if she accommodated the driveway? Part of
17 the garage is going to cover part of the existing driveway?

18 MS. PLATT: 930 square feet, she's got a check point
19 next to it, I believe. Matt had gone out and measured
20 everything.

21 BOARD MEMBER DAWKINS: Did you account for the fact
22 that part of the garage is going to be ...

23 CHAIRMAN MORDAS: No.

24 BOARD MEMBER DAWKINS: So we've got some subtraction
25 there, too.

1 - RE: TOMMY GIANNOPOULOS -

2 BOARD MEMBER FINDLEY: Yes, there's an extra foot
3 here.

4 MS. PLATT: Does it matter about the --

5 CHAIRMAN MORDAS: What's that?

6 MS. PLATT: When you went you measured on top of the
7 driveway?

8 BOARD MEMBER DAWKINS: Yes, yes.

9 CHAIRMAN MORDAS: Yes. The outline of the building,
10 the proposed structure, yes.

11 MS. PLATT: Okay.

12 CHAIRMAN MORDAS: I wish I had the measurements.

13 That's on my info packet that I left because I didn't think
14 Mr. Giannopoulos was on the agenda.

15 But my recollection, it seems like 28 to 26. The
16 reality is whether the building is, what the dimensions
17 are, I'm really more -- well, let's say I'm equally
18 concerned about the distances from the property lines, that
19 they need to be maintained and he needs to maintain that
20 distance from his home. So he's got, potentially, based on
21 his calculations, a foot of wiggle room.

22 How do we stand with the impervious coverage? Is the
23 Board comfortable with what's being proposed here?

24 BOARD MEMBER DAWKINS: I would say we have two
25 criteria that are bumping, that are extreme variances.

1 - RE: TOMMY GIANNOPOULOS -

2 Short of moving a propane tank, I don't see an alternative
3 other than to simply knock off part of the garage. But
4 there are two. It's not just one, that is extreme. I
5 think that if we account for the driveway we're probably
6 right up at the 25 percent, but it's still awfully close.

7 The two feet is close. We talked last time. You were
8 concerned about maintaining the property between the
9 property line and the structure, and I'm very concerned
10 about guttering and maintaining guttering and maintaining
11 ice protection so that you don't get ice slides onto the
12 other person's property.

13 CHAIRMAN MORDAS: I'm sorry I don't have my notes from
14 previous meetings with me. The variances that are being
15 requested are the front yard; locating accessory structure
16 close to the street wall than the house; an area variance,
17 accessory structure being closer than ten feet to a
18 property line, which he needs an eight foot.

19 BOARD MEMBER DAWKINS: Can I just get a clarification
20 on something?

21 When you look at the property, the property abuts the
22 street at the driveway but it does not abut the street
23 anywhere else. You see the angle of the property line? So
24 you've got 15 feet between the structure and the property
25 line, but that's not between him and the street.

1 - RE: TOMMY GIANNOPOULOS -

2 CHAIRMAN MORDAS: So who owns that property?

3 BOARD MEMBER DAWKINS: The neighbor.

4 MR. GIANNOPOULOS: It's a right-of-way to the water.

5 CHAIRMAN MORDAS: But a permanent accessory structure
6 has got to be ten feet away from a property line.

7 BOARD MEMBER DAWKINS: Right.

8 CHAIRMAN MORDAS: And so I only see one property line.

9 BOARD MEMBER DAWKINS: But the front yard is behind,
10 as between the house and the road, and so we've to a quirk
11 here. We've got a little quirky thing here.

12 Okay, we'll address the variance as if --

13 CHAIRMAN MORDAS: I mean it's his front yard.

14 BOARD MEMBER DAWKINS: Right. But based upon -- we'll
15 treat it as a variance.

16 CHAIRMAN MORDAS: All right. He needs a front yard
17 variance.

18 BOARD MEMBER FINDLEY: I have one question.

19 CHAIRMAN MORDAS: Sure.

20 BOARD MEMBER FINDLEY: You said that's a right-of-way,
21 not someone's property?

22 BOARD MEMBER DAWKINS: It is.

23 MR. GIANNOPOULOS: It's a right-of-way. Someone has
24 the property. They have access to the lake.

25 CHAIRMAN MORDAS: It's a property line.

1 - RE: TOMMY GIANNOPOULOS -

2 MR. GIANNOPOULOS: It's a property.

3 BOARD MEMBER FINDLEY: The shed that would be next to
4 your garage that's on this other property, how close is
5 that to your property?

6 MR. GIANNOPOULOS: Right by the shed? My shed? That
7 shed? It's basically on my property.

8 BOARD MEMBER DAWKINS: But that's a point, Matt,
9 because your concern is maintaining the structure. And if
10 we've only got two feet on this side and two feet on this
11 side, there's limited access to maintain that structure.

12 CHAIRMAN MORDAS: From discussion with Matt Morreale,
13 he basically said he was comfortable with what, two feet,
14 Matt, as enough space to ...

15 BOARD MEMBER RAMPE: Really, that structure on a
16 driveway is illegal. You can't put a structure on a
17 property that doesn't have a house.

18 BOARD MEMBER DAWKINS: An accessory structure.

19 BOARD MEMBER RAMPE: An accessory structure.

20 CHAIRMAN MORDAS: Oh, you're talking about the
21 adjacent shed?

22 BOARD MEMBER RAMPE: The adjacent shed.

23 MS. PLATT: Unless it's preexisting nonconforming.

24 BOARD MEMBER DAWKINS: Which it probably is. Is it
25 previous nonconforming?

1 - RE: TOMMY GIANNOPOULOS -

2 CHAIRMAN MORDAS: Who owns that?

3 MR. GIANNOPOULOS: There's a family that they have a
4 home and they just ...

5 CHAIRMAN MORDAS: What, it's to store like life
6 preservers and stuff like that?

7 MR. GIANNOPOULOS: Yeah, boats, kayaks, you know.

8 BOARD MEMBER DAWKINS: Okay.

9 CHAIRMAN MORDAS: All right. So we need a front yard
10 variance. We need an eight foot variance --

11 MR. MOGEL: Front yard variance is 199-13(c).

12 CHAIRMAN MORDAS: 199-13(c),(a)?

13 MS. PLATT: C, like in cow.

14 CHAIRMAN MORDAS: 199-13(c)(2).

15 Then he needs (c)(3) and he needs a variance of eight
16 feet from this property line.

17 BOARD MEMBER RAMPE: Okay.

18 CHAIRMAN MORDAS: And now, Cathy mentioned she
19 wanted ...

20 BOARD MEMBER DAWKINS: A stipulation.

21 CHAIRMAN MORDAS: Conditional variance?

22 BOARD MEMBER DAWKINS: I wanted a stipulation that
23 there be --

24 CHAIRMAN MORDAS: A conditional variance?

25 MR. MOGEL: No. It's a variance with conditions.

1 - RE: TOMMY GIANNOPOULOS -

2 BOARD MEMBER DAWKINS: I want a variance with
3 conditions. I want to ensure that there are gutters on the
4 front side and lake side to ensure that water does not run
5 off onto the adjoining property.

6 BOARD MEMBER FINDLEY: Can we just see the rendering
7 because that be not a condition.

8 CHAIRMAN MORDAS: Yes. I'm curious about the peaks of
9 the roof. That's a good point.

10 BOARD MEMBER DAWKINS: We have a rendering.

11 BOARD MEMBER FINDLEY: Mr. G. has a rendering.

12 BOARD MEMBER DAWKINS: I think he was one in the
13 package.

14 BOARD MEMBER FINDLEY: You have one right there.

15 BOARD MEMBER DAWKINS: Here's a picture.

16 BOARD MEMBER FINDLEY: This would be the lake side.

17 BOARD MEMBER DAWKINS: This is the lake side.

18 BOARD MEMBER FINDLEY: So you don't need a gutter
19 along this.

20 BOARD MEMBER DAWKINS: Right, you're right. So just
21 on that eave and the --

22 BOARD MEMBER FINDLEY: And the front.

23 BOARD MEMBER DAWKINS: So front and -- remember when
24 we had that guy and his garage was, like, right up against
25 the property line and he was also concerned about basically

1 - RE: TOMMY GIANNOPOULOS -

2 the snow sliding off the roof? So I want those snow guards
3 and I want gutters. He's probably going to do that anyway.
4 He's probably going to put guttering on this garage,
5 anyway. But I just want a condition.

6 CHAIRMAN MORDAS: All right. I'm going to say a
7 requirement of gutters on down sides of roof facing
8 easement and lake.

9 BOARD MEMBER DAWKINS: No. Easement and the road.
10 The lake part has this kind of a roof.

11 CHAIRMAN MORDAS: Well, why do you want the gutters
12 out towards the road?

13 BOARD MEMBER DAWKINS: Because it has the picture.

14 MR. GIANNOPOULOS: If I'm going to put gutters, I'm
15 going to put gutters.

16 BOARD MEMBER DAWKINS: So he's going to have this -- I
17 want this, I want that. This has got a peak so I want it
18 to run this way, coming down here so it doesn't dump that
19 way and it doesn't dump that way.

20 CHAIRMAN MORDAS: All right. So basically, east
21 and --

22 MR. GIANNOPOULOS: How about if I put gutters --

23 BOARD MEMBER DAWKINS: You can do whatever you want.
24 Whatever. It'll be nice. I know it will be nice.

25 CHAIRMAN MORDAS: Cathy is taking it easy on you.

1 - RE: TOMMY GIANNOPOULOS -

2 Okay. Before we --

3 BOARD MEMBER DAWKINS: Are we going to --

4 CHAIRMAN MORDAS: Do we have any more questions?

5 BOARD MEMBER DAWKINS: Well, are we going to assume
6 that when we subtract out the part of the driveway that now
7 covers that garage that we're okay with 25 percent?

8 CHAIRMAN MORDAS: I'm going to say that based upon my
9 interpretation of the data presented, I feel that this also
10 stays within the 25 percent impervious surface criteria.

11 BOARD MEMBER FINDLEY: Should we add a stipulation
12 that no more impervious structures can be added? Because
13 you can put in a sidewalk. I'm not saying you will. I'm
14 not saying you're going to do that.

15 CHAIRMAN MORDAS: All right. Basically, the Board is,
16 how shall I say, concerned that any further coverage of the
17 property would push you over the 25 percent criteria.
18 We're very concerned about lake side or river side
19 properties. Regionally, we are having problems with water
20 quality. We're doing everything we can to abide by the
21 code and try to protect our natural resources here. So
22 we're going to put a stipulation that if you're going to do
23 any more coverage of your lot, it's got to be some kind of
24 trade-off. Something's got to be removed before you go
25 ahead with that.

1 - RE: TOMMY GIANNOPOULOS -

2 MR. GIANNOPOULOS: Okay. I'm good with that.

3 CHAIRMAN MORDAS: All right. Cathy, I'm going to
4 leave that section up to your talents as a wordsmith.

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

6 BOARD MEMBER DAWKINS: So moved.

7 BOARD MEMBER FINDLEY: Second.

8 CHAIRMAN MORDAS: All in favor?

9 BOARD MEMBER DAWKINS: Aye.

10 ALTERNATE BOARD MEMBER FOURNIER: Aye.

11 BOARD MEMBER FINDLEY: Aye.

12 BOARD MEMBER MORREALE: Aye.

13 CHAIRMAN MORDAS: Aye.

14 (The motion was approved and carried.)

15 CHAIRMAN MORDAS: Do I have a motion to proceed to a
16 vote on this application?

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

18 BOARD MEMBER MORREALE: Second.

19 CHAIRMAN MORDAS: All in favor?

20 BOARD MEMBER DAWKINS: Aye.

21 ALTERNATE BOARD MEMBER FOURNIER: Aye.

22 BOARD MEMBER FINDLEY: Aye.

23 BOARD MEMBER MORREALE: Aye.

24 CHAIRMAN MORDAS: Aye.

25 (The motion was approved and carried.)

1 - RE: TOMMY GIANNOPOULOS -

2 CHAIRMAN MORDAS: Okay. Before we go any further, I
3 must read you the criteria for area variances.

4 MR. MOGEL: Are you going to do them simultaneously
5 since there's more than one, or are you going to do them
6 separately?

7 CHAIRMAN MORDAS: I feel let's do them simultaneously.

8 MR. MOGEL: As long as there's no objection from the
9 Board.

10 Any objection to that?

11 BOARD MEMBER MORREALE: No.

12 CHAIRMAN MORDAS: In making its determination, the
13 Zoning Board shall take into conscious the benefit to the
14 applicant if the variance is warranted as weighed against
15 the detriment to the health, safety and welfare of the
16 neighborhood or community by such grant.

17 In making such determination, the Board shall also
18 consider whether an undesirable change will be produced in
19 the character of the neighborhood or a detriment to nearby
20 properties will be created by the granting of the area
21 variance.

22 Matthew.

23 BOARD MEMBER MORREALE: No.

24 CHAIRMAN MORDAS: Kent

25 BOARD MEMBER FINDLEY: No.

1 - RE: TOMMY GIANNOPOULOS -

2 CHAIRMAN MORDAS: Cathy.

3 BOARD MEMBER DAWKINS: No.

4 CHAIRMAN MORDAS: Jon.

5 ALTERNATE BOARD MEMBER FOURNIER: No.

6 CHAIRMAN MORDAS: 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 I'll say yes.

11 Cathy.

12 BOARD MEMBER DAWKINS: Yes.

13 CHAIRMAN MORDAS: Kent.

14 BOARD MEMBER FINDLEY: Yes.

15 CHAIRMAN MORDAS: Matt.

16 BOARD MEMBER MORREALE: Yes.

17 CHAIRMAN MORDAS: Jon.

18 ALTERNATE BOARD MEMBER FOURNIER: Yes.

19 CHAIRMAN MORDAS: Whether the requested area variance
20 is substantial.

21 Say I'll yes.

22 BOARD MEMBER DAWKINS: Yes.

23 BOARD MEMBER FINDLEY: Yes.

24 BOARD MEMBER MORREALE: Yes.

25 ALTERNATE BOARD MEMBER FOURNIER: Yes.

1 - RE: TOMMY GIANNOPOULOS -

2 CHAIRMAN MORDAS: All right. Whether the proposed
3 variance will have an adverse effect or impact on the
4 physical or environmental conditions in the neighborhood or
5 district.

6 No.

7 BOARD MEMBER DAWKINS: No.

8 BOARD MEMBER FINDLEY: No.

9 BOARD MEMBER MORREALE: No..

10 ALTERNATE BOARD MEMBER FOURNIER: No.

11 CHAIRMAN MORDAS: Whether the alleged difficulty was
12 self-created which consideration shall be relevant to the
13 decision of the Zoning Board but shall not necessarily
14 preclude the granting of the area variance.

15 Yes.

16 BOARD MEMBER DAWKINS: Yes.

17 BOARD MEMBER FINDLEY: Yes.

18 BOARD MEMBER MORREALE: Yes.

19 ALTERNATE BOARD MEMBER FOURNIER: Yes.

20 CHAIRMAN MORDAS: Okay. In regards to
21 Mr. Giannopoulos' request for relief from Code
22 199-13(c)(2), that the accessory structure may not be
23 closer to the road than the front wall of the primary
24 structure, how does the Board vote in regards to granting
25 Mr. Giannopoulos relief from this?

1 - RE: TOMMY GIANNOPOULOS -

2 BOARD MEMBER DAWKINS: Are we giving him 15 feet?

3 CHAIRMAN MORDAS: Let's do that with the last.

4 BOARD MEMBER DAWKINS: Okay.

5 CHAIRMAN MORDAS: We'll do the stipulation last.

6 How do you vote, Jon?

7 ALTERNATE BOARD MEMBER FOURNIER: Yes.

8 CHAIRMAN MORDAS: In granting Mr. Giannopoulos relief,
9 how do you vote, Matt?

10 BOARD MEMBER MORREALE: I grant in favor of relief.

11 CHAIRMAN MORDAS: Kent.

12 BOARD MEMBER FINDLEY: Grant in favor.

13 CHAIRMAN MORDAS: Cathy.

14 BOARD MEMBER DAWKINS: Yes.

15 CHAIRMAN MORDAS: I'll say yes.

16 Okay. In regards to 199-13(c)(3) where
17 Mr. Giannopoulos requests relief in the form of eight feet
18 from the ten foot requirement, with these stipulations,
19 gutters shall be installed and maintained --

20 BOARD MEMBER DAWKINS: Such that they don't flow onto
21 neighboring property.

22 CHAIRMAN MORDAS: So on the down side of the roof
23 facing the easement and the road.

24 BOARD MEMBER DAWKINS: Correct.

25 CHAIRMAN MORDAS: And also, that final stipulation

1 - RE: TOMMY GIANNOPOULOS -
2 regarding this property being at its maximum rating of 25
3 percent permeability coverage, that the Applicant,
4 Mr. Giannopoulos, in order to do ...

5 MR. MOGEL: Will not increase the impermeability of
6 the surfaces on the lot.

7 CHAIRMAN MORDAS: Without contacting the Building
8 Department and reducing other impervious surfaces or
9 eliminating other impervious surfaces that already exist.

10 How does the Board vote?

11 Cathy.

12 BOARD MEMBER DAWKINS: Yes.

13 CHAIRMAN MORDAS: Kent.

14 BOARD MEMBER FINDLEY. Yes.

15 CHAIRMAN MORDAS: Matthew.

16 BOARD MEMBER MORREALE: Yes.

17 CHAIRMAN MORDAS: Jon.

18 ALTERNATE BOARD MEMBER FOURNIER: Yes.

19 CHAIRMAN MORDAS: Yes.

20 All right, Mr. Giannopoulos, good luck with your
21 project.

22 MR. GIANNOPOULOS: Thank

23 CHAIRMAN MORDAS: I was an admirer of your property
24 when I was inspecting it.

25 BOARD MEMBER DAWKINS: But I want that tree.

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

- RE: TOMMY GIANNOPOULOS -

MR. GIANNOPOULOS: I appreciate your working with me.

CHAIRMAN MORDAS: Thanks.

Do I have a motion to close the meeting?

BOARD MEMBER FINDLEY: I'll make the motion.

BOARD MEMBER MORREALE: Second.

CHAIRMAN MORDAS: All in favor?

BOARD MEMBER DAWKINS: Aye.

ALTERNATE BOARD MEMBER FOURNIER: Aye.

BOARD MEMBER FINDLEY: Aye.

BOARD MEMBER MORREALE: Aye.

CHAIRMAN MORDAS: Aye.

(The motion was approved and carried.)

(Time noted: 9:02 p.m.)

* * * * *

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 Tommy Giannopoulos, 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: July 21, 2019

A	57:21 actual (4) 20:15;28:17;43:19; 69:5	ahead (2) 38:19;98:25 aids (2) 7:12;55:23	4:3;59:24,25;64:10 appearing (1) 50:21	assessor (1) 23:7 assessor's (3) 23:18,22;38:14
abandoned (1) 21:5	actually (12) 22:4,17;28:8;31:9; 34:23;43:18;46:15; 53:21;58:15;65:24; 69:5;81:13	akin (1) 58:12 alleged (2) 27:3;102:11	appears (3) 36:23;75:8;76:18 applicable (2) 33:8;44:17	assist (1) 51:13 assistance (1) 33:20
abide (1) 98:20	ADAM (23) 50:1,2;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	Allegiance (2) 4:19,20 allow (4) 36:19;62:9;66:7; 68:14	Applicant (14) 5:18;33:4,11; 36:19,19;38:17;50:5, 12;62:3;80:9;100:14; 101:7,8;104:3	assume (2) 23:3;98:5 assuming (1) 61:7
ability (1) 19:15	Adam's (1) 50:3	allowed (2) 22:2;43:9 allowing (1) 35:21	applicant's (3) 36:5;38:24;62:21	attached (1) 76:19 attempt (1) 44:14
able (4) 19:16;20:9;54:9; 70:20	add (5) 29:4;34:18;43:3,7; 98:11	along (3) 10:18;19:16;96:19 alternate (22) 4:6,7;7:9;26:5,9, 12;34:4,10;35:8; 67:16;71:5,9;99:10, 21;101:5,18,25; 102:10,19;103:7; 104:18;105:9	application (5) 18:11;44:11;77:2, 5;99:16	attention (1) 44:14 auction (2) 30:10;33:18
above (4) 18:16,21;20:9;69:4	added (3) 67:19,20;98:12	amendments (1) 68:24 Americans (1) 44:16	applications (1) 33:9 applied (2) 76:17,23	authority (1) 19:13 aware (4) 11:20;25:24;30:13; 59:2
Absolutely (2) 38:25;56:6	adding (2) 43:17;44:6	ALTERNATIVE (2) 46:22;92:2 although (4) 20:6;42:13,22; 68:17	appointing (1) 50:11 appreciate (3) 33:14,23;105:2	away (4) 24:23,25;70:19; 93:6 awfully (1) 92:6
abut (1) 92:22	address (6) 33:12;42:15,17; 70:21,23;93:12	always (1) 18:4 amending (1) 36:23	approach (1) 10:14 approaching (1) 63:10	awfully (1) 92:6 awkward (1) 45:17
abuts (1) 92:21	addressed (3) 51:8;58:25;77:3	amount (3) 21:25;36:10,20 and/or (2) 64:5;77:4	appropriate (3) 25:3;32:7;51:14 approved (12) 5:13;14:19;39:19; 47:11;61:23;63:12, 12;71:12;80:25; 99:14,25;105:13	aye (45) 5:8,9,10,11,12; 14:14,15,16,17,18; 39:14,15,16,17,18; 47:6,7,8,9,10;71:7,8, 9,10,11;80:20,21,22, 23,24;99:9,10,11,12, 13,20,21,22,23,24; 105:8,9,10,11,12
accept (2) 4:25;5:3	addressing (1) 64:23	Amongst (1) 14:25 amount (3) 21:25;36:10,20	area (40) 5:15,21;9:12; 20:19;22:7;25:11,15; 29:2,6,13,21;32:15; 34:16,20,23;35:2; 43:2;44:12;45:8,9; 53:13;54:14;57:15; 59:12,14;60:4;69:6, 20,23;70:9,10;74:8, 13;79:10;92:16; 100:3,20;101:9,19; 102:14	back (4) 33:18,18;42:21; 78:25 bad (1) 21:12 bag (12) 54:23;55:18;56:12, 12,13,13,14,25;57:2, 3,4,6
acceptable (2) 21:12;27:14	adds (1) 45:20	amendments (1) 68:24 Americans (1) 44:16	approximately (2) 7:20;65:3 April (2) 61:10,12	ban (1) 68:15 bans (1) 68:11
accepted (1) 37:22	adjacent (4) 8:10;26:17;94:21, 22	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	based (11) 22:8;27:25;28:16; 34:16;36:15;38:22; 44:16;64:13;91:20; 93:14;98:8
access (4) 19:16;80:5;93:24; 94:11	adjoining (1) 96:5	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	basement (5)
accessory (8) 53:14;76:11;92:15, 17;93:5;94:18,19; 102:22	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
accommodated (1) 90:16	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
accommodating (1) 43:12	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
accommodation (1) 44:15	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
according (2) 6:19,23	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
account (2) 90:21;92:5	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
achieved (1) 101:8	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
acoustics (1) 7:12	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
acquired (2) 30:12;33:4	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
acquisition (1) 22:14	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
acre (1) 6:4	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
acreage (1) 52:23	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
acres (8) 6:2;42:20;51:24, 25;53:8,8;66:10;79:7	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	
across (1) 34:4	admirer (1) 104:23	amendments (1) 68:24 Americans (1) 44:16	approach (1) 10:14 approaching (1) 63:10	

13:16,17,18,19,19 Basically (8) 29:21,25;35:3; 94:7,13;96:25;97:20; 98:15 basis (1) 20:17 bath (1) 45:6 bathroom (3) 34:21;44:21;45:3 baths (1) 45:2 bears (2) 56:21,23 beautiful (1) 54:10 became (1) 21:11 become (1) 61:19 Bed (1) 52:6 bedroom (3) 12:12,13,14 bedrooms (7) 10:2;12:9;44:6,7, 25;45:3,7 begin (1) 4:18 beginning (2) 51:6,10 BEGLEY (19) 53:2;54:25;55:16; 56:24;61:3,9;64:4, 12;65:15;66:10; 67:24;68:19;69:14, 17;70:12,17;71:14, 17,22 behalf (1) 33:21 behind (2) 79:9;93:9 below (3) 10:21,22,23 beneficial (2) 60:15,16 benefit (2) 100:13;101:7 besides (1) 30:22 best (3) 31:11;33:13;55:24 Bethel (1) 19:6 better (2) 10:15;55:5 big (2) 8:6;59:17 bigger (2) 76:6;78:9 biggest (1) 68:6	bit (2) 28:9;36:6 Blakley (1) 26:19 block (1) 44:2 blown (1) 54:13 Board (412) 4:3,7,9,11,13,15, 21,24;5:3,6,8,9,10, 11;6:10,12,14,22,23, 25;7:2,5,7,9,13,16,18, 22,24;8:6,8,9,12,15, 19,22,25;9:3,5,7,8,10, 11,15,16,17,19,21,23, 25;10:11,12,16;11:4, 6,11,13,15,17,24; 12:3,6,10,15;13:3,4, 5,6,9,11,14,18;14:2,6, 10,12,14,15,16,17,25; 15:8;20:19,23;21:2, 6;23:8,11;24:11,19, 22,24;25:4,6,9,13; 26:2,4,5,9,12,16,22; 27:2,5,9,17,23;28:8, 11,15,20;29:3,8,14, 22;30:4,5;31:18; 32:19,22;33:10,21, 23;34:2,4,9,10;35:4, 8,10,17,22,25;36:11, 14,25;37:4,9,12,14, 17,18,21,24;38:3,15, 18;39:5,6,10,12,14, 15,16,17;42:15; 43:16,21;44:18,23; 45:5,11,14,22,25; 46:7,9,13,17,19,20, 22,25;47:2,4,6,7,8,9; 50:7,19;51:21,23; 52:4,8,11,16,18,22; 53:3,6,18,23;54:4,20; 55:2;56:2,8,11,17,20; 57:12,15,17,24;58:2, 3,6,18,20,22;59:24, 25;60:9,10,11,16,17, 22;61:5,10,13,15,16, 23;62:13,16,18,22; 63:7,10,16,19;64:2,9, 10,15,25;65:10,20; 66:11,14,18,22,25; 67:5,10,14,16,17; 68:2,5,9,13,17;69:12, 16,22;70:3,7;71:4,5, 7,8,9,10;74:21;75:2, 5,8,14,25;76:6;77:2, 5,8,14,21;78:16,18, 19,25;79:5,6,7,11,15, 21;80:4,9,10,12,14, 17,18,20,21,22,23; 81:7,12;90:3,6,9,12, 14,15,21,24;91:2,8, 23,24;92:19;93:3,7,9,	14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11,15;99:6, 7,9,10,11,12,17,18, 20,21,22,23;100:9, 11,13,17,23,25; 101:3,5,12,14,16,18, 22,23,24,25;102:7,8, 9,10,13,16,17,18,19, 24;103:2,4,7,10,12, 14,20,24;104:10,12, 14,16,18,25;105:5,6, 8,9,10,11 boards (1) 33:9 Board's (1) 44:13 boats (1) 95:7 both (7) 5:22;6:24;25:16; 32:10,11,12;45:11 bottom (3) 13:9;29:23;43:25 bought (8) 21:14;22:18;29:10; 30:17;54:7;67:10; 79:18;81:7 bound (2) 29:11;36:18 bounds (2) 19:4;20:15 brand (3) 61:6,6;69:6 breakfast (1) 52:6 bring (2) 18:22;44:13 brings (1) 18:12 brother (1) 31:5 brought (2) 18:5;54:13 bucket (1) 54:22 buffer (4) 7:24;31:23,24; 32:14 building (34) 13:23,24;18:11,13; 19:14;20:3,4;22:5,6, 10,15,17;26:6;29:10; 30:2;36:10;60:24; 65:18,19;68:22; 74:15;75:10;76:10, 15,16,17,23;77:4; 78:4;81:2,3;91:9,16; 104:7 building@mamakatingorg (1)	71:20 built (3) 6:15;20:14;75:21 bulk (6) 24:14;35:13,13; 37:15;51:22;52:13 bump (1) 90:6 bumpers (1) 19:10 bumping (1) 91:25 bungalow (2) 5:20;11:25 burden (1) 64:20 burn (2) 68:11,15 burned (1) 69:24 business (6) 18:21;21:11;31:10; 65:22;67:18;78:11 buying (1) 25:2	10:15;12:19,21; 14:22;19:11;20:24; 22:10,22,24;23:6,15, 19,21;29:4,6;33:13; 34:18,23;36:19,24; 37:6,8;45:8,9;53:6; 54:3;55:10,22;56:21; 58:18;60:3,16;61:17; 62:21;64:21,22; 65:16;66:11,14; 69:10;77:8;79:6; 80:5;92:19;96:6; 97:23;98:12,13,20; 101:7 cans (1) 57:9 capacity (1) 67:21 card (8) 22:22,25;23:9,14, 18,22;38:14;42:13 care (1) 36:11 CAROL (13) 4:1;5:1,15;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1 carried (10) 5:13;14:19;39:19; 47:11;60:24;71:12; 80:25;99:14,25; 105:13 carry (4) 54:18,18,19,19 case (4) 24:12;36:14;50:23; 55:4 cases (1) 33:8 casino (1) 59:17 Cassandra (1) 74:7 Cathy (10) 4:12;35:15;78:14; 95:18;97:25;99:3; 101:2,11;103:13; 104:11 Center (3) 23:25;24:6;35:16 certain (3) 36:10,18;62:9 certainly (6) 23:6,15,19;36:24; 51:13;63:8 chain (1) 59:17 CHAIRMAN (229) 4:2,4,8,10,12,14, 16,21,25;5:5,7,12,14, 24;6:2,4,7,11,17,21; 10:2,6,8,19,22,24; 11:14,18,21;12:16,
		C		
		c3 (1) 95:15 cabin (2) 53:22;66:24 calculate (1) 28:3 calculated (2) 22:8;29:24 calculating (1) 28:22 calculations (1) 91:21 California (1) 68:23 call (3) 4:5,18;54:16 called (3) 42:12;54:16,21 call-out (1) 52:14 came (2) 66:6;75:10 camp (11) 52:9,19;53:7,7; 57:22,23;58:9;63:4; 67:25;68:20,22 campers (1) 51:4 campground (2) 51:23;52:19 camping (3) 51:19;53:16;54:17 campsite (2) 69:15,18 can (50)		

19,22,25;13:7,10,13, 21,25;14:4,8,11,13, 18,20,25;15:4,9;18:2, 7;21:25;22:9,19,22; 23:5,7,21,24;24:12; 25:15,18,22;26:3,11, 19;28:24;30:21,25; 31:12,15,25;32:4,10, 13;33:25;35:15,20, 23;36:3,18;37:3,11, 15;38:13,16,21;39:6, 8,11,13,18,20;42:2,6, 9;46:4,11,20,23;47:3, 5,10,13;50:2,4,9,16, 23;52:24;53:4;55:6, 12,15,21;56:4,7;57:8, 18;58:12;62:2,6,8; 63:15,24;65:18;66:4, 8;67:6,13;68:2;70:5, 15;71:2,6,11,13,15; 74:2,19;75:18;76:4, 14;77:7,25;78:6,13, 17,23;79:3,20,23; 80:7,11,13,15,19,24; 81:3,13,16,19;90:10, 13,23;91:5,9,12; 92:13;93:2,5,8,13,16, 19,25;94:12,20;95:2, 5,9,12,14,18,21,24; 96:8;97:6,11,20,25; 98:4,8,15;99:3,8,13, 15,19,24;100:2,7,12, 24;101:2,4,6,13,15, 17,19;102:2,11,20; 103:3,5,8,11,13,15, 22,25;104:7,13,15, 17,19,23;105:3,7,12	circumstance (2) 55:5;57:20 circumstances (1) 21:7 citizens (1) 37:5 clarification (1) 92:19 classified (2) 25:5;31:15 clean (1) 56:24 cleaned (1) 54:9 clearance (1) 44:5 clearly (1) 28:5 client (4) 18:10,17;20:8;39:2 clients (1) 37:5 close (16) 24:19;43:6;62:18, 20,23;69:23;74:20, 21;75:3;90:15;92:6, 7,16;94:4;99:5;105:4 closer (5) 8:2;76:12,13; 92:17;102:23 code (17) 9:13;13:22;18:19; 19:19,20;21:23;22:8; 28:4;29:4;37:18; 61:7,21;63:14;64:14; 65:8;98:21;102:21 codebook (2) 65:7,8 codes (2) 68:25;69:6 collapsed (1) 75:24 Colleen (1) 42:5 combined (2) 6:25;7:2 comfortable (2) 91:23;94:13 coming (2) 90:2;97:18 commensurate (1) 21:22 comment (1) 34:8 commercial (5) 25:5;35:24;52:5, 20,23 Committee (2) 36:5;54:2 communities (2) 34:14,15 community (4) 34:15;70:12,19;	100:16 comp (1) 37:21 company (1) 68:24 compelling (2) 59:10;65:14 complained (1) 33:3 complains (1) 33:6 completely (1) 59:5 complies (1) 13:22 composting (1) 55:3 Comprehensive (10) 36:4;37:12;58:22, 25;59:3,9;61:22; 63:11;65:2,5 concept (1) 67:18 conceptually (1) 65:2 concern (3) 70:7,13;94:9 concerned (9) 57:13,13;68:10; 91:18;92:8,9;96:25; 98:16,18 concerns (3) 68:6;70:20,21 concrete (4) 44:2;78:2,3,11 condition (3) 33:5;96:7;97:5 Conditional (2) 95:21,24 conditions (3) 95:25;96:3;102:4 configuration (1) 19:23 confirm (1) 56:19 conscious (1) 100:13 consent (2) 38:24;62:22 Conservation (1) 55:17 consider (6) 20:19,23;60:17,18; 69:19;100:18 consideration (4) 20:14;21:23;44:19; 102:12 considered (1) 53:5 consistent (1) 65:8 consists (1) 44:7	constitute (1) 58:10 constitutes (2) 57:22;64:15 constraints (3) 36:21;62:4,6 construct (1) 5:21 constructed (1) 76:18 construction (2) 69:9;78:10 consulted (1) 19:12 contact (1) 80:3 contacting (1) 104:7 contemplated (3) 29:19;32:15;63:6 contemplating (1) 19:14 continued (1) 33:21 continues (1) 33:7 continuous (1) 33:15 conversation (1) 70:24 converted (1) 44:11 cook (1) 31:7 co-owners (1) 42:11 copies (2) 71:20,21 corner (6) 74:11,17,22;76:13; 78:20;79:3 correctly (1) 58:21 counsel (1) 4:16 counseled (1) 30:20 count (3) 29:2,6,6 counter (2) 21:18;35:3 country (2) 30:17;68:20 County (6) 21:13;23:10,11,14, 14,16 couple (2) 39:3;62:22 course (3) 51:8;54:14;76:7 Court (1) 77:4 cousin (1)	19:3 cover (1) 90:17 coverage (7) 5:23;13:8;67:21; 91:22;98:16,23; 104:3 covers (1) 98:7 cow (1) 95:13 created (3) 33:4;60:2;100:20 creature (1) 59:25 criteria (6) 34:7;60:7;91:25; 98:10,17;100:3 curiosity (1) 77:21 curious (3) 28:15;35:4;96:8 current (1) 44:25 currently (1) 64:5 curve (1) 51:9 customarily (1) 53:14 customary (1) 63:4 customer (7) 28:18;29:20;34:16, 23;35:5,6,7 customers (5) 20:6;22:7;28:24; 34:22;35:2 cut (1) 34:22
D				
			dam (1) 69:21 Danny's (1) 21:20 data (1) 98:9 daughter-in-law (1) 74:7 Dawkins (196) 4:12,13;5:8;6:10, 14,25;7:5,18,22,24; 8:8;9:5,10,15,17,21, 25;10:12,16;11:4,6, 13;12:10;13:3,5,9,11, 14;14:6,10,14;15:8; 23:8,11;24:22;25:6,9, 13;26:16,22;27:5,9, 17,23;28:8,11,15,20; 29:3,8,14;31:18; 34:9;35:17,22,25;	

<p>36:14,25;37:4,9,14, 18,21,24;38:15,18; 39:10,14;43:16,21; 44:23;45:5,11,22,25; 46:7,9,13,19,25;47:6; 51:21,23;52:4,8,11, 16,18,22;53:3,6,18, 23;54:4,20;55:2; 56:2,8,11,17,20; 57:12,24;58:2,6,18, 20;61:5,10,13,15; 63:7,10,16,19;64:25; 65:10;66:11,14,18, 22,25;67:5,10;68:5, 13,17;69:12,16,22; 70:3,7;71:7;74:21; 75:2,5;77:8,14;78:16, 19,25;79:6,15;80:10, 17,20;81:7,12;90:6, 12,15,21,24;91:8,24; 92:19;93:3,7,9,14,22; 94:8,18,24;95:8,20, 22;96:2,10,12,15,17, 20,23;97:9,13,16,23; 98:3,5;99:6,9,20; 101:3,12,22;102:7, 16;103:2,4,14,20,24; 104:12,25;105:8</p> <p>day (3) 52:9,19;56:17</p> <p>days (5) 38:23;61:16;62:19, 20,24</p> <p>deal (1) 21:18</p> <p>debris (1) 75:24</p> <p>deceased (1) 79:17</p> <p>decision (5) 15:5;62:8,20; 63:21;102:13</p> <p>deck (1) 8:14</p> <p>defines (1) 65:2</p> <p>definition (9) 52:10;57:23;58:13; 60:21;61:6,20;63:2,4, 17</p> <p>definitions (4) 52:11;61:17,19; 63:15</p> <p>delve (1) 68:3</p> <p>demolish (1) 44:9</p> <p>demolished (2) 44:11;75:18</p> <p>denial (1) 32:7</p> <p>denied (1) 18:11</p>	<p>Department (10) 13:24;32:25;55:17; 65:18,19;76:16;77:4; 78:4;81:4;104:8</p> <p>departments (1) 70:16</p> <p>depending (1) 36:15</p> <p>depends (1) 25:2</p> <p>depth (1) 5:22</p> <p>design (1) 44:4</p> <p>desirability (2) 59:23;60:12</p> <p>desirable (1) 60:10</p> <p>desk (1) 37:25</p> <p>destroyed (2) 75:15,17</p> <p>detail (1) 65:13</p> <p>determination (6) 51:16;58:4;60:9; 64:11;100:12,17</p> <p>determinations (1) 32:11</p> <p>determine (1) 60:12</p> <p>deterrent (1) 56:25</p> <p>detriment (2) 100:15,19</p> <p>development (1) 32:16</p> <p>DeWinter (48) 18:6;22:4,17,25; 24:3,17,21,25;25:16, 20;26:8,10,14,18,21, 23;27:8,15,19;28:3,7, 10,13,18,25;29:4,13, 24;30:7;31:6,14,17, 19,24;34:13;35:6,9; 36:8,13;37:7,20,23; 38:2,4,7,9;39:2,21</p> <p>difference (1) 35:7</p> <p>different (4) 24:15;57:5;62:17, 22</p> <p>difficult (3) 43:7;44:3;64:20</p> <p>difficulty (1) 102:11</p> <p>digest (1) 4:22</p> <p>dimension (1) 90:11</p> <p>dimensions (2) 27:16;91:16</p> <p>dine (1)</p>	<p>21:19</p> <p>directly (3) 19:11;32:25;74:10</p> <p>disabilities (2) 44:15,17</p> <p>discussed (1) 20:12</p> <p>discussing (1) 61:4</p> <p>discussion (2) 60:10;94:12</p> <p>Discussions (2) 35:20;36:3</p> <p>disposal (1) 55:20</p> <p>disposed (1) 55:6</p> <p>disputing (1) 64:5</p> <p>disrepair (1) 33:17</p> <p>distance (5) 74:17;78:15,21,24; 91:20</p> <p>distances (1) 91:18</p> <p>distribute (1) 65:19</p> <p>district (2) 35:14;102:5</p> <p>diversity (1) 59:18</p> <p>Divide (1) 30:7</p> <p>documentation (3) 22:23;55:19,22</p> <p>documents (3) 6:22;9:7;37:7</p> <p>DOH (2) 15:5,5</p> <p>dollar (1) 67:24</p> <p>done (5) 12:7;19:7;51:14; 76:4;81:11</p> <p>door (2) 44:3;77:18</p> <p>DOT (4) 19:2,12;27:12,14</p> <p>double-check (1) 24:18</p> <p>doubling (2) 9:4,9</p> <p>down (11) 5:20;33:7;34:22; 44:6;55:23;61:8; 67:4;90:2;97:7,18; 103:22</p> <p>downstairs (2) 44:21;77:17</p> <p>Draft (1) 37:12</p> <p>drawing (1)</p>	<p>44:10</p> <p>drive (2) 27:21;77:14</p> <p>drives (2) 27:15,16</p> <p>driveway (15) 20:2;26:5,15; 74:16;77:13,15,22; 90:3,16,17;91:7;92:5, 22;94:16;98:6</p> <p>dug (1) 69:5</p> <p>dump (2) 97:18,19</p> <p>during (2) 63:20;68:10</p> <p>dwelling (2) 22:11;74:12</p>	<p>ensure (2) 96:3,4</p> <p>enter (2) 20:2;77:22</p> <p>entire (2) 19:16;35:2</p> <p>entrance (1) 19:17</p> <p>environment (1) 69:11</p> <p>environmental (4) 31:13;54:15;55:17; 102:4</p> <p>equally (1) 91:17</p> <p>equipment (2) 21:8;69:8</p> <p>equivalent (1) 50:25</p> <p>erected (1) 51:5</p> <p>especially (2) 29:20;68:10</p> <p>establishments (1) 35:24</p> <p>evaluate (1) 36:14</p> <p>even (4) 19:18;36:11;55:5; 65:22</p> <p>evening (4) 4:2;18:4,12;74:5</p> <p>everybody (6) 4:19,22;18:14; 19:3;29:14;33:14</p> <p>everyone (1) 65:16</p> <p>exact (4) 64:24;70:13,13,20</p> <p>exactly (2) 62:11;90:5</p> <p>examine (1) 19:2</p> <p>examining (2) 6:22;9:7</p> <p>example (1) 31:4</p> <p>exceeding (1) 43:8</p> <p>Except (2) 55:4;62:9</p> <p>Excuse (1) 32:21</p> <p>excused (1) 75:6</p> <p>exist (1) 104:9</p> <p>existed (1) 27:11</p> <p>existence (1) 33:5</p> <p>existing (12) 5:20;6:17;10:9,10;</p>
E				
			<p>easement (3) 97:8,9;103:23</p> <p>east (1) 97:20</p> <p>easy (1) 97:25</p> <p>eave (1) 96:21</p> <p>eco (1) 54:16</p> <p>economic (3) 18:16;21:11;64:18</p> <p>edge (1) 31:20</p> <p>effect (1) 102:3</p> <p>effort (1) 60:20</p> <p>eight (4) 92:18;95:10,15; 103:17</p> <p>either (6) 8:9,10,10;11:21; 38:17;81:16</p> <p>element (1) 33:11</p> <p>eliminating (1) 104:9</p> <p>else (4) 7:3;29:12,15;92:23</p> <p>e-mail (4) 65:16,18;71:17,19</p> <p>eminently (1) 18:5</p> <p>employee (2) 31:4,5</p> <p>ends (1) 45:19</p> <p>enforcement (1) 64:10</p> <p>enough (2) 52:22;94:14</p>	

26:15;42:21;44:9; 74:11;78:8,15;90:13, 17 exists (1) 58:15 exit (2) 19:17;20:3 expand (1) 19:20 expanding (1) 68:19 expectation (2) 20:8;21:16 expecting (1) 20:5 experience (4) 54:16;57:4,8,10 expertise (1) 53:13 expired (1) 21:3 explain (1) 31:11 extend (4) 36:24;38:22;62:10, 25 extended (1) 62:21 extensive (1) 64:17 extent (2) 20:24;32:17 extinguisher (1) 69:17 extra (2) 78:23;91:2 extreme (2) 91:25;92:4 extremely (1) 60:3	7:9,13;8:4;18:8; 34:24;53:14;65:25; 70:19;74:23;90:4 farther (1) 50:7 farthest (3) 78:24;79:3,5 fashion (1) 51:17 Father (2) 31:6,7 favor (12) 5:7;14:13;39:13; 47:5;71:6;80:4,19; 99:8,19;103:10,12; 105:7 feasible (2) 64:18;101:8 feel (3) 38:3;98:9;100:7 feet (39) 6:3,5,7,8,17;7:7,8, 21;8:13,17;9:13,14; 24:5,15,25;26:14; 27:22;29:23;30:5; 34:6,11;42:22,25; 43:9,24,24;74:22; 75:2;90:18;92:7,17, 24;93:6;94:10,10,13; 95:16;103:2,17 fellow (2) 4:21;79:21 felt (1) 67:22 few (1) 60:4 fifteen (1) 34:10 figure (3) 11:22;28:16;34:15 figures (1) 80:12 figuring (2) 21:25;51:14 file (5) 75:4,7;76:21; 77:20;81:6 FILIPPONE (19) 42:5,5,7,10,17; 43:14,20,22;44:20; 45:3,7,16,24;46:3,6, 8,16;47:12,13 filtered (1) 55:16 final (1) 103:25 find (5) 23:19;33:10;36:17; 37:2,6 FINDLEY (58) 4:11;5:10;8:9;9:11, 16,19,23;13:18; 14:12,16;24:19;27:2;	32:19,22;33:23; 35:10;36:11;37:12, 17;38:3;39:5,12,16; 45:14;46:17;47:8; 50:7,19;77:21;79:7; 80:18,22;90:3,9; 91:2;93:18,20;94:3; 96:6,11,14,16,18,22; 98:11;99:7,11,17,22; 100:25;101:14,23; 102:8,17;103:12; 104:14;105:5,10 finds (1) 27:14 finished (1) 55:7 fir (1) 90:7 fire (9) 68:7,8;69:2,3,3,4, 17;70:7,15 fires (1) 68:14 First (8) 5:14;13:17;20:11; 29:25;30:6;32:6; 68:3;77:12 fit (2) 60:25;61:18 fits (3) 32:20,23;57:22 five (7) 29:5;30:8;34:18; 65:3;69:14,15,24 Fix (1) 79:19 flexibility (2) 33:20;36:20 floor (11) 13:17;21:18,22; 29:23,25;30:6;35:5; 43:4,25;44:6;45:10 flow (1) 103:20 folks (1) 20:7 foot (12) 29:5;31:22;42:23; 43:10,22;44:4;45:12; 91:2,21;92:18;95:10; 103:18 footage (7) 7:3;9:9;22:5;27:24, 25;28:17;30:2 forced (1) 63:21 forgive (1) 51:2 forgot (1) 79:23 form (1) 103:17 forth (2)	50:17;60:8 Forty-five (1) 27:19 Forty-six (2) 7:22,23 forward (3) 20:21;39:4;81:4 found (1) 34:12 foundation (3) 76:2;78:3,8 Four (3) 7:7,8;60:8 Fournier (29) 4:6,7;7:9,13,16; 26:5,9,12;34:3,4,10; 35:8;46:21,22;50:11; 67:15,16;71:5,9; 99:10,21;101:5,18, 25;102:10,19;103:7; 104:18;105:9 Frank (1) 42:7 frankly (1) 57:12 front (31) 5:22;7:4,25;8:5; 19:13;20:12;25:16; 27:6;37:24;42:19,25; 43:6;45:24,25;46:4; 50:21;64:9;74:10,11, 11;79:3;92:15;93:9, 13,16;95:9,11;96:4, 22,23;102:23 frontage (1) 19:17 full (1) 71:20 full-time (1) 12:11 fully (1) 25:24 fundamental (1) 18:25 further (4) 33:25;55:22;98:16; 100:2 Furthermore (1) 33:10	94:4;96:24;97:4;98:7 garbage (7) 54:8,17;55:9;56:9, 20;57:9,14 gave (1) 20:14 gel (1) 54:25 gentlemen (2) 4:2;39:20 Georgia (1) 4:14 gets (2) 63:12;64:7 GIANNOPOULOS (34) 90:1,2;91:1,14; 92:1;93:1,4,23;94:1, 2,6;95:1,3,7;96:1; 97:1,14,22;98:1;99:1, 2;100:1;101:1;102:1, 25;103:1,8,17;104:1, 4,20,22;105:1,2 Giannopoulos' (1) 102:21 given (3) 19:13;38:15;44:14 gives (1) 36:9 giving (1) 103:2 goal (2) 59:11,19 goes (1) 22:4 Good (8) 4:2;18:4;36:12; 37:23;74:5;96:9; 99:2;104:20 Gottlieb (47) 5:17,17,18,25;6:3, 6,8,13,16,19;7:11,15, 17,20,23;8:3,11,14, 18,20,24;9:2;10:2,4, 7,10,17,21,23;11:2,7, 12;12:2,5,8,12,18,21, 24;13:16,20,23;14:4, 20,22,24;15:3 grab (1) 75:4 grandfather (1) 15:6 grandfathered (1) 18:18 grant (3) 100:16;103:10,12 granted (1) 33:3 granting (4) 100:20;102:14,24; 103:8 grass (1) 43:2 great (4)
F			G	
facing (3) 26:12;97:7;103:23 fact (4) 19:2;21:22;29:20; 90:21 facts (1) 54:13 failing (1) 33:22 fall (5) 34:6;56:15;61:3; 63:5;75:18 familiar (2) 35:15;59:24 familiarity (1) 18:14 family (4) 30:19;31:9;43:12; 95:3 far (10)			gallon (1) 69:14 gallons (1) 69:15 games (1) 59:22 garage (23) 8:21,23;9:3;26:18; 74:9,10,22;75:2,9,15, 21;76:19;78:20;79:9; 90:4,4,17,22;92:3;	

<p>21:18;59:18;66:3; 81:16 greater (1) 43:18 green (2) 54:24;68:21 gross (4) 22:5;29:13,13; 34:20 ground (4) 43:4;45:10;69:4,5 group (2) 63:13;66:8 guards (1) 97:2 guess (8) 15:5;22:16;42:14; 52:15;53:15;61:2; 65:12;68:15 guessing (2) 67:4;75:21 guide (1) 65:5 guidelines (1) 32:25 Gumaer (1) 56:15 gutter (1) 96:18 guttering (3) 92:10,10;97:4 gutters (8) 96:3;97:3,7,11,14, 15,22;103:19 guy (1) 96:24 guys (4) 61:4;62:25;71:14; 78:3</p>	<p>23:25;35:16 handled (1) 32:10 handwritten (1) 23:18 happen (8) 33:19;36:15,16,24; 62:13,15;63:8,20 happened (1) 75:12 happens (1) 57:11 happily (1) 70:23 happy (2) 65:24;70:25 hard (3) 18:17;39:3;71:21 hardship (2) 27:3;33:3 hard-working (1) 30:17 HC (1) 35:14 head (1) 77:25 health (1) 100:15 hear (1) 10:15 heard (3) 14:25;32:19,22 hearing (25) 7:12;11:23;13:2; 14:7,9;38:20,22; 39:9;46:18,24;55:25; 56:5,5;58:5;61:11; 62:10,14,17,19,20,23, 24;71:3;80:16;99:5 hearings (1) 80:3 height (1) 13:22 Here's (1) 96:15 highlighted (1) 59:9 highways (1) 32:5 himself (3) 50:10;78:11,12 historical (3) 20:22;21:2;23:4 history (3) 22:9;70:8,8 home (9) 53:22;58:12,14,14; 60:22;66:14,17; 91:20;95:4 homeowner's (1) 67:20 hopefully (2) 53:17;62:15</p>	<p>hotel (1) 59:17 house (24) 7:9,13;8:2;10:3; 11:24;12:11;43:19, 23;45:18;46:14; 66:23;74:12,17,23; 75:3,21;76:13;77:18; 78:15,22;79:2;92:16; 93:10;94:17 human (2) 54:18;57:14 hundred (3) 31:21;54:17,18 husband's (1) 78:10</p>	<p>indicating (2) 27:12;31:21 indications (1) 58:24 individuals (1) 44:15 info (1) 91:13 information (11) 12:24,25;23:17,19; 26:2;38:17;65:17; 67:7;70:18;75:22; 81:14 ingredients (1) 55:20 inside (5) 54:22;55:9,18; 56:24;60:24 inspecting (1) 104:24 inspector (1) 75:10 install (1) 19:10 installed (1) 103:19 instead (1) 43:24 insurance (3) 67:18,19,23 intents (1) 25:18 interest (3) 54:2;55:24;59:3 Internet (1) 34:11 interpret (1) 58:4 interpretation (6) 51:12;53:16;57:21; 59:11;60:5;98:9 intersection (1) 24:23 intersections (3) 24:6,16;35:11 into (13) 33:17;36:6,20; 37:3;44:18;52:4; 55:20,23;68:3;69:5; 78:7;90:6;100:13 issue (5) 8:6;15:8;46:13; 58:7,20 issued (3) 32:7;51:15;76:24 issues (4) 31:25;32:8;56:23; 70:23</p>	<p>8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1 JEWEL (23) 18:1,2;19:1;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1;27:1;28:1; 29:1;30:1;31:1;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1 Jim (2) 19:12;20:10 Jon (6) 4:6;50:11;101:4, 17;103:6;104:17 Joseph (1) 5:17 jug (1) 69:14 June (2) 4:4;76:24 jurisdiction (2) 57:16;60:3 Justice (1) 77:4</p>
H		I		K
<p>HAGEN (58) 50:3,6,6,15,24; 52:2,12,17,25;53:12, 21,24;54:5,21;55:4,7, 14;56:3,6,10,16,18, 23;59:8;60:6,13,19; 61:11,14,25;62:5,7, 11;63:18,23;64:3,21; 65:9,11,21;66:4,6,9, 13,16,20,24;67:2,8, 12,19;68:12,15; 69:19,25;70:6,11,22 H-A-G-E-N (1) 50:15 half (7) 27:22;28:6,9; 29:16;45:12;58:23; 75:9 halfway (1) 74:16 Hamlet (2)</p>		<p>ice (2) 92:11,11 ideas (1) 65:24 I-L-I (1) 42:7 ill (1) 21:11 illegal (1) 94:16 image (1) 23:2 immigrants (1) 30:17 impact (3) 60:15;69:10;102:3 impacts (1) 54:15 impermeability (1) 104:5 impervious (5) 91:22;98:10,12; 104:8,9 importance (2) 20:21;65:15 important (4) 59:2,16;67:22; 79:24 improve (3) 30:18,19;79:19 incidental (1) 53:15 include (2) 30:2;63:16 included (1) 44:10 includes (2) 9:3;26:14 increase (2) 46:12;104:5 increasing (3) 43:17;46:14,15 indicated (2) 30:9;59:20</p>	J	<p>kayaks (1) 95:7 keep (3) 62:3,17,23 Kent (8) 4:10;8:12;50:9,17; 100:24;101:13; 103:11;104:13 Kent's (1) 50:10 kind (11) 38:2;54:8,17;57:9; 59:8;63:3;66:2;68:8; 74:14;97:10;98:23 kitchen (4) 29:2,11;34:20;35:3 knew (1) 79:17 knock (1) 92:3 knowing (1) 33:5 knowledge (2) 12:16;35:18 knows (2) 18:8;55:12 Kyra (8) 11:18;12:23;14:5, 21;23:21;38:17;80:2; 81:4</p>
			JENNY (13) 4:1;5:1,15;6:1;7:1;	L
				<p>ladies (1) 4:2 laid (1)</p>

33:7 lake (19) 10:24;11:2,14,16, 16,19;31:15,17; 42:18;43:5;45:8,10; 93:24;96:4,16,17; 97:8,10;98:18	18:23 literally (1) 57:2 little (12) 6:19;8:2;11:10; 28:9;34:5;36:6; 44:16;45:20;54:9; 57:12;77:22;93:11	luck (1) 104:20	104:2 May (17) 4:22;14:9;18:14; 20:7;23:14,19;26:23, 24;31:7,8,8;44:24; 51:15;52:25;68:15; 79:20;102:22	51:21,23;52:4,8,11, 16,18,22;53:3,6,18, 23;54:4,20;55:2; 56:2,8,11,17,20; 57:12,24;58:2,6,18, 20;61:5,10,13,15; 63:7,10,16,19;64:25; 65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
land (4) 53:17;54:10;55:16; 70:22	live (3) 20:9;42:10;53:23	M	maybe (5) 21:12;24:11;28:11; 31:7;52:5	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
lapsed (1) 18:19	living (5) 20:8;27:24;35:23; 43:4;44:12	Ma'am (1) 42:4	mean (13) 22:12,24;23:16; 33:13;34:21;37:4; 56:4;58:15;62:11; 64:8;65:12;67:8; 93:13	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
larger (1) 67:8	LLC (8) 42:1,3,12;43:1; 44:1;45:1;46:1;47:1	mail (2) 71:17,22	measured (2) 90:19;91:6	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
last (8) 42:6;50:13;51:5,5; 68:23;92:7;103:3,5	local (5) 60:2;68:25;69:6; 70:12,15	main (1) 43:24	measurement (1) 78:20	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
Law (5) 32:2;60:2,2;62:9, 19	located (2) 23:25;24:5	maintain (2) 91:19;94:11	measurements (1) 91:12	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
learning (1) 51:9	location (4) 8:4;19:23;43:25; 44:3	maintained (2) 91:19;103:19	mechanic (1) 26:20	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
least (4) 9:12;19:3;43:9; 60:8	lodging (2) 59:14,19	maintaining (4) 92:8,10,10;94:9	meet (7) 19:19,20;42:20; 64:20;68:25;69:5; 70:20	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
leave (1) 99:4	long (2) 62:21;100:8	maintains (2) 23:10,11	meeting (9) 4:3,5,18,23;58:23; 61:16;75:6;77:19; 105:4	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
left (5) 10:18;26:6;75:23; 76:13;91:13	loo (1) 54:21	makes (1) 64:11	meetings (2) 70:18;92:14	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
less (5) 7:7,9;14;24:22; 43:10;60:8	look (18) 9:13;19:7;20:10; 23:15;28:9;36:6; 37:3,8;45:8,9,19; 58:13;60:21;61:17, 24;65:6;74:15;92:21	making (2) 100:12,17	MEMBER (357) 4:7,9,11,13,15,24; 5:3,6,8,9,10,11;6:10, 14,23,25;7:2,5,7,9,13, 16,18,22,24;8:6,8,9, 12,15,19,22,25;9:3,5, 8,10,11,15,16,17,19, 21,23,25;10:11,12, 16;11:4,6,11,13,15, 17,24;12:3,6,10,15; 13:3,4,5,6,9,11,14,18; 14:6,10,12,14,15,16, 17;15:8;21:2,6;23:8, 11;24:11,19,22,24; 25:4,6,9,13;26:5,9, 12,16,22;27:2,5,9,17, 23;28:8,11,15,20; 29:3,8,14,22;30:4,5; 31:18;32:19,22; 33:23;34:4,9,10;35:4, 8,10,17,22,25;36:11, 14,25;37:4,9,12,14, 17,18,21,24;38:3,15, 18;39:5,10,12,14,15, 16,17;42:15;43:16, 21;44:23;45:5,11,14, 22,25;46:7,9,13,17, 19,22,25;47:2,4,6,7,8, 9;50:7,11,12,19;	map (8) 13:9;19:20;20:5; 66:12,22;67:9,11; 81:8	members (7) 4:21;6:22;9:7; 43:13;65:20;79:21; 80:4	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11
lesser (1) 21:12	looking (16) 5:19;10:17;26:10; 30:18;31:12;44:24; 45:22;52:16,18,21; 63:2,20;74:10,12; 77:17;78:2	Mapper (1) 31:13	memory (1) 58:21	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
letter (2) 20:10;55:23	looks (8) 7:18;9:6;24:22,23; 28:9,11;45:17;78:3	March (2) 61:8,11	mention (1) 59:20	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
liability (1) 67:24	losing (1) 7:3	Mary (1) 81:4	mentioned (6) 20:16;21:2;35:10; 58:7;59:22;95:18	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
life (2) 65:24;95:5	lot (28) 5:21,22,22,25;6:8; 8:9,10;9:12,18,18; 10:17;13:8,11,12; 19:23,24,25;20:22; 22:6;37:13;58:8,10; 60:23;65:24;68:24; 78:6;98:23;104:6	Masten (3) 11:14,16,19	met (1) 33:11	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14,15,21,24;91:2, 8,24;92:19;93:3,7,9, 14,18,20,22;94:3,8, 15,18,19,22,24;95:8, 17,20,22;96:2,6,10, 11,12,14,15,16,17,18, 20,22,23;97:9,13,16, 23;98:3,5,11;99:6,7, 9,10,11,12,17,18,20, 21,22,23;100:11,23, 25;101:3,5,12,14,16, 18,22,23,24,25; 102:7,8,9,10,16,17, 18,19;103:2,4,7,10, 12,14,20,24;104:12, 14,16,18,25;105:5,6, 8,9,10,11		
lightly (1) 74:11	lots (1) 24:23	Master (2) 35:16;36:4	method (1) 101:8	65:10;66:11,14,18, 22,25;67:5,10,16; 68:5,13,17;69:12,16, 22;70:3,7;71:4,5,7,8, 9,10;74:21;75:2,5,8, 14,25;76:6;77:8,14, 21;78:16,18,19,25; 79:5,6,7,11,15;80:10, 12,14,17,18,20,21,22, 23;81:7,12;90:3,6,9, 12,14		

67:4 Miller (37) 18:3,4,8;21:4,7; 22:12,20,24;23:3,6,9, 14;24:4,8;25:2,11,14, 21,24;27:11;28:5; 29:18;30:11,15,24; 31:3,7,23;32:14,21; 33:12,13;36:22;37:3; 38:8,10,25 million (1) 67:24 mind (2) 62:3;78:14 minutes (4) 4:23;5:2,4;11:5 miraculously (1) 22:13 mistaken (1) 56:14 mixed (9) 23:13;25:6;30:13; 35:23;36:11;58:10, 17;59:5;64:15 mobily (1) 43:13 model (1) 65:22 modular (1) 69:9 Mogel (50) 4:16;10:14;23:25; 24:5,9,13;25:8,10,24; 30:9,13;32:24;35:13; 43:12,15;44:13; 50:17,22;51:13,22, 25;52:3,7,10,20; 53:11;57:15,19,25; 58:3,7,13,19;59:7,20; 60:7,14,20;62:13; 63:9;64:8,13;76:9,21, 25;95:11,25;100:4,8; 104:5 moment (1) 58:16 Monday (1) 56:21 money (1) 78:6 month (2) 50:21;62:15 monthly (1) 4:22 MORDAS (229) 4:2,4,8,10,12,14, 16,21,25;5:5,7,12,14, 24;6:2,4,7,11,17,21; 10:2,6,8,19,22,24; 11:14,18,21;12:16, 19,22,25;13:7,10,13, 21,25;14:4,8,11,13, 18,20,25;15:4,9;18:2, 7;21:25;22:9,19,22;	23:5,7,21,24;24:12; 25:15,18,22;26:3,11, 19;28:24;30:21,25; 31:12,15,25;32:4,10, 13;33:25;35:15,20, 23;36:3,18;37:3,11, 15;38:13,16,21;39:6, 8,11,13,18,20;42:2,6, 9;46:4,11,20,23;47:3, 5,10,13;50:2,4,9,16, 23;52:24;53:4;55:6, 12,15,21;56:4,7;57:8, 18;58:12;62:2,6,8; 63:15,24;65:18;66:4, 8;67:6,13;68:2;70:5, 15;71:2,6,11,13,15; 74:2,19;75:18;76:4, 14;77:7,25;78:6,13, 17,23;79:3,20,23; 80:7,11,13,15,19,24; 81:3,13,16,19;90:10, 13,23;91:5,9,12; 92:13;93:2,5,8,13,16, 19,25;94:12,20;95:2, 5,9,12,14,18,21,24; 96:8;97:6,11,20,25; 98:4,8,15;99:3,8,13, 15,19,24;100:2,7,12, 24;101:2,4,6,13,15, 17,19;102:2,11,20; 103:3,5,8,11,13,15, 22,25;104:7,13,15, 17,19,23;105:3,7,12 more (24) 9:4;14:2;18:8; 19:18;26:4;34:8; 38:23;39:6;45:20; 46:20,22;57:12;60:7; 63:3;64:6;66:7; 67:13;69:24;80:9; 91:17;98:4,12,23; 100:5 Morreale (29) 4:8,9;5:6,11;11:11; 14:17;25:4;30:5; 35:4;39:17;47:9; 71:4,10;79:11;80:23; 94:12;99:12,18,23; 100:11,23;101:16,24; 102:9,18;103:10; 104:16;105:6,11 most (2) 64:14;78:11 mostly (1) 51:4 motion (24) 4:25;5:3,13;14:6,9, 19;39:8,19;46:23; 47:11;62:14;71:2,4, 12;80:15,25;99:5,14, 15,17,25;105:4,5,13 Mount (1) 24:9	mountain (1) 79:10 move (2) 8:2;20:18 moved (5) 14:10;39:10;46:25; 80:17;99:6 moving (1) 92:2 Mrs (1) 31:5 much (10) 6:4;8:4,16;12:2; 28:6;59:11;69:16; 78:9;80:7;81:19 Multi (1) 35:22 Municipal (4) 11:11,12,18;31:25 municipality (1) 44:18 must (4) 33:8,10;60:9;100:3 myself (2) 50:8;79:21	45:12;70:24;91:19; 92:18;93:16;95:15, 15 neighbor (1) 93:3 neighborhood (4) 60:16;100:16,19; 102:4 neighboring (1) 103:21 new (21) 5:21;8:16;12:3; 13:5,23;19:2;42:10; 45:5;55:16;61:6,6; 63:14;64:22;67:18; 69:6;74:9,22;75:9; 76:7;78:20;81:10 Next (8) 42:2;50:21;62:15; 63:12;65:10;74:2; 90:19;94:3 nice (2) 97:24,24 night (3) 56:21,21;79:24 nonconforming (6) 9:17,18;15:7; 46:14;94:23,25 nonconformity (2) 46:12,15 none (1) 69:8 nor (1) 32:16 north (1) 26:11 northern (1) 68:22 noted (6) 15:10;39:22;47:14; 71:23;81:20;105:14 notes (1) 92:13 notice (5) 32:8;51:8,15;68:7, 8 notifying (1) 68:3 November (2) 52:25;76:24 number (10) 5:19;12:8;21:21; 25:17;27:25;29:17, 22;30:4;34:24;62:16 nutshell (1) 64:25	obvious (1) 20:20 Obviously (3) 51:6;65:12;70:2 occupant (1) 31:3 occupants (1) 60:25 occupation (4) 58:12,14,14;60:22 occupied (3) 31:3;36:8,9 off (6) 4:5;19:8;22:8; 92:3;96:5;97:2 office (2) 23:19;71:21 old (11) 5:20;8:4;13:3; 22:16;23:17;74:9; 75:8,15;76:7;81:11, 14 older (1) 22:15 one (47) 5:21;7:4,25;8:4,16; 18:15;19:9,10;20:2, 20;21:19;23:10,11; 27:20;29:10;37:4; 42:11;43:4,22;44:4, 22;45:3,12,16;53:16; 60:3;66:5,5,8,9,10; 68:6,25;69:7;71:17; 74:15;76:7,7;78:23; 81:11,16;92:4;93:8, 18;96:12,14;100:5 O-N-E (1) 42:8 only (10) 23:15;24:14;27:24; 28:16;42:24;43:17; 60:3,9;93:8;94:10 onto (5) 19:8,11;92:11; 96:5;103:20 open (3) 62:3,17,23 operate (2) 62:4,6 operation (1) 29:19 opine (1) 58:15 opinion (1) 64:15 opposite (1) 43:23 options (2) 62:17,22 orange (1) 44:10 order (5) 18:22;29:15;54:9;
		N		
		NAILL (23) 50:1,2;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 name (9) 5:16,17;42:4,5,6; 50:5,13;74:3,5 Nationally (1) 34:4 natural (1) 98:21 nature (1) 66:3 near (2) 35:11;74:19 nearby (1) 100:19 nearest (1) 78:20 necessarily (1) 102:13 necessary (1) 62:21 need (15) 5:21;9:23;12:9; 13:11;29:17,19; 33:19;38:13;45:15; 65:7;71:20;91:19; 95:9,10;96:18 needed (1) 34:25 needs (7)		
		O		
		objection (3) 76:22;100:8,10 obsolete (1) 65:23		

76:19;104:4 ordinarily (1) 62:13 original (4) 6:14;8:12;11:24; 75:21 Otherwise (1) 33:21 Ottisville (1) 42:10 ours (1) 66:7 out (29) 11:22;13:18;19:10, 15;21:25;23:20; 27:23;32:14,25; 34:17;36:22;37:2,6; 45:8,9;51:14;53:13; 54:6,18,19;66:6; 69:10;77:15,21;90:5, 11,19;97:12;98:6 outdoor (3) 52:5,20,23 outline (1) 91:9 outlines (1) 37:13 over (10) 6:19;27:21;32:23; 45:8,9;65:21,21; 68:20;69:24;98:17 overall (1) 60:15 own (5) 8:9,10;42:11; 67:23;75:16 owned (1) 42:12 owner (14) 8:9,10;21:4;31:3,3, 8,8,9;36:8,9;60:25; 70:22;79:17,18 owner's (1) 18:15 ownership (3) 23:4,15,17 owns (2) 93:2;95:2	Pardon (1) 25:15 park (2) 19:8,13 parking (25) 19:14,18,22;20:4, 6;21:21;22:2;25:17; 27:7,11,13,13,17; 28:2,2,7,13,14,16,23; 34:9,16,18,24;38:10 Parks (1) 68:21 parlor (1) 18:15 part (9) 20:16;59:22;90:3, 16,17,22;92:3;97:10; 98:6 particular (3) 43:7;69:20,23 particularly (1) 59:10 partnership (1) 68:21 pay (1) 39:3 paying (1) 39:2 PC (1) 5:18 PE (1) 5:18 peak (1) 97:17 peaks (1) 96:8 pending (1) 64:8 people (10) 20:14;30:16,16; 45:21;53:17;57:10; 63:13;66:3,7;68:24 per (4) 29:5;34:6,10;69:15 percent (8) 13:10;54:17,18; 92:6;98:7,10,17; 104:3 percentage (1) 90:14 perhaps (1) 31:11 period (3) 38:23;62:18,25 periods (1) 25:4 periphery (1) 60:17 permanent (2) 69:9;93:5 permeability (1) 104:3 permission (3)	62:10;79:20;80:5 permit (10) 18:11;24:2;53:7,9; 75:11;76:10,15,17, 18,23 permitted (5) 24:14;26:25;30:14; 51:19;58:11 person's (1) 92:12 persuasive (1) 21:10 pertain (1) 67:17 Peter (2) 42:7,8 petition (1) 64:2 phonetic (1) 26:19 photographs (1) 44:2 photos (1) 21:9 physical (1) 102:4 picked (1) 57:7 picking (1) 55:12 Pickles (2) 74:19,20 picks (1) 55:11 picnic (1) 45:20 picture (5) 56:2;74:15;77:10; 96:15;97:13 pictures (4) 42:25;54:5,6;74:14 pit (1) 69:3 pits (3) 68:8;69:3,4 pizza (1) 18:15 place (1) 21:19 placed (1) 76:19 placement (1) 19:24 places (1) 69:2 plan (15) 35:2,16;36:4; 37:13,21;44:9;58:22, 25;59:3,9;61:22; 63:11;65:2,5,8 planning (5) 22:6;29:15;57:17; 68:2,9	plans (1) 30:22 plat (3) 67:11;81:8,12 platforms (1) 69:8 PLATT (26) 11:5,10,20;23:23; 32:3,6,12;38:5,12; 66:21;71:19;75:4,6; 76:12,17,23;77:19; 80:6,8;90:8,18;91:4, 6,11;94:23;95:13 playing (1) 59:22 Please (9) 4:19;5:16;14:5; 42:4;50:5,23;51:2; 74:3;81:3 pleased (1) 20:25 pleasure (1) 18:4 Pledge (2) 4:19,20 plenty (1) 69:2 plot (1) 54:10 plus (2) 29:5;30:8 pm (6) 15:10;39:22;47:14; 71:23;81:20;105:14 point (8) 21:13;32:14;53:13; 58:18;67:2;90:18; 94:8;96:9 pointing (2) 54:6;66:22 policy (1) 67:20 porch (6) 43:5,7,10,11,18,18 possibility (1) 64:6 possible (5) 12:22;19:25;20:6; 51:12;63:19 possibly (2) 35:20;38:4 potentially (3) 24:12;37:22;91:20 poured (2) 78:2,3 preapproved (1) 55:19 preclude (1) 102:14 preexisting (6) 27:6,7,10,12; 33:14;94:23 prefer (1)	71:18 prepared (1) 20:11 Present (5) 4:9,11,17;54:3; 70:17 presentation (2) 59:22;71:16 presented (4) 61:15;65:17;77:20; 98:9 preservers (1) 95:6 presume (1) 68:9 pretty (3) 8:4;12:2;28:5 previous (6) 8:22,25;79:17,18; 92:14;94:25 primary (1) 102:23 principal (2) 53:15;60:24 principally (1) 21:17 prior (2) 21:4;32:7 private (1) 42:23 probably (12) 22:15;29:15;30:16; 58:10;67:4,16;75:20; 79:17;92:5;94:24; 97:3,4 problem (2) 29:16;43:17 problems (1) 98:19 proceed (1) 99:15 proceeding (1) 36:20 process (5) 36:23;54:12;63:25; 64:7;70:14 produced (1) 100:18 product (1) 21:12 project (1) 104:21 proof (3) 12:20;14:22;22:10 propane (1) 92:2 properties (12) 26:17;33:17;42:1, 3,12;43:1;44:1;45:1; 46:1;47:1;98:19; 100:20 property (69) 5:20;7:23;18:17,
P				
package (1) 96:13 packet (1) 91:13 pain (1) 38:3 paper (1) 55:23 paperwork (1) 52:13 paragraphs (1) 59:10				

<p>19,20;19:8,16,22; 20:13;21:5,15;22:14; 26:6,20;30:9;31:20; 33:5;42:11,12,13,15, 20,22,22;43:6;51:3, 18;52:24;53:19;54:7; 57:22;64:18;66:12, 19;67:2,10;70:10; 75:16;76:9;79:12; 81:7,11;91:18;92:8,9, 12,18,21,21,23,24; 93:2,6,8,21,24,25; 94:2,4,5,7,17;95:16; 96:5,25;98:17; 103:21;104:2,23</p> <p>proposal (2) 13:10,22</p> <p>proposed (7) 10:3;12:3;13:14; 37:7;91:10,23;102:2</p> <p>protect (1) 98:21</p> <p>protection (1) 92:11</p> <p>provide (9) 12:19,22;14:22; 22:10;23:2;26:2; 55:10,24;67:7</p> <p>provided (5) 19:21;20:3;27:13; 69:14;71:21</p> <p>provides (2) 19:21;54:23</p> <p>providing (2) 59:14;67:23</p> <p>province (1) 60:11</p> <p>provision (1) 61:6</p> <p>proximity (1) 20:13</p> <p>prudent (2) 36:16;38:19</p> <p>public (26) 11:22;13:2;14:7,9; 29:7;37:10;38:20,21; 39:9;46:17,24;55:25; 56:4,5;58:5;61:11; 62:10,14,17,19,23, 24;71:3;80:3,16;99:5</p> <p>pull (6) 19:8,11,15;22:24; 23:6;77:12</p> <p>pulled (1) 61:7</p> <p>pull-in (1) 19:14</p> <p>purchase (1) 79:11</p> <p>purchased (2) 18:17;30:10</p> <p>purpose (1) 18:20</p>	<p>purposes (1) 25:19</p> <p>pursue (1) 101:9</p> <p>purview (2) 68:3,9</p> <p>push (1) 98:17</p> <p>put (18) 8:3;19:15,25;51:7, 16;55:9;56:12,12,13; 59:5;78:6;94:16; 97:4,14,15,22;98:13, 22</p> <p>putting (1) 21:20</p>	<p>RE (86) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 18:1;19:1;20:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;42:1;43:1; 44:1;45:1;46:1;47:1; 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;74:1;75:1; 76:1;77:1;78:1;79:1; 80:1;81:1;90:1;91:1; 92:1;93:1;94:1;95:1; 96:1;97:1;98:1;99:1; 100:1;101:1;102:1; 103:1;104:1;105:1</p> <p>read (4) 32:24;57:24;58:2; 100:3</p> <p>reading (1) 58:22</p> <p>reads (1) 28:4</p> <p>real (1) 18:20</p> <p>reality (3) 18:19;19:19;91:16</p> <p>realizes (1) 65:21</p> <p>really (8) 7:3;28:8;46:13; 67:17;79:10,23; 91:17;94:15</p> <p>rear (9) 7:4,5,20,25;19:22; 20:4;46:2,4,6</p> <p>reason (2) 43:24;50:18</p> <p>reasonable (2) 44:15;60:21</p> <p>reasons (1) 45:16</p> <p>recall (1) 58:14</p> <p>recited (1) 4:20</p> <p>recognize (1) 21:24</p> <p>recognizing (1) 29:20</p> <p>recollection (1) 91:15</p> <p>record (3) 50:10,18;74:4</p> <p>recreation (1) 52:5</p>	<p>rectified (1) 76:15</p> <p>recuse (1) 50:8</p> <p>recusing (2) 50:10,18</p> <p>reducing (1) 104:8</p> <p>references (1) 60:23</p> <p>refocus (1) 57:15</p> <p>regarding (2) 36:20;104:2</p> <p>regards (9) 5:15;14:5;25:23; 57:9;62:4;70:16; 102:20,24;103:16</p> <p>Regionally (1) 98:19</p> <p>registered (1) 42:14</p> <p>regular (1) 57:13</p> <p>regulation (1) 22:4</p> <p>relative (2) 31:9;58:20</p> <p>relevant (5) 44:17;60:15;66:16; 69:20;102:12</p> <p>relief (5) 102:21,25;103:8, 10,17</p> <p>remain (1) 32:18</p> <p>remember (2) 22:17;96:23</p> <p>removable (1) 69:4</p> <p>removed (3) 75:24,25;98:24</p> <p>rendering (3) 96:6,10,11</p> <p>rent (1) 36:9</p> <p>rental (5) 61:3,5,18;63:6; 64:23</p> <p>rentals (2) 58:24;59:4</p> <p>rented (1) 31:10</p> <p>renters (1) 68:13</p> <p>repeating (1) 78:14</p> <p>replaced (1) 74:9</p> <p>replacing (1) 6:15</p> <p>representative (1) 54:11</p>	<p>representing (1) 50:4</p> <p>request (7) 20:18;38:16;74:8, 12;81:10;90:10; 102:21</p> <p>requested (3) 32:16;92:15; 101:19</p> <p>requesting (4) 42:19;43:3,22;80:2</p> <p>requests (1) 103:17</p> <p>require (1) 64:16</p> <p>required (4) 20:11;28:22;50:19; 62:15</p> <p>requirement (3) 28:13;97:7;103:18</p> <p>requirements (7) 24:14;25:25;33:8; 35:13;43:8;52:14; 64:16</p> <p>requires (1) 53:7</p> <p>research (4) 34:11;37:2;38:22; 44:16</p> <p>researching (1) 59:21</p> <p>residence (18) 5:16;11:25;12:3,4; 18:15,16;20:9;23:12, 13;26:24;28:13;30:3, 22,25;42:4;53:19; 58:8,9</p> <p>residential (2) 28:5,7</p> <p>resource (1) 31:13</p> <p>resources (1) 98:21</p> <p>respect (1) 32:17</p> <p>respond (2) 20:25;36:19</p> <p>responders (1) 68:3</p> <p>response (2) 14:3;39:7</p> <p>rest (1) 60:12</p> <p>restaurant (16) 18:21;21:8,8,16, 17;22:2,10;27:25; 28:17,21,21,24;29:9, 11;30:8;31:16</p> <p>restaurants (1) 34:5</p> <p>retaining (4) 10:20,23,25;11:2</p> <p>retrieve (1)</p>
	Q			
	<p>qualified (1) 18:5</p> <p>qualify (1) 53:6</p> <p>quality (1) 98:20</p> <p>quarter (1) 67:4</p> <p>quarters (1) 35:23</p> <p>quick (1) 38:5</p> <p>quirk (1) 93:10</p> <p>quirky (1) 93:11</p> <p>quite (2) 63:24;64:17</p> <p>quotes (1) 59:5</p>			
	R			
	<p>radius (1) 24:15</p> <p>raise (1) 32:24</p> <p>RAMPE (51) 4:15,24;5:3,9;6:23; 7:2,7;8:6,12,15,19, 22,25;9:3,8;10:11; 11:15,17,24;12:3,6, 15;13:4,6;14:15; 21:2,6;24:11,24; 29:22;30:4;39:15; 42:15;47:2,4,7;71:8; 75:8,14,25;76:6; 78:18;79:5;80:12,14, 21;90:14;94:15,19, 22;95:17</p> <p>rating (1) 104:2</p> <p>ravaged (1) 68:23</p>			

75:7 returned (1) 77:19 review (2) 32:3;70:8 reviewed (1) 13:24 reviewing (1) 33:9 revised (1) 37:16 Revision (1) 36:4 revisions (1) 35:16 revitalize (1) 21:15 Right (82) 4:7,13,21;5:24;6:4, 12;8:8,8;9:10;10:19; 11:16;13:7,13;14:2, 4;18:2;24:24;29:14; 31:12,20;32:10;35:9; 37:5,23;38:12,13; 42:2;44:22;45:7,9,13, 19,23;46:11,23;50:4, 23;53:4,10,14;55:21; 56:3;60:6,19;63:23; 64:5,14;65:9;66:8, 24;67:3,13;68:12,19; 71:2,15;74:2,11,19; 75:15;76:2;77:7,25; 78:13;79:9;80:11; 92:6;93:7,14,16; 94:6;95:9;96:14,20, 20,24;97:6,20;98:15; 99:3;102:2;104:20 right-of-way (4) 42:24;93:4,20,23 rise (1) 4:19 river (1) 98:18 road (29) 10:18,18;19:4,8, 11;20:15;24:9,10; 42:17,23,23,24; 56:15;67:4;74:16,18, 19,23;75:3,3;78:15, 21,22,24;93:10;97:9, 12;102:23;103:23 Rob (2) 54:11,12 Rochester (1) 70:12 roll (2) 4:5,18 roof (6) 75:23;96:9;97:2,7, 10;103:22 room (2) 45:10;91:21 rooms (1)	34:21 Route (1) 24:7 rules (1) 33:7 run (3) 62:24;96:4;97:18 S safer (1) 19:4 safety (2) 68:7;100:15 sale (1) 30:12 same (11) 8:4;9:8;10:4;19:5; 58:8,9;65:17;70:13, 13,20;75:22 Sanitation (1) 55:10 saw (1) 68:24 saying (6) 9:19;38:4;63:8; 64:22;98:13,14 scan (1) 23:17 scent (1) 57:7 schedule (8) 38:19,21;39:8; 46:24;55:25;56:4; 71:3;80:15 scheduled (1) 80:3 scratch (1) 52:23 scratching (1) 77:25 season (2) 51:6,6 seasons (1) 54:7 seat (1) 54:21 second (16) 5:5,6;14:11,12; 18:24;39:11,12;47:2; 51:6;62:3;66:17; 71:5;80:18;99:7,18; 105:6 seconded (1) 47:3 section (3) 9:13;53:17;99:4 security (1) 36:10 seeking (1) 18:22 seems (6) 57:19;58:23;63:5,	11;78:6;91:15 selective (1) 35:11 Self-created (4) 27:4,4;64:19; 102:12 self-inflicted (1) 27:4 selling (2) 25:3,3 sent (1) 32:8 sentences (1) 59:9 sentiment (1) 33:23 separately (1) 100:6 septic (8) 10:11,12,16;12:6, 16;19:24;27:21,21 serious (1) 70:7 seriously (2) 70:6,23 serves (1) 58:21 service (2) 21:18;29:21 set (6) 14:6,9;46:17; 50:17;62:14;63:14 setback (9) 20:12;32:15;42:20; 43:8,9,19,23;45:19, 23 setbacks (1) 20:16 sets (1) 60:8 settled (1) 33:2 sewer (1) 10:9 shall (6) 98:16;100:13,17; 102:12,13;103:19 shed (9) 44:9;90:12,13; 94:3,6,6,7,21,22 shifting (1) 65:23 shop (1) 26:20 short (8) 58:24;59:4;61:3,5, 18;63:6;64:23;92:2 shortest (2) 78:21;79:5 show (8) 21:9;23:15;42:25; 44:2;64:17;66:11,14; 74:17	shown (2) 20:5;44:10 shows (1) 19:21 shrink (1) 55:23 side (40) 5:22,22;6:24,25; 7:2,4;8:10;10:18,24; 11:2;20:2,16,18; 25:16;26:8,23;27:6, 20,22,25;42:19;43:5, 7,17,18,23;45:11,12, 13,15,22;94:10,11; 96:4,4,16,17;98:18, 18;103:22 sides (2) 42:21;97:7 sidewalk (1) 98:13 significant (1) 70:9 SILVERMAN (13) 4:1;5:1,15;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1 similar (1) 50:20 simply (2) 22:21;92:3 simultaneously (2) 100:4,7 single (1) 13:14 site (12) 23:16;51:3,3; 53:20;56:14;61:16; 66:5;67:25;68:22; 69:13;79:21;80:5 sites (1) 68:20 sitting (5) 45:8,9;50:11; 56:20;57:4 situation (5) 19:17;27:20;30:19; 33:15;64:23 six (1) 66:7 size (4) 13:12;55:23;71:20; 75:9 slides (1) 92:11 sliding (1) 97:2 small (4) 5:25;21:19,21;22:7 smaller (1) 34:24 smell (1) 56:25 snow (2)	97:2,2 sold (1) 21:13 solely (1) 60:24 someone (2) 36:25;93:23 someone's (1) 93:21 Something's (1) 98:24 sometime (1) 12:25 sometimes (1) 34:15 somewhat (2) 19:5;60:17 Sorry (5) 27:4;45:25;50:14; 79:4;92:13 sort (1) 55:2 sought (1) 101:7 source (1) 69:12 south (1) 26:11 southern (1) 67:2 space (9) 21:18,23;27:24; 34:16;35:3,5;43:4; 45:20;94:14 spaces (18) 21:21;22:2;25:17; 27:7,11,14,17;28:2,7, 14,16,23;29:17;34:9, 19,25;38:6,10 speak (3) 6:6;7:11;66:21 SPEAKER (1) 6:9 speaks (1) 20:11 special (10) 24:2,14;25:9; 26:25;51:24;53:7,8; 54:23,24;57:16 specific (6) 29:19;52:14;54:14; 57:16;59:14;60:7 Specifically (3) 53:12;61:4;70:9 specifics (1) 24:13 spell (2) 42:6;50:13 spot (2) 69:25;77:22 spring (2) 51:5;68:10 square (21)
---	---	---	--	---

6:3,5,7,8,17;8:13, 17;9:9,12,14;22:5; 27:23,24;28:16;29:5, 22;30:2,5;34:6,11; 90:18 squarely (1) 63:5 staff (3) 29:5,6;34:19 stand (2) 64:14;91:22 start (3) 4:5;62:24;79:10 started (4) 19:2;54:12;75:10; 76:18 state (9) 5:16;32:25;42:4; 50:5,23;51:10;60:2; 68:21;74:3 States (2) 34:5;68:21 static (1) 20:6 statute (2) 59:25;60:11 statutes (1) 33:7 stay (4) 51:4;55:4,8;59:17 stayed (1) 64:9 stays (1) 98:10 step (3) 5:16;63:12;65:10 Steve (2) 4:16;35:10 still (6) 12:12,13;29:16; 68:18;76:2;92:6 stink (1) 7:12 stipulation (6) 95:20,22;98:11,22; 103:5,25 stipulations (1) 103:18 stop (2) 37:24;76:19 storage (2) 34:21,25 store (1) 95:5 story (5) 13:15,16,16;29:10; 43:4 stove (1) 69:3 street (7) 76:13;77:10,11; 92:16,22,22,25 stretch (1)	58:16 structure (35) 6:14,18;8:12,22, 25;13:15;19:25; 20:14,17;28:12; 42:21,25;43:6;44:2, 25;45:17;58:15;74:9, 9;76:11;78:2;91:10; 92:9,15,17,24;93:5; 94:9,11,15,16,18,19; 102:22,24 structures (1) 98:12 stuff (4) 55:24;56:24;65:15; 95:6 submission (1) 32:7 submit (1) 60:23 submitted (1) 18:10 substantial (3) 43:2;78:2;101:20 substantially (2) 20:5;34:24 subtract (2) 27:23;98:6 subtraction (1) 90:24 suitable (1) 63:2 SULLIVAN (39) 74:1,5,6,7,14,20, 24,25;75:1,13,16,20; 76:1,2,5;77:1,12,17, 24;78:1,5,8,10;79:1, 8,9,13,14,16,22;80:1; 81:1,2,6,9,10,15,17, 18 summer (12) 11:25;12:11,13; 52:9,19;53:5,6,7; 57:22,23;58:9;63:4 Summitville (2) 18:13;24:19 Summitville-Summitville (1) 24:9 Sunday (1) 56:21 supply (2) 14:23;22:22 support (1) 53:25 supposed (3) 9:13;27:18;60:23 sure (22) 21:10;22:9;25:25; 26:24;33:12;36:6; 37:15;50:25;51:15; 52:12;53:24;55:14; 62:11;63:25;64:24; 66:13,16;67:20;70:6,	11;79:22;93:19 surface (2) 74:23;98:10 surfaces (3) 104:6,8,9 survey (10) 60:23;67:6;74:24, 25;80:13;81:6,9,11, 12,14 system (8) 11:8,8,9,19;12:7, 17;15:6;19:24 T table (4) 24:13;45:20;51:22; 52:13 tables (6) 21:9,19,23;22:3; 35:13;37:15 take-out (2) 21:17;29:21 talents (1) 99:4 talk (1) 69:7 talked (1) 92:7 talking (20) 7:19;23:3,10;25:6, 7,11;28:18,20;30:15; 32:4,5;34:19,20,20, 21;54:12,14;59:23; 61:18;94:20 talks (1) 37:20 tank (1) 92:2 tax (6) 22:22,25;23:9; 30:10,12;33:18 taxes (4) 18:16;21:14;39:2,3 tear (1) 5:20 technically (1) 68:17 telling (1) 57:10 ten (9) 51:24;53:7,8; 61:16;65:4;66:10; 92:17;93:6;103:18 tent (6) 54:15;58:17;66:10, 15;67:3;68:7 Tentrr (11) 51:3;53:19;54:11, 15,21,23;59:13;66:6; 67:22;68:19,24 Tentrrs (2) 66:4;69:15	tents (1) 69:8 term (7) 58:24;59:4;61:3,5, 18;63:6;64:23 terminology (1) 64:24 terms (2) 63:2;64:4 territory (1) 57:16 test (1) 33:11 Thanks (1) 105:3 Thanksgiving (1) 53:2 Thompson (3) 19:6;55:10,12 though (1) 9:8 thought (2) 23:9;59:10 thousand (2) 34:6,11 three (4) 24:15;42:11;54:7; 60:8 thrift (1) 54:16 throughout (1) 68:20 tie (1) 55:8 tied (1) 55:7 tight (2) 55:8,8 til (1) 64:7 Tim (3) 6:23;10:14;11:24 timely (1) 51:16 times (4) 18:17;36:18;57:5; 60:22 timing (1) 36:6 Timothy (10) 5:17;74:1,3;75:1; 76:1;77:1;78:1;79:1; 80:1;81:1 Timothy's (2) 74:6,7 today (1) 19:20 toilet (1) 54:22 told (2) 31:5;74:22 TOMMY (16) 90:1;91:1;92:1;	93:1;94:1;95:1;96:1; 97:1;98:1;99:1; 100:1;101:1;102:1; 103:1;104:1;105:1 top (2) 35:24;91:6 totally (1) 75:23 towards (3) 43:5;65:14;97:12 town (13) 18:19;19:6,6; 36:22;60:11;61:23; 63:13;64:2;65:2,3,5; 68:7;70:12 Town's (1) 13:22 trade-off (1) 98:24 traffic (1) 34:17 trash (8) 54:8;55:10;56:13, 13,13,14,17,18 treat (1) 93:15 tree (3) 75:18;90:7;104:25 trees (1) 77:15 trendsetter (2) 59:12,13 trendsetters (1) 65:25 trendsetting (1) 65:22 true (1) 29:18 Truthfully (1) 11:20 try (1) 98:21 trying (4) 19:4;59:15;60:20; 79:19 Tuesday (1) 56:18 turn (1) 45:18 turns (1) 36:22 two (30) 10:5,6;12:12,13, 13;13:16,16;20:21; 24:23;27:15;28:7,14; 34:5,10;38:6,10; 42:21;44:7;45:3,22, 24;46:4;58:21;67:24; 91:24;92:4,7;94:10, 10,13 two-car (1) 74:8 two-thirds (1)
---	--	---	--	--

28:12 type (4) 20:2;27:12;29:19; 65:14 typical (2) 54:22;55:9	12:10,13,13;18:18; 19:5;20:7,20,22; 21:3;22:11;23:13; 24:2,13,14;25:5,7,7, 9,13,14,19,23,25; 26:25;27:3,9;30:13; 32:20,23;33:2,9,15; 35:7,23;36:11;51:11, 19,24,24;52:13;53:7, 9,15,17;57:16;58:10, 17;59:4,6,23;60:4; 64:15,16,18	version (4) 61:8,10,13;64:22 vicinity (1) 18:13 view (3) 45:17;74:16;77:23 violated (1) 76:10 violation (12) 50:20,25;51:7,15; 64:5,8;76:9,12,21,24, 25;77:3 violations (1) 64:6 virtually (1) 57:6 visit (1) 79:21 visitor (1) 59:15 visitors (1) 59:16 visual (1) 55:23 visually (1) 45:19 vote (5) 99:16;102:24; 103:6,9;104:10 voting (1) 50:12	web (2) 23:16;61:16 week (3) 58:23;69:24;70:5 weekend (1) 53:2 weekends (1) 51:4 weeks (1) 37:22 weighed (1) 100:14 Welcome (2) 4:3;80:8 welfare (1) 100:15 weren't (1) 76:10 Westbrookville-CR (1) 24:6 wet (1) 70:3 Wetland (4) 31:18,19,21;32:9 wetlands (1) 32:5 what's (6) 20:11;28:10;33:19; 60:10;91:5,23 wheelchairs (1) 45:21 Whitman (2) 42:17,23 whole (1) 61:19 who's (3) 4:16;31:9;50:4 wide (3) 42:23,25;43:11 width (2) 13:12;19:24 wife (1) 74:6 wiggle (1) 91:21 wildfire (1) 69:23 wildfires (2) 68:23;70:9 wiser (1) 38:20 wish (1) 91:12 Wite-Out (1) 13:13 within (12) 10:19;24:5,15; 32:15;37:22;57:22; 58:15;61:7,19;62:8; 63:5;98:10 without (6) 8:14;20:21;43:8; 76:10,18;104:7	WL (8) 42:1,2,12;43:1; 44:1;45:1;46:1;47:1 wondering (1) 35:18 woo (1) 59:15 woods (1) 56:15 word (2) 65:23,25 words (1) 51:2 wordsmith (1) 99:4 work (5) 54:20;70:15;76:19; 78:11,12 working (3) 20:7;31:9;105:2 works (1) 63:25 worry (1) 57:10 worth (3) 36:25;59:2;61:24 wow (1) 65:21 written (1) 61:21 wrong (1) 51:2	
U					
Um (1) 57:25 under (4) 18:19;60:2;62:4,6 underneath (1) 61:3 Understood (2) 35:8;65:11 undesirable (1) 100:18 undetectable (2) 57:3,6 UNIDENTIFIED (1) 6:9 unique (1) 59:14 United (1) 34:5 Unless (1) 94:23 unnecessary (1) 33:3 unpaid (1) 21:14 up (21) 5:16;6:6;7:11; 11:19;14:7,9;15:5; 51:7;54:9;55:7,8,11, 13;56:15;57:7;63:13; 68:15;74:16;92:6; 96:24;99:4 updated (1) 64:22 updating (1) 65:22 upgraded (1) 12:17 upgrades (1) 12:7 upon (4) 30:18;34:16;93:14; 98:8 upper (1) 10:18 upstairs (13) 22:11,12,20;27:24; 28:11;30:3,21,22; 38:6,11;44:7;45:3,4 usable (6) 13:17;29:6;34:16, 16,23;79:10 usage (1) 28:19 use (54)	used (7) 18:18;19:7;33:8; 34:22;35:5;66:2;90:4 uses (4) 20:22;26:16,25; 53:14 using (8) 10:8;19:3;22:6; 28:21;35:2;37:5; 64:19;65:4 utility (2) 44:9;45:10 utilize (2) 52:15;54:9 utilized (1) 27:13	V			
	vacant (1) 26:24 Vacation (2) 51:23;52:18 valuable (1) 81:13 valve (1) 11:9 variance (48) 5:15,21;9:15,20,21, 22,22;13:11;20:19, 20;25:7,11,13,14,19, 25;27:3,9;32:16,20, 23;33:2;43:23;51:11; 60:4,4;64:16;74:8, 13;77:5;92:16;93:12, 15,17;95:10,10,11, 15,21,24,25;96:2; 100:14,21;101:9,19; 102:3,14 variances (14) 5:19;9:24;18:22, 24;25:15,23;27:6; 33:10;42:19,20; 45:23;91:25;92:14; 100:3 verbal (2) 14:3;39:7 verge (1) 61:23 Vernon (1) 24:10	W	wait (3) 36:16;38:20;77:9 waiting (1) 64:7 walk (1) 13:18 wall (7) 10:20,23,25;11:2; 78:25;92:16;102:23 wants (2) 45:11;65:2 warranted (1) 100:14 waste (8) 54:18;55:20;56:11, 25;57:2,3,9,14 water (21) 7:10,14,16,17;8:2; 10:9;11:7,8,8,9,11, 12,18;14:23;15:6; 69:12,14,15;93:4; 96:4;98:19 way (18) 9:14;10:14;12:19; 19:9,10;21:20;23:21; 26:13;27:15;28:4; 31:11;32:18;59:13; 65:16;78:3;97:18,19, 19	Y	Yankee (1) 42:17 yard (26) 5:22,22;7:5,20,25, 25;8:5;20:12,16; 25:16;27:6,6;43:17, 18;45:15,23,24,25; 46:2,5;92:15;93:9,13, 16;95:9,11 yards (9) 5:22;6:24,25;7:2,4; 20:18;25:16;45:11; 46:4 year (7) 18:18;33:18,19; 51:5;68:16,23;70:3 year-round (4) 12:4,5,13;52:24 year-rounders (1) 68:6 years (5) 39:3;65:3,4;69:24; 79:18 yep (1) 79:16 York (3) 19:2;42:10;55:16

	19:6	2850 (1) 29:25	81:20
Z	18 (1) 27:17	29 (1) 42:17	9
ZBA (1) 50:21	1945 (1) 75:21		9:02 (1) 105:14
zero (2) 54:15;69:10	1950s (1) 6:16	3	930 (1) 90:18
ZHENG (23) 18:1,2;19:1;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1;27:1;28:1; 29:1;30:1;31:1;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1	1955 (1) 12:17	30 (3) 29:16;68:20;76:7	
Zheng's (1) 21:14	199-13c (1) 95:11	359 (2) 74:22;75:2	
Zheng's (1) 31:5	199-13c2 (2) 95:14;102:22	36 (1) 13:10	
Zone (2) 51:18;58:11	199-13c3 (1) 103:16	37 (1) 8:20	
Zoning (10) 4:3;33:9;35:11; 37:18;59:24,25;64:9; 65:20;100:13;102:13	199-13ca (1) 95:12	4	
	1993 (1) 12:21	40 (2) 8:20;42:23	
1	199-54b (1) 9:12	40,000 (2) 6:5,7	
1 (1) 69:7	19th (1) 61:11	43,000 (1) 6:10	
1.61 (1) 42:20	2	43,565 (1) 6:9	
10 (1) 43:10	2,850 (2) 29:25;30:5	5	
10.3 (1) 52:2	20 (1) 76:7	50 (1) 7:20	
11 (2) 27:22;45:12	2001 (2) 42:13;65:23	5800 (1) 6:3	
11.6 (1) 26:14	2002 (1) 42:13	6	
11.7 (1) 42:21	2016 (3) 65:23;75:15;76:4	62 (4) 38:23;62:19,20,24	
12 (1) 42:24	2017 (1) 79:15	650 (1) 68:20	
13 (2) 6:2;43:9	2019 (1) 4:4	7	
13th (1) 76:24	209 (9) 18:13;19:2,3,17; 20:13;24:7;26:9,10, 11	7:19 (1) 15:10	
1480 (2) 9:3;13:6	22nd (1) 51:15	7:47 (1) 39:22	
15 (5) 34:6;61:12;76:7; 92:24;103:2	239 (3) 32:2,3,8	7:56 (1) 47:14	
1500 (3) 24:5,15,25	24 (3) 43:24;46:7,9	700 (1) 6:19	
15th (1) 68:16	25 (6) 43:24;92:6;98:7, 10,17;104:2	720 (3) 6:19;8:13;13:4	
16 (2) 79:13,18	25.3 (1) 90:15	75 (1) 30:7	
163 (1) 24:7	26 (1) 91:15	8	
17 (2) 79:14,16	27 (1) 4:4	8,000 (3) 6:8;9:12,14	
17B (1)	27.77 (1) 79:8	8:24 (1) 71:23	
	28 (2) 76:8;91:15	8:33 (1)	