

TOWN OF MAMAKATING
PLANNING BOARD MINUTES

August 11, 2020

TOWN HALL

WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS :

LORRENCE GREEN, Chairman

MORT STAROBIN, Board Member, via Zoom

ALEX GOODMAN, Board Member

FRANK GIRALDI, Board Member, via Zoom

RANDAL ROCHE, Alternate Board Member

DOUG STANTON, Alternate Board Member

KYRA PLATT, Building Department

JOHN CAPPELLO, ESQ., Attorney

LAWRENCE PAGGI, P.E., Engineer

ADRIANA BELTRANI, Planner

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 - July 2020	5
JG Resort LLC - Public Hearing Proposed Amended Site Plan	3 - 38
Close Meeting	36

* * * * *

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
PLANNING BOARD

----- X
JG Resort LLC
Proposed Amended Site Plan
Tax Map Section 25; Block 2; Lot 1
Mountain Greenbelt Zone
----- X

Town Hall
Town of Mamakating
August 11, 2020
7:00 P.M.

PLANNING BOARD MEMBERS :

- LORRENCE GREEN, Chairman
- MORT STAROBIN, Board Member, via Zoom
- ALEX GOODMAN, Board Member
- FRANK GIRALDI, Board Member, via Zoom.
- RANDAL ROCHE, Alternate Board Member
- DOUG STAINTON, Alternate Board Member
- KYRA PLATT, Building Department
- JOHN CAPPELLO, ESQ., Attorney
- LAWRENCE PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Zachary Peters, P.E.,
on behalf of Applicant
(via Zoom)

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764

Reported By: Rosemary A. Meyer

1 - RE: JG RESORT LLC -

2 CHAIRMAN GREEN: All right. Welcome to the August 11
3 2020 meeting of the Town of Mamakating Planning Board.

4 Please join me in the Pledge of Allegiance.

5 (The Pledge of Allegiance was recited.)

6 CHAIRMAN GREEN: Okay. May I have a motion to open
7 the meeting, please?

8 BOARD MEMBER GOODMAN: So moved.

9 CHAIRMAN GREEN: Alex.

10 Second?

11 ALTERNATE BOARD MEMBER STANTON: Second.

12 CHAIRMAN GREEN: Doug.

13 All in favor?

14 BOARD MEMBER GOODMAN: Aye.

15 BOARD MEMBER STAROBIN: Aye.

16 ALTERNATE BOARD MEMBER STANTON: Aye.

17 BOARD MEMBER GIRALDI: Aye.

18 ALTERNATE BOARD MEMBER ROCHE: Aye.

19 CHAIRMAN GREEN: Aye.

20 (The motion was approved and carried.)

21 CHAIRMAN GREEN: Okay. Good.

22 So welcome, out there from Zoomland. We're doing
23 something unique, I suppose. What we're going to be doing
24 is we have the in-house meeting here. I thought it was
25 important that people get to actually speak face to face,

1 - RE: JG RESORT LLC -

2 and we're also having a Zoom component. So here again, I
3 think it's a very good idea just to have these things open
4 for the public, anybody that wants to watch. If we run
5 into any technical difficulties, please work with us.

6 Okay. We all received the minutes. Anybody have any
7 comments on the minutes?

8 BOARD MEMBER GOODMAN: No comments.

9 CHAIRMAN GREEN: Can I have a motion to accept the
10 July minutes, please?

11 BOARD MEMBER GOODMAN: I'll make the motion.

12 CHAIRMAN GREEN: Alex.

13 ALTERNATE BOARD MEMBER STANTON: Second.

14 CHAIRMAN GREEN: Doug.

15 Okay. All in favor?

16 BOARD MEMBER GOODMAN: Aye.

17 BOARD MEMBER STAROBIN: Aye.

18 ALTERNATE BOARD MEMBER STANTON: Aye.

19 BOARD MEMBER GIRALDI: Aye.

20 ALTERNATE BOARD MEMBER ROCHE: Aye.

21 CHAIRMAN GREEN: Aye.

22 (The motion was approved and carried.)

23 CHAIRMAN GREEN: Let me also announce that tonight
24 both Randy and Doug, who are alternates, will be full
25 voting members and they'll be joined by Alex, Frank, Mort

1 - RE: JG RESORT LLC -

2 and myself.

3 All right. So the next item on the agenda is JG
4 Resort LLC, proposed amended site plan to build four
5 26-by-144 foot greenhouses to grow vegetables and proposed
6 additions to the resort. The property is located at 385
7 Gumaer Falls Road, Tax Map Section 25; Block 2; Lot 1. The
8 property lies in the Mountain Greenbelt Zone and is
9 approximately 186.07 acres.

10 So I wanted to first acknowledge that we've had the
11 public meeting for this last month and that we received
12 several comments and that we also received a few letters,
13 mostly from people who were at the meeting, and again,
14 stating the items that they were interested in us
15 investigating. I want to assure everybody that that is a
16 function of the Board.

17 What I'd like to do is just ask Adriana for a very
18 brief summary of exactly what it is we do when we get
19 applications that we review.

20 MS. BELTRANI: Sure. So reintroduce myself, I am
21 Adriana. I'm the Town planner.

22 One of the first things we do when we look at a site
23 plan is we consider the State Environmental Quality Review
24 Act and the environmental impacts of a project on a site.
25 So when we looked at this project we noted that there would

1 - RE: JG RESORT LLC -

2 be no new clearing of existing vegetation. That was one of
3 the first things we looked at. There's a treeline and that
4 treeline is remaining intact and the Applicant assured us
5 that there would be no additional clearing within that
6 treeline.

7 MS. PLATT: Adriana, into the microphone, please.

8 MS. BELTRANI: Oh, I thought I was. Hopefully, this
9 helps.

10 So we looked at clearing first and foremost and noted
11 that there would be none.

12 We also noted that the site is quite large and that
13 the site already contained existing agricultural land that
14 was being farmed. That land is quite far from Gumaer Brook
15 and that's noted in the Applicant's comment letter as well,
16 that it's about 700 feet from the brook. So as an
17 environmental planner, I realized that there would not
18 really be impact as a result of pesticides or fertilizers
19 going into the brook because there's quite a thick forest
20 buffer between those two points. In terms of SEQRA, those
21 were the major impacts that we look at first.

22 We know that there's sensitive wildlife in the area
23 and we always note what the habitat is and, again, what the
24 clearing and the construction looks like with relation to
25 that habitat. And because this is really a continuation

1 - RE: JG RESORT LLC -

2 and slight modification of an exist site, the State
3 Environmental Quality Review went relatively quickly. So
4 that was that point.

5 But then, of course, there were engineering issues to
6 look at, as well as other site planning issues that the
7 Board has to look, as well. That's where the engineer, the
8 attorney and the Planning Board members all come into play.

9 CHAIRMAN GREEN: Thank you.

10 I guess we have had the comments and I know that Zack
11 has addressed several of them and wrote them. Maybe we
12 should go through that now just point by point.

13 (No verbal response.)

14 CHAIRMAN GREEN: Hello.

15 MS. PLATT: Zack, do you want to go through your
16 comments?

17 MR. PETERS: My responses?

18 MS. PLATT: Yes.

19 CHAIRMAN GREEN: So these, again, for the people who
20 wrote in, we took the comments. As Adriana was saying,
21 when the project had started, one of the things that the
22 Applicant has to do is to fill out a short assessment form
23 in this case. One of the comments was is the Department of
24 Health looking into things. If you look at this form, it
25 says the Department of Health. And then in the narrative

1 - RE: JG RESORT LLC -

2 they went and they answered these things as to what they
3 were doing. Zack has taken your comments, and I said, has
4 addressed them one at a time.

5 I'll turn it over to you.

6 MR. PETERS: I can address the public hearing comments
7 if the Board would like.

8 There were a lot of comments from the public. We
9 appreciate that. We kind of summarized everything. Some
10 of the concerns were similar between the different members.
11 I summarized it in a letter. I won't read it word for
12 word. One of the concerns was a question of what type of
13 crops were going to be grown.

14 MS. PLATT: Zack, could you speak a little slower and
15 a little clearer, please?

16 MR. PETERS: Sure.

17 There was a question, the type of crops. It's to be
18 used for growing bean and bean sprouts which are basically
19 beans that are grown through misting, so there's no
20 planting in the soil. They're just water and then they
21 sprout. They grow for probably two weeks or so, depending
22 on the size, and then they're harvested.

23 One of the other concerns was over the potential use
24 of pesticides, which the owner stated there will be not any
25 used. The plants are not grown in the soil so there

1 - RE: JG RESORT LLC -

2 wouldn't be any reason to use them, anyway.

3 And I think Adriana had mentioned about the separation
4 to the brook. That was another concern. The Town code
5 actually requires a 150 foot setback from the brook from
6 where this project is located. The closest improvements
7 that are on the site now are approximately over 300 feet
8 from the brook. We don't anticipate there's going to be
9 any impacts to that.

10 The other concern or questions about the crops were
11 basically how much was going to be produced and what they
12 were going to be used for. The owner indicated that there
13 is going to be approximately 200 pounds of produce grown
14 per week or harvested per week of the bean sprouts.
15 Approximately 15 to 20 percent of that is going to be used
16 on site either for the owner's consumption or the resort
17 building. The rest of it, the owner has a restaurant that
18 is off site that they're planning on picking up those
19 vegetables and bringing them there for their use. There's
20 no commercial distribution, packaging or sale of these
21 vegetables proposed. They're not going to be sold to other
22 restaurants or there's not a big packing operation there.
23 This is just for the owner's use on their off site
24 restaurant.

25 They indicated that they've got a Ford Transit van

1 - RE: JG RESORT LLC -

2 that they use for pick ups and delivery now. That would be
3 what they'd use to pick up the vegetables. It would be
4 approximately once per week they would come up and load
5 that up and go down to the restaurant.

6 One of the other questions was regarding the potential
7 traffic impacts. The resort aspect of the project is
8 proposed to be similar. Other than the expansion of the
9 resort building and putting in the proposed greenhouses for
10 the agricultural use, the resort is proposed to be operated
11 in the same manner it was operated when it was the Kim's
12 Farm Resort, which I believe was approved and had been
13 operating since around 2002. So all of the resort activity
14 traffic associated is proposed to remain the same with that
15 use. So there will no impact or change in terms of
16 traffic. It would be the additional trip for the
17 transportation of the vegetables which, as I stated, is
18 proposed to be once per week with the Ford Transit van.

19 There was concerns over buses and large trucks
20 entering the site. I can't speak to what happened under
21 the previous owner, but the current owner stated that
22 there's been no buses or large trucks accessing the site
23 since they purchased it. There's no proposal to. The size
24 of the vehicles is limited on the site map, and that's
25 consistent with the limitation that was on the Kim's Farm

1 - RE: JG RESORT LLC -

2 approval. And again, the vehicle utilized for the
3 vegetable transportation is just a Ford Transit van.
4 There's no buses or tractor trailers or anything proposed
5 for this project.

6 There's questions over the noise impacts to the
7 neighborhood. We note that the development on the parcel
8 is approximately 700 feet or more from the closest
9 residence. The next closest residence is probably over a
10 thousand feet and approximately a hundred feet in
11 elevation, lower, through the woods. So the use is pretty
12 much consistent with what's there now for a resort and
13 agricultural use so I don't anticipate that there would be
14 any impacts, any substantial impacts as a result of that.

15 The owner stated there's not any alcohol sales
16 proposed at the site. If that were to change, I'm sure
17 that would be a condition noted if and when the Board were
18 to consider approval. If that were to ever change, they
19 would have to go through and get the necessary approvals
20 either from Planning Board and whatever would be necessary
21 from the State. But there is no proposed alcohol sales at
22 this time.

23 The biggest issue that was brought up from the public
24 was the condition and adequacy of Gumaer Falls Road. We
25 did an inspection of the road and it is a rural -- it's a

1 - RE: JG RESORT LLC -

2 dead end road through the mountain. For the most part, the
3 road averages about 17 feet in width. It does narrow and
4 widen in several places. The narrowest point is
5 approximately 14 feet clear. There's a couple locations
6 there which are north of where the road crosses the brook
7 at the new bridge. The width of the road there is
8 approximately 18 feet at the bridge and then it maxed out
9 to about 16 feet on either side. And then north of that,
10 there's a couple of large trees right along the edge of the
11 road, to the edge of the steep bank down to the brook,
12 where it nets down to about 14 feet at a couple of points
13 but then it widens back up after that. So there are
14 several areas. Other than those points, there's not really
15 an issue. Cars can pass or pull off in that area.

16 The portion of the road north of that bridge, I
17 believe there's only four tax parcels north of that where
18 the subject parcel is one of them. The volume of traffic
19 along that portion of the road is limited. There's only
20 about four lots along all of the entire road. So the
21 traffic there is not substantial and we're not proposing
22 any substantial changes to that.

23 And I think that summarizes most of the comments and
24 responses.

25 CHAIRMAN GREEN: I just wanted to, on Item 13 there's

1 - RE: JG RESORT LLC -

2 a concern over a previous subdivision of the subject
3 parcel.

4 MR. PETERS: I'm sorry. I have trouble hearing you.

5 CHAIRMAN GREEN: Just the last item you have on the
6 list, because it is answered here, that there was concerns
7 over a previous subdivision of the parcel.

8 MR. PETERS: Yes. So my company is not the surveyor
9 of this project, but we did look back at the original
10 survey map that was done by Grant Decker in 1998, and the
11 parcel is consistent. Grant updated the survey in
12 September of 2018 and the lot configuration area are
13 consistent. I'm not sure where that comment arose from.
14 It looks like the fourth parcel that's down, I'd say at the
15 entrance to the site, where our site crosses the road,
16 there's probably a part of the parcel at one point in time.
17 But that dates back to at least 1998, as well, as far as I
18 can tell. So there hasn't been any subdivision. They
19 would have had to go through the Board for approval as far
20 as we can tell.

21 CHAIRMAN GREEN: Okay. Thank you.

22 I'd just ask --

23 MS. PLATT: Louder.

24 CHAIRMAN GREEN: Okay.

25 MS. BELTRANI: You have to echo through the room.

1 - RE: JG RESORT LLC -

2 CHAIRMAN GREEN: Okay. This is all going to be in the
3 transcript, too, isn't it.

4 Larry, do you have any items that are still open?

5 MR. PAGGI: So Zack, were you able to coordinate with
6 the highway super and the fire chief and get out there and
7 take a look?

8 MR. PETERS: I was out of town. I know that Larry
9 Marshall from my office had reached out to Rob Hufcut. I
10 think they played phone tag. They weren't able to
11 coordinate an inspection for Monday. I know they had a
12 project starting. So they weren't able to do that,
13 unfortunately, for the meeting.

14 MR. PAGGI: Okay. So relative to the road, I think
15 there's still a bit of unanswered questions relative to the
16 road. One is will be there a formal dedication of a
17 portion of the property to create a natural right-of-way
18 for the Town.

19 And then referring back to what we started to discuss
20 at the last meeting, the Cornell Local Roads Program
21 standards and the AASHTO design standards for low volume
22 local roads, someone on the Board, Lorry it might have been
23 you, made a very good point. The fact that the road is
24 dirt and it's kind of bumpy and will not sustain high speed
25 is not necessarily a bad thing. The concern is, I read a

1 - RE: JG RESORT LLC -

2 reference in the Cornell Local Roads Program which really
3 nails it on the head. One of the concerns is if you think
4 about a pond with ice on it, with a think layer of ice that
5 will support a skater, there's no problem, but then you try
6 to drive a vehicle over it and it sinks to the bottom. So
7 we want to make sure that that road, it can support cars
8 and transit vans, will it support an emergency vehicle if
9 it needs to get up there.

10 On the other hand, we want to prohibit large vehicles
11 from normally traveling that road because another useful
12 piece of information out of that Cornell program standard
13 is that approximately four to five thousand passenger
14 vehicle trips is about the equivalent where one trip from a
15 loaded ten-wheel dump truck. So I think that just kind of
16 substantiates the Planning Board's concern. The highway
17 super expressed concern to me personally when I was
18 speaking to him, saying that the road is absolutely
19 unsuitable for a tractor trailer.

20 There were also concerns about the safety of the road.
21 I think one very important thing to point out is in
22 conjunction with what was just said, that the roads are not
23 necessarily bad roads because they're dirt and that you
24 can't travel over them at high speed, but they need to be
25 safe. The Cornell Local Roads Program sets out some

1 - RE: JG RESORT LLC -

2 criteria on how actually to do that. They say take a look
3 at a five to ten year crash history, take a look in the
4 field and see if there's any indication of any problem area
5 with vehicles getting stuck or sliding, if there's any
6 speed data or if there's any information by residents or
7 police. We know that there was some concern raised at the
8 last meeting by a resident. I think that these are
9 tangible common sense things that could be investigated in
10 attempt to answer the question. I think that a very
11 important thing to be aware of, when you talk about using a
12 substandard road, they're called local roads for a reason,
13 because they're anticipating to only be used by local
14 people, people who would be familiar with them. So
15 residents will not necessary have an issue, while a visitor
16 might not be aware of a condition of a road or a particular
17 condition of a road and may have an issue. So in
18 situations like that, perhaps some repair or maybe
19 something as simple as some signage might be appropriate.
20 So I think there's got to be a little bit more work done on
21 answering the safety concerns for the road. I don't think
22 they're insurmountable. I think that and whether or not
23 any portion of the road should be dedicated are my
24 remaining significant issues.

25 CHAIRMAN GREEN: Thank you.

1 - RE: JG RESORT LLC -

2 Adriana, do you have any comments?

3 MS. BELTRANI: I don't have any further site planning
4 or environmental comments other than potential --

5 MS. PLATT: Zack, you had your hand up?

6 MR. PETERS: Adriana was speaking. I don't want to
7 interrupt her.

8 MS. BELTRANI: I was just going to say that I don't
9 have any additional comments on the site plan itself or the
10 environmental impact, except that traffic, of course, is a
11 consideration of SEQRA. So I suppose I would defer to the
12 Board and to Larry in terms of adopting a Negative
13 Declaration at this time. If there's more information that
14 needs to be gathered by the Applicant, then I would defer
15 to them.

16 MR. PETERS: I just wanted to answer, at least address
17 Larry's comments briefly, if I could. I understand, I do
18 want the Board to be comfortable, obviously, with the
19 project. I've noted everything here that was discussed and
20 can follow back up with Larry if that's something that the
21 Board would like us to look into further. That's not a
22 problem.

23 I do want to note just for the record, so everyone is
24 aware. This owner is looking to continue a use of that was
25 previously approved for this site by the Planning Board

1 - RE: JG RESORT LLC -

2 back in 2002. I understand that was a while ago and that
3 wasn't this board, but in terms of what's being proposed
4 here in regards to changes, there is the greenhouses and
5 the additional trip generated by which is anticipated to
6 either be the owner or someone in their family or someone
7 that is going to be consistently doing this transportation
8 and be aware of the road and the facility. So I think it's
9 also important. I understand and agree with the items that
10 Larry had mentioned about looking into, but I think it's
11 also important to know what this project is specifically
12 going to be changing because the majority of the resort use
13 and the trips and the safety, it has already been there.
14 It's already been in operation for almost 20 years. I
15 think that's an important fact to consider. I understand
16 if the Board wants us to look into it further. That's not
17 a problem. But I think that the changes and the impacts
18 from what's being proposed is not ultimately that
19 substantial. The road is maintained by the Highway
20 Department. Every year they have trucks going there in the
21 winter. If this was a new road I would completely agree
22 that everything needs to meet the standards. I just want
23 to note that.

24 MR. PAGGI: So if I might just follow up. I agree
25 with what Zack is saying. I think that there appears to be

1 - RE: JG RESORT LLC -

2 no real significant change. However, if the prior use, the
3 approved use, did exhibit some issues relative to safety,
4 then that would be where the Planning Board would want to
5 concentrate their attention, I would think. I mean if the
6 prior use, there were no issues and there's not much change
7 in use, then I think you move on. If there were issues, we
8 heard of one issue, if it was one remote issue, then that's
9 your consideration. If there are multiple issues and
10 you're concerned, there are some simple things that we just
11 outlined that could be investigated. Maybe that clears up
12 a little bit of how maybe the Planning Board can proceed
13 with this.

14 CHAIRMAN GREEN: Is that something that the Applicant
15 would do, that they would actually go back and look at the
16 records?

17 MR. PAGGI: Yes. They would be able to gather records
18 from the local officials relative to accident data. They
19 would contact the police to find out if there's any police
20 reports. The residents, you have records of what the
21 residents said.

22 CHAIRMAN GREEN: Right.

23 MR. PAGGI: They've made their field investigations.
24 Perhaps they could note if there's any areas where it
25 appears that there's issues with vehicles trying to pass

1 - RE: JG RESORT LLC -

2 each other and they get stuck. If there's none of that,
3 then there's none of that.

4 CHAIRMAN GREEN: To me, I think the key issue here is
5 just limiting the amount of traffic on the road. In the
6 narrative you said that there would be no more than 40
7 trips in and 40 trips out per day. As long as that's
8 actually a condition of the approval. I'd still want to
9 find out, as Larry was saying, just to make sure that there
10 weren't a lot of accidents that you hear about just as a
11 confirmatory. But to me, the key is if we limit the amount
12 of trips and make that a condition of the approval, meaning
13 that if it turns out there are a lot more trips occurring,
14 the approval is removed.

15 I did take the time to go out to Gumaer Falls Road
16 myself and it's in pretty poor shape. But my thought is,
17 as you're saying, it's been in pretty poor shape for 20
18 years. It's been operating as a farm for a long time. In
19 fact, the Kim's Farm sign is still out on 209. We're
20 trying to get a sense of is this going to make -- is it
21 going to be the same. It's just is it going to be the
22 same. Any information along those lines would be very
23 helpful.

24 BOARD MEMBER STANTON: Excuse me, Lorry. Would it
25 also make sense to limit the tonnage of the vehicles on the

1 - RE: JG RESORT LLC -

2 road?

3 CHAIRMAN GREEN: So yes, of course. And as Larry was
4 mentioning, he reached out to the Highway Superintendent,
5 and if I'm quoting him correctly, his words were absolutely
6 no tractor trailers should be permitted on the road.
7 Again, that would be part of the approval process. If we
8 hear, well, a big 18-wheeler went up Gumaer Falls Road,
9 well, that would invalidate the permits.

10 BOARD MEMBER GOODMAN: Well, I question that. If
11 you're doing construction at the site and you're getting
12 delivery of some materials, a larger truck has to usually
13 come to deliver those materials. How can you prohibit a
14 truck for delivery?

15 MR. CAPPELLO: Well, the general rule is on a local
16 road you can prohibit through truck traffic but you cannot
17 prohibit local delivery.

18 MS. PLATT: If you guys want the Applicant to hear --

19 MR. CAPPELLO: I'm sorry.

20 MS. PLATT: -- talk louder.

21 MR. CAPPELLO: I'm saying general traffic highway
22 rules is you can limit the size of vehicles who use the
23 road and have truck routes, but you do have to allow local
24 delivery. But I think local delivery would mean UPS,
25 FedEx. Residential area pool water is always a big one.

1 - RE: JG RESORT LLC -

2 But as far as the operation is, we can say no tractor
3 trailers associated with the operation based upon the
4 representations made by the Applicant that it would be one
5 van per week and put that in the approval. I wouldn't say
6 one in case there's two, but limit a number to say that
7 SEQRA is based on this. Not saying that they can never
8 have more, but just saying that if it turns out there were
9 more, then we would have to revisit what type of
10 improvements would be needed to that road. I think that's
11 where we should be going.

12 The Board can determine how you want to proceed
13 tonight, but I think ultimately, what we really need is
14 maybe the information from the Applicant. So we do need
15 the Highway Superintendent to go out there and to get the
16 Applicant to arrange there, at least to say, Here's where I
17 want to put a sign. It may be signage or it may be just
18 getting a -- I don't know the road. Just to expand maybe
19 right before the bridge or where it gets narrow to 14 feet,
20 to make sure that there's a warning sign in an area that's
21 there to pull aside. Just those types. I don't know if
22 it's doable, but I think at least someone to look out
23 there, come up with some common sense signage and minor
24 improvements that could, it's not going to make it an
25 accessway but will slightly improve the safety there

1 - RE: JG RESORT LLC -

2 without being hundreds of thousands of dollars. I think
3 that's where the point should be. Whether it's before a CO
4 is issued or whether the expansion of the facility versus
5 the greenhouses, that's to you guys to decide as to how you
6 want to proceed and the Applicant's timetable. But I think
7 it's something we should be able to wrap up, at the latest,
8 by next month.

9 BOARD MEMBER GOODMAN: I think we need to allow some
10 type of forward momentum here. That can't hold everything
11 up if half of this is something we can get through, they
12 can get through. We have to make it a easily doable
13 process for them, I think. I think that's what we should
14 do.

15 MR. CHAIRMAN: I agree.

16 Mort, Frank and Randy, do you guys want to weigh in on
17 this?

18 ALTERNATE BOARD MEMBER ROCHE: I kind of agree with
19 Zack. There's not too many changes, really. It's just one
20 trip once a week. I don't see too many changes.

21 CHAIRMAN GREEN: Mort, I can't tell if you're talking.

22 BOARD MEMBER GIRALDI: I'm satisfied with the
23 questions I'd asked in terms of concerns over truck
24 traffic, et cetera.

25 CHAIRMAN GREEN: Okay.

1 - RE: JG RESORT LLC -

2 Anything else?

3 (No verbal response.)

4 CHAIRMAN GREEN: What could we do to move this forward
5 tonight?

6 BOARD MEMBER GOODMAN: We still have --

7 CHAIRMAN GREEN: Still get the information so we're
8 confident that it's going to be done safely, but still move
9 forward.

10 MR. CAPPELLO: Well, I think the Board could consider
11 a Neg Dec based upon the representations made herein and
12 put those in. this is an unlisted action. We can just say
13 that the Neg Dec contemplates that prior to issuance of any
14 COs, that the Highway Superintendent and Town engineer
15 consult with the Applicant to determine appropriate
16 signage, limitation of vehicle size signs and potential
17 improvements to address safety where the road is narrow.

18 Larry, do you want to clarify it?

19 MR. PAGGI: I think that's good. I would want to
20 probably just include you in those discussions, John,
21 because one thing we said about local deliveries, I would
22 think it might be prudent to actually prohibit even local
23 deliveries of certain size vehicles. But if that's
24 illegal, then, obviously, we can't do that.

25 MR. CAPPELLO: I mean we could put signage that says

1 - RE: JG RESORT LLC -

2 for vehicles.

3 MR. PAGGI: Right.

4 MR. CAPPELLO: I don't think we can arrest a FedEx or
5 someone getting a couch. I mean it would be incumbent upon
6 -- I don't know. What the rest of the people who live on
7 the road, if they were to order a dining room set, and I
8 was going to say Sears but I don't know --

9 MS. BELTRANI: I guess the question is what --

10 MR. CAPPELLO: -- comes delivered, I mean what do they
11 do now? I mean if we put signs up that say no deliveries
12 on that road, I mean it can't only be for the thing.

13 MR. PAGGI: Right, right, right.

14 MR. CAPPELLO: We have to be cognizant of ...

15 MS. BELTRANI: Is the concern about the capacity of
16 the bridge specifically or is it the full entire road?

17 CHAIRMAN GREEN: I think it's the road.

18 MS. BELTRANI: It's the entire road. Okay.

19 CHAIRMAN GREEN: That last four-tenths of a mile, I
20 couldn't even tell if it was either asphalt that's been
21 totally degraded or if it was just gravel. There are
22 actually portions of the road where you've got erosion on
23 it. It looked like water.

24 MR. PAGGI: I've driven some of the roads with the
25 highway super that I've seen where he's plowed in the

1 - RE: JG RESORT LLC -

2 wintertime. They're scary to drive in the summertime, dry.

3 MS. BELTRANI: Right.

4 MR. PAGGI: If he's saying that he wouldn't drive a
5 tractor trailer on this road at all, then that's a
6 legitimate concern.

7 I think delivery companies and construction materials
8 companies, I think they also know where they can and can't
9 go. I don't think they're going to show up with a tractor
10 trailer when they can get there with a couple of flatbeds
11 and be a lot safer. But I think there needs to be
12 something there that indicates a heightened awareness of
13 the need for precaution.

14 MR. CAPPELLO: Well, I think that we could put signage
15 up.

16 MR. PAGGI: Right.

17 MR. CAPPELLO: I just want to tell you that I don't
18 think we could ticket --

19 MR. PAGGI: Okay.

20 MR. CAPPELLO: -- necessarily a UPS truck that's
21 delivering --

22 MR. PAGGI: So like a warning sign rather than a ...

23 MR. CAPPELLO: Well, no. A restriction sign and a
24 restriction in the approval document to this, to say that
25 vehicles using this facility will be a van so there's no

1 - RE: JG RESORT LLC -

2 use of the facility, based upon the road, for heavy truck
3 traffic. But once again, if someone called and ordered
4 something from Amazon and it shows up in a box UPS truck,
5 it's up to UPS to figure out, Well, maybe we need to send a
6 smaller vehicle. I don't know if you could stop that, but
7 you can certainly limit and you can certainly warn that UPS
8 driver that maybe you want to call back to home base and
9 say, We need a smaller vehicle.

10 BOARD MEMBER GOODMAN: I've been thinking more about
11 any work they're doing, construction wise. If they're
12 doing improvements to the septic system there and you have
13 to have a 1,000, 1200 concrete tank delivered, that's not
14 coming on a truck.

15 MR. PAGGI: But it's not coming on a tractor trailer,
16 either. It's going to come on a flatbed with a crane. I
17 don't think that was really the issue.

18 I'm wondering. I mean he specifically mentioned
19 tandem vehicles. It may be that it may actually not be
20 able to negotiate that because of angles and different
21 things on the road. It may not be able to traverse that
22 road.

23 BOARD MEMBER GOODMAN: It's the last four-tenths of a
24 miles, basically, is the problem.

25 CHAIRMAN GREEN: Yes, it's in pretty bad shape.

1 - RE: JG RESORT LLC -

2 MR. PETERS: If I could just add in also. Certainly,
3 this was choppy, but I think the gist of what the Board was
4 discussing, we already have a restriction on the plans
5 against buses. I believe buses includes tractor trailers
6 for the site. If the Board wanted mitigation for road
7 safety, some sort of signage at the beginning is
8 appropriate, I don't think we have an issue with that.
9 That seems relatively straightforward, like "road narrows"
10 or something like that. I just want to note, maybe Larry
11 or John had said this, any signage in terms of restrictions
12 that would go down that road, I believe would technically
13 apply to the entire road and all of the residents rather
14 than just this property.

15 CHAIRMAN GREEN: Right.

16 MR. PETERS: So just to keep that in mind, as well.

17 CHAIRMAN GREEN: It would be.

18 MS. BELTRANI: And there is a note on the site plan
19 regarding size for this particular site.

20 CHAIRMAN GREEN: All right.

21 MR. CAPPELLO: Does the Board want to consider a
22 Negative Declaration? I know Adriana had provided one at
23 the last meeting. I would say you can consider it with
24 just the caveat that it's adopted subject to us just taking
25 a look through it to make sure that it reiterates the

1 - RE: JG RESORT LLC -

2 representations made by the Applicant in the response
3 letter will be adhered to and made part of any condition.
4 So with that minor modification, I think the Board can
5 consider that.

6 MS. BELTRANI: Yes. And it needs to be updated in
7 terms of date, as well, because it's a little old at this
8 point.

9 BOARD MEMBER GOODMAN: Agreed.

10 CHAIRMAN GREEN: Okay. Make a motion to that?

11 BOARD MEMBER GOODMAN: So moved.

12 CHAIRMAN GREEN: We have a motion to approve the --

13 MS. PLATT: Louder.

14 CHAIRMAN GREEN: We have a motion to approve the
15 Negative Declaration subject to the limitations that John
16 just described.

17 BOARD MEMBER GOODMAN: I make that motion.

18 CHAIRMAN GREEN: Alex.

19 Second?

20 ALTERNATE BOARD MEMBER: I'll second.

21 CHAIRMAN GREEN: Doug.

22 Okay. All in favor?

23 BOARD MEMBER GOODMAN: Aye.

24 BOARD MEMBER STAROBIN: Aye.

25 ALTERNATE BOARD MEMBER STANTON: Aye.

1 - RE: JG RESORT LLC -

2 BOARD MEMBER GIRALDI: Aye.

3 ALTERNATE BOARD MEMBER ROCHE: Aye.

4 CHAIRMAN GREEN: Aye.

5 (The motion was approved and carried.)

6 CHAIRMAN GREEN: Anyone opposed?

7 (No verbal response.)

8 CHAIRMAN GREEN: Okay, unanimous.

9 (The motion was approved and carried.)

10 MR. CAPPELLO: Now, if the Board wanted to consider a
11 conditional site plan approval. Or is it special?

12 MS. BELTRANI: Special use permit.

13 MR. CAPPELLO: Special use permit to allow the
14 construction of the greenhouses.

15 How many? Three or four?

16 MS. BELTRANI: Three greenhouses.

17 MR. CAPPELLO: Three greenhouses. Once again, subject
18 to the representations made by the Applicant in its,
19 whatever the date of the letter ...

20 MS. BELTRANI: August 6, 2020 letter.

21 MR. CAPPELLO: August 6, 2020 letter, and also
22 conditioned upon a field visit by the Highway
23 Superintendent with the Applicant to determine appropriate
24 signage or other minor safety measures to address size of
25 vehicles utilizing the road and address safety features as

1 - RE: JG RESORT LLC -

2 it's relates to the area with the substandard width.

3 MR. PAGGI: Before you consider that motion, John,
4 what about dedication of the road? Should that be
5 considered?

6 MR. CAPPELLO: Yes.

7 And if necessary, offering for dedication to the Town
8 a formal right-of-way for future of any land controlled by
9 the Applicant.

10 Do they own the whole roadbed or just the --

11 CHAIRMAN GREEN: So --

12 MR. CAPPELLO: -- from the bridge, that quarter mile?

13 MR. PAGGI: I'm not sure.

14 CHAIRMAN GREEN: So as near as I can tell, marking off
15 of this, I believe that the town road ends right where
16 there's sort of like a gate. There's a stop sign there.
17 It looks like that's where it is. They own the road coming
18 up to the actual facility. The Town owns the road coming
19 up to the actual facility, but they own everything after
20 that.

21 MR. CAPPELLO: I mean we could ask that they do an
22 offer of dedication for anything that they control up to
23 that if they don't own it. Therefore, it just gives the
24 Town the right in the future to take the land, but until
25 that time, the property owner owns it, maintains it and

1 - RE: JG RESORT LLC -

2 does everything. I don't know if there's an area the
3 highway supersedes just past that gate for a turnaround or
4 something might be helpful.

5 CHAIRMAN GREEN: There's a turnaround in front of the
6 gate.

7 MR. CAPPELLO: In front of the gate.

8 MR. PAGGI: So the only other thing I would add to the
9 resolution would be just that the remainder of our comments
10 from July 14, 2020 be addressed. They're very simple.
11 They're like items that Zack had said that they would
12 address. I just ask that he put notes on the plan or
13 before certain things have DOH approval actually gets
14 demonstrated, some standard things.

15 MR. CAPPELLO: And the last, payment of all fees.

16 CHAIRMAN GREEN: Absolutely.

17 Start it this way this time?

18 BOARD MEMBER GOODMAN: Sure.

19 CHAIRMAN GREEN: Do I have a motion?

20 ALTERNATE BOARD MEMBER STANTON: I'll make a motion.

21 CHAIRMAN GREEN: Doug makes the motion.

22 Second?

23 BOARD MEMBER GOODMAN: I'll second it.

24 CHAIRMAN GREEN: Okay

25 BOARD MEMBER STAROBIN: Second.

1 - RE: JG RESORT LLC -

2 CHAIRMAN GREEN: Who was that?

3 MS. BELTRANI: That was Mort.

4 CHAIRMAN GREEN: Mort? Okay, Mort seconded.

5 BOARD MEMBER STAROBIN: Mort, yes.

6 CHAIRMAN GREEN: Yes, okay.

7 All in favor?

8 BOARD MEMBER GOODMAN: Aye.

9 BOARD MEMBER STAROBIN: Aye.

10 ALTERNATE BOARD MEMBER STANTON: Aye.

11 BOARD MEMBER GIRALDI: Aye.

12 ALTERNATE BOARD MEMBER ROCHE: Aye.

13 CHAIRMAN GREEN: Aye.

14 CHAIRMAN GREEN: Anyone opposed?

15 (No verbal response.)

16 CHAIRMAN GREEN: Okay, unanimous.

17 (The motion was approved and carried.)

18 MR. CAPPELLO: What I'll do is I'll work with Adriana
19 and Larry to prepare a -- I mean the vote was taken so the
20 Applicant can go to pull the building permit. But I think
21 we should confirm with a written resolution just so we have
22 the record at the next meeting. Hopefully, Zack and
23 Mr. Chen, by the next meeting you could have met with the
24 Highway Superintendent and we would know exactly what's
25 there. That would just make everybody's life a little bit

1 - RE: JG RESORT LLC -

2 easier because we could reflect the specifics based upon
3 the recommendations. If you can endeavor that between now
4 and the September meeting.

5 MR. PETERS: I'll touch base with Larry tomorrow or
6 before the end of the week and make sure we're on the same
7 page with all the conditions and then we can reach out to
8 the Highway Superintendent. That sounds like what was
9 being discussed.

10 MS. BELTRANI: Yes.

11 MR. CAPPELLO: Yes.

12 CHAIRMAN GREEN: All right. Well, very good.

13 This is the part of the meeting I think everybody
14 always enjoys. Can I have a motion to close the meeting?

15 Before we actually get to that point, though, I just,
16 again, want to thank everybody for bearing with us. This
17 is the first time running one of these combined in-house
18 and Zoom meetings. I think it went pretty well other than
19 us occasionally forgetting to talk into the microphone
20 really loudly. I'm hoping that we're going to continue
21 having these sorts of meetings with the Zoom component
22 because I think it's important that everybody sees what's
23 going on.

24 All right. So with that, can we have a motion --

25 BOARD MEMBER GOODMAN: Motion to close the meeting.

1 - RE: JG RESORT LLC -

2 CHAIRMAN GREEN: Alex.

3 Second?

4 ALTERNATE BOARD MEMBER STANTON: Second.

5 CHAIRMAN GREEN: All in favor?

6 BOARD MEMBER GOODMAN: Aye.

7 BOARD MEMBER STAROBIN: Aye.

8 ALTERNATE BOARD MEMBER STANTON: Aye.

9 BOARD MEMBER GIRALDI: Aye.

10 ALTERNATE BOARD MEMBER ROCHE: Aye.

11 CHAIRMAN GREEN: Aye.

12 Anyone opposed?

13 (No verbal response.)

14 (The motion was approved and carried.)

15 CHAIRMAN GREEN: Okay. See you next month.

16 MR. PETERS: Thank you, everyone.

17 MR. PAGGI: Thanks, Zack.

18 Congratulations, Mr. Chen.

19 BOARD MEMBER STAROBIN: I found it was much easier to
20 hear the people who were attending via their computers
21 through the Zoom meeting than you, the actual people in the
22 room.

23 MR. CAPPELLO: Maybe we can bring our laptop. I don't
24 know if it'll give feedback.

25 BOARD MEMBER STAROBIN: I think that that would be a

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: JG RESORT LLC -

great solution.

(Time noted: 7:58 p.m.)

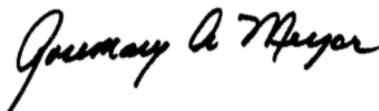
* * * * *

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 JG Resorts 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.

A handwritten signature in cursive script that reads "Rosemary A. Meyer".

ROSEMARY A. MEYER

Date Transcribed: September 5, 2020

	8:19;12:2;22:7;28:3; 31:17;35:16	7:15;24:6	August (3) 4:2;31:20,21	20:4,12;21:24;22:10; 23:12;24:9,18,22; 25:6,10;28:10,23; 29:3,6,21;30:4,9,11, 17,20,23,24,25;31:2, 3,10;33:18,20,23,25; 34:5,8,9,10,11,12; 35:25;36:4,6,7,8,9, 10,19,25
A	against (1) 29:5	applications (1) 6:19	averages (1) 13:3	Board's (1) 16:16
AASHTO (1) 15:21	agenda (1) 6:3	apply (1) 29:13	aware (4) 17:11,16;18:24; 19:8	both (1) 5:24
able (7) 15:5,10,12;20:17; 24:7;28:20,21	ago (1) 19:2	appreciate (1) 9:9	awareness (1) 27:12	bottom (1) 16:6
absolutely (3) 16:18;22:5;33:16	agree (5) 19:9,21,24;24:15, 18	appropriate (4) 17:19;25:15;29:8; 31:23	Aye (30) 4:14,15,16,17,18, 19;5:16,17,18,19,20, 21;30:23,24,25;31:2, 3,4;34:8,9,10,11,12, 13;36:6,7,8,9,10,11	box (1) 28:4
accept (1) 5:9	Agreed (1) 30:9	approval (11) 12:2,18;14:19; 21:8,12,14;22:7; 23:5;27:24;31:11; 33:13	B	bridge (6) 13:7,8,16;23:19; 26:16;32:12
accessing (1) 11:22	agricultural (3) 7:13;11:10;12:13	approvals (1) 12:19	back (8) 13:13;14:9,17; 15:19;18:20;19:2; 20:15;28:8	brief (1) 6:18
accessway (1) 23:25	alcohol (2) 12:15,21	approve (2) 30:12,14	bad (3) 15:25;16:23;28:25	briefly (1) 18:17
accident (1) 20:18	Alex (5) 4:9;5:12,25;30:18; 36:2	approved (9) 4:20;5:22;11:12; 18:25;20:3;31:5,9; 34:17;36:14	bank (1) 13:11	bring (1) 36:23
accidents (1) 21:10	Allegiance (2) 4:4,5	approximately (10) 6:9;10:7,13,15; 11:4;12:8,10;13:5,8; 16:13	base (2) 28:8;35:5	bringing (1) 10:19
acknowledge (1) 6:10	allow (3) 22:23;24:9;31:13	area (8) 7:22;13:15;14:12; 17:4;22:25;23:20; 32:2;33:2	based (5) 23:3,7;25:11;28:2; 35:2	Brook (8) 7:14,16,19;10:4,5, 8;13:6,11
acres (1) 6:9	almost (1) 19:14	areas (2) 13:14;20:24	basically (3) 9:18;10:11;28:24	brought (1) 12:23
Act (1) 6:24	along (4) 13:10,19,20;21:22	arose (1) 14:13	bean (3) 9:18,18;10:14	buffer (1) 7:20
action (1) 25:12	ALTERNATE (16) 4:11,16,18,5;13,18, 20;24:18;30:20,25; 31:3;33:20;34:10,12; 36:4,8,10	around (1) 11:13	beans (1) 9:19	build (1) 6:4
activity (1) 11:13	Amazon (1) 28:4	arrange (1) 23:16	bearing (1) 35:16	building (3) 10:17;11:9;34:20
actual (3) 32:18,19;36:21	amended (1) 6:4	arrest (1) 26:4	beginning (1) 29:7	bumpy (1) 15:24
actually (10) 4:25;10:5;17:2; 20:15;21:8;25:22; 26:22;28:19;33:13; 35:15	amount (2) 21:5,11	aside (1) 23:21	BELTRANI (16) 6:20;7:8;14:25; 18:3,8;26:9,15,18; 27:3;29:18;30:6; 31:12,16,20;34:3; 35:10	buses (5) 11:19,22;12:4; 29:5,5
add (2) 29:2;33:8	angles (1) 28:20	aspect (1) 11:7	big (3) 10:22;22:8,25	call (1) 28:8
additional (4) 7:5;11:16;18:9; 19:5	announce (1) 5:23	asphalt (1) 26:20	biggest (1) 12:23	called (2) 17:12;28:3
add (2) 29:2;33:8	answered (2) 9:2;14:6	assessment (1) 8:22	bit (4) 15:15;17:20;20:12; 34:25	Can (31) 5:9;9:6;13:15; 14:18,20;16:7;18:20; 20:12;22:13,16,22; 23:2,7,12;24:11,12; 25:12;26:4;27:8,10; 28:7,7;29:23;30:4; 32:14;34:20;35:3,7, 14,24;36:23
additional (4) 7:5;11:16;18:9; 19:5	anticipated (1) 19:5	associated (2) 11:14;23:3	Block (1) 6:7	capacity (1) 26:15
additions (1) 6:6	anticipating (1) 17:13	assure (1) 6:15	Board (75) 4:3,8,11,14,15,16, 17,18;5:8,11,13,16, 17,18,19,20;6:16;8:7, 8;9:7;12:17,20; 14:19;15:22;18:12, 18,21,25;19:3,16;	CAPPELLO (25)
address (6) 9:6;18:16;25:17; 31:24,25;33:12	appears (2) 19:25;20:25	assured (1) 7:4	attempt (1) 17:10	
addressed (3) 8:11;9:4;33:10	Applicant (14) 7:4;8:22;18:14; 20:14;22:18;23:4,14, 16;25:15;30:2;31:18, 23;32:9;34:20	attending (1) 36:20	attention (1) 20:5	
adequacy (1) 12:24	Applicant's (2)	attorney (1) 8:8		
adhered (1) 30:3				
adopted (1) 29:24				
adopting (1) 18:12				
Adriana (9) 6:17,21;7:7;8:20; 10:3;18:2,6;29:22; 34:18				
again (9) 5:2;6:13;7:23;				

22:15,19,21;25:10, 25:26:4,10,14;27:14, 17,20,23;29:21; 31:10,13,17,21;32:6, 12,21;33:7,15;34:18; 35:11;36:23 carried (6) 4:20;5:22;31:5,9; 34:17;36:14 Cars (2) 13:15;16:7 case (2) 8:23;23:6 caveat (1) 29:24 certain (2) 25:23;33:13 certainly (3) 28:7,7;29:2 cetera (1) 24:24 CHAIRMAN (61) 4:2,6,9,12,19,21; 5:9,12,14,21,23;8:9, 14,19;13:25;14:5,21, 24;15:2;17:25;20:14, 22;21:4;22:3;24:15, 21,25;25:4,7;26:17, 19;28:25;29:15,17, 20;30:10,12,14,18, 21;31:4,6,8;32:11,14; 33:5,16,19,21,24; 34:2,4,6,13,14,16; 35:12;36:2,5,11,15 change (5) 11:15;12:16,18; 20:2,6 changes (5) 13:22;19:4,17; 24:19,20 changing (1) 19:12 Chen (2) 34:23;36:18 chief (1) 15:6 choppy (1) 29:3 clarify (1) 25:18 clear (1) 13:5 clearer (1) 9:15 clearing (4) 7:2,5,10,24 clears (1) 20:11 close (2) 35:14,25 closest (3) 10:6;12:8,9 CO (1)	24:3 code (1) 10:4 cognizant (1) 26:14 combined (1) 35:17 comfortable (1) 18:18 coming (4) 28:14,15;32:17,18 comment (2) 7:15;14:13 comments (16) 5:7,8;6:12;8:10,16, 20,23;9:3,6,8;13:23; 18:2,4,9,17;33:9 commercial (1) 10:20 common (2) 17:9;23:23 companies (2) 27:7,8 company (1) 14:8 completely (1) 19:21 component (2) 5:2;35:21 computers (1) 36:20 concentrate (1) 20:5 concern (9) 10:4,10;14:2; 15:25;16:16,17;17:7; 26:15;27:6 concerned (1) 20:10 concerns (9) 9:10,12,23;11:19; 14:6;16:3,20;17:21; 24:23 concrete (1) 28:13 condition (7) 12:17,24;17:16,17; 21:8,12;30:3 conditional (1) 31:11 conditioned (1) 31:22 conditions (1) 35:7 confident (1) 25:8 configuration (1) 14:12 confirm (1) 34:21 confirmatory (1) 21:11 Congratulations (1)	36:18 conjunction (1) 16:22 consider (9) 6:23;12:18;19:15; 25:10;29:21,23;30:5; 31:10;32:3 consideration (2) 18:11;20:9 considered (1) 32:5 consistent (4) 11:25;12:12;14:11, 13 consistently (1) 19:7 construction (5) 7:24;22:11;27:7; 28:11;31:14 consult (1) 25:15 consumption (1) 10:16 contact (1) 20:19 contained (1) 7:13 contemplates (1) 25:13 continuation (1) 7:25 continue (2) 18:24;35:20 control (1) 32:22 controlled (1) 32:8 coordinate (2) 15:5,11 Cornell (4) 15:20;16:2,12,25 correctly (1) 22:5 COs (1) 25:14 couch (1) 26:5 couple (4) 13:5,10,12;27:10 course (3) 8:5;18:10;22:3 crane (1) 28:16 crash (1) 17:3 create (1) 15:17 criteria (1) 17:2 crops (3) 9:13,17;10:10 crosses (2) 13:6;14:15	current (1) 11:21 D data (2) 17:6;20:18 date (2) 30:7;31:19 dates (1) 14:17 day (1) 21:7 dead (1) 13:2 Dec (2) 25:11,13 decide (1) 24:5 Decker (1) 14:10 Declaration (3) 18:13;29:22;30:15 dedicated (1) 17:23 dedication (4) 15:16;32:4,7,22 defer (2) 18:11,14 degraded (1) 26:21 deliver (1) 22:13 delivered (2) 26:10;28:13 deliveries (3) 25:21,23;26:11 delivering (1) 27:21 delivery (7) 11:2;22:12,14,17, 24,24;27:7 demonstrated (1) 33:14 Department (3) 8:23,25;19:20 depending (1) 9:21 described (1) 30:16 design (1) 15:21 determine (3) 23:12;25:15;31:23 development (1) 12:7 different (2) 9:10;28:20 difficulties (1) 5:5 dining (1) 26:7 dirt (2)	15:24;16:23 discuss (1) 15:19 discussed (2) 18:19;35:9 discussing (1) 29:4 discussions (1) 25:20 distribution (1) 10:20 doable (2) 23:22;24:12 document (1) 27:24 DOH (1) 33:13 dollars (1) 24:2 done (3) 14:10;17:20;25:8 Doug (5) 4:12;5:14,24; 30:21;33:21 down (5) 11:5;13:11,12; 14:14;29:12 drive (3) 16:6;27:2,4 driven (1) 26:24 driver (1) 28:8 dry (1) 27:2 dump (1) 16:15 E easier (2) 35:2;36:19 easily (1) 24:12 echo (1) 14:25 edge (2) 13:10,11 either (6) 10:16;12:20;13:9; 19:6;26:20;28:16 elevation (1) 12:11 else (1) 25:2 emergency (1) 16:8 end (2) 13:2;35:6 endeavor (1) 35:3 ends (1) 32:15
--	--	---	---	---

<p>engineer (2) 8:7;25:14</p> <p>engineering (1) 8:5</p> <p>enjoys (1) 35:14</p> <p>entering (1) 11:20</p> <p>entire (4) 13:20;26:16,18; 29:13</p> <p>entrance (1) 14:15</p> <p>Environmental (6) 6:23,24;7:17;8:3; 18:4,10</p> <p>equivalent (1) 16:14</p> <p>erosion (1) 26:22</p> <p>et (1) 24:24</p> <p>even (2) 25:22;26:20</p> <p>everybody (4) 6:15;35:13,16,22</p> <p>everybody's (1) 34:25</p> <p>everyone (2) 18:23;36:16</p> <p>exactly (2) 6:18;34:24</p> <p>except (1) 18:10</p> <p>Excuse (1) 21:24</p> <p>exhibit (1) 20:3</p> <p>exist (1) 8:2</p> <p>existing (2) 7:2,13</p> <p>expand (1) 23:18</p> <p>expansion (2) 11:8;24:4</p> <p>expressed (1) 16:17</p>	<p>family (1) 19:6</p> <p>far (4) 7:14;14:17,19;23:2</p> <p>Farm (4) 11:12,25;21:18,19</p> <p>farmed (1) 7:14</p> <p>favor (5) 4:13;5:15;30:22; 34:7;36:5</p> <p>features (1) 31:25</p> <p>FedEx (2) 22:25;26:4</p> <p>feedback (1) 36:24</p> <p>fees (1) 33:15</p> <p>feet (11) 7:16;10:7;12:8,10, 10;13:3,5,8,9,12; 23:19</p> <p>fertilizers (1) 7:18</p> <p>few (1) 6:12</p> <p>field (3) 17:4;20:23;31:22</p> <p>figure (1) 28:5</p> <p>fill (1) 8:22</p> <p>find (2) 20:19;21:9</p> <p>fire (1) 15:6</p> <p>first (6) 6:10,22;7:3,10,21; 35:17</p> <p>five (2) 16:13;17:3</p> <p>flatbed (1) 28:16</p> <p>flatbeds (1) 27:10</p> <p>follow (2) 18:20;19:24</p> <p>foot (2) 6:5;10:5</p> <p>Ford (3) 10:25;11:18;12:3</p> <p>foremost (1) 7:10</p> <p>forest (1) 7:19</p> <p>forgetting (1) 35:19</p> <p>form (2) 8:22,24</p> <p>formal (2) 15:16;32:8</p> <p>familiar (1) 17:14</p>	<p>24:10;25:4,9</p> <p>found (1) 36:19</p> <p>four (5) 6:4;13:17,20; 16:13;31:15</p> <p>four-tenths (2) 26:19;28:23</p> <p>fourth (1) 14:14</p> <p>Frank (2) 5:25;24:16</p> <p>front (2) 33:5,7</p> <p>full (2) 5:24;26:16</p> <p>function (1) 6:16</p> <p>further (3) 18:3,21;19:16</p> <p>future (2) 32:8,24</p>	<p>24;15:2;17:25;20:14, 22;21:4;22:3;24:21, 25;25:4,7;26:17,19; 28:25;29:15,17,20; 30:10,12,14,18,21; 31:4,6,8;32:11,14; 33:5,16,19,21,24; 34:2,4,6,13,14,16; 35:12;36:2,5,11,15</p> <p>Greenbelt (1) 6:8</p> <p>greenhouses (7) 6:5;11:9;19:4; 24:5;31:14,16,17</p> <p>grow (2) 6:5;9:21</p> <p>growing (1) 9:18</p> <p>grown (4) 9:13,19,25;10:13</p> <p>guess (2) 8:10;26:9</p> <p>Gumaer (5) 6:7;7:14;12:24; 21:15;22:8</p> <p>guys (3) 22:18;24:5,16</p>	<p>Here's (1) 23:16</p> <p>high (2) 15:24;16:24</p> <p>highway (12) 15:6;16:16;19:19; 22:4,21;23:15;25:14; 26:25;31:22;33:3; 34:24;35:8</p> <p>history (1) 17:3</p> <p>hold (1) 24:10</p> <p>home (1) 28:8</p> <p>Hopefully (2) 7:8;34:22</p> <p>hoping (1) 35:20</p> <p>Hufcut (1) 15:9</p> <p>hundred (1) 12:10</p> <p>hundreds (1) 24:2</p>	
		G			
		<p>gate (4) 32:16;33:3,6,7</p> <p>gather (1) 20:17</p> <p>gathered (1) 18:14</p> <p>general (2) 22:15,21</p> <p>generated (1) 19:5</p> <p>gets (2) 23:19;33:13</p> <p>GIRALDI (6) 4:17;5:19;24:22; 31:2;34:11;36:9</p> <p>gist (1) 29:3</p> <p>gives (1) 32:23</p> <p>Good (5) 4:21;5:3;15:23; 25:19;35:12</p> <p>GOODMAN (19) 4:8,14;5:8,11,16; 22:10;24:9;25:6; 28:10,23;30:9,11,17, 23;33:18,23;34:8; 35:25;36:6</p> <p>Grant (2) 14:10,11</p> <p>gravel (1) 26:21</p> <p>great (1) 37:2</p> <p>GREEN (60) 4:2,6,9,12,19,21; 5:9,12,14,21,23;8:9, 14,19;13:25;14:5,21,</p>	H		
			<p>habitat (2) 7:23,25</p> <p>half (1) 24:11</p> <p>hand (2) 16:10;18:5</p> <p>happened (1) 11:20</p> <p>harvested (2) 9:22;10:14</p> <p>head (1) 16:3</p> <p>Health (2) 8:24,25</p> <p>hear (4) 21:10;22:8,18; 36:20</p> <p>heard (1) 20:8</p> <p>hearing (2) 9:6;14:4</p> <p>heavy (1) 28:2</p> <p>heightened (1) 27:12</p> <p>Hello (1) 8:14</p> <p>helpful (2) 21:23;33:4</p> <p>helps (1) 7:9</p> <p>herein (1) 25:11</p>		
F				I	
<p>face (2) 4:25,25</p> <p>facility (6) 19:8;24:4;27:25; 28:2;32:18,19</p> <p>fact (3) 15:23;19:15;21:19</p> <p>Falls (4) 6:7;12:24;21:15; 22:8</p> <p>familiar (1) 17:14</p>	<p>foot (2) 6:5;10:5</p> <p>Ford (3) 10:25;11:18;12:3</p> <p>foremost (1) 7:10</p> <p>forest (1) 7:19</p> <p>forgetting (1) 35:19</p> <p>form (2) 8:22,24</p> <p>formal (2) 15:16;32:8</p> <p>familiar (1) 17:14</p>	<p>24:10;25:4,9</p> <p>found (1) 36:19</p> <p>four (5) 6:4;13:17,20; 16:13;31:15</p> <p>four-tenths (2) 26:19;28:23</p> <p>fourth (1) 14:14</p> <p>Frank (2) 5:25;24:16</p> <p>front (2) 33:5,7</p> <p>full (2) 5:24;26:16</p> <p>function (1) 6:16</p> <p>further (3) 18:3,21;19:16</p> <p>future (2) 32:8,24</p>	<p>24;15:2;17:25;20:14, 22;21:4;22:3;24:21, 25;25:4,7;26:17,19; 28:25;29:15,17,20; 30:10,12,14,18,21; 31:4,6,8;32:11,14; 33:5,16,19,21,24; 34:2,4,6,13,14,16; 35:12;36:2,5,11,15</p> <p>Greenbelt (1) 6:8</p> <p>greenhouses (7) 6:5;11:9;19:4; 24:5;31:14,16,17</p> <p>grow (2) 6:5;9:21</p> <p>growing (1) 9:18</p> <p>grown (4) 9:13,19,25;10:13</p> <p>guess (2) 8:10;26:9</p> <p>Gumaer (5) 6:7;7:14;12:24; 21:15;22:8</p> <p>guys (3) 22:18;24:5,16</p>	<p>ice (2) 16:4,4</p> <p>idea (1) 5:3</p> <p>illegal (1) 25:24</p> <p>impact (3) 7:18;11:15;18:10</p> <p>impacts (8) 6:24;7:21;10:9; 11:7;12:6,14,14; 19:17</p> <p>important (7) 4:25;16:21;17:11; 19:9,11,15;35:22</p> <p>improve (1) 23:25</p> <p>improvements (5) 10:6;23:10,24; 25:17;28:12</p> <p>include (1) 25:20</p> <p>includes (1) 29:5</p> <p>incumbent (1) 26:5</p> <p>indicated (2) 10:12,25</p> <p>indicates (1) 27:12</p> <p>indication (1) 17:4</p> <p>information (6) 16:12;17:6;18:13; 21:22;23:14;25:7</p>	

<p>in-house (2) 4:24;35:17 inspection (2) 12:25;15:11 insurmountable (1) 17:22 intact (1) 7:4 interested (1) 6:14 interrupt (1) 18:7 into (9) 5:5;7:7,19;8:8,24; 18:21;19:10,16; 35:19 invalidate (1) 22:9 investigated (2) 17:9;20:11 investigating (1) 6:15 investigations (1) 20:23 issuance (1) 25:13 issue (9) 12:23;13:15;17:15, 17:20;8:8,21:4; 28:17;29:8 issued (1) 24:4 issues (8) 8:5,6;17:24;20:3,6, 7,9,25 item (3) 6:3;13:25;14:5 items (4) 6:14;15:4;19:9; 33:11</p>	<p style="text-align: center;">K</p> <p>keep (1) 29:16 key (2) 21:4,11 Kim's (3) 11:11,25;21:19 kind (4) 9:9;15:24;16:15; 24:18</p> <p style="text-align: center;">L</p> <p>land (4) 7:13,14;32:8,24 laptop (1) 36:23 large (5) 7:12;11:19,22; 13:10;16:10 larger (1) 22:12 Larry (11) 15:4,8;18:12,20; 19:10;21:9;22:3; 25:18;29:10;34:19; 35:5 Larry's (1) 18:17 last (8) 6:11;14:5;15:20; 17:8;26:19;28:23; 29:23;33:15 latest (1) 24:7 layer (1) 16:4 least (4) 14:17;18:16;23:16, 22</p>	<p>21:5 lines (1) 21:22 list (1) 14:6 little (6) 9:14,15;17:20; 20:12;30:7;34:25 live (1) 26:6 LLC (35) 4:1;5:1;6:1,4;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1;34:1;35:1; 36:1;37:1 load (1) 11:4 loaded (1) 16:15 Local (13) 15:20,22;16:2,25; 17:12,13;20:18; 22:15,17,23,24; 25:21,22 located (2) 6:6;10:6 locations (1) 13:5 long (2) 21:7,18 look (14) 6:22;7:21;8:6,7,24; 14:9;15:7;17:2,3; 18:21;19:16;20:15; 23:22;29:25 looked (4) 6:25;7:3,10;26:23 looking (3) 8:24;18:24;19:10 looks (3) 7:24;14:14;32:17 Lorry (2) 15:22;21:24 Lot (6) 6:7;9:8;14:12; 21:10,13;27:11 lots (1) 13:20 Louder (3) 14:23;22:20;30:13 loudly (1) 35:20 low (1) 15:21 lower (1) 12:11</p>	<p style="text-align: center;">M</p> <p>maintained (1) 19:19 maintains (1) 32:25 major (1) 7:21 majority (1) 19:12 makes (1) 33:21 Mamakating (1) 4:3 manner (1) 11:11 many (3) 24:19,20;31:15 Map (3) 6:7;11:24;14:10 marking (1) 32:14 Marshall (1) 15:9 materials (3) 22:12,13;27:7 maxed (1) 13:8 May (7) 4:6;17:17;23:17, 17:28;19,19,21 Maybe (10) 8:11;17:18;20:11, 12:23;14,18;28:5,8; 29:10;36:23 mean (10) 20:5;22:24;25:25; 26:5,10,11,12;28:18; 32:21;34:19 meaning (1) 21:12 measures (1) 31:24 meet (1) 19:22 meeting (16) 4:3,7,24;6:11,13; 15:13,20;17:8;29:23; 34:22,23;35:4,13,14, 25;36:21 meetings (2) 35:18,21 MEMBER (51) 4:8,11,14,15,16,17, 18;5:8,11,13,16,17, 18,19,20;21:24; 22:10;24:9,18,22; 25:6;28:10,23;30:9, 11,17,20,23,24,25; 31:2,3;33:18,20,23, 25;34:5,8,9,10,11,12; 35:25;36:4,6,7,8,9,</p>	<p>10,19,25 members (3) 5:25;8:8;9:10 mentioned (3) 10:3;19:10;28:18 mentioning (1) 22:4 met (1) 34:23 microphone (2) 7:7;35:19 might (6) 15:22;17:16,19; 19:24;25:22;33:4 mile (2) 26:19;32:12 miles (1) 28:24 mind (1) 29:16 minor (3) 23:23;30:4;31:24 minutes (3) 5:6,7,10 misting (1) 9:19 mitigation (1) 29:6 modification (2) 8:2;30:4 momentum (1) 24:10 Monday (1) 15:11 month (3) 6:11;24:8;36:15 more (8) 12:8;17:20;18:13; 21:6,13;23:8,9;28:10 Mort (7) 5:25;24:16,21; 34:3,4,4,5 most (2) 13:2,23 mostly (1) 6:13 motion (20) 4:6,20;5:9,11,22; 30:10,12,14,17;31:5, 9;32:3;33:19,20,21; 34:17;35:14,24,25; 36:14 Mountain (2) 6:8;13:2 move (3) 20:7;25:4,8 moved (2) 4:8;30:11 much (4) 10:11;12:12;20:6; 36:19 multiple (1) 20:9</p>
<p style="text-align: center;">J</p> <p>JG (35) 4:1;5:1;6:1,3;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1;34:1;35:1; 36:1;37:1 John (4) 25:20;29:11;30:15; 32:3 join (1) 4:4 joined (1) 5:25 July (2) 5:10;33:10</p>	<p>legitimate (1) 27:6 letter (6) 7:15;9:11;30:3; 31:19,20,21 letters (1) 6:12 lies (1) 6:8 life (1) 34:25 limit (5) 21:11,25;22:22; 23:6;28:7 limitation (2) 11:25;25:16 limitations (1) 30:15 limited (2) 11:24;13:19 limiting (1)</p>	<p>load (1) 11:4 loaded (1) 16:15 Local (13) 15:20,22;16:2,25; 17:12,13;20:18; 22:15,17,23,24; 25:21,22 located (2) 6:6;10:6 locations (1) 13:5 long (2) 21:7,18 look (14) 6:22;7:21;8:6,7,24; 14:9;15:7;17:2,3; 18:21;19:16;20:15; 23:22;29:25 looked (4) 6:25;7:3,10;26:23 looking (3) 8:24;18:24;19:10 looks (3) 7:24;14:14;32:17 Lorry (2) 15:22;21:24 Lot (6) 6:7;9:8;14:12; 21:10,13;27:11 lots (1) 13:20 Louder (3) 14:23;22:20;30:13 loudly (1) 35:20 low (1) 15:21 lower (1) 12:11</p>	<p>maintained (1) 19:19 maintains (1) 32:25 major (1) 7:21 majority (1) 19:12 makes (1) 33:21 Mamakating (1) 4:3 manner (1) 11:11 many (3) 24:19,20;31:15 Map (3) 6:7;11:24;14:10 marking (1) 32:14 Marshall (1) 15:9 materials (3) 22:12,13;27:7 maxed (1) 13:8 May (7) 4:6;17:17;23:17, 17:28;19,19,21 Maybe (10) 8:11;17:18;20:11, 12:23;14,18;28:5,8; 29:10;36:23 mean (10) 20:5;22:24;25:25; 26:5,10,11,12;28:18; 32:21;34:19 meaning (1) 21:12 measures (1) 31:24 meet (1) 19:22 meeting (16) 4:3,7,24;6:11,13; 15:13,20;17:8;29:23; 34:22,23;35:4,13,14, 25;36:21 meetings (2) 35:18,21 MEMBER (51) 4:8,11,14,15,16,17, 18;5:8,11,13,16,17, 18,19,20;21:24; 22:10;24:9,18,22; 25:6;28:10,23;30:9, 11,17,20,23,24,25; 31:2,3;33:18,20,23, 25;34:5,8,9,10,11,12; 35:25;36:4,6,7,8,9,</p>	<p>10,19,25 members (3) 5:25;8:8;9:10 mentioned (3) 10:3;19:10;28:18 mentioning (1) 22:4 met (1) 34:23 microphone (2) 7:7;35:19 might (6) 15:22;17:16,19; 19:24;25:22;33:4 mile (2) 26:19;32:12 miles (1) 28:24 mind (1) 29:16 minor (3) 23:23;30:4;31:24 minutes (3) 5:6,7,10 misting (1) 9:19 mitigation (1) 29:6 modification (2) 8:2;30:4 momentum (1) 24:10 Monday (1) 15:11 month (3) 6:11;24:8;36:15 more (8) 12:8;17:20;18:13; 21:6,13;23:8,9;28:10 Mort (7) 5:25;24:16,21; 34:3,4,4,5 most (2) 13:2,23 mostly (1) 6:13 motion (20) 4:6,20;5:9,11,22; 30:10,12,14,17;31:5, 9;32:3;33:19,20,21; 34:17;35:14,24,25; 36:14 Mountain (2) 6:8;13:2 move (3) 20:7;25:4,8 moved (2) 4:8;30:11 much (4) 10:11;12:12;20:6; 36:19 multiple (1) 20:9</p>

myself (3) 6:2,20;21:16	33:12 number (1) 23:6	9:5,23;10:7;11:19; 12:6,9;14:2,7;16:6, 24;24:23	personally (1) 16:17 pesticides (2) 7:18;9:24 PETERS (12) 8:17;9:6,16;14:4,8; 15:8;18:6,16;29:2, 16;35:5;36:16 phone (1) 15:10 pick (2) 11:2,3 picking (1) 10:18 piece (1) 16:12 places (1) 13:4 plan (6) 6:4,23;18:9;29:18; 31:11;33:12 planner (2) 6:21;7:17 Planning (10) 4:3;8:6,8;10:18; 12:20;16:16;18:3,25; 20:4,12 plans (1) 29:4 planting (1) 9:20 plants (1) 9:25 PLATT (9) 7:7;8:15,18;9:14; 14:23;18:5;22:18,20; 30:13 play (1) 8:8 played (1) 15:10 Please (6) 4:4,7;5:5,10;7:7; 9:15 Pledge (2) 4:4,5 plowed (1) 26:25 pm (1) 37:3 point (10) 8:4,12,12;13:4; 14:16;15:23;16:21; 24:3;30:8;35:15 points (3) 7:20;13:12,14 police (3) 17:7;20:19,19 pond (1) 16:4 pool (1) 22:25 poor (2)	21:16,17 portion (4) 13:16,19;15:17; 17:23 portions (1) 26:22 potential (4) 9:23;11:6;18:4; 25:16 pounds (1) 10:13 precaution (1) 27:13 prepare (1) 34:19 pretty (5) 12:11;21:16,17; 28:25;35:18 previous (3) 11:21;14:2,7 previously (1) 18:25 prior (3) 20:2,6;25:13 probably (4) 9:21;12:9;14:16; 25:20 problem (5) 16:5;17:4;18:22; 19:17;28:24 proceed (3) 20:12;23:12;24:6 process (2) 22:7;24:13 produce (1) 10:13 produced (1) 10:11 Program (4) 15:20;16:2,12,25 prohibit (5) 16:10;22:13,16,17; 25:22 project (10) 6:24,25;8:21;10:6; 11:7;12:5;14:9; 15:12;18:19;19:11 property (5) 6:6,8;15:17;29:14; 32:25 proposal (1) 11:23 proposed (13) 6:4,5;10:21;11:8,9, 10,14,18;12:4,16,21; 19:3,18 proposing (1) 13:21 provided (1) 29:22 prudent (1) 25:22 public (5)
N	O	own (4) 32:10,17,19,23 owner (9) 9:24;10:12,17; 11:21,21;12:15; 18:24;19:6;32:25 owner's (2) 10:16,23 owns (1) 32:18,25		
nails (1) 16:3 narrative (2) 8:25;21:6 narrow (3) 13:3;23:19;25:17 narrowest (1) 13:4 narrows (1) 29:9 natural (1) 15:17 near (1) 32:14 necessarily (3) 15:25;16:23;27:20 necessary (4) 12:19,20;17:15; 32:7 need (7) 16:24;23:13,14; 24:9;27:13;28:5,9 needed (1) 23:10 needs (5) 16:9;18:14;19:22; 27:11;30:6 Neg (2) 25:11,13 Negative (3) 18:12;29:22;30:15 negotiate (1) 28:20 neighborhood (1) 12:7 nets (1) 13:12 new (3) 7:2;13:7;19:21 next (6) 6:3;12:9;24:8; 34:22,23;36:15 noise (1) 12:6 none (3) 7:11;21:2,3 normally (1) 16:11 north (4) 13:6,9,16,17 note (7) 7:23;12:7;18:23; 19:23;20:24;29:10, 18 noted (7) 6:25;7:10,12,15; 12:17;18:19;37:3 notes (1)	obviously (2) 18:18;25:24 occasionally (1) 35:19 occurring (1) 21:13 off (4) 10:18,23;13:15; 32:14 offer (1) 32:22 offering (1) 32:7 office (1) 15:9 officials (1) 20:18 old (1) 30:7 once (5) 11:4,18;24:20; 28:3;31:17 One (23) 6:22;7:2;8:21,23; 9:4,12,23;11:6; 13:18;14:16;15:16; 16:3,14,21;20:8,8; 22:25;23:4,6;24:19; 25:21;29:22;35:17 only (5) 13:17,19;17:13; 26:12;33:8 open (3) 4:6;5:3;15:4 operated (2) 11:10,11 operating (2) 11:13;21:18 operation (4) 10:22;19:14;23:2,3 opposed (3) 31:6;34:14;36:12 order (1) 26:7 ordered (1) 28:3 original (1) 14:9 out (21) 4:22;8:22;13:8; 15:6,8,9;16:12,21,25; 20:19;21:7,9,13,15, 19;22:4;23:8,15,22; 28:5;35:7 outlined (1) 20:11 over (11)	P packaging (1) 10:20 packing (1) 10:22 page (1) 35:7 PAGGI (18) 15:5,14;19:24; 20:17,23;25:19;26:3, 13,24;27:4,16,19,22; 28:15;32:3,13;33:8; 36:17 parcel (7) 12:7;13:18;14:3,7, 11,14,16 parcels (1) 13:17 part (5) 13:2;14:16;22:7; 30:3;35:13 particular (2) 17:16;29:19 pass (2) 13:15;20:25 passenger (1) 16:13 past (1) 33:3 payment (1) 33:15 people (8) 4:25;6:13;8:19; 17:14,14;26:6;36:20, 21 per (6) 10:14,14;11:4,18; 21:7;23:5 percent (1) 10:15 perhaps (2) 17:18;20:24 permit (3) 31:12,13;34:20 permits (1) 22:9 permitted (1) 22:6		

5:4;6:11;9:6,8; 12:23 pull (3) 13:15;23:21;34:20 purchased (1) 11:23 put (7) 23:5,17;25:12,25; 26:11;27:14;33:12 putting (1) 11:9	recommendations (1) 35:3 record (2) 18:23;34:22 records (3) 20:16,17,20 reference (1) 16:2 referring (1) 15:19 reflect (1) 35:2 regarding (2) 11:6;29:19 regards (1) 19:4 reintroduce (1) 6:20 reiterates (1) 29:25 relates (1) 32:2 relation (1) 7:24 relative (4) 15:14,15;20:3,18 relatively (2) 8:3;29:9 remain (1) 11:14 remainder (1) 33:9 remaining (2) 7:4;17:24 remote (1) 20:8 removed (1) 21:14 repair (1) 17:18 reports (1) 20:20 representations (4) 23:4;25:11;30:2; 31:18 requires (1) 10:5 residence (2) 12:9,9 resident (1) 17:8 Residential (1) 22:25 residents (5) 17:6,15;20:20,21; 29:13 resolution (2) 33:9;34:21 RESORT (44) 4:1;5:1;6:1,4,6;7:1; 8:1;9:1;10:1,16;11:1, 7,9,10,12,13;12:1,12; 13:1;14:1;15:1;16:1;	17:1;18:1;19:1,12; 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 response (6) 8:13;25:3;30:2; 31:7;34:15;36:13 responses (2) 8:17;13:24 rest (2) 10:17;26:6 restaurant (3) 10:17,24;11:5 restaurants (1) 10:22 restriction (3) 27:23,24;29:4 restrictions (1) 29:11 result (2) 7:18;12:14 review (3) 6:19,23;8:3 revisit (1) 23:9 right (17) 4:2;6:3;13:10; 20:22;23:19;26:3,13, 13,13;27:3,16;29:15, 20;32:15,24;35:12,24 right-of-way (2) 15:17;32:8 Road (56) 6:7;12:24,25;13:2, 3,6,7,11,16,19,20; 14:15;15:14,16,23; 16:7,11,18,20;17:12, 16,17,21,23;19:8,19, 21;21:5,15;22:2,6,8, 16,23;23:10,18; 25:17;26:7,12,16,17, 18,22;27:5;28:2,21, 22;29:6,9,12,13; 31:25;32:4,15,17,18 roadbed (1) 32:10 Roads (8) 15:20,22;16:2,22, 23,25;17:12;26:24 Rob (1) 15:9 ROCHE (6) 4:18;5:20;24:18; 31:3;34:12;36:10 room (3) 14:25;26:7;36:22 routes (1) 22:23 rule (1) 22:15 rules (1)	22:22 run (1) 5:4 running (1) 35:17 rural (1) 12:25	S	7:20;18:11;23:7 set (1) 26:7 setback (1) 10:5 sets (1) 16:25 several (4) 6:12;8:11;13:4,14 shape (3) 21:16,17;28:25 short (1) 8:22 show (1) 27:9 shows (1) 28:4 side (1) 13:9 sign (6) 21:19;23:17,20; 27:22,23;32:16 signage (9) 17:19;23:17,23; 25:16,25;27:14;29:7, 11;31:24 significant (2) 17:24;20:2 signs (2) 25:16;26:11 similar (2) 9:10;11:8 simple (3) 17:19;20:10;33:10 sinks (1) 16:6 site (25) 6:4,22,24;7:12,13; 8:2,6;10:7,16,18,23; 11:20,22,24;12:16; 14:15,15;18:3,9,25; 22:11;29:6,18,19; 31:11 situations (1) 17:18 size (7) 9:22;11:23;22:22; 25:16,23;29:19; 31:24 skater (1) 16:5 sliding (1) 17:5 slight (1) 8:2 slightly (1) 23:25 slower (1) 9:14 smaller (2) 28:6,9 soil (2) 9:20,25
Q					
Quality (2) 6:23;8:3 quarter (1) 32:12 quickly (1) 8:3 quite (3) 7:12,14,19 quoting (1) 22:5					
R					
raised (1) 17:7 Randy (2) 5:24;24:16 rather (2) 27:22;29:13 RE (34) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1;34:1;35:1; 36:1;37:1 reach (1) 35:7 reached (2) 15:9;22:4 read (2) 9:11;15:25 real (1) 20:2 realized (1) 7:17 really (8) 7:18,25;13:14; 16:2;23:13;24:19; 28:17;35:20 reason (2) 10:2;17:12 received (3) 5:6;6:11,12 recited (1) 4:5					

<p>sold (1) 10:21</p> <p>solution (1) 37:2</p> <p>someone (6) 15:22;19:6,6; 23:22;26:5;28:3</p> <p>sorry (2) 14:4;22:19</p> <p>sort (2) 29:7;32:16</p> <p>sorts (1) 35:21</p> <p>sounds (1) 35:8</p> <p>speak (3) 4:25;9:14;11:20</p> <p>speaking (2) 16:18;18:6</p> <p>special (3) 31:11,12,13</p> <p>specifically (3) 19:11;26:16;28:18</p> <p>specifics (1) 35:2</p> <p>speed (3) 15:24;16:24;17:6</p> <p>sprout (1) 9:21</p> <p>sprouts (2) 9:18;10:14</p> <p>STANTON (10) 4:11,16;5:13,18; 21:24;30:25;33:20; 34:10;36:4,8</p> <p>standard (2) 16:12;33:14</p> <p>standards (3) 15:21,21;19:22</p> <p>STAROBIN (9) 4:15;5:17;30:24; 33:25;34:5,9;36:7,19, 25</p> <p>Start (1) 33:17</p> <p>started (2) 8:21;15:19</p> <p>starting (1) 15:12</p> <p>State (3) 6:23;8:2;12:21</p> <p>stated (4) 9:24;11:17,21; 12:15</p> <p>stating (1) 6:14</p> <p>steep (1) 13:11</p> <p>still (7) 15:4,15;21:8,19; 25:6,7,8</p> <p>stop (2) 28:6;32:16</p>	<p>straightforward (1) 29:9</p> <p>stuck (2) 17:5;21:2</p> <p>subdivision (3) 14:2,7,18</p> <p>subject (5) 13:18;14:2;29:24; 30:15;31:17</p> <p>substandard (2) 17:12;32:2</p> <p>substantial (4) 12:14;13:21,22; 19:19</p> <p>substantiates (1) 16:16</p> <p>summarized (2) 9:9,11</p> <p>summarizes (1) 13:23</p> <p>summary (1) 6:18</p> <p>summertime (1) 27:2</p> <p>super (3) 15:6;16:17;26:25</p> <p>Superintendent (6) 22:4;23:15;25:14; 31:23;34:24;35:8</p> <p>supersedes (1) 33:3</p> <p>support (3) 16:5,7,8</p> <p>suppose (2) 4:23;18:11</p> <p>Sure (11) 6:20;9:16;12:16; 14:13;16:7;21:9; 23:20;29:25;32:13; 33:18;35:6</p> <p>survey (2) 14:10,11</p> <p>surveyor (1) 14:8</p> <p>sustain (1) 15:24</p> <p>system (1) 28:12</p>	<p>T</p> <p>tag (1) 15:10</p> <p>talk (3) 17:11;22:20;35:19</p> <p>talking (1) 24:21</p> <p>tandem (1) 28:19</p> <p>tangible (1) 17:9</p> <p>tank (1) 28:13</p>	<p>Tax (2) 6:7;13:17</p> <p>technical (1) 5:5</p> <p>technically (1) 29:12</p> <p>ten (1) 17:3</p> <p>ten-wheel (1) 16:15</p> <p>terms (7) 7:20;11:15;18:12; 19:3;24:23;29:11; 30:7</p> <p>Thanks (1) 36:17</p> <p>Therefore (1) 32:23</p> <p>thick (1) 7:19</p> <p>thinking (1) 28:10</p> <p>though (1) 35:15</p> <p>thought (3) 4:24;7:8;21:16</p> <p>thousand (2) 12:10;16:13</p> <p>thousands (1) 24:2</p> <p>Three (3) 31:15,16,17</p> <p>ticket (1) 27:18</p> <p>timetable (1) 24:6</p> <p>tomorrow (1) 35:5</p> <p>tonight (3) 5:23;23:13;25:5</p> <p>tonnage (1) 21:25</p> <p>took (1) 8:20</p> <p>totally (1) 26:21</p> <p>touch (1) 35:5</p> <p>Town (10) 4:3;6:21;10:4;15:8, 18;25:14;32:7,15,18, 24</p> <p>tractor (8) 12:4;16:19;22:6; 23:2;27:5,9;28:15; 29:5</p> <p>traffic (11) 11:7,14,16;13:18, 21;18:10;21:5;22:16, 21;24:24;28:3</p> <p>trailer (4) 16:19;27:5,10; 28:15</p>	<p>trailers (4) 12:4;22:6;23:3; 29:5</p> <p>transcript (1) 15:3</p> <p>Transit (4) 10:25;11:18;12:3; 16:8</p> <p>transportation (3) 11:17;12:3;19:7</p> <p>travel (1) 16:24</p> <p>traveling (1) 16:11</p> <p>traverse (1) 28:21</p> <p>treeline (3) 7:3,4,6</p> <p>trees (1) 13:10</p> <p>trip (4) 11:16;16:14;19:5; 24:20</p> <p>trips (6) 16:14;19:13;21:7, 7,12,13</p> <p>trouble (1) 14:4</p> <p>truck (10) 16:15;22:12,14,16, 23;24:23;27:20;28:2, 4,14</p> <p>trucks (3) 11:19,22;19:20</p> <p>try (1) 16:5</p> <p>trying (2) 20:25;21:20</p> <p>turn (1) 9:5</p> <p>turnaround (2) 33:3,5</p> <p>turns (2) 21:13;23:8</p> <p>two (3) 7:20;9:21;23:6</p> <p>type (4) 9:12,17;23:9;24:10</p> <p>types (1) 23:21</p>	<p>U</p> <p>ultimately (2) 19:18;23:13</p> <p>unanimous (2) 31:8;34:16</p> <p>unanswered (1) 15:15</p> <p>under (1) 11:20</p> <p>unfortunately (1) 15:13</p>	<p>unique (1) 4:23</p> <p>unlisted (1) 25:12</p> <p>unsuitable (1) 16:19</p> <p>up (23) 10:18;11:3,4,5; 12:23;13:13;16:9; 18:5,20;19:24;20:11; 22:8;23:23;24:7,11; 26:11;27:9,15;28:4, 5;32:18,19,22</p> <p>updated (2) 14:11;30:6</p> <p>upon (6) 23:3;25:11;26:5; 28:2;31:22;35:2</p> <p>ups (6) 11:2;22:24;27:20; 28:4,5,7</p> <p>use (20) 9:23;10:2,19,23; 11:2,3,10,15;12:11, 13;18:24;19:12;20:2, 3,6,7;22:22;28:2; 31:12,13</p> <p>used (5) 9:18,25;10:12,15; 17:13</p> <p>useful (1) 16:11</p> <p>using (2) 17:11;27:25</p> <p>usually (1) 22:12</p> <p>utilized (1) 12:2</p> <p>utilizing (1) 31:25</p>
V						
						<p>van (5) 10:25;11:18;12:3; 23:5;27:25</p> <p>vans (1) 16:8</p> <p>vegetable (1) 12:3</p> <p>vegetables (5) 6:5;10:19,21;11:3, 17</p> <p>vegetation (1) 7:2</p> <p>vehicle (7) 12:2;16:6,8,14; 25:16;28:6,9</p> <p>vehicles (11) 11:24;16:10;17:5; 20:25;21:25;22:22; 25:23;26:2;27:25; 28:19;31:25</p>

<p>verbal (5) 8:13;25:3;31:7; 34:15;36:13</p> <p>versus (1) 24:4</p> <p>via (1) 36:20</p> <p>visit (1) 31:22</p> <p>visitor (1) 17:15</p> <p>volume (2) 13:18;15:21</p> <p>vote (1) 34:19</p> <p>voting (1) 5:25</p>	<p>7:5</p> <p>without (1) 24:2</p> <p>wondering (1) 28:18</p> <p>woods (1) 12:11</p> <p>word (2) 9:11,12</p> <p>words (1) 22:5</p> <p>work (4) 5:5;17:20;28:11; 34:18</p> <p>wrap (1) 24:7</p> <p>written (1) 34:21</p> <p>wrote (2) 8:11,20</p>	<p>17 (1) 13:3</p> <p>18 (1) 13:8</p> <p>186.07 (1) 6:9</p> <p>18-wheeler (1) 22:8</p> <p>1998 (2) 14:10,17</p>		
W				
<p>wants (2) 5:4;19:16</p> <p>warn (1) 28:7</p> <p>warning (2) 23:20;27:22</p> <p>watch (1) 5:4</p> <p>water (3) 9:20;22:25;26:23</p> <p>way (1) 33:17</p> <p>week (7) 10:14,14;11:4,18; 23:5;24:20;35:6</p> <p>weeks (1) 9:21</p> <p>weigh (1) 24:16</p> <p>Welcome (2) 4:2,22</p> <p>weren't (3) 15:10,12;21:10</p> <p>what's (5) 12:12;19:3,18; 34:24;35:22</p> <p>whole (1) 32:10</p> <p>widen (1) 13:4</p> <p>widens (1) 13:13</p> <p>width (3) 13:3,7;32:2</p> <p>wildlife (1) 7:22</p> <p>winter (1) 19:21</p> <p>wintertime (1) 27:2</p> <p>wise (1) 28:11</p> <p>within (1)</p>	<p>Y</p> <p>year (2) 17:3;19:20</p> <p>years (2) 19:14;21:18</p>	<p>2</p> <p>2 (1) 6:7</p> <p>20 (3) 10:15;19:14;21:17</p> <p>200 (1) 10:13</p> <p>2002 (2) 11:13;19:2</p> <p>2018 (1) 14:12</p> <p>2020 (4) 4:3;31:20,21;33:10</p> <p>209 (1) 21:19</p> <p>25 (1) 6:7</p> <p>26-by-144 (1) 6:5</p>		
	Z			
	<p>Zack (11) 8:10,15;9:3,14; 15:5;18:5;19:25; 24:19;33:11;34:22; 36:17</p> <p>Zone (1) 6:8</p> <p>Zoom (4) 5:2;35:18,21;36:21</p> <p>Zoomland (1) 4:22</p>	<p>3</p> <p>300 (1) 10:7</p> <p>385 (1) 6:6</p>		
	1			
	<p>1 (1) 6:7</p> <p>1,000 (1) 28:13</p> <p>11 (1) 4:2</p> <p>1200 (1) 28:13</p> <p>13 (1) 13:25</p> <p>14 (4) 13:5,12;23:19; 33:10</p> <p>15 (1) 10:15</p> <p>150 (1) 10:5</p> <p>16 (1) 13:9</p>	<p>4</p> <p>40 (2) 21:6,7</p> <p>6</p> <p>6 (2) 31:20,21</p> <p>7</p> <p>7:58 (1) 37:3</p> <p>700 (2) 7:16;12:8</p>		