

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

Meeting Minutes
9-27-18
September 27, 2018

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

Original File MamaZBA_09-27-18.txt

Min-U-Script® with Word Index

ZONING BOARD OF APPEALS

MINUTES

September 27, 2018

TOWN HALL

WURTSBORO, NEW YORK

ZONING BOARD MEMBERS :

MATTHEW MORDAS, Chairman

CATHY DAWKINS, Board Member

GEORGIA RAMPE, Board Member

KENT FINDLEY, 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
Acceptance of Minutes	4
Executive Session	4 - 7
Raymond & Kathleen Volpe - Area Variance - Public Hearing	8 - 40
Gary & Marie Zeigler - Area Variance	41 - 48
Patricia Antisin - Area Variance	49 - 60
Camp Echo/Shab Holdings LLC - Interpretation ..	61 - 68
Close Meeting	66

* * * * *

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

EXECUTIVE SESSION

----- X

Town Hall
Town of Mamakating
September 27, 2018
7:00 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- KENT FINDLEY, 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 - RE: EXECUTIVE SESSION -

2 CHAIRMAN MORDAS: Good evening, ladies and gentlemen.
3 Welcome to the Mamakating Zoning Board of Appeals meeting
4 for September 27, 2018. I'm the Chairman of the Zoning
5 Board, Matthew Mordas.

6 I start the meeting with a roll call.

7 Kent.

8 BOARD MEMBER FINDLEY: Present.

9 CHAIRMAN MORDAS: Georgia.

10 BOARD MEMBER RAMPE: Here.

11 CHAIRMAN MORDAS: Cathy

12 BOARD MEMBER DAWKINS: Here.

13 CHAIRMAN MORDAS: And our counsel, Steve Mogel.

14 Matthew Morreale, one of our members, cannot make it
15 tonight. He has an illness in the family. On behalf of
16 the Board, I wish him and his family all the best in this
17 time.

18 Okay. Has anybody had a chance to review the July
19 26th minutes?

20 BOARD MEMBER RAMPE: Yes.

21 CHAIRMAN MORDAS: Do I have a motion to approve the
22 minutes?

23 BOARD MEMBER RAMPE: I'll make a motion.

24 CHAIRMAN MORDAS: Do I have a second?

25 BOARD MEMBER FINDLEY: I'll second it.

1 - RE: EXECUTIVE SESSION -

2 CHAIRMAN MORDAS: All in favor?

3 BOARD MEMBER DAWKINS: Aye.

4 BOARD MEMBER RAMPE: Aye.

5 BOARD MEMBER FINDLEY: Aye.

6 CHAIRMAN MORDAS: Aye.

7 (The motion was approved and carried.)

8 CHAIRMAN MORDAS: Folks, before I go any further, I'd
9 like to ask the Board for motion to go into Executive
10 Session because of the potential for future litigation.

11 Do I have a motion?

12 BOARD MEMBER DAWKINS: So moved.

13 CHAIRMAN MORDAS: A second?

14 BOARD MEMBER FINDLEY: Second.

15 CHAIRMAN MORDAS: All in favor?

16 BOARD MEMBER DAWKINS: Aye.

17 BOARD MEMBER RAMPE: Aye.

18 BOARD MEMBER FINDLEY: Aye.

19 CHAIRMAN MORDAS: Aye.

20 (The motion was approved and carried.)

21 CHAIRMAN MORDAS: All right. May I include Kyra in
22 our Executive Session?

23 MR. MOGEL: Okay.

24 CHAIRMAN MORDAS: We'll try to make this as quick as
25 possible.

1 - RE: EXECUTIVE SESSION -

2 (The Board recessed for Executive Session
3 at 7:01 p.m.)

4 * * * * *

5 (The Board came out of Executive Session at
6 7:36 p.m.)

7 CHAIRMAN MORDAS: Do I have a motion to come out of
8 Executive Session?

9 BOARD MEMBER DAWKINS: So moved.

10 CHAIRMAN MORDAS: Kent, we made a motion to come out
11 of Executive Session.

12 BOARD MEMBER FINDLEY: I'll make a motion to come out
13 of Executive Session.

14 CHAIRMAN MORDAS: All in favor?

15 BOARD MEMBER DAWKINS: Aye.

16 BOARD MEMBER RAMPE: Aye.

17 BOARD MEMBER FINDLEY: Aye.

18 CHAIRMAN MORDAS: Aye.

19 (The motion was approved and carried.)

20 MR. MOGEL: No action was taken in Executive Session.

21 (Time noted: 7:37 p.m.)

22 * * * * *

23

24

25

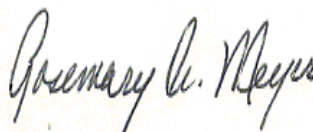
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 Executive Session, 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: November 21, 2018

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
Raymond & Kathleen Volpe
Area Variance
Tax Map Section 54; Block 5; Lot 12
Neighborhood Residential Zone
----- X

Town Hall
Town of Mamakating
September 27, 2018
7:37 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- KENT FINDLEY, BOARD MEMBER
- STEVEN MOGEL, ESQ., Attorney
- KYRA PLATT, Building Department

Also Present: Raymond and Kathleen Volpe

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

Reported by: Rosemary A. Meyer

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 CHAIRMAN MORDAS: All right. First on the agenda,
3 Mr. Raymond and Kathleen Volpe.

4 Please come up and refresh us as to what you're trying
5 to do.

6 MR. R. VOLPE: Good evening, ladies and gentlemen of
7 the Board. We have someone who showed up tonight to just
8 speak on our behalf and he has to leave. Could he say
9 something first?

10 CHAIRMAN MORDAS: Yes.

11 BOARD MEMBER DAWKINS: So do we want to open the
12 public hearing before he speaks?

13 MR. MOGEL: Yes.

14 CHAIRMAN MORDAS: Okay. Motion to open the public
15 hearing?

16 BOARD MEMBER DAWKINS: So moved.

17 BOARD MEMBER RAMPE: Second.

18 CHAIRMAN MORDAS: All in favor?

19 BOARD MEMBER DAWKINS: Aye.

20 BOARD MEMBER RAMPE: Aye.

21 BOARD MEMBER FINDLEY: Aye.

22 CHAIRMAN MORDAS: Aye.

23 (The motion was approved and carried.)

24 MR. J. SCOTT: Hi. My name is Jim Scott. I live at
25 315 North --

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 BOARD MEMBER DAWKINS: They're off.

3 CHAIRMAN MORDAS: We're been having some problems.

4 MR. J. SCOTT: Okay.

5 My name is Jim Scott. I'm the owner of 315 North
6 Shore, about three doors down from Ray and Kathleen Volpe.

7 I've seen the plans for the garage and I have no
8 problem, as a neighbor, with the ten foot side yard setback
9 and the fact that it's being built in front of the street
10 wall of their house to the street. I have no problem.

11 Okay?

12 CHAIRMAN MORDAS: Thank you, Mr. Scott.

13 MR. J. SCOTT: You're welcome.

14 CHAIRMAN MORDAS: Thanks for coming.

15 MR. R. VOLPE: Okay. To refresh your memory, we
16 planned a 24 by 24 garage, two stories, on the road side
17 which we were told were too large for the lot of the
18 building that we have. So we reduced it to one story and
19 now it is within the acceptable size limit.

20 And the issue at hand was simply that we were building
21 on the road side and we needed a variance because there's
22 an ordinance against that. But we're on the lake, so it's
23 common.

24 MS. K. VOLPE: So now we're just one story, two cars,
25 24 by 24.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 CHAIRMAN MORDAS: All right. Would you like to add
3 anything else?

4 MS. K. VOLPE: No.

5 CHAIRMAN MORDAS: Okay. Thank you very much.

6 MR. R. VOLPE: Oh, the only thing to add is that we've
7 complied with all the setback rules.

8 MS. K. VOLPE: Yes.

9 BOARD MEMBER DAWKINS: Complied with all the setback
10 rules?

11 MR. R. VOLPE: Yes.

12 MS. K. VOLPE: Yes.

13 CHAIRMAN MORDAS: Does anybody on the Board have any
14 questions?

15 BOARD MEMBER FINDLEY: What is the square footage of
16 the house? Did we determine that? I believe there were
17 some questions the last time.

18 MS. K. VOLPE: That's why we took the second floor
19 off.

20 BOARD MEMBER FINDLEY: No, I know that. But there
21 were some questions on how we calculate the square footage.
22 Did we finally come up with a number?

23 BOARD MEMBER DAWKINS: Mary sent us an e-mail.

24 BOARD MEMBER FINDLEY: Oh, I missed that e-mail.

25 BOARD MEMBER DAWKINS: Oh, here.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 CHAIRMAN MORDAS: What was it, 634?

3 BOARD MEMBER DAWKINS: It's 648.

4 BOARD MEMBER FINDLEY: Okay.

5 BOARD MEMBER RAMPE: Now it's 24 by 24.

6 BOARD MEMBER FINDLEY: Is 576.

7 MS. PLATT: So porches and things aren't included when
8 you calculate it. An attached garage, yes. But a porch, a
9 deck, things like that, are not calculated in it.

10 MS. K. VOLPE: And we reached all the setbacks. We're
11 ten feet on one side and we're over 20 something feet on
12 the other side.

13 MR. MOGEL: So the only issue is closer than the
14 street wall?

15 MS. PLATT: Yes.

16 BOARD MEMBER RAMPE: Oh, I see. Because the last time
17 it was over 1,000 square feet.

18 BOARD MEMBER FINDLEY: Yes.

19 MS. K. VOLPE: Yes, because it was two floors. We
20 knocked of this, yes.

21 BOARD MEMBER RAMPE: Okay.

22 BOARD MEMBER FINDLEY: There's this other map that was
23 included that I believe is your property. What was the
24 point of ...

25 MS. PLATT: That's part of the comments somebody might

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 be making.

3 BOARD MEMBER FINDLEY: Okay.

4 CHAIRMAN MORDAS: What, this map?

5 MS. PLATT: Yes.

6 CHAIRMAN MORDAS: This survey. All right. This was
7 submitted by Fusco?

8 MR. MOGEL: Or by a neighbor?

9 MS. PLATT: He didn't put his name down, but ...

10 BOARD MEMBER DAWKINS: Okay. There's a map that
11 somebody provided and it looks -- I don't think it's their
12 property.

13 BOARD MEMBER FINDLEY: The property is above it, it
14 looks like.

15 BOARD MEMBER DAWKINS: This is you.

16 BOARD MEMBER FINDLEY: The very top.

17 BOARD MEMBER DAWKINS: This is Volpe.

18 MS. K. VOLPE: That's us. That's our neighbor.

19 BOARD MEMBER DAWKINS: Oh, this is your driveway.

20 BOARD MEMBER FINDLEY: I was just wondering what the
21 map was for, that's all.

22 BOARD MEMBER DAWKINS: This is the issue.

23 MS. K. VOLPE: Yes, but that is not the line for the
24 garage. Our garage is on the other side.

25 MS. PLATT: One at a time.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 MR. R. VOLPE: We have from this property line, this
3 property line that shows on this map, we have about 23 and
4 half feet to the corner of our garage.

5 BOARD MEMBER DAWKINS: So even if we accepted the
6 disputed, his view of the property line is 20 feet.

7 MR. R. VOLPE: There's more than 20 feet.

8 BOARD MEMBER RAMPE: So it's no bearing on that.

9 MR. R. VOLPE: No, it has nothing to do with us.

10 MS. K. VOLPE: On the garage, none at all.

11 BOARD MEMBER DAWKINS: Okay. Thank you.

12 MR. R. VOLPE: Are there any other questions
13 before ...

14 BOARD MEMBER DAWKINS: No. You did good.

15 MS. K. VOLPE: We did good? Thank you.

16 MR. R. VOLPE: We have someone else that wants to talk
17 on our behalf, if you'd like to hear.

18 CHAIRMAN MORDAS: All right.

19 BOARD MEMBER RAMPE: Are they reputable?

20 MR. R. VOLPE: Reputable?

21 BOARD MEMBER RAMPE: Just kidding.

22 BOARD MEMBER DAWKINS: But if there's an encroachment
23 with the driveway --

24 MR. MOGEL: The only existing issue with the garage is
25 that it's closer to the street wall of the house. That has

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 nothing to do with encroachment.

3 You would need to address the documents that were
4 provided.

5 BOARD MEMBER DAWKINS: There was also a letter
6 from ...

7 MR. MOGEL: Yes, a letter.

8 CHAIRMAN MORDAS: Should I read it into the record?

9 MR. MOGEL: You could read it into the record if you
10 want to.

11 CHAIRMAN MORDAS: All right. I'm going to wait until
12 we go through the list.

13 MR. MOGEL: Sure.

14 CHAIRMAN MORDAS: All right, Kyra, who's first on the
15 list?

16 MS. PLATT: Jim Scott was. He just spoke.

17 Alex Goodman is on the list.

18 CHAIRMAN MORDAS: All right. Mr. Alex Goodman.

19 MR. A. GOODMAN: Good evening. Alex Goodman. I have
20 a residence at 271 North Shore Drive.

21 I just want to speak on putting a garage between a
22 house and the lake, I think we've had many times where this
23 has come up. Some towns consider the lakefront the front
24 of your house. You have many homes that are close to the
25 lake, there's no place else put the garage. I feel putting

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 it between the house and the road, the precedent has been
3 set many times around our lake. I don't think it's an
4 issue in this.

5 I don't know any of the other issues coming up
6 tonight, but just in terms of the placement between the
7 lake and the house, I think we've already settled that many
8 times.

9 MR. MOGEL: You have no objection to this?

10 MR. GOODMAN: I have no objections, no.

11 CHAIRMAN MORDAS: Thank you, Mr. Goodman.

12 BOARD MEMBER DAWKINS: Kyra, is there anyone else?
13 Anybody else on the list?

14 MR. MOGEL: Could I just ask the Volpes a quick
15 question here about some of the documentation that was
16 provided?

17 There's some information provided, some correspondence
18 between counsel regarding a property line agreement, a
19 potential property line dispute. The property that is at
20 issue here, that has no bearing on the application before
21 the ZBA tonight. Would that be correct?

22 MR. R. VOLPE: That's correct. The worse case
23 scenario for the property line shown on that Fusco drawing
24 that you have, we have 23 and a half feet setback.

25 MS. K. VOLPE: Yes. The garage is going to be built

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 10 feet from the other side of the property.

3 MR. MOGEL: Okay. I just wanted to clarify that.

4 MS. K. VOLPE: Yes.

5 MR. MOGEL: So Mr. Chairman, it would be my opinion
6 that you can acknowledge that this correspondence was
7 received. Maybe you want to identify the correspondence
8 that was received. But since it is irrelevant to the
9 application that is currently before the ZBA, it would be
10 my opinion that it does not need to be read into the record
11 in the interest of --

12 CHAIRMAN MORDAS: Expediency.

13 MR. MOGEL: -- expediency. Thank you.

14 CHAIRMAN MORDAS: All right. I will acknowledge that
15 we have received two letters --

16 MR. MOGEL: This one, if you would just say all this
17 stuff, but this one needs to be addressed.

18 CHAIRMAN MORDAS: Okay. I guess the Fusco Engineering
19 letter should be entered into the official record, if it's
20 not already.

21 BOARD MEMBER DAWKINS: Yes.

22 MR. MOGEL: September 25th. Yes, this one you hold
23 out. And then you can just acknowledge that you've
24 received these documents. Identify them.

25 CHAIRMAN MORDAS: Okay. Should I read this one?

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 MR. MOGEL: This one you could read into the record.

3 CHAIRMAN MORDAS: Okay. This is from a
4 representative, a legal representative for, pardon my
5 pronunciation, Igor and Olga Tsiganenko. They own the lot
6 adjacent to the Applicant's premises.

7 " My clients object to the Applicant's proposed
8 variance. To begin with, the lot of the Applicant is
9 already a nonconforming lot and further development of
10 their small lot would alter the residential character of
11 the neighborhood.

12 " Furthermore, we suspect that a two story two-car
13 garage would be used inappropriately to either operate
14 business from or to convert the second floor into an
15 illegal dwelling. Any such structure would obviously
16 negatively impact the quality of life, the character of the
17 neighborhood and the property value of the Tsiganenkos'
18 property.

19 " On a technical level, we found several deficiencies
20 in the Volpes' application that's more comprehensively
21 detailed in the letter from the Fusco Engineering and Land
22 Surveying attached hereto," which is the letter we entered
23 into the record.

24 " Furthermore, the application itself is vague and
25 incomplete. It cannot be ascertained with certainty the

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 deviation from the existing zoning that the Volpes are
3 requesting relief from.

4 "Furthermore, the Volpes' application fails to address
5 any of the reasons why the Volpes are requesting the zoning
6 variance as set forth in Part 6 of the application. For
7 this reason, along," I believe it should be alone, "the
8 Zoning Board should reject the application. Just because
9 the Volpes want to construct an oversized garage is
10 insufficient as a matter of law to grant their application.

11 "In conclusion, the Tsignanenkos believe that their
12 property will be irreversibly negatively impacted by the
13 construction of the proposed oversized garage and therefore
14 respectfully request the Zoning Board reject the
15 application.

16 "If you have any further questions, please do not
17 hesitate to contact the undersigned.

18 "Robert Prignoli, Esquire."

19 MR. MOGEL: Since it's been referred to, I think you
20 do need to read the Fusco letter into the record, as well,
21 as it's part and parcel of this.

22 CHAIRMAN MORDAS: Okay, all right.

23 It's titled: "A Review of Raymond and Kathleen Volpe
24 Zoning Board Application.

25 "Comments: No. 1: The survey map that has been

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 presented to the Board has never been approved by
3 Tsignanenkos and is not an accurate depiction of the
4 existing property lines. The plan indicates that this is a
5 new boundary agreement between the Volpes and Tsignanenkos.

6 "The survey map indicates the property is .53 acres.
7 The application states that the property is .47 acres in
8 size. These should match.

9 "The survey map has been altered by the homeowners.
10 This is a violation of Section 7209, Subdivision 2 of New
11 York State Education Law. As such, this map should not be
12 accepted by the Board.

13 "The proposed location of parking area for the new
14 garage should be shown on the plans.

15 "The Applicant should provide a zoning table on the
16 site plan indicating existing zoning and proposed zoning,
17 especially lot coverage. The addition of the garage may
18 exceed lot coverage for this lot. Town of Mamakating
19 states the allowable lot coverage shall not exceed 35
20 percent of the lot.

21 Bullet point 6: "The existing lot at .47 acres does
22 not currently meet minimum required lot size within this,
23 the NR Zone. However, it does appear to meet 199-54,
24 Dwellings on Nonconforming Lots. Since this is already an
25 existing nonconforming lot, if the Zoning Board, by

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 granting the variance on this parcel, this would allow the
3 Applicant to expand on an already nonconforming lot.

4 "The site plan should indicate location of roof
5 drains, erosion control measures and limits of disturbance.

6 "Eight: The site plan should be stamped by a licensed
7 professional.

8 "Please advise if you have any questions or require
9 further information.

10 "Scottie Buchholz."

11 MR. MOGEL: And you can just refer that these items
12 were received. You can identify them.

13 CHAIRMAN MORDAS: All right. We received some
14 correspondences, letters.

15 Should I name the people?

16 MR. MOGEL: Yes, I will.

17 CHAIRMAN MORDAS: Thank you.

18 MS. MOGEL: So you had an e-mail from Ray Volpe dated
19 Thursday, September 27th, 2018 at 3:47 p.m.

20 We have a September 19, 2018 letter. This should be
21 entered into the record. It's from a neighbor, Christopher
22 Feldner, and it is expressing no objection to the two-car
23 garage.

24 MR. R. VOLPE: That's the neighbor on the 10 foot
25 offset line.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 MR. MOGEL: Oh.

3 You have a letter from Engineering Properties by Brian
4 D. Babcock, Chief Surveyor, dated August 27, 2018. It's
5 referring to a deviation with regards to the survey lines.

6 You have a Bargain to Bargain Sale Deed by which the
7 Applicants took title to the property, along with a
8 Schedule A Description.

9 You have another copy of the deed.

10 There is a copy of a portion of a survey, looks like.

11 MR. R. VOLPE: Would you like me to explain that?

12 MR. MOGEL: It's reflecting the disputed area --

13 A. MS. K. VOLPE: Yes.

14 MR. MOGEL: -- which, as I said before to the Board,
15 it's of no legal consequence. It doesn't have anything to
16 do with this application.

17 There's another e-mail from Bruce Dunn dated Thursday,
18 September 27th at 2:18 p.m.

19 Another letter from Bruce Dunn, Esquire, dated
20 September 7, 2018 to Robert Prignoli, Esquire.

21 We have another letter from Bruce C. Dunn, Jr.,
22 Esquire, dated August 7 to Robert Prignoli, Esquire.

23 And that's it.

24 CHAIRMAN MORDAS: Okay. All right.

25 Any more questions from the Board?

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 BOARD MEMBER FINDLEY: I believe you said no electric
3 or plumbing?

4 MR. R. VOLPE: No. We're going to have electric there
5 eventually.

6 MS. K. VOLPE: But no plumbing.

7 MR. R. VOLPE: No plumbing.

8 MS. K. VOLPE: Just a two-car garage.

9 MR. R. VOLPE: I guess we'll have come back and figure
10 out the electric later.

11 CHAIRMAN MORDAS: And the upstairs, what is that, loft
12 space?

13 MS. K. VOLPE: No, there's nothing.

14 MR. R. VOLPE: Yeah.

15 MS. K. VOLPE: We took it off.

16 BOARD MEMBER DAWKINS: Yes. We got a revised.

17 CHAIRMAN MORDAS: All right. So it's ...

18 MR. R. VOLPE: One story, two-car garage.

19 BOARD MEMBER DAWKINS: So it's significant, Matt, that
20 in the letter from Prignoli they refer to the original
21 plan, a two story two-car, apparently unaware that the
22 plans had changed to one story.

23 CHAIRMAN MORDAS: All right.

24 MR. MOGEL: I'll just address because they are raised
25 as legal issues in the September 25, 2018 Robert Prignoli

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 letter. It says the application is vague and incomplete,
3 that it cannot be ascertained with certainty the deviation
4 from the existing zoning that the Volpes are requesting
5 relief from.

6 It's my opinion that that has no legal significance.
7 The application itself is, in essence, an internal document
8 that places the application before the Board. I don't
9 think it has any legal significance with the exception of
10 if it were to have some sort of admission of something that
11 is subsequently disputed later on. The Board routinely
12 accepts applications that are less than professionally
13 completed.

14 In terms of not being able to determine what the
15 application itself is for, the Board has public meetings at
16 which the applicants bring forth what issues they have.
17 This is predicated on denial of a building permit. The
18 building permit specifies what the violation is, and a
19 public hearing has been noticed and called on that issue.
20 So my opinion is that any deficiencies in completion of the
21 application itself is of no legal significance. I'm not
22 aware of any case anywhere that's ever held differently.

23 The second sentence, that you can't determine with
24 certainty the deviation from the existing zoning is also
25 covered by that statement. The deviation from existing

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 zoning is solely that it's closer to the street than the
3 street wall of the primary structure.

4 It says that the application failed to address the
5 reasons why they're requesting the zoning variances as set
6 forth in Part 6 of the application. That, I would refer
7 back to my prior comment. And I do not agree that the
8 Zoning Board would reject the application because of those
9 reported deficiencies.

10 And then I would like to just briefly address some of
11 the Fusco items.

12 The first item, that the survey map was never approved
13 by the neighbor and is not an accurate depiction of the
14 existing property lines is -- well, I'll say in my opinion,
15 as I stated previously, it's immaterial from a legal
16 standpoint since the issue is not setbacks.

17 I would refer the Board to No. 2. If the discrepancy
18 in the size of the acreage is relevant, then the Board will
19 make that determination.

20 The allegation that the survey map has been altered by
21 the homeowner, once again, I would say that that is
22 immaterial because the survey itself is not at issue. The
23 setbacks and the distance is not an issue, it's simply the
24 placement of the structure.

25 No. 4, that the proposed location of the parking area

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 for the new garage to be shown on the plan, it's just a
3 suggestion and is of no legal significance.

4 That it should provide a zoning table indicating lot
5 coverage, again, that is a suggestion.

6 As for whether this would result in exceeding lot
7 coverage for the lot is for the Board to determine, and I
8 would refer that to the Board.

9 The existing lot size, that this would create a new
10 nonconformity or expand an existing nonconformity by
11 granting the variance, I do not believe that is accurate.
12 This is an accessory structure that's being put on there.
13 It does not increase the nonconformity of the lot, and the
14 law specifically states that it is permissible to expand
15 upon or build structures as long as it doesn't increase the
16 nonconformity.

17 And again, the site plan should indicate location.
18 It's not a site plan so there's no requirement, there never
19 has been, that the Zoning Board review site plan. Site
20 plan review is the purview of the Planning Board.

21 And it says it should indicate location of roof
22 drains, erosion control measures and limits of disturbance,
23 which, once again, is a suggestion.

24 And the site plan should be stamped by a licensed
25 professional. There's no such requirement before the

1 - RE: RAYMOND & KATHLEEN VOLPE -
2 Zoning Board.

3 CHAIRMAN MORDAS: All right. Thank you, Mr. Mogel.

4 All right. My issues here is, as Mr. Mogel stated, in
5 bullet point No. 5 of the Fusco Engineering letter, is the
6 35 percent lot coverage. Are we satisfied that this is
7 within that 35 percent?

8 BOARD MEMBER RAMPE: Well, let's just take a look at
9 this new structure. So this new structure is 24 wide;
10 right?

11 MS. K. VOLPE: 24 by 24.

12 BOARD MEMBER RAMPE: What is it?

13 MS. K. VOLPE: It's 24 by 24.

14 BOARD MEMBER RAMPE: Okay. Still.

15 MS. K. VOLPE: Yes.

16 BOARD MEMBER RAMPE: Okay. But it's one story.

17 MS. K. VOLPE: One story, so 500 and something square
18 feet.

19 BOARD MEMBER RAMPE: Five hundred seventy-six.

20 MR. R. VOLPE: Just a quick estimate of the numbers.
21 Our existing building, let's say it's 700 square feet.

22 MS. K. VOLPE: 648.

23 MR. R. VOLPE: Let's say we're adding up to 600. It's
24 under 500. Let's say we have 1100 square feet of building
25 on an acre of land that's 43,560 square feet.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 BOARD MEMBER RAMPE: Right.

3 MR. R. VOLPE: We've got 20,000 square feet on a half
4 acre and we're putting up 1100 for a building. So we're
5 not close we're not close. We're not close to 3500.

6 CHAIRMAN MORDAS: All right. Another issue that was
7 brought up in the Fusco letter is the location of the
8 garage. I want it to be as advertised on these plans, the
9 location of this proposed structure.

10 MR. MOGEL: Well, it said the proposed location of the
11 parking area for the new garage.

12 CHAIRMAN MORDAS: All right. Well, I'm going to go a
13 step further. I want the proposed location to be kind of
14 set in stone. Okay, this is where we're going to be
15 putting it and with the full expectation if Mary Grass goes
16 out to follow up on the building permit, that that's where
17 it is.

18 MS. K. VOLPE: Yes.

19 BOARD MEMBER RAMPE: You know, maybe because there's
20 one property line that there is no discrepancy, you should
21 measure from there, use that property line.

22 MS. K. VOLPE: That is the line we're using.

23 MR. R. VOLPE: Oh, absolutely.

24 CHAIRMAN MORDAS: And I see on this map with the
25 original submission that you have 41 feet between --

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 MR. R. VOLPE: The front edge of the house.

3 We're trying to make the house and the building
4 parallel.

5 CHAIRMAN MORDAS: Okay.

6 MR. R. VOLPE: So that's why we laid it out that way.

7 CHAIRMAN MORDAS: All right. So you're pretty set as
8 to 41 feet, at least from that corner. And the other
9 corner will be parallel to the --

10 MR. R. VOLPE: Correct.

11 CHAIRMAN MORDAS: -- unlisted corner of the house.
12 Okay. All right.

13 Is the Board satisfied with that?

14 BOARD MEMBER DAWKINS: I'm satisfied with that. I've
15 been to the property. I've seen the property. From my
16 perspective, I have two issues. One is that it is
17 consistent with the community, that it's preferable to have
18 the garages on the street side because to put them on the
19 lake side would diminish the value of the property and
20 neighboring properties.

21 BOARD MEMBER RAMPE: And the lake.

22 BOARD MEMBER DAWKINS: And the lake. So I don't have
23 a problem at all with that.

24 And it's not visible from the main road. When you
25 drive past the property on North Shore, you can't really

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 see the site where the building is going to be. You can,
3 if you drive down Gregory, which is this property, it's on
4 the corner of North Shore and Gregory Road, Gregory being
5 the side road, you can look in, but it's very heavily
6 treed.

7 MS. K. VOLPE: Yes, you wouldn't be able to see it.

8 BOARD MEMBER DAWKINS: It's not visible.

9 MR. K. VOLPE: You'd have to walk up our driveway to
10 see the garage.

11 CHAIRMAN MORDAS: All right.

12 I think since it's only a one story structure,
13 that's ...

14 BOARD MEMBER DAWKINS: Right.

15 CHAIRMAN MORDAS: So this states two story. I think
16 that just takes it out just based on that alone.

17 Sir, would you like to speak?

18 MR. TSIGANENKO: Of course, I would like to speak.

19 CHAIRMAN MORDAS: Thank you. Please address the
20 Board. State your name and residence for our stenographer.

21 MR. TSIGANENKO: Good afternoon. My name is Igor,
22 I-G-O-R, Tsiganenko, T-S-I-G-N-A-N-E-N-K-O. I live on 10
23 Gregory Road, Wurtsboro, New York, 12790.

24 Can I talk?

25 CHAIRMAN MORDAS: Please.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 MR. TSIGANENKO: This morning I attach two more
3 letters from Mr. Fusco Engineering and my lawyer; right?

4 CHAIRMAN MORDAS: We received both of them.

5 MR. TSIGANENKO: Yeah, you just review it and you have
6 your comments; correct?

7 A. And I would like to ask you question. If survey
8 map has been presented to the Board, it never been approved
9 by me. Is this plan is appropriate for review?

10 MR. MOGEL: The public comment session, the Board
11 doesn't have to answer any questions. I think that it
12 would be appropriate. I did address that from a legal
13 standpoint. There is no requirement in front of the ZBA
14 that a survey map be provided. People provide photocopies,
15 sections of survey maps, they provide sketches. Unlike
16 practice in front of the Planning Board in which certain
17 items have to be certified, et cetera, that's not the
18 practice here. So the fact that if there is an inaccurate
19 depiction of existing property lines, it's immaterial for
20 the issue that's in front of the Zoning Board of Appeals.
21 The Zoning Board has only one item to consider, and that is
22 a variance that would allow the structure to be closer to
23 the street than the street wall of the house. That's the
24 only issue that the ZBA has any power to determine.

25 MR. TSIGANENKO: Okay. Thank you so much.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 So it means it's not the issue on my common line
3 between Volpe and I because common line, we have a huge
4 problem with it.

5 MR. MOGEL: I see that.

6 CHAIRMAN MORDAS: It's a serious issue, but that's not
7 in front of us now.

8 MR. TSIGANENKO: Oh, I'm sorry.

9 So it's not even applicable here.

10 MR. MOGEL: No.

11 MR. TSIGANENKO: Correct?

12 CHAIRMAN MORDAS: If he proposed to put the structure
13 and he needed a variance to be closer to a disputed
14 boundary, that might affect our decision-making here. But
15 since he is going to be so far away from your boundary line
16 with this proposed structure ...

17 MR. TSIGANENKO: Okay.

18 CHAIRMAN MORDAS: That's why I'm trying to be certain
19 with his location, that he abides by his proposal so we
20 don't have this issue.

21 MR. TSIGANENKO: I got it.

22 CHAIRMAN MORDAS: And hopefully, you folks will settle
23 this in a mutually agreeable way.

24 MR. TSIGANENKO: Thank you. Thank you so much.

25 But how come Mr. Volpe's property, gross for .46

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 acres? He got .47. Now, he got .53.

3 CHAIRMAN MORDAS: Our concern is the 35 percent
4 coverage criteria. So even if you settled this in a way
5 that his lot is smaller than this map shows, then he's
6 still within that 35 percent coverage criteria.

7 MR. TSIGANENKO: So even .47 is still 35 percent?

8 CHAIRMAN MORDAS: Yes.

9 MR. TSIGANENKO: Okay.

10 BOARD MEMBER FINDLEY: He's well under.

11 BOARD MEMBER DAWKINS: He's well under.

12 CHAIRMAN MORDAS: Thirty-five percent lot coverage
13 criteria.

14 MR. TSIGANENKO Thank you so much.

15 And also, I don't know, maybe it's a question for just
16 my time. Can I put a fence on my common line, or no?

17 MR. MOGEL: The Board is not allowed to give --

18 MR. TSIGANENKO: Okay. I got it.

19 MR. MOGEL: -- a legal opinion.

20 MR. TSIGANENKO: Okay. Thank you.

21 That fence, everything would be fine. Everybody would
22 be happy.

23 MR. MOGEL: You might want to talk about that with the
24 Volpes.

25 MR. TSIGANENKO: But still, I'm opposed to the garage,

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 any garage.

3 That's it. Thank you much.

4 CHAIRMAN MORDAS: Thank you, sir.

5 Any further questions or things that people would like
6 to speak about for this application before we close the
7 public hearing?

8 (No verbal response.)

9 CHAIRMAN MORDAS: Okay. Motion to close the public
10 hearing?

11 BOARD MEMBER FINDLEY: I'll make the -- go ahead.

12 BOARD MEMBER RAMPE: I'll make the motion.

13 BOARD MEMBER FINDLEY: I'll second it.

14 CHAIRMAN MORDAS: All in favor?

15 BOARD MEMBER DAWKINS: Aye.

16 BOARD MEMBER RAMPE: Aye.

17 BOARD MEMBER FINDLEY: Aye.

18 CHAIRMAN MORDAS: Aye.

19 (The motion was approved and carried.)

20 CHAIRMAN MORDAS: Okay. Do I have a motion to proceed
21 to a vote?

22 BOARD MEMBER DAWKINS: So moved.

23 BOARD MEMBER FINDLEY: Second.

24 CHAIRMAN MORDAS: All in favor?

25 BOARD MEMBER DAWKINS: Aye.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 BOARD MEMBER RAMPE: Aye.

3 BOARD MEMBER FINDLEY: Aye.

4 CHAIRMAN MORDAS: Aye.

5 (The motion was approved and carried.)

6 CHAIRMAN MORDAS: Before we vote on this I need to
7 read our criteria for the granting of variances. All
8 right.

9 In making its determination the Zoning Board shall
10 take into consideration the benefit to the applicant if the
11 variance is warranted as weighed against the detriment to
12 the health, safety and welfare of the neighborhood by
13 granting.

14 In making such determination the Board shall also
15 consider whether an undesirable change will be produced in
16 the character of the neighborhood or a detriment to nearby
17 property will be created by the granting of the area
18 variance.

19 Kent, how do you say?

20 BOARD MEMBER FINDLEY: No.

21 CHAIRMAN MORDAS: Georgia.

22 BOARD MEMBER RAMPE: No.

23 CHAIRMAN MORDAS: Cathy.

24 BOARD MEMBER DAWKINS: No.

25 CHAIRMAN MORDAS: I'll say no.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 Whether the benefit sought by the applicant can be
3 achieved by some method feasible for the applicant to
4 pursue other than an area variance.

5 Cathy.

6 MEMBER DAWKINS: Yes.

7 CHAIRMAN MORDAS: Georgia

8 BOARD MEMBER RAMPE: No..

9 CHAIRMAN MORDAS: Kent.

10 BOARD MEMBER FINDLEY: Yes.

11 CHAIRMAN MORDAS: I'll say yes.

12 Whether the requested area variance is substantial.

13 The way the code is written right now, I'll say yes.

14 Cathy.

15 BOARD MEMBER DAWKINS: Yes.

16 BOARD MEMBER RAMPE: Yes.

17 CHAIRMAN MORDAS: Kent.

18 BOARD MEMBER FINDLEY: Yes.

19 CHAIRMAN MORDAS: All right.

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

23 Kent.

24 BOARD MEMBER FINDLEY: No.

25 CHAIRMAN MORDAS: Georgia.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 BOARD MEMBER RAMPE: No.

3 CHAIRMAN MORDAS: Cathy

4 A. BOARD MEMBER DAWKINS: No.

5 CHAIRMAN MORDAS: No.

6 Whether the alleged difficulty was self-created, which
7 consideration shall be relevant to the decision of the
8 Zoning Board but shall not necessarily preclude the
9 granting of the area variance.

10 I'll say yes.

11 Cathy.

12 BOARD MEMBER DAWKINS: No.

13 CHAIRMAN MORDAS: Georgia.

14 BOARD MEMBER RAMPE: Yes.

15 CHAIRMAN MORDAS: Kent.

16 BOARD MEMBER FINDLEY: Yes.

17 CHAIRMAN MORDAS: Okay.

18 In regards to the Applicant's request for relieve from
19 199-13(c)(2), no accessory structure is located closer to
20 the street than the street wall of the principal structure
21 except in the case of farm buildings.

22 All right. Cathy, how do you vote on this request?

23 BOARD MEMBER DAWKINS: I'd like to approve it.

24 CHAIRMAN MORDAS: Georgia.

25 BOARD MEMBER RAMPE: I'd like to approve it, as well.

1 - RE: RAYMOND & KATHLEEN VOLPE -

2 CHAIRMAN MORDAS: Kent.

3 BOARD MEMBER FINDLEY: I just have one more question.
4 How far are we from the street?

5 CHAIRMAN MORDAS: Mr. Volpe.

6 MR. R. VOLPE: I could scale it if you would like.
7 You're asking for a full scale?

8 BOARD MEMBER FINDLEY: No. I'm just asking for the
9 approximate dimension from the street.

10 MS. K. VOLPE: Approximate from the street?

11 MR. R. VOLPE: It's got to be 150, 200.

12 BOARD MEMBER FINDLEY: Okay. I vote yes.

13 CHAIRMAN MORDAS: All right. I'll vote yes, but I
14 will caveat that, that this building will be situated as
15 per the plans that were submitted by the Volpes at our
16 August meeting.

17 MR. MOGEL: That is presumed that it will be based
18 upon the materials that were presented to the Board and the
19 representations that were made.

20 CHAIRMAN MORDAS: I'll vote yes.

21 (The variance was granted.)

22 CHAIRMAN MORDAS: All right. Good luck with your
23 project.

24 MS. K. VOLPE: Thank you.

25 CHAIRMAN MORDAS: Thank you so much.

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: RAYMOND & KATHLEEN VOLPE -

(Time noted: 8:14 p.m.)

* * * * *

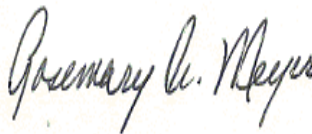
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 Raymond and Kathleen Volpe, 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: November 25, 2018

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
Gary & Marie Zeigler
Area Variance
Tax Map Section 64; Block 1; Lot 72.10
Winterton Residential Agricultural Zone
----- X

Town Hall
Town of Mamakating
September 27, 2018
8:14 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- KENT FINDLEY, BOARD MEMBER
- STEVEN MOGEL, ESQ., Attorney
- KYRA PLATT, Building Department

Also Present: Gary & Marie Zeigler

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

Reported by: Rosemary A. Meyer

1 - RE: GARY & MARIE ZIEGLER -

2 CHAIRMAN MORDAS: Okay. Gary and Marie Zeigler.

3 Okay. What are we trying to do here?

4 MS. M. ZEIGLER: We are seeking a variance for our 24
5 foot pool and our 12 by 22 foot shed, which we were advised
6 are closer to -- the shed is closer to the street than the
7 street wall of the house. And pool was determined to be on
8 the side yard rather than the back yard.

9 A. BOARD MEMBER RAMPE: So where is the pool?

10 MS. M. ZEIGLER: So the pool -- you know, the house is
11 not situated straight on, facing the cul de sac. So when
12 you're in the house, it looks like the pool is in the back
13 yard. It's like -- it's to the left of the house if you're
14 looking at the front of the house.

15 MR. G. ZEIGLER: It would be to the west.

16 MS. M. ZEIGLER: There is a Google map photo and you
17 can see the pool.

18 Now, none of our neighbors can see the pool or the
19 shed.

20 BOARD MEMBER DAWKINS: So the pool already exists.

21 MS. M. ZEIGLER: Yes.

22 BOARD MEMBER DAWKINS: And the shed does not yet.

23 MS. M. ZEIGLER: No. The shed is there, too. It just
24 wasn't there when that Google map was taken. We weren't
25 aware that pool -- the shed, I'm sorry, which was on a

1 - RE: GARY & MARIE ZIEGLER -

2 foundation, that it required a permit, but because of the
3 size, it does.

4 We were told that the pool is in the side yard, it's
5 not in the front yard, and that the shed is closer to the
6 street than the street wall of the house, which, again,
7 can't be seen from the cul de sac or from any of our
8 neighbors.

9 BOARD MEMBER RAMPE: Well, why are you putting the
10 shed there instead of in back of the house?

11 MS. M. Zeigler: No, the --

12 CHAIRMAN MORDAS: The shed exists already; right?

13 MS. M. ZEIGLER: Yes.

14 BOARD MEMBER ZEIGLER: Oh, it's always existed?

15 MS. M. ZEIGLER: No. We put it there a couple years
16 ago not realizing that ...

17 BOARD MEMBER RAMPE: Oh, okay. I understand.

18 BOARD MEMBER DAWKINS: So it's kind of more along this
19 tree line when I look at the Google map image?

20 MR. G. ZEIGLER: Yes.

21 BOARD MEMBER RAMPE: Can you come up and show us?

22 BOARD MEMBER DAWKINS: Can you come up and show us on
23 this? I'm trying to marry your tax map and your Google
24 map.

25 MR. G. ZEIGLER: Okay.

1 - RE: GARY & MARIE ZIEGLER -

2 BOARD MEMBER DAWKINS: So it looks to me like the shed
3 is somewhere in the vicinity of here?

4 MR. G. ZEIGLER: The shed would be in -- it would be
5 right over here.

6 BOARD MEMBER DAWKINS: Oh.

7 MR. G. ZEIGLER: When you go out -- when you --

8 BOARD MEMBER DAWKINS: It's pretty close to line of
9 the house. Okay.

10 MR. G. ZEIGLER: Yes.

11 BOARD MEMBER DAWKINS: Okay.

12 MR. G. ZEIGLER: Because when you go out the back door
13 here, this would be the front of the shed.

14 BOARD MEMBER DAWKINS: Oh, okay.

15 MR. G. ZEIGLER: And I do have some pictures that are
16 in package. I have a view. It's from down in the cul de
17 sac and the driveway.

18 BOARD MEMBER DAWKINS: Oh, this is yours.

19 MR. G. ZEIGLER: Thank you.

20 BOARD MEMBER RAMPE: So the shed, it's kind of
21 adjacent to a property line; right?

22 MS. M. ZEIGLER: It's really not close to the property
23 line.

24 MR. G. ZEIGLER: Here's the shed, and you walk out the
25 door.

1 - RE: GARY & MARIE ZIEGLER -

2 BOARD MEMBER RAMPE: Yes. But this is a property
3 line.

4 BOARD MEMBER DAWKINS: And this is 30 feet from the
5 property line?

6 MR. G. ZEIGLER: Yes.

7 BOARD MEMBER DAWKINS: Oh, it's a big shed.

8 MR. G. ZEIGLER: It's 12 by 22.

9 BOARD MEMBER DAWKINS: 12 by 22?

10 MR. G. ZEIGLER: Yes.

11 MS. M. ZEIGLER: Never enough storage.

12 BOARD MEMBER RAMPE: Okay.

13 BOARD MEMBER DAWKINS: Okay.

14 CHAIRMAN MORDAS: Do my board members have permission
15 to examine the property for themselves?

16 MS. M. ZEIGLER: Uh-huh, sure.

17 CHAIRMAN MORDAS: Okay. Thanks.

18 BOARD MEMBER DAWKINS: When was the shed built?

19 MS. M. ZEIGLER: I would say a year and a half ago.

20 CHAIRMAN MORDAS: Was this before you owned the
21 property?

22 MS. M. ZEIGLER: No. We're the first owners. Well,
23 we bought the house from the builder.

24 CHAIRMAN MORDAS: Okay.

25 MS. M. ZEIGLER: We're the first residents.

1 - RE: GARY & MARIE ZIEGLER -

2 CHAIRMAN MORDAS: And how long has the pool been
3 there? Was that question asked already?

4 MS. M. ZEIGLER: A long time. Nine, ten years.

5 CHAIRMAN MORDAS: So you've owned the house ...

6 MS. M. ZEIGLER: Eleven years.

7 CHAIRMAN MORDAS: Eleven years.

8 BOARD MEMBER RAMPE: So we have to open a public
9 hearing?

10 CHAIRMAN MORDAS: We have to set one up.

11 Does the Board have any more questions for the
12 Applicant at this time?

13 BOARD MEMBER FINDLEY: No.

14 CHAIRMAN MORDAS: All right. Do I have a motion to
15 set up a public hearing, schedule one?

16 BOARD MEMBER DAWKINS: So moved.

17 BOARD MEMBER FINDLEY: Second.

18 CHAIRMAN MORDAS: All in favor?

19 BOARD MEMBER RAMPE: Aye.

20 BOARD MEMBER FINDLEY: Aye.

21 CHAIRMAN MORDAS: Aye.

22 (The motion was approved and carried.)

23 CHAIRMAN MORDAS: All right. You need to speak to
24 Kyra in regards to what you need to do --

25 MS. M. ZEIGLER: Okay.

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: GARY & MARIE ZIEGLER -

CHAIRMAN MORDAS: -- to help us facilitate this public hearing for next month's meeting.

MS. M. ZEIGLER: Okay. Thank you.

(Time noted: 8:21 p.m.)

* * * * *

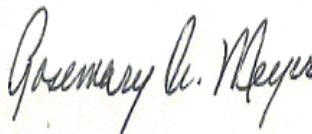
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 Gary and Marie Zeigler, 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: November 25, 2018

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

Patricia Antisin
Area Variance
Tax Map Section 21; Block 1; Lot 48.2
Burlingham Residential Zone

----- X

Town Hall
Town of Mamakating
September 27, 2018
8:21 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- KENT FINDLEY, BOARD MEMBER
- STEVEN MOGEL, ESQ., Attorney
- KYRA PLATT, Building Department

Also Present: Patricia Antisin

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

Reported by: Rosemary A. Meyer

1 - RE: PATRICIA ANTISIN -

2 CHAIRMAN MORDAS: Okay. Next on the agenda is
3 Patricia Antisin. And correct me now if I'm pronouncing
4 your name wrong.

5 MS. P. ANTISIN: Antisin.

6 CHAIRMAN MORDAS: Antisin. Thank you.

7 MS. P. ANTISIN: Ready?

8 Well, first of all, I didn't even think of getting
9 letters from my neighbors.

10 CHAIRMAN MORDAS: If we decide that we want to go
11 forward with a public hearing --

12 MS. P. ANTISIN: I don't understand the whole process.

13 CHAIRMAN MORDAS: It's really a two part process as
14 far as we're concerned. This is the basic, the
15 introduction to the Board of your application. And after
16 that, the second part of the meeting is the public hearing.

17 BOARD MEMBER DAWKINS: The next meeting.

18 BOARD MEMBER FINDLEY: The next meeting.

19 MS. P. ANTISIN: So that's another \$100.

20 BOARD MEMBER DAWKINS: No.

21 MS. P. ANTISIN: No.

22 BOARD MEMBER DAWKINS: It's part of the process. So
23 if you decide to move forward you have to give notice to
24 your neighbors of what you're proposing to do and give them
25 AN opportunity to come and provide us their thoughts on

1 - RE: PATRICIA ANTISIN -

2 what you're proposing.

3 CHAIRMAN MORDAS: So if you live in a densely
4 populated area, you have to notify people with a 500 foot
5 radius of your residence and --

6 BOARD MEMBER RAMPE: She'll give you --

7 BOARD MEMBER DAWKINS: She'll tell you how to do it.

8 CHAIRMAN MORDAS: So if you live in a really populated
9 area then, yes, it will cost you money.

10 MS. P. ANTISIN: I'm sorry. That last comment?

11 CHAIRMAN MORDAS: It will cost some money.

12 BOARD MEMBER DAWKINS: You would have to make the
13 notification.

14 BOARD MEMBER FINDLEY: Certified mail.

15 BOARD MEMBER DAWKINS: We don't make the notification
16 for you.

17 MS. P. ANTISIN: I'm sorry. Say that again.

18 BOARD MEMBER FINDLEY: I'm sorry. Let her finish.

19 BOARD MEMBER DAWKINS: Kyra, do you want to explain
20 that process?

21 MS. PLATT: So if they choose to go forward with a
22 public hearing date for you, we're going to make a list of
23 all the properties that are 500 feet surrounding your
24 property line. We'll make the list for you. We will give
25 you one of the notices that says what it's for and when the

1 - RE: PATRICIA ANTISIN -
2 meeting date is, as well as the procedure list so that you
3 know what you're doing. You have to send them certified,
4 return receipt. So whether you have 10 neighbors in that
5 500 feet or 50 neighbors, you're going to have to notify
6 them.

7 MS. P. ANTISIN: Okay.

8 MS. PLATT: Okay?

9 CHAIRMAN MORDAS: I'm familiar with Pickles Road. I
10 don't think you'll do too bad.

11 MS. P. ANTISIN: No.

12 Okay. I'm naive. I didn't know I need a building
13 permit to put a 10 by 10 shed on my property. So it's
14 already existing. I included the pictures. It's already
15 there.

16 I also included my drawing. And on the denial it says
17 that there were no setbacks noted. I guess I left out the
18 part that everything from it is five feet. So I do have --
19 I went out and measured it right before I came here. It's
20 35 feet from the street and it's 12 feet from the shared
21 driveway. I don't own that driveway, I just have
22 right-of-way, as well as the property at 122 which is
23 currently for sale.

24 My house, the way it sits, faces the woods that are on
25 the other side of the driveway. My house -- so my front

1 - RE: PATRICIA ANTISIN -

2 door is here. I have 17 feet, looking at my front door, to
3 the left, and then I go toward the street. If I'm going to
4 place this shed no closer than the street wall to the road,
5 that means it's either going to be sitting in my front yard
6 or it's going to be put on unlevel ground. And my property
7 currently, from the addition that I put on -- I've been in
8 the house over 20 years. I put a small bedroom and deck.
9 Based on where my structure is, I have 30 feet to where my
10 property line ends. It's a very strange property line. I
11 have the original survey from when I bought the house if
12 you need to see that.

13 BOARD MEMBER FINDLEY: How large is the property?

14 MS. P. ANTISIN: 1.1 acres. But it's very oddly
15 shaped.

16 BOARD MEMBER FINDLEY: I'll take a look.

17 MS. P. ANTISIN: The only thing different on here is
18 that I did put a small bedroom on this side.

19 BOARD MEMBER DAWKINS: So you've got this road abuts
20 the property.

21 MS. P. ANTISIN: Yes.

22 BOARD MEMBER DAWKINS: This road --

23 MS. P. ANTISIN: No.

24 BOARD MEMBER DAWKINS: This is the driveway.

25 MS. P. ANTISIN: This is the driveway. And this is

1 - RE: PATRICIA ANTISIN -

2 the driveway that goes back to the other property. So my
3 line is here. And I believe, my speculation, they did this
4 so that they would still have use of the pond. My property
5 goes down here. This is Bill Herrmann's driveway.

6 BOARD MEMBER DAWKINS: So the only issue that you have
7 been cited for is that your shed is closer to the street
8 than --

9 MS. P. ANTISIN: Right, exactly.

10 BOARD MEMBER DAWKINS: So that's the only thing.

11 MS. P. ANTISIN: So there was a shed.

12 CHAIRMAN MORDAS: This is your neighbor's property.

13 MS. P. ANTISIN: Yes.

14 CHAIRMAN MORDAS: Okay.

15 MS. P. ANTISIN: That's the property that's being --
16 it's Bill Herrmann's property.

17 CHAIRMAN MORDAS: Okay.

18 MS. P. ANTISIN: It's being sold.

19 And there was a shed existing, but it was dilapidated,
20 it was a fire hazard. So we tore that down. And then I
21 went to Home Depot, bought a shed and my son and I put it
22 up.

23 So this is greatly sloped. I only have 17 feet here
24 so I wouldn't be able to offset it back this way so it's
25 not in my front yard.

1 - RE: PATRICIA ANTISIN -

2 BOARD MEMBER FINDLEY: Does it say anything about a
3 shed in this thing?

4 BOARD MEMBER DAWKINS: I see it.

5 MS. P. ANTISIN: Yeah. And it's definitely on there,
6 so ...

7 BOARD MEMBER FINDLEY: And when is this from?

8 MS. P. ANTISIN: That's probably from 1997. That's
9 when it was still Summitville Road.

10 BOARD MEMBER FINDLEY: '96.

11 MS. P. ANTISIN: '96. I bought the house in '96.

12 CHAIRMAN MORDAS: All right. Is that a concrete slab
13 you poured?

14 MS. P. ANTISIN: Yes. Again, I had grandiose ideas.
15 I was going to have a bocce court or a horseshoe court.

16 CHAIRMAN MORDAS: Now, you understand a 10 by 10 shed
17 is permitted by the Town. You don't need a building permit
18 for it, it's the location of it.

19 BOARD MEMBER DAWKINS: It's just the location.

20 MS. P. ANTISIN: The location of it.

21 MS. PLATT: Yes. After we looked at it, saw that it
22 wasn't electric, it was just 10 by 10, if and when they
23 grant this variance, you won't need to file for a permit
24 for that.

25 MS. P. ANTISIN: Okay.

1 - RE: PATRICIA ANTISIN -

2 CHAIRMAN MORDAS: All right. I'm very eager to
3 examine your property.

4 MS. P. ANTISIN: I guess the other thing that I want
5 emphasize, too, is you can barely see the shed from the
6 street. It's not an eyesore. You know, in fact, it's much
7 improved from the shed that was existing there. The shed
8 that was existing there was rotted. It had moss growing on
9 it. It really was an eyesore.

10 CHAIRMAN MORDAS: All right. Any more questions from
11 the Board?

12 BOARD MEMBER FINDLEY: Can we make a copy of this?

13 CHAIRMAN MORDAS: Is it possible you can submit that
14 to Kyra?

15 MS. P. ANTISIN: That's my original from 1996. You
16 can copy it, for sure, but ...

17 CHAIRMAN MORDAS: Can you trust us with it for about
18 five minutes?

19 MS. P. ANTISIN: Absolutely, absolutely.

20 CHAIRMAN MORDAS: Okay.

21 BOARD MEMBER FINDLEY: I'm just curious if the shed
22 existed in the front previously.

23 BOARD MEMBER DAWKINS: It doesn't matter.

24 BOARD MEMBER FINDLEY: No, it actually should matter.

25 CHAIRMAN MORDAS: Well, if it shows up on a signed

1 - RE: PATRICIA ANTISIN -

2 engineered survey, then I would say yes.

3 MS. P. ANTISIN: It is.

4 BOARD MEMBER FINDLEY: It does on that, from '96.

5 Now, I'm not saying that's when it was built, that just
6 says that's when it existed from.

7 You should do some research and see if it existed
8 prior. Was it built, was there a site plan for it?

9 MS. P. ANTISIN: All I know is when I bought the house
10 in '96 it was there. It was there.

11 CHAIRMAN MORDAS: If it's on that survey, it was
12 there.

13 BOARD MEMBER FINDLEY: Right. So if it existed in
14 front of the house before isn't -- go ahead.

15 MS. PLATT: No, that would not be the case. If it's
16 existing, it's preexisting nonconforming, that's fine, it
17 can stay. If you remove something and then put it back it
18 would need to meet today's standards, so they would need to
19 follow through with it.

20 BOARD MEMBER FINDLEY: I'd have to read it. I think
21 it says you can rebuild it.

22 CHAIRMAN MORDAS: But it's a different location. She
23 moved it closer. She moved it. It's closer to Pickles
24 Road than the original shed.

25 MS. P. ANTISIN: Yes, it is. It is.

1 - RE: PATRICIA ANTISIN -

2 BOARD MEMBER RAMPE: So that's the answer.

3 BOARD MEMBER FINDLEY: She made it less nonconforming.
4 She made more nonconforming.

5 MR. MOGEL: Correct.

6 BOARD MEMBER FINDLEY: I would agree with that, then.

7 BOARD MEMBER DAWKINS: She increased the degree of
8 nonconformity.

9 BOARD MEMBER FINDLEY: Yes.

10 CHAIRMAN MORDAS: Do I have a motion to schedule a
11 public hearing?

12 BOARD MEMBER RAMPE: I'll make a motion to schedule a
13 public hearing.

14 BOARD MEMBER DAWKINS: Second.

15 CHAIRMAN MORDAS: All in favor?

16 BOARD MEMBER RAMPE: Aye.

17 CHAIRMAN MORDAS: Aye.

18 BOARD MEMBER FINDLEY: Did anybody second?

19 BOARD MEMBER DAWKINS: I did.

20 BOARD MEMBER FINDLEY: Okay.

21 (The motion was approved and carried.)

22 MS. P. ANTISIN: I go up here?

23 BOARD MEMBER RAMPE: She'll help you.

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

25 * * * * *

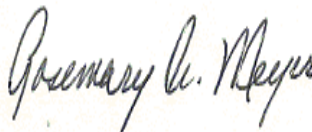
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 Patricia Antisin, 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: November 25, 2018

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
Camp Echo/Shab Holdings LLC
Interpretation of Building Inspector's Decision
Tax Map Section 10; Block 1; Lot 50.2
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
September 27, 2018
8:33 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORDAS, Chairman
- CATHY DAWKINS, Board Member
- GEORGIA RAMPE, Board Member
- KENT FINDLEY, 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 - RE: CAMP ECHO/SHAB HOLDINGS LLC -

2 CHAIRMAN MORDAS: We can't set up a public hearing
3 without a meeting.

4 MR. MOGEL: You can schedule it without the meeting.
5 There's no requirement that they be here. If you just say
6 there's nobody here, we'll just schedule it. If they don't
7 send out the notices, they don't send out the notices.

8 BOARD MEMBER DAWKINS: Right.

9 So I would like to schedule a public hearing for the
10 Camp Echo --

11 CHAIRMAN MORDAS: Should we set it up with the caveat?

12 MR. MOGEL: I mean my suggestion to the Board about
13 Camp Echo, since there's nobody here, I don't think there's
14 any necessary legal significance. They did make the
15 application, they paid the application fee. I believe that
16 the Board could vote to schedule a public hearing. It's
17 going to be incumbent upon the Applicant to figure out when
18 they need to publish and who they need to send it to and
19 all the rest of it.

20 CHAIRMAN MORDAS: Do we have to reach out to them, to
21 notify them that a public hearing has been set up?

22 MR. MOGEL: Kyra.

23 MS. PLATT: We would call them to let them know.

24 MR. MOGEL: Okay. Thank you.

25 CHAIRMAN MORDAS: That squares that.

1 - RE: CAMP ECHO/SHAB HOLDINGS LLC -

2 All right. Do I have a motion to set up a public
3 hearing for Camp Echo/Shab Holdings?

4 BOARD MEMBER DAWKINS: So moved.

5 MEMBER RAMPE: Second.

6 CHAIRMAN MORDAS: All in favor?

7 BOARD MEMBER RAMPE: Aye.

8 BOARD MEMBER DAWKINS: Aye.

9 BOARD MEMBER FINDLEY: I vote yes, but can we discuss
10 it at all right now, or no?

11 BOARD MEMBER DAWKINS: I don't think it's fair to
12 discuss it without them present.

13 MR. MOGEL: I'm not really sure what the relevance of
14 discussion is only for the purpose that --

15 CHAIRMAN MORDAS: We could discuss this at the public
16 hearing.

17 BOARD MEMBER FINDLEY: What?

18 CHAIRMAN MORDAS: We could discuss at the public
19 hearing.

20 MR. MOGEL: There's no applicant, so it tells me that
21 if the Applicant's not interested in pursuing the
22 application then the Board doesn't really have any
23 jurisdiction to comment.

24 CHAIRMAN MORDAS: So if they don't follow through with
25 a public hearing it's like wasted breath.

1 - RE: CAMP ECHO/SHAB HOLDINGS LLC -

2 BOARD MEMBER FINDLEY: I know. I just ...

3 MR. MOGEL: Do you want to say something?

4 BOARD MEMBER DAWKINS: Do you want to waste your
5 breath?

6 BOARD MEMBER FINDLEY: I do. I'm curious because it's
7 a festival. It's something, it'll be a judgment; right?
8 There will be alcohol served, according to their web site.
9 Is that any consideration? There will be bars. It's quite
10 clear there's bars.

11 CHAIRMAN MORDAS: Well, when I went to summer camp we
12 always had alcohol.

13 BOARD MEMBER FINDLEY: Right.

14 MR. MOGEL: I wouldn't want the Board really to
15 comment on any of that at this point.

16 CHAIRMAN MORDAS: Thanks, Kyra.

17 All right. This is our moment for public speaking on
18 any subject that you've heard tonight.

19 BOARD MEMBER FINDLEY: Wait, wait, wait. I want to do
20 one more thing. Wait. I am going to recuse myself from
21 any further discussion on ...

22 CHAIRMAN MORDAS: Camp Echo?

23 BOARD MEMBER FINDLEY: Yes.

24 MS. PLATT: Chris, any comment?

25 MR. LESER: Yes. This is relevant. I think you ought

1 - RE: CAMP ECHO/SHAB HOLDINGS LLC -

2 to see this. This is October 6th and 7th, next week, where
3 Camp Echo is going to have their festivities.

4 I'm not exactly sure of the date, but they went to the
5 Sullivan County Visitors Association back in May, long
6 before they came to the Town Board. You can see this.

7 CHAIRMAN MORDAS: Chris, they've been to the Town
8 Board, they've been to the Planning Board. We --

9 MR. LESER: I realize that. They went to the County
10 before they came here. They didn't have any respect for
11 our local people.

12 MR. MOGEL: They went to the Visitors Bureau?

13 MR. LESER: The dates. I went there and scribbled
14 that date. Just thought you might need to know this.

15 CHAIRMAN MORDAS: Could we enter that into the record?

16 MR. MOGEL: I mean --

17 MR. LESER: I don't know for sure, but I just figured
18 I'd mention it so you're not blindsided by this stuff.

19 And now, all of a sudden, you're going to have a
20 hearing on the zoning issue. You've already scheduled a
21 public hearing for an event that's --

22 CHAIRMAN MORDAS: That is scheduled for the sixth and
23 seventh. We won't have our public hearing until the fourth
24 Thursday in October.

25 MR. LESER: That's what I'm kind of getting at.

1 - RE: CAMP ECHO/SHAB HOLDINGS LLC -

2 BOARD MEMBER DAWKINS: And we're aware of that.

3 CHAIRMAN MORDAS: And we're bound to follow our
4 parliamentary rule.

5 MR. MOGEL: That's not parliamentary, that's legal.
6 It's not even Robert's Rule. The Board can't make any
7 determination until it has a public hearing, period.

8 MR. LESER: I realize that. I didn't know if you knew
9 that they were having this event already, before you
10 scheduled it.

11 MR. MOGEL: Yes, we're aware of that.

12 MR. LESER: All right. Thank you.

13 BOARD MEMBER RAMPE: Where were you last month? We
14 missed you.

15 MR. LESER: I got mixed up on the dates.

16 BOARD MEMBER RAMPE: Oh.

17 MR. LESER: I took a senior moment.

18 BOARD MEMBER RAMPE: Oh, okay.

19 CHAIRMAN MORDAS: All right. Motion to close the
20 meeting.

21 BOARD MEMBER RAMPE: I'll make the motion.

22 BOARD MEMBER DAWKINS: Second.

23 CHAIRMAN MORDAS: All in favor?

24 BOARD MEMBER DAWKINS: Aye.

25 BOARD MEMBER RAMPE: Aye.

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: CAMP ECHO/SHAB HOLDINGS LLC -
BOARD MEMBER FINDLEY: Aye.
CHAIRMAN MORDAS: Aye.

(The motion was approved and carried.)

(Time noted: 10:38 p.m.)

* * * * *

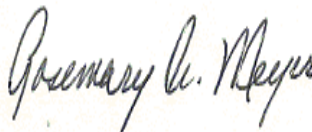
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 Camp Echo/Shab Holdings 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: November 25, 2018

	24:10	20,25;57:1,4,15,19; 58:1,3,9,25;59:1,22; 60:11	Aye (35) 5:3,4,5,6,16,17,18, 19;6:15,16,17,18; 9:19,20,21,22;34:15, 16,17,18,25;35:2,3,4; 46:19,20,21;59:16, 17;63:7,8;66:24,25; 67:2,3	21,22;13:3,10,13,15, 16,17,19,20,22;14:5, 8,11,14,19,21,22; 15:5;16:12;17:21; 19:8,14,24;20:2,12, 25;22:14,25;23:2,16, 19;24:8,11,15;25:8, 17,18;26:7,8,19,20; 27:2,8,12,14,16,19; 28:2,19;29:13,14,21, 22;30:8,14,20;31:8, 10,16,20,21;33:10, 11,17;34:11,12,13, 15,16,17,22,23,25; 35:2,3,9,14,20,22,24; 36:8,10,15,16,18,24; 37:2,4,8,12,14,16,23, 25;38:3,8,12,18;42:9, 20,22;43:9,14,17,18, 21,22;44:2,6,8,11,14, 18,20;45:2,4,7,9,12, 13,14,18;46:8,11,13, 16,17,19,20;50:15, 17,18,20,22;51:6,7, 12,14,15,18,19; 53:13,16,19,22,24; 54:6,10;55:8,12,16, 20,22,23,25;56:2,4,7, 10,19;57:11,12,21, 23,24;58:4,13,20; 59:2,3,6,7,9,12,14,16, 18,19,20,23;61:12, 13,14;62:8,12,16; 63:4,7,8,9,11,17,22; 64:2,4,6,13,14,19,23; 65:6,8,8;66:2,6,13, 16,18,21,22,24,25; 67:2
\$	adverse (1) 36:20	apparently (1) 23:21		
\$100 (1) 50:19	advertised (1) 28:8	Appeals (2) 4:3;31:20		
A	advise (1) 21:8	appear (1) 20:23	B	
abides (1) 32:19	advised (1) 42:5	applicable (1) 32:9	Babcock (1) 22:4	
able (3) 24:14;30:7;54:24	affect (1) 32:14	Applicant (9) 18:8;20:15;21:3; 35:10;36:2,3;46:12; 62:17;63:20	back (11) 23:9;25:7;42:8,12; 43:10;44:12;54:2,24; 55:17;58:17;65:5	
above (1) 13:13	afternoon (1) 30:21	Applicants (2) 22:7;24:16	bad (1) 52:10	
absolutely (3) 28:23;57:19,19	again (7) 25:21;26:5,17,23; 43:6;51:17;56:14	Applicant's (4) 18:6,7;37:18;63:21	barely (1) 57:5	
abuts (1) 53:19	against (2) 10:22;35:11	application (25) 16:20;17:9;18:20, 24;19:4,6,8,10,15,24; 20:7;22:16;24:2,7,8, 15,21;25:4,6,8;34:6; 50:15;62:15,15; 63:22	Bargain (2) 22:6,6	
acceptable (1) 10:19	agenda (2) 9:2;50:2	applications (1) 24:12	bars (2) 64:9,10	
Acceptance (1) 2:7	ago (3) 43:16;45:19;55:15	appropriate (2) 31:9,12	based (3) 30:16;38:17;53:9	
accepted (2) 14:5;20:12	agree (2) 25:7;59:6	approve (3) 4:21;37:23,25	basic (1) 50:14	
accepts (1) 24:12	agreeable (1) 32:23	approved (12) 5:7,20;6:19;9:23; 20:2;25:12;31:8; 34:19;35:5;46:22; 59:21;67:4	basically (1) 55:2	
accessory (2) 26:12;37:19	agreement (2) 16:18;20:5	approximate (2) 38:9,10	bearing (2) 14:8;16:20	
according (1) 64:8	Agricultural (1) 41:5	Area (14) 2:9;8:4;20:13; 22:12;25:25;28:11; 35:17;36:4,12;37:9; 41:4;51:4,9;55:7	bedroom (2) 53:8,18	
accurate (7) 20:3;25:13;26:11; 40:9;48:9;60:9;68:9	ahead (2) 34:11;58:14	around (1) 16:3	begin (1) 18:8	
achieved (1) 36:3	alcohol (2) 64:8,12	ascertained (2) 18:25;24:3	behalf (3) 4:15;9:8;14:17	
acknowledge (3) 17:6,14,23	Alex (3) 15:17,18,19	Association (1) 65:5	belief (4) 40:12;48:11;60:11; 68:12	
acre (2) 27:25;28:4	allegation (1) 25:20	attach (1) 31:2	benefit (2) 35:10;36:2	
acreage (1) 25:18	alleged (1) 37:6	attached (2) 12:8;18:22	best (5) 4:16;40:11;48:11; 60:11;68:11	
acres (5) 20:6,7,21;33:2; 53:14	allow (2) 21:2;31:22	Attorney (1) 61:15	big (1) 45:7	
action (5) 6:20;40:15;48:15; 60:15;68:15	allowable (1) 20:19	aware (4) 24:22;42:25;66:2, 11	Bill (2) 54:5,16	
actually (1) 57:24	allowed (1) 33:17	away (1) 32:15	blindsided (1) 65:18	
add (2) 11:2,6	alone (2) 19:7;30:16		Block (1) 49:5	
adding (1) 27:23	along (3) 19:7;22:7;43:18		BOARD (261) 3:9;4:3,5,8,10,12, 16,20,23,25;5:3,4,5,9, 12,14,16,17,18;6:2,5, 9,12,15,16,17;9:7,11, 16,17,19,20,21;10:2; 11:9,13,15,20,23,24, 25;12:3,4,5,6,16,18,	
addition (2) 20:17;53:7	alter (1) 18:10			
address (7) 15:3;19:4;23:24; 25:4,10;30:19;31:12	altered (2) 20:9;25:20			
addressed (1) 17:17	always (2) 43:14;64:12			
adjacent (2) 18:6;44:21	Antisin (51) 49:4;50:1,3,5,5,6,7, 12,19,21;51:1,10,17; 52:1,7,11;53:1,14,17, 21,23,25;54:1,9,11, 13,15,18;55:1,4,10, 14,18;56:1,5,8,11,14,			
admission (1)				

<p>build (1) 26:15</p> <p>builder (1) 45:23</p> <p>building (15) 10:18,20;24:17,18; 27:21,24;28:4,16; 29:3;30:2;38:14; 52:12;56:17;61:4,16</p> <p>buildings (1) 37:21</p> <p>built (5) 10:9;16:25;45:18; 58:5,8</p> <p>Bullet (2) 20:21;27:5</p> <p>Bureau (1) 65:12</p> <p>Burlingham (1) 61:5</p> <p>business (1) 18:14</p>	<p>18:25;24:3,24</p> <p>CERTIFICATION (4) 40:3;48:3;60:3; 68:3</p> <p>certified (3) 31:17;51:14;52:3</p> <p>certify (8) 40:8,14;48:8,14; 60:8,14;68:8,14</p> <p>cetera (1) 31:17</p> <p>CHAIRMAN (161) 4:2,4,9,11,13,21, 24;5:2,6,8,13,15,19, 21,24;6:7,10,14,18; 9:2,10,14,18,22;10:3, 12,14;11:2,5,13;12:2; 13:4,6;14:18;15:8,11, 14,18;16:11;17:5,12, 14,18,25;18:3;19:22; 21:13,17;22:24; 23:11,17,23;27:3; 28:6,12,24;29:5,7,11; 30:11,15,19,25;31:4; 32:6,12,18,22;33:3,8, 12;34:4,9,14,18,20, 24;35:4,6,21,23,25; 36:7,9,11,17,19,25; 37:3,5,13,15,17,24; 38:2,5,13,20,22,25; 42:2;43:12;45:14,17, 20,24;46:2,5,7,10,14, 18,21,23;47:2;50:2,6, 10,13;51:3,8,11;52:9; 54:12,14,17;55:2,8, 11;56:12,16;57:2,10, 13,17,20,25;58:11, 22;59:10,15,17; 61:11;62:2,11,20,25; 63:6,15,18,24;64:11, 16,22;65:7,15,22; 66:3,19,23;67:3</p> <p>chance (1) 4:18</p> <p>change (1) 35:15</p> <p>changed (1) 23:22</p> <p>character (3) 18:10,16;35:16</p> <p>Chief (1) 22:4</p> <p>chose (1) 51:21</p> <p>Chris (2) 64:24;65:7</p> <p>Christopher (1) 21:21</p> <p>cited (1) 54:7</p> <p>clarify (1) 17:3</p> <p>clear (1)</p>	<p>64:10</p> <p>clients (1) 18:7</p> <p>close (9) 15:24;28:5,5,5; 34:6,9;44:8,22;66:19</p> <p>closer (13) 12:13;14:25;25:2; 31:22;32:13;37:19; 42:6,6;43:5;53:4; 54:7;58:23,23</p> <p>code (1) 36:13</p> <p>coming (2) 10:14;16:5</p> <p>comment (6) 25:7;31:10;51:10; 63:23;64:15,24</p> <p>comments (3) 12:25;19:25;31:6</p> <p>common (4) 10:23;32:2,3;33:16</p> <p>community (1) 29:17</p> <p>completed (1) 24:13</p> <p>completion (1) 24:20</p> <p>complied (2) 11:7,9</p> <p>comprehensively (1) 18:20</p> <p>concern (1) 33:3</p> <p>concerned (1) 50:14</p> <p>conclusion (1) 19:11</p> <p>concrete (1) 56:12</p> <p>conditions (1) 36:22</p> <p>consequence (1) 22:15</p> <p>consider (3) 15:23;31:21;35:15</p> <p>consideration (3) 35:10;37:7;64:9</p> <p>consistent (1) 29:17</p> <p>construct (1) 19:9</p> <p>construction (1) 19:13</p> <p>contact (1) 19:17</p> <p>control (2) 21:5;26:22</p> <p>convert (1) 18:14</p> <p>copy (4) 22:9,10;57:12,16</p> <p>corner (5)</p>	<p>14:4;29:8,9,11; 30:4</p> <p>correspondence (3) 16:17;17:6,7</p> <p>correspondences (1) 21:14</p> <p>cost (2) 51:9,11</p> <p>counsel (2) 4:13;16:18</p> <p>COUNTY (7) 3:2;8:2;41:2;49:2; 61:2;65:5,9</p> <p>couple (1) 43:15</p> <p>course (1) 30:18</p> <p>Court (7) 3:21;8:22;41:22; 49:22;56:15,15; 61:22</p> <p>coverage (9) 20:17,18,19;26:5, 7;27:6;33:4,6,12</p> <p>covered (1) 24:25</p> <p>create (1) 26:9</p> <p>created (1) 35:17</p> <p>criteria (4) 33:4,6,13;35:7</p> <p>cul (3) 42:11;43:7;44:16</p> <p>curious (2) 57:21;64:6</p> <p>currently (4) 17:9;20:22;52:23; 53:7</p>	<p>14,18;45:4,7,9,13,18; 46:16;50:17,20,22; 51:7,12,15,19;53:19, 22,24;54:6,10;56:4, 19;57:23;59:7,14,19; 61:12;62:8;63:4,8, 11;64:4;66:2,22,24</p> <p>de (3) 42:11;43:7;44:16</p> <p>decide (2) 50:10,23</p> <p>decision (2) 37:7;61:4</p> <p>decision-making (1) 32:14</p> <p>deck (2) 12:9;53:8</p> <p>Deed (2) 22:6,9</p> <p>deficiencies (3) 18:19;24:20;25:9</p> <p>definitely (1) 56:5</p> <p>degree (1) 59:7</p> <p>denial (2) 24:17;52:16</p> <p>densely (1) 51:3</p> <p>Department (1) 61:16</p> <p>depiction (3) 20:3;25:13;31:19</p> <p>Depot (1) 54:21</p> <p>Description (1) 22:8</p> <p>detailed (1) 18:21</p> <p>determination (4) 25:19;35:9,14;66:7</p> <p>determine (5) 11:16;24:14,23; 26:7;31:24</p> <p>determined (1) 42:7</p> <p>detriment (2) 35:11,16</p> <p>development (1) 18:9</p> <p>deviation (5) 19:2;22:5;24:3,24, 25</p> <p>different (2) 53:17;58:22</p> <p>differently (1) 24:22</p> <p>difficulty (1) 37:6</p> <p>dilapidated (1) 54:19</p> <p>dimension (1) 38:9</p>
C				
<p>calculate (2) 11:21;12:8</p> <p>calculated (1) 12:9</p> <p>Call (3) 2:6;4:6;62:23</p> <p>called (1) 24:19</p> <p>came (4) 6:5;52:19;65:6,10</p> <p>CAMP (13) 62:1,10,13;63:1,3; 64:1,11,22;65:1,3; 66:1;67:1;68:10</p> <p>can (23) 17:6,23;21:11,12; 30:2,5,24;33:16; 36:2;42:17,18;43:21, 22;57:5,12,13,16,17; 58:17,21;62:4;63:9; 65:6</p> <p>carried (9) 5:7,20;6:19;9:23; 34:19;35:5;46:22; 59:21;67:4</p> <p>cars (1) 10:24</p> <p>case (4) 16:22;24:22;37:21; 58:15</p> <p>Cathy (8) 4:11;35:23;36:5, 14;37:3,11,22;61:12</p> <p>caveat (2) 38:14;62:11</p> <p>certain (2) 31:16;32:18</p> <p>certainty (3)</p>	<p>chance (1) 4:18</p> <p>change (1) 35:15</p> <p>changed (1) 23:22</p> <p>character (3) 18:10,16;35:16</p> <p>Chief (1) 22:4</p> <p>chose (1) 51:21</p> <p>Chris (2) 64:24;65:7</p> <p>Christopher (1) 21:21</p> <p>cited (1) 54:7</p> <p>clarify (1) 17:3</p> <p>clear (1)</p>	<p>concern (1) 33:3</p> <p>concerned (1) 50:14</p> <p>conclusion (1) 19:11</p> <p>concrete (1) 56:12</p> <p>conditions (1) 36:22</p> <p>consequence (1) 22:15</p> <p>consider (3) 15:23;31:21;35:15</p> <p>consideration (3) 35:10;37:7;64:9</p> <p>consistent (1) 29:17</p> <p>construct (1) 19:9</p> <p>construction (1) 19:13</p> <p>contact (1) 19:17</p> <p>control (2) 21:5;26:22</p> <p>convert (1) 18:14</p> <p>copy (4) 22:9,10;57:12,16</p> <p>corner (5)</p>	<p style="text-align: center;">D</p> <p>Date (8) 40:22;48:22;51:22; 52:2;60:22;65:4,14; 68:22</p> <p>dated (5) 21:18;22:4,17,19, 22</p> <p>dates (2) 65:13;66:15</p> <p>DAWKINS (85) 4:12;5:3,12,16;6:9, 15;9:11,16,19;10:2; 11:9,23,25;12:3; 13:10,15,17,19,22; 14:5,11,14,22;15:5; 16:12;17:21;23:16, 19;29:14,22;30:8,14; 33:11;34:15,22,25; 35:24;36:6,15;37:4, 12,23;42:20,22; 43:18,22;44:2,6,8,11,</p>	<p>determination (4) 25:19;35:9,14;66:7</p> <p>determine (5) 11:16;24:14,23; 26:7;31:24</p> <p>determined (1) 42:7</p> <p>detriment (2) 35:11,16</p> <p>development (1) 18:9</p> <p>deviation (5) 19:2;22:5;24:3,24, 25</p> <p>different (2) 53:17;58:22</p> <p>differently (1) 24:22</p> <p>difficulty (1) 37:6</p> <p>dilapidated (1) 54:19</p> <p>dimension (1) 38:9</p>

<p>diminish (1) 29:19</p> <p>discrepancy (2) 25:17;28:20</p> <p>discuss (4) 63:9,12,15,18</p> <p>discussion (2) 63:14;64:21</p> <p>dispute (1) 16:19</p> <p>disputed (4) 14:6;22:12;24:11; 32:13</p> <p>distance (1) 25:23</p> <p>district (1) 36:22</p> <p>disturbance (2) 21:5;26:22</p> <p>document (1) 24:7</p> <p>documentation (1) 16:15</p> <p>documents (3) 15:3;17:24;55:25</p> <p>door (4) 44:12,25;53:2,2</p> <p>doors (1) 10:6</p> <p>down (8) 10:6;13:9;30:3; 44:16;54:5,20;55:17, 18</p> <p>drains (2) 21:5;26:22</p> <p>drawing (2) 16:23;52:16</p> <p>Drive (3) 15:20;29:25;30:3</p> <p>driveway (11) 13:19;14:23;30:9; 44:17;52:21,21,25; 53:24,25;54:2,5</p> <p>Dunn (3) 22:17,19,21</p> <p>dwelling (1) 18:15</p> <p>Dwellings (1) 20:24</p>	<p>20:11</p> <p>effect (1) 36:21</p> <p>Eight (1) 21:6</p> <p>either (2) 18:13;53:5</p> <p>electric (4) 23:2,4,10;56:22</p> <p>Eleven (2) 46:6,7</p> <p>else (5) 11:3;14:16;15:25; 16:12,13</p> <p>e-mail (4) 11:23,24;21:18; 22:17</p> <p>emphasize (1) 57:5</p> <p>encroachment (2) 14:22;15:2</p> <p>ends (1) 53:10</p> <p>engineered (1) 58:2</p> <p>Engineering (5) 17:18;18:21;22:3; 27:5;31:3</p> <p>enough (1) 45:11</p> <p>enter (1) 65:15</p> <p>entered (3) 17:19;18:22;21:21</p> <p>environmental (1) 36:21</p> <p>erosion (2) 21:5;26:22</p> <p>especially (1) 20:17</p> <p>ESQ (1) 61:15</p> <p>Esquire (5) 19:18;22:19,20,22, 22</p> <p>essence (1) 24:7</p> <p>estimate (1) 27:20</p> <p>et (1) 31:17</p> <p>even (6) 14:5;32:9;33:4,7; 50:8;66:6</p> <p>evening (3) 4:2;9:6;15:19</p> <p>event (2) 65:21;66:9</p> <p>eventually (1) 23:5</p> <p>Everybody (1) 33:21</p> <p>exactly (2)</p>	<p>54:9;65:4</p> <p>examine (3) 45:15;55:9;57:3</p> <p>examining (1) 55:25</p> <p>exceed (2) 20:18,19</p> <p>exceeding (1) 26:6</p> <p>except (1) 37:21</p> <p>exception (1) 24:9</p> <p>Executive (13) 2:8;3:4;4:1,5;1,9, 22;6:1,2,5,8,11,13,20</p> <p>existed (6) 43:14;55:13;57:22; 58:6,7,13</p> <p>existing (19) 14:24;19:2;20:4, 16,21,25;24:4,24,25; 25:14;26:9,10;27:21; 31:19;52:14;54:19; 57:7,8;58:16</p> <p>exists (2) 42:20;43:12</p> <p>expand (3) 21:3;26:10,14</p> <p>expectation (1) 28:15</p> <p>Expediency (2) 17:12,13</p> <p>explain (2) 22:11;51:19</p> <p>expressing (1) 21:22</p> <p>eyesore (2) 57:6,9</p>	<p>37:21</p> <p>favor (10) 5:2,15;6:14;9:18; 34:14,24;46:18; 59:15;63:6;66:23</p> <p>feasible (1) 36:3</p> <p>fee (1) 62:15</p> <p>feel (1) 15:25</p> <p>feet (24) 12:11,11,17;14:4,6, 7;16:24;17:2;27:18, 21,24,25;28:3,25; 29:8;45:4;51:23; 52:5,18,20,20;53:2,9; 54:23</p> <p>Feldner (1) 21:22</p> <p>fence (2) 33:16,21</p> <p>festival (1) 64:7</p> <p>festivities (1) 65:3</p> <p>few (1) 55:12</p> <p>figure (2) 23:9;62:17</p> <p>figured (1) 65:17</p> <p>file (1) 56:23</p> <p>finally (1) 11:22</p> <p>FINDLEY (69) 4:8,25;5:5,14,18; 6:12,17;9:21;11:15, 20,24;12:4,6,18,22; 13:3,13,16,20;23:2; 33:10;34:11,13,17, 23;35:3,20;36:10,18, 24;37:16;38:3,8,12; 46:13,17,20;50:18; 51:14,18;53:13,16; 55:12,16,20,23;56:2, 7,10;57:12,21,24; 58:4,13,20;59:3,6,9, 18,20;61:14;63:9,17; 64:2,6,13,19,23;67:2</p> <p>fine (2) 33:21;58:16</p> <p>finish (1) 51:18</p> <p>fire (1) 54:20</p> <p>First (7) 9:2,9;15:14;25:12; 45:22,25;50:8</p> <p>Five (3) 27:19;52:18;57:18</p> <p>flat (1)</p>	<p>55:7</p> <p>floor (2) 11:18;18:14</p> <p>floors (1) 12:19</p> <p>Folks (2) 5:8;32:22</p> <p>follow (4) 28:16;58:19;63:24; 66:3</p> <p>foot (5) 10:8;21:24;42:5,5; 51:4</p> <p>footage (2) 11:15,21</p> <p>foregoing (4) 40:9;48:9;60:9; 68:9</p> <p>forth (3) 19:6;24:16;25:6</p> <p>forward (3) 50:11,23;51:21</p> <p>found (1) 18:19</p> <p>foundation (1) 43:2</p> <p>fourth (1) 65:23</p> <p>front (16) 10:9;15:23;29:2; 31:13,16,20;32:7; 42:14;43:5;44:13; 52:25;53:2,5;54:25; 57:22;58:14</p> <p>full (2) 28:15;38:7</p> <p>further (11) 5:8;18:9;19:16; 21:9;28:13;34:5; 40:14;48:14;60:14; 64:21;68:14</p> <p>Furthermore (3) 18:12,24;19:4</p> <p>Fusco (9) 13:7;16:23;17:18; 18:21;19:20;25:11; 27:5;28:7;31:3</p> <p>future (1) 5:10</p>
E		F		G
<p>eager (1) 57:2</p> <p>Echo (4) 62:10,13;64:22; 65:3</p> <p>ECHO/SHAB (8) 62:1;63:1,3;64:1; 65:1;66:1;67:1;68:11</p> <p>edge (1) 29:2</p> <p>Education (1)</p>	<p>et (1) 31:17</p> <p>even (6) 14:5;32:9;33:4,7; 50:8;66:6</p> <p>evening (3) 4:2;9:6;15:19</p> <p>event (2) 65:21;66:9</p> <p>eventually (1) 23:5</p> <p>Everybody (1) 33:21</p> <p>exactly (2)</p>	<p>faces (1) 52:24</p> <p>facilitate (1) 47:2</p> <p>facing (1) 42:11</p> <p>fact (3) 10:9;31:18;57:6</p> <p>failed (1) 25:4</p> <p>fails (1) 19:4</p> <p>fair (1) 63:11</p> <p>familiar (1) 52:9</p> <p>family (2) 4:15,16</p> <p>far (3) 32:15;38:4;50:14</p> <p>farm (1)</p>	<p>fine (2) 33:21;58:16</p> <p>finish (1) 51:18</p> <p>fire (1) 54:20</p> <p>First (7) 9:2,9;15:14;25:12; 45:22,25;50:8</p> <p>Five (3) 27:19;52:18;57:18</p> <p>flat (1)</p>	<p>garage (25) 10:7,16;12:8; 13:24,24;14:4,10,24; 15:21,25;16:25; 18:13;19:9,13;20:14, 17;21:23;23:8,18; 26:2;28:8,11;30:10; 33:25;34:2</p> <p>garages (1) 29:18</p> <p>GARY (8)</p>

<p>42:1,2;43:1;44:1; 45:1;46:1;47:1;48:10 gentlemen (2) 4:2;9:6 Georgia (7) 4:9;35:21;36:7,25; 37:13,24;61:13 goes (3) 28:15;54:2,5 Good (7) 4:2;9:6;14:14,15; 15:19;30:21;38:22 Goodman (6) 15:17,18,19,19; 16:10,11 Google (4) 42:16,24;43:19,23 grandiose (2) 55:5;56:14 grant (2) 19:10;56:23 granted (1) 38:21 granting (6) 21:2;26:11;35:7, 13,17;37:9 Grass (1) 28:15 greatly (1) 54:23 Gregory (4) 30:3,4,4,23 gross (1) 32:25 ground (1) 53:6 growing (1) 57:8 guess (4) 17:18;23:9;52:17; 57:4</p>	<p>34:7,10;46:9,15; 47:3;50:11,16;51:22; 59:11,13;62:2,9,16, 21;63:3,16,19,25; 65:20,21,23;66:7 heavily (1) 30:5 held (1) 24:22 help (2) 47:2;59:23 hereby (4) 40:8;48:8;60:8; 68:8 Here's (1) 44:24 hereto (1) 18:22 Herrmann's (2) 54:5,16 hesitate (1) 19:17 Hi (1) 9:24 hold (1) 17:22 HOLDINGS (8) 62:1;63:1,3;64:1; 65:1;66:1;67:1;68:11 Home (1) 54:21 homeowner (1) 25:21 homeowners (1) 20:9 homes (1) 15:24 hopefully (1) 32:22 horseshoe (2) 55:5;56:15 house (30) 10:10;11:16;14:25; 15:22,24;16:2,7;29:2, 3,11;31:23;42:7,10, 12,13,14;43:6,10; 44:9;45:23;46:5; 52:24,25;53:8,11; 55:6,14;56:11;58:9, 14 huge (1) 32:3 hundred (1) 27:19</p>	<p>I-G-O-R (1) 30:22 illegal (1) 18:15 illness (1) 4:15 image (1) 43:19 immaterial (3) 25:15,22;31:19 impact (2) 18:16;36:21 impacted (1) 19:12 improved (1) 57:7 inaccurate (1) 31:18 inappropriately (1) 18:13 include (1) 5:21 included (4) 12:7,23;52:14,16 incomplete (2) 18:25;24:2 increase (2) 26:13,15 increased (1) 59:7 incumbent (1) 62:17 indicate (4) 21:4;26:17,21; 55:23 indicates (2) 20:4,6 indicating (2) 20:16;26:4 information (2) 16:17;21:9 Inspector's (1) 61:4 instead (1) 43:10 insufficient (1) 19:10 interest (5) 17:11;40:16;48:16; 60:16;68:16 interested (1) 63:21 internal (1) 24:7 Interpretation (1) 61:4 into (12) 5:9;15:8,9;17:10, 19;18:2,14,23;19:20; 21:21;35:10;65:15 introduction (1) 50:15 irrelevant (1)</p>	<p>17:8 irreversibly (1) 19:12 issue (18) 10:20;12:13;13:22; 14:24;16:4,20;24:19; 25:16,22,23;28:6; 31:20,24;32:2,6,20; 54:6;65:20 issues (5) 16:5;23:25;24:16; 27:4;29:16 item (2) 25:12;31:21 items (3) 21:11;25:11;31:17</p>	<p>L ladies (2) 4:2;9:6 laid (1) 29:6 lake (8) 10:22;15:22,25; 16:3,7;29:19,21,22 lakefront (1) 15:23 Land (2) 18:21;27:25 large (2) 10:17;53:13 last (4) 11:17;12:16;51:10; 66:13 later (2) 23:10;24:11 law (3) 19:10;20:11;26:14 lawn (1) 55:19 lawyer (1) 31:3 least (1) 29:8 leave (1) 9:8 left (3) 42:13;52:17;53:3 legal (12) 18:4;22:15;23:25; 24:6,9,21;25:15; 26:3;31:12;33:19; 62:14;66:5 LESER (9) 64:25;65:9,13,17, 25;66:8,12,15,17 less (2) 24:12;59:3 letter (14) 15:5,7;17:19; 18:21,22;19:20; 21:20;22:3,19,21; 23:20;24:2;27:5;28:7 letters (4) 17:15;21:14;31:3; 50:9 level (1) 18:19 licensed (2) 21:6;26:24 life (1) 18:16 limit (1) 10:19 limits (2) 21:5;26:22 line (25) 13:23;14:2,3,6;</p>
<p>H</p>	<p>I</p>	<p>J</p>	<p>Jim (3) 9:24;10:5;15:16 Jr (1) 22:21 judgment (1) 64:7 July (1) 4:18 jurisdiction (1) 63:23</p>	<p>last (4) 11:17;12:16;51:10; 66:13 later (2) 23:10;24:11 law (3) 19:10;20:11;26:14 lawn (1) 55:19 lawyer (1) 31:3 least (1) 29:8 leave (1) 9:8 left (3) 42:13;52:17;53:3 legal (12) 18:4;22:15;23:25; 24:6,9,21;25:15; 26:3;31:12;33:19; 62:14;66:5 LESER (9) 64:25;65:9,13,17, 25;66:8,12,15,17 less (2) 24:12;59:3 letter (14) 15:5,7;17:19; 18:21,22;19:20; 21:20;22:3,19,21; 23:20;24:2;27:5;28:7 letters (4) 17:15;21:14;31:3; 50:9 level (1) 18:19 licensed (2) 21:6;26:24 life (1) 18:16 limit (1) 10:19 limits (2) 21:5;26:22 line (25) 13:23;14:2,3,6;</p>
<p>half (4) 14:4;16:24;28:3; 45:19 Hall (1) 3:6 hand (1) 10:20 happy (1) 33:22 hazard (1) 54:20 health (1) 35:12 hear (1) 14:17 heard (1) 64:18 hearing (25) 9:12,15;24:19;</p>	<p>ideas (2) 55:5;56:14 identify (3) 17:7,24;21:12 Igor (2) 18:5;30:21</p>	<p>K Kathleen (36) 2:9;9:1,3;10:1,6; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1,23;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;40:11 Kent (9) 4:7;6:10;35:19; 36:9,17,23;37:15; 38:2;61:14 kidding (1) 14:21 kind (4) 28:13;43:18;44:20; 65:25 knew (1) 66:8 knocked (1) 12:20 knowledge (4) 40:11;48:11;60:11; 68:11 Kyra (9) 5:21;15:14;16:12; 46:24;51:19;57:14; 61:16;62:22;64:16</p>	<p>Jim (3) 9:24;10:5;15:16 Jr (1) 22:21 judgment (1) 64:7 July (1) 4:18 jurisdiction (1) 63:23</p>	

16:18,19,23;21:25; 28:20,21,22;32:2,3, 15;33:16;43:19;44:8, 21,23;45:3,5;51:24; 53:10,10;54:3 lines (4) 20:4;22:5;25:14; 31:19 list (7) 15:12,15,17;16:13; 51:22,24;52:2 litigation (1) 5:10 live (4) 9:24;30:22;51:3,8 LLC (7) 62:1;63:1;64:1; 65:1;66:1;67:1;68:11 local (1) 65:11 located (1) 37:19 location (14) 20:13;21:4;25:25; 26:17,21;28:7,9,10, 13;32:19;56:18,19, 20;58:22 loft (1) 23:11 long (5) 26:15;46:2,4; 55:16;65:5 look (4) 27:8;30:5;43:19; 53:16 looked (1) 56:21 looking (2) 42:14;53:2 looks (5) 13:11,14;22:10; 42:12;44:2 lot (23) 10:17;18:5,8,9,10; 20:17,18,18,19,20,21, 22,25;21:3;26:4,6,7, 9,13;27:6;33:5,12; 49:5 Lots (1) 20:24 luck (1) 38:22	20:18;41:2,7;49:2,8; 61:2,7 many (4) 15:22,24;16:3,7 map (22) 12:22;13:4,10,21; 14:3;19:25;20:6,9, 11;25:12,20;28:24; 31:8,14;33:5;42:16, 24;43:19,23,24;49:5; 55:20 maps (1) 31:15 MARIE (8) 42:1,2;43:1;44:1; 45:1;46:1;47:1;48:11 marry (1) 43:23 Mary (2) 11:23;28:15 match (1) 20:8 materials (1) 38:18 Matt (1) 23:19 matter (7) 19:10;40:10;48:10; 57:23,24;60:10; 68:10 Matthew (3) 4:5,14;61:11 May (3) 5:21;20:17;65:5 Maybe (3) 17:7;28:19;33:15 mean (2) 62:12;65:16 means (2) 32:2;53:5 measure (1) 28:21 measured (1) 52:19 measures (2) 21:5;26:22 meet (3) 20:22,23;58:18 Meeting (12) 2:6;4:3,6;38:16; 47:3;50:16,17,18; 52:2;62:3,4;66:20 meetings (1) 24:15 MEMBER (209) 4:8,10,12,20,23,25; 5:3,4,5,12,14,16,17, 18;6:9,12,15,16,17; 9:11,16,17,19,20,21; 10:2;11:9,15,20,23, 24,25;12:3,4,5,6,16, 18,21,22;13:3,10,13, 15,16,17,19,20,22;	14:5,8,11,14,19,21, 22;15:5;16:12;17:21; 23:2,16,19;27:8,12, 14,16,19;28:2,19; 29:14,21,22;30:8,14; 33:10,11;34:11,12, 13,15,16,17,22,23,25; 35:2,3,20,22,24;36:6, 8,10,15,16,18,24; 37:2,4,12,14,16,23, 25;38:3,8,12;42:9,20, 22;43:9,14,17,18,21, 22;44:2,6,8,11,14,18, 20;45:2,4,7,9,12,13, 18;46:8,13,16,17,19, 20;50:17,18,20,22; 51:6,7,12,14,15,18, 19;53:13,16,19,22, 24;54:6,10;55:12,16, 20,22,23;56:2,4,7,10, 19;57:12,21,23,24; 58:4,13,20;59:2,3,6, 7,9,12,14,16,18,19, 20,23;61:12,13,14; 62:8;63:4,5,7,8,9,11, 17;64:2,4,6,13,19,23; 66:2,13,16,18,21,22, 24,25;67:2 MEMBERS (4) 3:9;4:14;45:14; 55:25 memory (1) 10:15 mention (1) 65:18 method (1) 36:3 Meyer (13) 3:24;8:25;40:6,20; 41:25;48:6,20;49:25; 60:6,20;61:25;68:6, 20 might (4) 12:25;32:14;33:23; 65:14 minimum (1) 20:22 Minutes (4) 2:7;4:19,22;57:18 missed (2) 11:24;66:14 mixed (1) 66:15 Mogel (50) 4:13;5:23;6:20; 9:13;12:13;13:8; 14:24;15:7,9,13;16:9, 14;17:3,5,13,16,22; 18:2;19:19;21:11,16, 18;22:2,12,14;23:24; 27:3,4;28:10;31:10; 32:5,10;33:17,19,23; 38:17;59:5,6,11,15;	62:4,12,22,24;63:13, 20;64:3,14;65:12,16; 66:5,11 moment (2) 64:17;66:17 money (2) 51:9,11 month (1) 66:13 month's (1) 47:3 MORDAS (160) 4:2,5,9,11,13,21, 24;5:2,6,8,13,15,19, 21,24;6:7,10,14,18; 9:2,10,14,18,22;10:3, 12,14;11:2,5,13;12:2; 13:4,6;14:18;15:8,11, 14,18;16:11;17:12, 14,18,25;18:3;19:22; 21:13,17;22:24; 23:11,17,23;27:3; 28:6,12,24;29:5,7,11; 30:11,15,19,25;31:4; 32:6,12,18,22;33:3,8, 12;34:4,9,14,18,20, 24;35:4,6,21,23,25; 36:7,9,11,17,19,25; 37:3,5,13,15,17,24; 38:2,5,13,20,22,25; 42:2;43:12;45:14,17, 20,24;46:2,5,7,10,14, 18,21,23;47:2;50:2,6, 10,13;51:3,8,11;52:9; 54:12,14,17;55:2,8, 11;56:12,16;57:2,10, 13,17,20,25;58:11, 22;59:10,15,17; 61:11;62:2,11,20,25; 63:6,15,18,24;64:11, 16,22;65:7,15,22; 66:3,19,23;67:3 more (10) 14:7;18:20;22:25; 31:2;38:3;43:18; 46:11;57:10;59:4; 64:20 morning (1) 31:2 Morreale (1) 4:14 moss (1) 57:8 motion (26) 4:21,23;5:7,9,11, 20;6:7,10,12,19;9:14, 23;34:9,12,19,20; 35:5;46:14,22;59:10, 12,21;63:2;66:19,21; 67:4 move (1) 50:23 moved (8)	5:12;6:9;9:16; 34:22;46:16;58:23, 23;63:4 mower (1) 55:19 much (7) 11:5;31:25;32:24; 33:14;34:3;38:25; 57:6 mutually (1) 32:23 myself (1) 64:20
N				
				naive (1) 52:12 name (7) 9:24;10:5;13:9; 21:15;30:20,21;50:4 Narrowsburg (5) 3:22;8:23;41:23; 49:23;61:23 nearby (1) 35:16 necessarily (1) 37:8 necessary (1) 62:14 need (15) 15:3;17:10;19:20; 35:6;46:23,24;52:12; 53:12;56:17,23; 58:18,18;62:18,18; 65:14 needed (2) 10:21;32:13 needs (1) 17:17 negatively (2) 18:16;19:12 neighbor (6) 10:8;13:8,18; 21:21,24;25:13 Neighborhood (6) 8:5;18:11,17; 35:12,16;36:22 neighboring (1) 29:20 neighbors (6) 42:18;43:8;50:9, 24;52:4,5 neighbor's (1) 54:12 New (18) 3:22;8:23;20:5,10, 13;26:2,9;27:9,9; 28:11;30:23;40:7; 41:23;48:7;49:23; 60:7;61:23;68:7 next (5) 47:3;50:2,17,18;

65:2 Nine (1) 46:4 nobody (2) 62:6,13 nonconforming (7) 18:9;20:24,25; 21:3;58:16;59:3,4 nonconformity (5) 26:10,10,13,16; 59:8 none (2) 14:10;42:18 North (5) 9:25;10:5;15:20; 29:25;30:4 Notary (4) 40:7;48:7;60:7; 68:7 noted (6) 6:21;39:2;47:5; 52:17;59:24;67:5 notice (1) 50:23 noticed (1) 24:19 notices (3) 51:25;62:7,7 notification (2) 51:13,15 notify (3) 51:4;52:5;62:21 November (4) 40:22;48:22;60:22; 68:22 NR (1) 20:23 number (1) 11:22 numbers (1) 27:20	18:5 once (2) 25:21;26:23 one (23) 4:14;10:18,24; 12:11;13:25;17:16, 17,22,25;18:2;23:18, 22;27:16,17;28:20; 29:16;30:12;31:21; 38:3;46:10,15;51:25; 64:20 only (11) 11:6;12:13;14:24; 30:12;31:21,24; 53:17;54:6,10,23; 63:14 open (3) 9:11,14;46:8 operate (1) 18:13 opinion (6) 17:5,10;24:6,20; 25:14;33:19 opportunity (1) 50:25 opposed (1) 33:25 Order (1) 2:6 ordinance (1) 10:22 original (5) 23:20;28:25;53:11; 57:15;58:24 ought (1) 64:25 out (18) 6:5,7,10,12;17:23; 23:10;28:16;29:6; 30:16;44:7,12,24; 52:17,19;62:7,7,17, 20 outcome (4) 40:16;48:16;60:16; 68:16 over (6) 12:11,17;44:5; 53:8;55:4,14 oversized (2) 19:9,13 own (2) 18:5;52:21 owned (2) 45:20;46:5 owner (1) 10:5 owners (1) 45:22	Pages (1) 2:4 paid (1) 62:15 parallel (2) 29:4,9 parcel (2) 19:21;21:2 pardon (1) 18:4 parking (3) 20:13;25:25;28:11 parliamentary (2) 66:4,5 part (9) 12:25;19:6,21; 25:6;50:13,16,22; 52:18;55:13 parties (4) 40:15;48:15;60:15; 68:15 past (1) 29:25 Patricia (13) 49:4;50:1,3;51:1; 52:1;53:1;54:1;55:1; 56:1;57:1;58:1;59:1; 60:10 people (5) 21:15;31:14;34:5; 51:4;65:11 per (1) 38:15 percent (7) 20:20;27:6,7;33:3, 6,7,12 period (1) 66:7 permissible (1) 26:14 permission (2) 45:14;55:8 permit (7) 24:17,18;28:16; 43:2;52:13;56:17,23 permitted (1) 56:17 person (1) 55:9 personal (4) 40:16;48:16;60:16; 68:16 perspective (1) 29:16 photo (1) 42:16 photocopies (1) 31:14 physical (1) 36:21 Pickles (2) 52:9;58:23 pictures (2)	44:15;52:14 pit (2) 55:5,5 place (2) 15:25;53:4 placement (2) 16:6;25:24 places (1) 24:8 plan (13) 20:4,16;21:4,6; 23:21;26:2,17,18,19, 20,24;31:9;58:8 planned (1) 10:16 Planning (3) 26:20;31:16;65:8 plans (5) 10:7;20:14;23:22; 28:8;38:15 PLATT (14) 12:7,15,25;13:5,9, 25;15:16;51:21;52:8; 56:21;58:15;61:16; 62:23;64:24 Please (5) 9:4;19:16;21:8; 30:19,25 plumbing (3) 23:3,6,7 pm (13) 6:3,6,21;8:8;21:19; 22:18;39:2;41:8; 47:5;49:9;59:24; 61:8;67:5 point (4) 12:24;20:21;27:5; 64:15 pond (1) 54:4 pool (11) 42:5,7,9,10,12,17, 18,20,25;43:4;46:2 populated (2) 51:4,8 porch (1) 12:8 porches (1) 12:7 portion (1) 22:10 possible (2) 5:25;57:13 potential (2) 5:10;16:19 poured (1) 56:13 power (1) 31:24 practice (2) 31:16,18 precedent (1) 16:2	preclude (1) 37:8 predicated (1) 24:17 preexisting (1) 58:16 preferable (1) 29:17 premises (1) 18:6 Present (2) 4:8;63:12 presented (3) 20:2;31:8;38:18 presumed (1) 38:17 pretty (2) 29:7;44:8 previously (2) 25:15;57:22 Prignoli (5) 19:18;22:20,22; 23:20,25 primary (1) 25:3 principal (1) 37:20 prior (2) 25:7;58:8 probably (1) 56:8 problem (4) 10:8,10;29:23;32:4 problems (1) 10:3 procedure (1) 52:2 proceed (1) 34:20 proceedings (4) 40:10;48:10;60:10; 68:10 process (4) 50:12,13,22;51:20 produced (1) 35:15 professional (2) 21:7;26:25 professionally (1) 24:12 project (1) 38:23 pronouncing (1) 50:3 pronunciation (1) 18:5 Properties (3) 22:3;29:20;51:23 property (50) 12:23;13:12,13; 14:2,3,6;16:18,19,19, 23;17:2;18:17,18; 19:12;20:4,6,7;22:7;
O				
object (1) 18:7 objection (2) 16:9;21:22 objections (1) 16:10 obviously (1) 18:15 October (2) 65:2,24 oddy (1) 53:14 off (3) 10:2;11:19;23:15 official (1) 17:19 offset (2) 21:25;54:24 Olga (1)				
	P			
	package (1) 44:16			

<p>25:14;28:20,21; 29:15,15,19,25;30:3; 31:19;32:25;35:17; 44:21,22;45:2,5,15, 21;51:24;52:13,22; 53:6,10,10,13,20; 54:2,4,12,15,16;55:9; 57:3</p> <p>proposal (1) 32:19</p> <p>proposed (11) 18:7;19:13;20:13, 16;25:25;28:9,10,13; 32:12,16;36:20</p> <p>proposing (2) 50:24;51:2</p> <p>provide (5) 20:15;26:4;31:14, 15;50:25</p> <p>provided (5) 13:11;15:4;16:16, 17;31:14</p> <p>public (31) 9:12,14;24:15,19; 31:10;34:7,9;40:7; 46:8,15;47:2;48:7; 50:11,16;51:22; 59:11,13;60:7;62:2,9, 16,21;63:2,15,18,25; 64:17;65:21,23;66:7; 68:7</p> <p>publish (1) 62:18</p> <p>purpose (1) 63:14</p> <p>pursue (1) 36:4</p> <p>pursuing (1) 63:21</p> <p>purview (1) 26:20</p> <p>put (18) 13:9;15:25;26:12; 29:18;32:12;33:16; 43:15;52:13;53:6,7,8, 18;54:21;55:4,7,17, 18;58:17</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>quality (1) 18:16</p> <p>quick (3) 5:24;16:14;27:20</p> <p>quite (1) 64:9</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>radius (1)</p>	<p>51:5</p> <p>raised (1) 23:24</p> <p>RAMPE (54) 4:10,20,23;5:4,17; 6:16;9:17,20;12:5,16, 21;14:8,19,21;27:8, 12,14,16,19;28:2,19; 29:21;34:12,16;35:2, 22;36:8,16;37:2,14, 25;42:9;43:9,17,21; 44:20;45:2,12;46:8, 19;51:6;55:22;59:2, 12,16,23;61:13;63:5, 7;66:13,16,18,21,25</p> <p>rather (1) 42:8</p> <p>Ray (2) 10:6;21:18</p> <p>Raymond (35) 2:9;9:1,3;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1,23;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;40:10</p> <p>RE (56) 4:1;5:1;6:1;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; 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;62:1;63:1; 64:1;65:1;66:1;67:1</p> <p>reach (1) 62:20</p> <p>reached (1) 12:10</p> <p>read (8) 15:8,9;17:10,25; 18:2;19:20;35:7; 58:20</p> <p>Ready (1) 50:7</p> <p>realize (2) 65:9;66:8</p> <p>realizing (1) 43:16</p> <p>really (8) 29:25;44:22;50:13; 51:8;57:9;63:13,22; 64:14</p> <p>reason (1)</p>	<p>19:7</p> <p>reasons (2) 19:5;25:5</p> <p>rebuild (1) 58:21</p> <p>receipt (1) 52:4</p> <p>received (7) 17:7,8,15,24;21:12, 13;31:4</p> <p>recessed (1) 6:2</p> <p>record (13) 15:8,9;17:10,19; 18:2,23;19:20;21:21; 40:10;48:10;60:10; 65:15;68:10</p> <p>recorded (4) 40:12;48:12;60:12; 68:12</p> <p>recuse (1) 64:20</p> <p>reduced (1) 10:18</p> <p>refer (5) 21:11;23:20;25:6, 17;26:8</p> <p>referred (1) 19:19</p> <p>referring (1) 22:5</p> <p>reflecting (1) 22:12</p> <p>refresh (2) 9:4;10:15</p> <p>regarding (1) 16:18</p> <p>regards (3) 22:5;37:18;46:24</p> <p>reject (3) 19:8,14;25:8</p> <p>related (4) 40:14;48:14;60:14; 68:14</p> <p>relevance (1) 63:13</p> <p>relevant (3) 25:18;37:7;64:25</p> <p>relief (2) 19:3;24:5</p> <p>relieve (1) 37:18</p> <p>remove (1) 58:17</p> <p>removed (1) 55:16</p> <p>replaced (1) 55:3</p> <p>Reported (6) 3:24;8:25;25:9; 41:25;49:25;61:25</p> <p>Reporter (4) 40:6;48:6;60:6;</p>	<p>68:6</p> <p>REPORTER'S (4) 40:3;48:3;60:3; 68:3</p> <p>Reporting (5) 3:21;8:22;41:22; 49:22;61:22</p> <p>representations (1) 38:19</p> <p>representative (2) 18:4,4</p> <p>reputable (2) 14:19,20</p> <p>request (3) 19:14;37:18,22</p> <p>requested (1) 36:12</p> <p>requesting (4) 19:3,5;24:4;25:5</p> <p>require (1) 21:8</p> <p>required (2) 20:22;43:2</p> <p>requirement (4) 26:18,25;31:13; 62:5</p> <p>research (1) 58:7</p> <p>residence (3) 15:20;30:20;51:5</p> <p>Residential (4) 8:5;18:10;41:5; 61:5</p> <p>residents (1) 45:25</p> <p>respect (1) 65:10</p> <p>respectfully (1) 19:14</p> <p>response (1) 34:8</p> <p>rest (1) 62:19</p> <p>result (1) 26:6</p> <p>return (1) 52:4</p> <p>review (6) 4:18;19:23;26:19, 20;31:5,9</p> <p>revised (1) 23:16</p> <p>right (53) 5:21;9:2;11:2; 13:6;14:18;15:11,14, 18;17:14;19:22; 21:13;22:24;23:17, 23;27:3,4,10;28:2,6, 12;29:7,12;30:11,14; 31:3;35:8;36:13,19; 37:22;38:13,22; 43:12;44:5,21;46:14, 23;52:19;54:9;55:2,</p>	<p>17,18;56:12;57:2,10; 58:13;62:8;63:2,10; 64:7,13,17;66:12,19</p> <p>right-of-way (1) 52:22</p> <p>road (13) 10:16,21;16:2; 29:24;30:4,5,23; 52:9;53:4,19,22; 56:9;58:24</p> <p>Robert (4) 19:18;22:20,22; 23:25</p> <p>Robert's (1) 66:6</p> <p>roll (1) 4:6</p> <p>roof (2) 21:4;26:21</p> <p>Rosemary (13) 3:24;8:25;40:6,20; 41:25;48:6,20;49:25; 60:6,20;61:25;68:6, 20</p> <p>rotted (1) 57:8</p> <p>routinely (1) 24:11</p> <p>rule (2) 66:4,6</p> <p>rules (2) 11:7,10</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>sac (3) 42:11;43:7;44:17</p> <p>safety (1) 35:12</p> <p>Sale (2) 22:6;52:23</p> <p>satisfied (3) 27:6;29:13,14</p> <p>saw (1) 56:21</p> <p>saying (1) 58:5</p> <p>scale (2) 38:6,7</p> <p>scenario (1) 16:23</p> <p>Schedule (8) 22:8;46:15;59:10, 12;62:4,6,9,16</p> <p>scheduled (3) 65:20,22;66:10</p> <p>SCOTT (7) 9:24,24;10:4,5,12, 13;15:16</p> <p>Scottie (1) 21:10</p> <p>scribbled (1) 65:13</p>
---	--	---	--	--

second (16) 4:24,25;5:13,14; 9:17;11:18;18:14; 24:23;34:13,23; 46:17;50:16;59:14, 18;63:5;66:22	shed (36) 42:5,6,19,22,23,25; 43:5,10,12;44:2,4,13, 20,24;45:7,18;52:13; 53:4;54:7,11,19,21; 55:3,6,7,13,16,18,23; 56:3,16;57:5,7,7,21; 58:24	solely (1) 25:2	68:12	3:2;8:2;41:2;49:2; 61:2;65:5
Section (2) 20:10;49:5	Shore (4) 10:6;15:20;29:25; 30:4	somebody (2) 12:25;13:11	step (1) 28:13	summer (1) 64:11
sections (1) 31:15	Shorthand (4) 40:6;48:6;60:6; 68:6	someone (2) 9:7;14:16	Steve (1) 4:13	Summitville (1) 56:9
seeking (1) 42:4	show (2) 43:21,22	somewhere (1) 44:3	STEVEN (1) 61:15	supervision (4) 40:13;48:13;60:13; 68:13
self-created (1) 37:6	showed (1) 9:7	son (1) 54:21	Still (6) 27:14;33:6,7,25; 54:4;56:9	Sure (6) 15:13;45:16;57:16; 63:13;65:4,17
send (4) 52:3;62:7,7,18	shown (3) 16:23;20:14;26:2	sorry (5) 32:8;42:25;51:10, 17,18	stone (1) 28:14	surrounding (1) 51:23
senior (1) 66:17	shows (3) 14:3;33:5;57:25	sort (1) 24:10	stop (1) 55:11	survey (15) 13:6;19:25;20:6,9; 22:5,10;25:12,20,22; 31:7,14,15;53:11; 58:2,11
sent (1) 11:23	side (14) 10:8,16,21;12:11, 12;13:24;17:2;29:18, 19;30:5;42:8;43:4; 52:25;53:18	sought (1) 36:2	storage (1) 45:11	Surveying (1) 18:22
sentence (1) 24:23	signed (1) 57:25	space (1) 23:12	stories (1) 10:16	Surveyor (1) 22:4
September (8) 3:7;4:4;17:22; 21:19,20;22:18,20; 23:25	significance (5) 24:6,9,21;26:3; 62:14	speak (6) 9:8;15:21;30:17, 18;34:6;46:23	storing (1) 55:19	suspect (1) 18:12
serious (1) 32:6	significant (1) 23:19	speaking (1) 64:17	story (10) 10:18,24;18:12; 23:18,21,22;27:16, 17;30:12,15	T
served (1) 64:8	simply (2) 10:20;25:23	speaks (1) 9:12	straight (1) 42:11	table (2) 20:15;26:4
Services (5) 3:21;8:22;41:22; 49:22;61:22	site (11) 20:16;21:4,6; 26:17,18,19,19,24; 30:2;58:8;64:8	specifically (1) 26:14	strange (1) 53:10	talk (3) 14:16;30:24;33:23
Session (14) 2:8;3:4;4:1;5:1,10, 22;6:1,2,5,8,11,13, 20;31:10	sits (1) 52:24	specifies (1) 24:18	street (23) 10:9,10;12:14; 14:25;25:2,3;29:18; 31:23,23;37:20,20; 38:4,9,10;42:6,7; 43:6,6;52:20;53:3,4; 54:7;57:6	tax (4) 43:23;49:5;55:20, 20
set (11) 16:3;19:6;25:5; 28:14;29:7;46:10,15; 62:2,11,21;63:2	sitting (1) 53:5	speculation (1) 54:3	structure (14) 18:15;25:3,24; 26:12;27:9,9;28:9; 30:12;31:22;32:12, 16;37:19,20;53:9	technical (1) 18:19
setback (4) 10:8;11:7,9;16:24	situated (2) 38:14;42:11	spoke (1) 15:16	structures (1) 26:15	tells (1) 63:20
setbacks (4) 12:10;25:16,23; 52:17	sixth (1) 65:22	square (8) 11:15,21;12:17; 27:17,21,24,25;28:3	stuff (2) 17:17;65:18	ten (3) 10:8;12:11;46:4
settle (1) 32:22	size (6) 10:19;20:8,22; 25:18;26:9;43:3	squares (1) 62:25	Subdivision (1) 20:10	terms (2) 16:6;24:14
settled (2) 16:7;33:4	sketches (1) 31:15	stamped (2) 21:6;26:24	subject (1) 64:18	Thanks (3) 10:14;45:17;64:16
seventh (1) 65:23	slab (1) 56:12	standards (1) 58:18	submission (1) 28:25	therefore (1) 19:13
seventy-six (1) 27:19	sloped (1) 54:23	standpoint (2) 25:16;31:13	submit (1) 57:13	thereof (4) 40:16;48:16;60:16; 68:16
several (1) 18:19	small (3) 18:10;53:8,18	start (1) 4:6	submitted (2) 13:7;38:15	Thirty-five (1) 33:12
shall (5) 20:19;35:9,14; 37:7,8	smaller (1) 33:5	State (6) 20:11;30:20;40:7; 48:7;60:7;68:7	subsequently (1) 24:11	thought (1) 65:14
shaped (1) 53:15	sold (1) 54:18	stated (2) 25:15;27:4	substantial (1) 36:12	thoughts (1) 50:25
shared (1) 52:20		statement (1) 24:25	sudden (1) 65:19	three (1) 10:6
		states (4) 20:7,19;26:14; 30:15	suggestion (4) 26:3,5,23;62:12	Thursday (3) 21:19;22:17;65:24
		stay (1) 58:17	SULLIVAN (6)	times (3) 15:22;16:3,8
		stenographer (1) 30:20		title (1)
		stenographically (4) 40:12;48:12;60:12;		

<p>22:7 titled (1) 19:23 today's (1) 58:18 told (2) 10:17;43:4 tonight (5) 4:15;9:7;16:6,21; 64:18 took (4) 11:18;22:7;23:15; 66:17 top (1) 13:16 tore (3) 54:20;55:17,18 toward (1) 53:3 TOWN (14) 3:2,6;8:2,7;20:18; 41:2,7;49:2,8;56:17; 61:2,7;65:6,7 towns (1) 15:23 transcribed (8) 40:13,22;48:13,22; 60:13,22;68:13,22 transcript (4) 40:9;48:9;60:9; 68:9 tree (1) 43:19 treed (1) 30:6 trust (1) 57:17 try (1) 5:24 trying (5) 9:4;29:3;32:18; 42:3;43:23 Tsiganenko (18) 18:5;30:18,21,22; 31:2,5,25;32:8,11,17, 21,24;33:7,9,14,18, 20,25 Tsiganenkos' (1) 18:17 T-S-I-G-N-A-N-E-N-K-O (1) 30:22 Tsiganenkos (3) 19:11;20:3,5 two (10) 10:16,24;12:19; 17:15;18:12;23:21; 29:16;30:15;31:2; 50:13 two-car (5) 18:12;21:22;23:8, 18,21</p>	<p style="text-align: center;">U</p> <p>unaware (1) 23:21 under (7) 27:24;33:10,11; 40:13;48:13;60:13; 68:13 undersigned (1) 19:17 undesirable (1) 35:15 unlevel (1) 53:6 Unlike (1) 31:15 unlisted (1) 29:11 up (24) 9:4,7;11:22;15:23; 16:5;27:23;28:4,7, 16;30:9;43:21,22; 46:10,15;54:22; 55:17,19;57:25; 59:22;62:2,11,21; 63:2;66:15 upon (3) 26:15;38:18;62:17 upstairs (1) 23:11 use (2) 28:21;54:4 used (1) 18:13 using (1) 28:22</p> <p style="text-align: center;">V</p> <p>vague (2) 18:24;24:2 value (2) 18:17;29:19 Variance (19) 2:9;8:4;10:21; 18:8;19:6;21:2; 26:11;31:22;32:13; 35:11,18;36:4,12,20; 37:9;38:21;41:4; 42:4;56:23 variances (2) 25:5;35:7 verbal (1) 34:8 vicinity (1) 44:3 view (2) 14:6;44:16 violation (2) 20:10;24:18 visible (2) 29:24;30:8</p>	<p>Visitors (2) 65:5,12 Volpe (96) 2:9;9:1,3,6;10:1,6, 15,24;11:1,4,6,8,11, 12,18;12:1,10,19; 13:1,17,18,23;14:1,2, 7,9,10,12,15,16,20; 15:1;16:1,22,25;17:1, 4;18:1;19:1,23;20:1; 21:1,18,24;22:1,11, 13;23:1,4,6,7,8,9,13, 14,15,18;24:1:25:1; 26:1;27:1,11,13,15, 17,20,22,23;28:1,3, 18,22,23;29:1,2,6,10; 30:1,7,9;31:1;32:1,3; 33:1;34:1;35:1;36:1; 37:1;38:1,5,6,10,11, 24;39:1;40:11 Volpes (8) 16:14;19:2,5,9; 20:5;24:4;33:24; 38:15 Volpes' (2) 18:20;19:4 Volpe's (1) 32:25 vote (8) 34:21;35:6;37:22; 38:12,13,20;62:16; 63:9</p> <p style="text-align: center;">W</p> <p>wait (5) 15:11;64:19,19,19, 20 walk (2) 30:9;44:24 wall (9) 10:10;12:14;14:25; 25:3;31:23;37:20; 42:7;43:6;53:4 wants (1) 14:16 warranted (1) 35:11 waste (1) 64:4 wasted (1) 63:25 way (10) 29:6;32:23;33:4; 36:13;40:14;48:14; 52:24;54:24;60:14; 68:14 web (1) 64:8 week (1) 65:2 weighed (1) 35:11</p>	<p>Welcome (2) 4:3;10:13 welfare (1) 35:12 weren't (1) 42:24 west (1) 42:15 whatsoever (4) 40:16;48:16;60:16; 68:16 whole (1) 50:12 who's (1) 15:14 wide (1) 27:9 Winterton (1) 41:5 wish (1) 4:16 within (4) 10:19;20:22;27:7; 33:6 without (3) 62:3,4;63:12 wondering (1) 13:20 woods (1) 52:24 worse (1) 16:22 written (1) 36:13 wrong (1) 50:4 Wurtsboro (1) 30:23</p> <p style="text-align: center;">Y</p> <p>yard (8) 10:8;42:8,8,13; 43:4,5;53:5;54:25 year (1) 45:19 years (6) 43:15;46:4,6,7; 53:8;55:14 York (11) 3:22;8:23;20:11; 30:23;40:7;41:23; 48:7;49:23;60:7; 61:23;68:7</p> <p style="text-align: center;">Z</p> <p>ZBA (4) 16:21;17:9;31:13, 24 Zeigler (34) 42:2,4,10,15,16,21, 23;43:11,13,14,15,</p>	<p>20,25;44:4,7,10,12, 15,19,22,24;45:6,8, 10,11,16,19,22,25; 46:4,6,25;47:4;48:11 ZIEGLER (6) 42:1;43:1;44:1; 45:1;46:1;47:1 Zone (4) 8:5;20:23;41:5; 61:5 ZONING (25) 3:9;4:3,4;19:2,5,8, 14,24;20:15,16,16, 25;24:4,24;25:2,5,8; 26:4,19;27:2;31:20, 21;35:9;37:8;65:20</p> <p style="text-align: center;">1</p> <p>1 (2) 19:25;49:5 1,000 (1) 12:17 1.1 (1) 53:14 10 (10) 17:2;21:24;30:22; 52:4,13,13;56:16,16, 22,22 10:38 (1) 67:5 1100 (2) 27:24;28:4 12 (4) 42:5;45:8,9;52:20 122 (1) 52:22 12764 (5) 3:22;8:23;41:23; 49:23;61:23 12790 (1) 30:23 150 (1) 38:11 17 (2) 53:2;54:23 19 (1) 21:20 199-13c2 (1) 37:19 199-54 (1) 20:23 1996 (1) 57:15 1997 (1) 56:8</p> <p style="text-align: center;">2</p> <p>2 (2) 20:10;25:17 2:18 (1) 22:18</p>
--	---	---	---	--

<p>20 (5) 12:11;14:6,7;53:8; 55:14</p>	<p>5</p>			
<p>20,000 (1) 28:3</p>	<p>5 (1) 27:5</p>			
<p>200 (1) 38:11</p>	<p>50 (1) 52:5</p>			
<p>2018 (11) 3:7;4:4;21:19,20; 22:4,20;23:25;40:22; 48:22;60:22;68:22</p>	<p>500 (5) 27:17,24;51:4,23; 52:5</p>			
<p>21 (1) 49:5</p>	<p>53 (2) 20:6;33:2</p>			
<p>22 (3) 42:5;45:8,9</p>	<p>576 (1) 12:6</p>			
<p>23 (2) 14:3;16:24</p>	<p>6</p>			
<p>24 (12) 10:16,16,25,25; 12:5,5;27:9,11,11,13, 13;42:4</p>	<p>6 (3) 19:6;20:21;25:6</p>			
<p>25 (5) 23:25;40:22;48:22; 60:22;68:22</p>	<p>600 (1) 27:23</p>			
<p>25th (1) 17:22</p>	<p>634 (1) 12:2</p>			
<p>26th (1) 4:19</p>	<p>648 (2) 12:3;27:22</p>			
<p>27 (3) 3:7;4:4;22:4</p>	<p>6th (1) 65:2</p>			
<p>271 (1) 15:20</p>	<p>7</p>			
<p>27th (2) 21:19;22:18</p>	<p>7 (3) 2:8;22:20,22</p>			
<p>3</p>	<p>7:01 (1) 6:3</p>			
<p>3:47 (1) 21:19</p>	<p>7:36 (1) 6:6</p>			
<p>30 (2) 45:4;53:9</p>	<p>7:37 (2) 6:21;8:8</p>			
<p>315 (2) 9:25;10:5</p>	<p>700 (1) 27:21</p>			
<p>35 (7) 20:19;27:6,7;33:3, 6,7;52:20</p>	<p>7209 (1) 20:10</p>			
<p>3500 (1) 28:5</p>	<p>7th (1) 65:2</p>			
<p>4</p>	<p>8</p>			
<p>4 (4) 2:6,7,8;25:25</p>	<p>8:14 (2) 39:2;41:8</p>			
<p>41 (2) 28:25;29:8</p>	<p>8:21 (2) 47:5;49:9</p>			
<p>43,560 (1) 27:25</p>	<p>8:33 (2) 59:24;61:8</p>			
<p>46 (1) 32:25</p>	<p>9</p>			
<p>47 (4) 20:7,21;33:2,7</p>	<p>96 (5) 56:10,11,11;58:4, 10</p>			
<p>48.2 (1) 49:5</p>				