

TOWN OF MAMAKATING  
ZONING BOARD OF APPEALS

MINUTES

March 23, 2023

TOWN HALL

WURTSBORO, NEW YORK

ZONING BOARD MEMBERS :

MATTHEW MORREALE, Chairman

KENT FINDLEY, Board Member

GENEVIEVE MULHARE, Board Member

DAVID LEWIS, Board Member

JON FOURNIER, Alternate Board Member

KYRA PLATT, Building Department

MEGAN COMFORT, Building Department

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

Reported By: Rosemary A. Meyer

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

A G E N D A I N D E X

	Pages
Call Meeting to Order .....	4
Pledge of Allegiance .....	4
Acceptance of Minutes .....	4
Jerry and Rebecca Woods, Area Variance For Proposed Above-Ground Pool .....	3 - 17
Diego Pineda, Area Variance Relief From 199-54 .....	18 - 29
Victoria Puig, Area Variance For Proposed Two-Story Addition's Side Yard Setbacks .....	30 - 40
Burlingham Holdings LLC, Interpretation of Building Inspector Determination .....	41 - 53
Close Meeting .....	52

\* \* \* \* \*

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  
Jerry & Rebecca Woods  
Area Variance for Proposed Above-ground Pool  
Tax Map Section 66; Block 1; Lot 17  
Mountain Greenbelt Zone  
----- X

Town Hall  
Town of Mamakating  
March 23, 2023  
7:00 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GENEVIEVE MULHARE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department
- MEGAN COMFORT, Building Department

Also Present: Jerry Woods, Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE: JERRY & REBECCA WOODS -

2           CHAIRMAN MORREALE: Ladies and gentlemen, the March  
3 Zoning Board of Appeals meeting is called to order.

4           Please stand for the Pledge of Allegiance.

5                   (The Pledge of Allegiance was recited.)

6           CHAIRMAN MORREALE: All right. Let's do a roll call.  
7 Dave Lewis.

8           BOARD MEMBER LEWIS: Here.

9           CHAIRMAN MORREALE: Genevieve Mulhare.

10          BOARD MEMBER MULHARE: Here.

11          CHAIRMAN MORREALE: Kent Findley.

12          BOARD MEMBER FINDLEY: Here.

13          CHAIRMAN MORREALE: Georgia Rampe.

14                   (No verbal response.)

15          CHAIRMAN MORREALE: Not present.

16          Jon Fournier.

17          ALTERNATE BOARD MEMBER FOURNIER: Here.

18          CHAIRMAN MORREALE: Jon, how do you feel about being a  
19 voting member tonight?

20          ALTERNATE BOARD MEMBER FOURNIER: That's fine.

21          CHAIRMAN MORREALE: Steve will not be with us tonight,  
22 our counsel.

23          And Rosemary, our audio, everything good?

24          STENOGRAPHER: Yes.

25          CHAIRMAN MORREALE: Kyra, who is the first applicant

1                   - RE: JERRY & REBECCA WOODS -  
2 before us?

3           Oh, excuse me. Before we get to that, the February  
4 minutes, we did not get them until today. I don't know how the  
5 rest of the board feels, but I didn't get a chance to review  
6 them. I'd like some time to do so.

7           BOARD MEMBER MULHARE: I need more time to review.

8           CHAIRMAN MORREALE: So as far as -- I mean do we have a  
9 motion to accept them?

10          BOARD MEMBER FINDLEY: No.

11          CHAIRMAN MORREALE: No? Okay. I'm not sure if we have  
12 to vote to not, but if there's no motion, I don't think so.

13          All right, Kyra, who is first before us?

14          MS. PLATT: Jerry and Rebecca Woods, an area variance  
15 for proposed above-ground pool. The proposed location is not  
16 in the rear yard. The property is located at 2409 State  
17 Route 209, Tax Map Section 66; Block 1; Lot 17. It's  
18 approximately 2.17 acres and lies within the Mountain  
19 Greenbelt Zone.

20          CHAIRMAN MORREALE: Who will be speaking on their  
21 behalf?

22          Sir, yes, please come up to the podium.

23                   (Mr. Woods complied.)

24          CHAIRMAN MORREALE: Please state your name and address  
25 for the stenographer.

1                   - RE: JERRY & REBECCA WOODS -

2           MR. WOODS: Jerry Woods. My address is 2409 State Route  
3 209, Wurtsboro.

4           CHAIRMAN MORREALE: Thank you.

5           Can you please explain your reason for being here?

6           MR. WOODS: I'm here to get an area variance to put a  
7 above-ground pool. My -- what the building department is,  
8 says is ...

9                   (The stenographer requested Mr. Woods speak  
10 into the microphone.)

11          MR. WOODS: So I'm here to get an area variance to put a  
12 pool in what is considered to be my front yard. And the  
13 reason I would like to put it there is based on how my house  
14 is positioned and the terrain around my house. It's the most  
15 feasible area for it to be.

16          CHAIRMAN MORREALE: Okay. I've got your site plan here.  
17 I'm just going to look at it on the satellite.

18          So what is that? 199-13. Private swimming pools may be  
19 erected only in the rear yard of such structures and shall be  
20 located not less than 20 feet from the rear lot line, not  
21 less than ten feet from any side line.

22          BOARD MEMBER FINDLEY: In this plot plan, where is the  
23 pool?

24          CHAIRMAN MORREALE: Sir, I'm assuming the circle?

25          MR. WOODS: Yes, that's kind of --

1                   - RE: JERRY & REBECCA WOODS -

2           MS. PLATT: The dark gray circle.

3           CHAIRMAN MORREALE: Where it says wood deck?

4           MR. WOODS: Yeah, that's the general area.

5           CHAIRMAN MORREALE: Okay. That's where pool -- okay.

6           MR. WOODS: Yes.

7           BOARD MEMBER FINDLEY: That's a tough one. This is the  
8 road.

9           CHAIRMAN MORREALE: It looks like it's ...

10          Board Member Findley: It kind of -- I want to read the  
11 definition of rear yard.

12          CHAIRMAN MORREALE: Yes, okay.

13                   (Board Member Findley examining the building  
14 code.)

15          CHAIRMAN MORREALE: I've got it for you, Kent.

16          BOARD MEMBER FINDLEY: Do you? Tell me.

17          CHAIRMAN MORREALE: An open space extending the full  
18 width of the lot between a principal building and the rear  
19 lot line, unoccupied and unobstructed from the ground upward.

20          So it's not like from the front of the house to the  
21 road, it's the rear of the house to the rear lot line.

22          BOARD MEMBER FINDLEY: Could you get me a page, section?

23          CHAIRMAN MORREALE: It's from the code.

24          BOARD MEMBER FINDLEY: You should be in a section or  
25 something.

1                   - RE: JERRY & REBECCA WOODS -

2           CHAIRMAN MORREALE: It's --

3           MS. PLATT: 199-6, the definitions.

4           CHAIRMAN MORREALE: There you go. Word usage and  
5 definitions.

6           BOARD MEMBER FINDLEY: I didn't see rear lot there.

7           CHAIRMAN MORREALE: Go to "yard". It's a subsection of  
8 the yard.

9           BOARD MEMBER FINDLEY: Oh, okay.

10          Right there, okay.

11          It's kind of funny because the rear of the house almost  
12 extends to the road if you draw that line.

13          CHAIRMAN MORREALE: Well, I'm trying to interpret this  
14 because of the way the house is situated on this triangular  
15 lot. Is it the back? I'm not sure if this is oriented  
16 north, south, but let's say it is. Then that most northern  
17 corner to the back, is that the rear yard, or is it from the  
18 back of the house the way it's oriented? It's hard to ...

19          BOARD MEMBER FINDLEY: I'm going to read it again.

20          Open space extending the full width of the lot between  
21 the principal building and the rear lot line, unoccupied and  
22 unobstructed from the ground upward.

23          CHAIRMAN MORREALE: I wonder if that means the corner.

24          BOARD MEMBER FINDLEY: Well, what's the rear lot line?

25          CHAIRMAN MORREALE: That's a good -- yes.



1                   - RE: JERRY & REBECCA WOODS -

2           All right. Thanks for this one.

3           BOARD MEMBER FINDLEY: Now, which circle, just so I'm  
4 clear, is the intended -- there's something with a wood deck  
5 circled and there's another circle.

6           MR. WOODS: Yeah. I believe -- I don't have it in front  
7 of me, but I believe it's the one that's generally where the  
8 word "wood deck" is. That's kind of the general area we're  
9 looking to put it.

10          CHAIRMAN MORREALE: Am I misinterpreting to think the  
11 wood deck would be like a platform for the pool?

12          MS. PLATT: The wood deck, it's pointing towards a  
13 little square on the house.

14          BOARD MEMBER FINDLEY: I see that now. I see that.

15          CHAIRMAN MORREALE: Oh, okay. I gotcha.

16          BOARD MEMBER FINDLEY: And what's the other circle just  
17 so ...

18          MR. WOODS: Oh, when I was with the lady at the Building  
19 Department here I just kind of picked a spot and she said,  
20 Well, put it, you know, put it in the area where you really  
21 would like, you know, generally to be, so I kind of moved it,  
22 you know.

23          BOARD MEMBER FINDLEY: So the one with the wood deck  
24 circled and kind of colored in, that's the one you're --

25          MR. WOODS: Yes, that's the general area that we would

1                   - RE: JERRY & REBECCA WOODS -

2 prefer it to be, yeah.

3           BOARD MEMBER FINDLEY: Now, could you put it where the  
4 first circle was?

5           MR. WOODS: Probably not. There's not really enough  
6 room between that and the property line on that side, you  
7 know, because you have to be ten feet, I believe, off the  
8 house. And then, you know, at some point I'd like to put a  
9 deck around it. So, and that would, like, get pretty close  
10 to the property line. And the terrain kind of -- it's pretty  
11 flat where I generally have the darkened circle, then it goes  
12 uphill which makes the ground higher than my basement. I'd  
13 prefer not to put it higher than my basement in case  
14 something happens.

15           BOARD MEMBER FINDLEY: Kind of understandable.

16           CHAIRMAN MORREALE: I mean if we're using the  
17 orientation of the house to, I guess basically call this the  
18 rear lot line.

19           BOARD MEMBER FINDLEY: Well, if you go with that, you're  
20 a hundred percent right. But is that the side yard lot line?  
21 Is this lot line in the back the rear one?

22           CHAIRMAN MORREALE: Are we in a situation where we have  
23 to, the Applicant decides what's the front and the rear of  
24 his house?

25           BOARD MEMBER FINDLEY: No. That's for a corner lot.

1                   - RE: JERRY & REBECCA WOODS -

2 This not a corner, the best that I know.

3           CHAIRMAN MORREALE: Yes. Unfortunately, it's the same  
4 shape.

5           BOARD MEMBER FINDLEY: It's just a weird shape.

6           CHAIRMAN MORREALE: Yes.

7           ALTERNATE BOARD MEMBER FOURNIER: How many feet between  
8 the proposed pool and the road?

9           BOARD MEMBER FINDLEY: Good question.

10          MR. WOODS: It's probably about 150 feet.

11          The lot itself, in that area, is higher than the road,  
12 probably 40 feet higher, so the visibility from the road to  
13 where it will be, you know, during the usable season, will be  
14 very minimal. You barely -- you won't even be able to really  
15 see it.

16          BOARD MEMBER FINDLEY: Go ahead.

17          CHAIRMAN MORREALE: There's a dense patch of evergreen  
18 trees.

19          BOARD MEMBER FINDLEY: That was my question.

20          CHAIRMAN MORREALE: You can see it here. This would be  
21 sort of where he's proposing the pool.

22          BOARD MEMBER LEWIS: It'll be shady.

23          CHAIRMAN MORREALE: Yes.

24          BOARD MEMBER FINDLEY: I can understand why the Building  
25 Inspector had an issue. It's funny.

1                   - RE: JERRY & REBECCA WOODS -

2           CHAIRMAN MORREALE: Yes, no. I'm having a hard time  
3 determining it myself.

4           BOARD MEMBER FINDLEY: Are you going to ask if we can  
5 visit?

6           CHAIRMAN MORREALE: Yes.

7           Sir, can we visit the property?

8           MR. WOODS: Sure.

9           CHAIRMAN MORREALE: Is there any restrictions on ...

10          MR. WOODS: No. Just what day would you guys like to  
11 come?

12          CHAIRMAN MORREALE: Well, on the spot, I'm not sure.  
13 Would you like us to have Kyra give you a call?

14          MR. WOODS: Yes, sure, she can call. Sure.

15          BOARD MEMBER FINDLEY: Because it may be multiple times  
16 because not everyone can go at the same time.

17          MR. WOODS: That's fine.

18          BOARD MEMBER FINDLEY: We could always arrange, call.

19          MR. WOODS: That's fine. And I'll put a stake or  
20 something in the area where --

21          CHAIRMAN MORREALE: Excellent.

22          BOARD MEMBER FINDLEY: That would be helpful.

23          MR. WOODS: -- to be.

24          And I have a surveyor who's probably coming next week to  
25 kind of mark the back line so you guys can see that 'cause

1                   - RE: JERRY & REBECCA WOODS -

2 it's a little hard to tell where it is when you're in the  
3 field.

4           BOARD MEMBER FINDLEY: It looks like it could be very  
5 difficult --

6           MR. WOODS: Yeah.

7           BOARD MEMBER FINDLEY: -- just by your property line.

8           CHAIRMAN MORREALE: Yes.

9           MR. WOODS: Because it's not where you think it would  
10 be.

11          CHAIRMAN MORREALE: And when you do mark it out with the  
12 surveyor, keep in mind 20 feet from the rear lot line, if we  
13 can determine what that is, 10 feet from any other side lot  
14 line.

15          MR. WOODS: Right.

16          CHAIRMAN MORREALE: If it's within those side yards  
17 you'll been here asking for another variance.

18          MR. WOODS: Right.

19          BOARD MEMBER FINDLEY: See, that's, interesting because  
20 they mark 10 feet on this.

21          CHAIRMAN MORREALE: Yes.

22          MR. WOODS: Yeah, I kind of -- that was the one when I  
23 was with the Building Inspector. She was telling me those  
24 numbers and I kind of was writing them down on there.

25          BOARD MEMBER FINDLEY: But in this particular case it's

1                   - RE: JERRY & REBECCA WOODS -

2 kind of heard to determine what the rear lot line is.

3           CHAIRMAN MORREALE: Very, yes.

4           BOARD MEMBER FINDLEY: I don't have any more questions.

5           CHAIRMAN MORREALE: Besides the denial form, there isn't  
6 anything -- are you aware of Mary's thinking as far as where  
7 the rear lot line, why?

8           MS. PLATT: That was one of the reasons besides -- well,  
9 determining which line would be the usable rear lot line was  
10 one of the reasons why they're before you, whether it would  
11 be front door area, if that would be considered the front lot  
12 line, or if it would be the side of the house. So I guess it  
13 could also be an interpretation or designation of what they  
14 would consider their rear lot. It's not a corner lot so you  
15 can't really designate it --

16           CHAIRMAN MORREALE: Yes.

17           BOARD MEMBER FINDLEY: Yes.

18           MS. PLATT: But an interpretation from the Board would  
19 be beneficial on top of the variance. Or if it even is a  
20 variance or if it is just an interpretation.

21           CHAIRMAN MORREALE: Okay.

22           BOARD MEMBER FINDLEY: Me, personally, I don't want to  
23 interpret this one. This has got to be very, very unique and  
24 I don't want it to be construed in any other way.

25           MS. PLATT: So the way the denial reads is that they can

1                   - RE: JERRY & REBECCA WOODS -

2     only be in the rear yard. In that thinking that side wall  
3     would be considered the front property yard, so the rear wall  
4     would be behind where that stone wall is.

5           BOARD MEMBER FINDLEY: Right. I would prefer to look at  
6     this as a variance for this particular pool. That's how I  
7     would like to look at it.

8           CHAIRMAN MORREALE: I think the first step would be, I  
9     think voting on whether or not we're going to schedule a  
10    public hearing. We'll definitely visit the property. But I  
11    think there's going to be a lot of consideration on our part  
12    about what we're having a hard time figuring out right now.

13          BOARD MEMBER FINDLEY: It's tough.

14          Where does that -- I think we're missing a corner of the  
15    lot. Is it way over here?

16          MR. WOODS: Yes, it's cut off on the left side of the  
17    current page, yeah.

18          BOARD MEMBER FINDLEY: And this dotted line extends to  
19    that line?

20          MR. WOODS: Yes.

21          BOARD MEMBER FINDLEY: Very unique property shape.

22          CHAIRMAN MORREALE: Well, yes.

23          If you really want to be super, it's hard to see, but  
24    you've got front, side, side, rear. But the orientation of  
25    the house, I mean that would be one interpretation. Anyway,

1                   - RE: JERRY & REBECCA WOODS -

2 we're just going over the same.

3           Do I have a motion to schedule a public hearing?

4           BOARD MEMBER FINDLEY: As long as that's what the  
5 Applicant wants to do.

6           MR. WOODS: If that's what we need to do, then yeah.

7           BOARD MEMBER FINDLEY: That's the next step.

8           CHAIRMAN MORREALE: That's the only step forward.

9           MR. WOODS: Okay.

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

11          CHAIRMAN MORREALE: Second?

12          BOARD MEMBER MULHARE: I'll second.

13          CHAIRMAN MORREALE: All in favor?

14          BOARD MEMBER FINDLEY: Aye.

15          BOARD MEMBER MULHARE: Aye.

16          BOARD MEMBER LEWIS: Aye.

17          ALTERNATE BOARD MEMBER FOURNIER: Aye.

18          CHAIRMAN MORREALE: Aye.

19                   (The motion was approved and carried.)

20          CHAIRMAN MORREALE: Thank you, sir.

21          MR. WOODS: And you'll contact me when to come; right?

22          CHAIRMAN MORREALE: Yes. Kyra will contact you and we  
23 have schedules for when we can visit.

24                   (Time noted: 7:17 p.m.)

25                           \* \* \* \* \*



1

2

3

## REPORTER'S CERTIFICATION

4

5

6

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

7

8

9

10

11

12

13

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

14

15

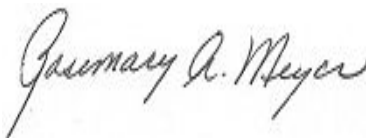
16

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.

17

18

19



20

ROSEMARY A. MEYER

21

22

23

24

Date Transcribed: April 23, 2023

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

COUNTY OF SULLIVAN : TOWN OF MAMAKATING  
ZONING BOARD OF APPEALS

----- X

Diego Pineda  
Other, Area Variance, Relief From 199-54  
and Appeal of Building Inspector's Determination  
Tax Map Section 34; Block 18; Lot 3  
Neighborhood Residential Zone

----- X

Town Hall  
Town of Mamakating  
March 23, 2023  
7:18 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GENEVIEVE MULHARE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department
- MEGAN COMFORT, Building Department

Also Present: Steven Green,  
On Behalf of Applicant  
(via Zoom)

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

Reported By: Rosemary A. Meyer

1 - RE: DIEGO PINEDA -

2 CHAIRMAN MORREALE: Kyra, who is next before us?

3 MS. PLATT: The next applicant is Diego Pineda. The  
4 Applicant checked "other" on the application, but it would be  
5 an area variance relief from Section 199-54 and appeal of the  
6 Building Inspector determination that the accessory garage  
7 should be removed.

8 So there was a fire at the property. The house burned  
9 down. The house was severely damaged and the garage was  
10 still on the property. They had six months to apply for the  
11 permit to either rebuild the house or convert the garage into  
12 a house or do something so that it wasn't an accessory  
13 structure without a primary structure. They surpassed that  
14 time frame. But again, they checked "other" on the  
15 application.

16 The property is located 43 Elm Street, Tax Map Section  
17 34; Block 18; Lot 3. It is approximately 0.23 acres and lies  
18 within the Neighborhood Residential Zone.

19 I don't believe Mr. Pineda is -- Steve Green is on Zoom  
20 for Mr. Pineda. I'm going to have Megan unmute them. And I  
21 don't know if there's anybody else on Zoom, but once  
22 Mr. Green is unmuted we will ask him.

23 MR. GREEN: Good evening. Hello.

24 CHAIRMAN MORREALE: Hello, Mr. Green.

25 MR. GREEN: How are you?

1 - RE: DIEGO PINEDA -

2 CHAIRMAN MORREALE: Well. Thank you.

3 Can you hear us okay?

4 MR. GREEN: I can.

5 CHAIRMAN MORREALE: Great. Can you please explain the  
6 Applicant's situation?

7 MR. GREEN: What happened was the house burned down.  
8 And I think I got a few things going here.

9 Can you hear me?

10 CHAIRMAN MORREALE: Yes.

11 MR. GREEN: Okay. What happened is the house burnt down  
12 in January of last year, I believe, and they came to me to  
13 survey and help them with the redesign of the house. And I  
14 asked, you know, when we got into the better weather, I asked  
15 Mary to give them a demolition permit so that I can see if  
16 the foundation was any good on the dwelling.

17 Well, they tore down; it was no good. But the garage  
18 was the only thing that was salvageable of the structures.  
19 So we were going to leave it and build it on to, it onto a  
20 proposed house. So that's what we did.

21 Now, the house itself, if you look on the drawings that  
22 they gave you, the house sits within the setbacks that were  
23 already on the existing dwelling, the proposed house does.  
24 So that's where I am at.

25 BOARD MEMBER FINDLEY: Was the original garage attached

1                                   - RE: DIEGO PINEDA -

2 to the original house?

3           MR. GREEN: Correct, it was.

4           BOARD MEMBER FINDLEY: And will it be to the proposed  
5 dwelling?

6           MR. GREEN: Correct, it will be. If you look on the  
7 drawing, you'll see that it is attached.

8           BOARD MEMBER FINDLEY: It appears that way. I just  
9 wanted to clarify that.

10          MR. GREEN: Yeah, not a problem.

11          So the conformity of the proposed house is a little bit  
12 better than the original one. We have more side line's,  
13 total, for both yards, the side yard with the garage being  
14 8.9 feet and the other side is getting a little wider so we  
15 gain about 14 feet.

16          CHAIRMAN MORREALE: Okay.

17          BOARD MEMBER FINDLEY: An attached garage, is that an  
18 accessory garage? That's ...

19          MS. PLATT: It would be accessory to the principal use.  
20 As it currently stands, it's an accessory structure without a  
21 primary structure. It's not attached to any structure at the  
22 moment.

23          BOARD MEMBER FINDLEY: But that's due to the fire.

24          MS. PLATT: Correct.

25          BOARD MEMBER FINDLEY: And they got a demolition permit.

1                   - RE: DIEGO PINEDA -

2           MS. PLATT: Yes. I don't have the folder in front of me  
3 so don't ask me the date they got that.

4           BOARD MEMBER FINDLEY: All right. But that wasn't  
5 objected to at the time.

6           MS. PLATT: They were told they had six months to apply  
7 to, again, either build a new house or do something to  
8 the ...

9           BOARD MEMBER FINDLEY: Where does the six months come  
10 from?

11          MS. PLATT: When they applied for the permit to remove  
12 the fire damaged structure they were told once that's closed  
13 out they'd have six months to apply. Or not once it was  
14 closed out, but they would have six months to apply for --

15          BOARD MEMBER FINDLEY: What I'm asking is where does  
16 that six months requirement come from?

17          MS. PLATT: Building Inspector determination.

18          CHAIRMAN MORREALE: Building Inspector determination, is  
19 that the discretion of the Building Inspector?

20          MS. PLATT: Correct.

21          CHAIRMAN MORREALE: Okay. All right. I'm just trying  
22 to make sense of the denial. Front required 30, actual 13.

23          MR. GREEN: No, actually --

24          CHAIRMAN MORREALE: I see it. On the provided map it's  
25 16 six; correct? Sixteen feet, six inches?

1 - RE: DIEGO PINEDA -

2 MR. GREEN: Correct.

3 CHAIRMAN MORREALE: Side yard required, 20 and we've got  
4 25.

5 MS. PLATT: Correct.

6 BOARD MEMBER FINDLEY: It was a nonconforming lot, also;  
7 right?

8 MS. PLATT: Correct.

9 MR. GREEN: It was a preexisting nonconforming  
10 situation.

11 BOARD MEMBER FINDLEY: Yes, yes. No --

12 CHAIRMAN MORREALE: I think it's page 117 in the book.

13 BOARD MEMBER FINDLEY: Yes, I'm looking at 116, but yes.

14 CHAIRMAN MORREALE: Mr. Green, do you think the owners  
15 would mind us visiting the property?

16 MR. GREEN: Oh, I'm sure. There's nobody there other  
17 than the garage.

18 CHAIRMAN MORREALE: Okay. So you don't think any notice  
19 would be required?

20 MR. GREEN: I'll let Freddie and his brother know.

21 CHAIRMAN MORREALE: I'm sorry. Say again.

22 MR. GREEN: I will let both of the brothers know you'll  
23 be coming.

24 CHAIRMAN MORREALE: Okay. Great.

25 BOARD MEMBER FINDLEY: See, this is just my issue with

1                   - RE: DIEGO PINEDA -

2 reading all this. Everywhere it talks about damage. Now,  
3 I'd have to confirm, but noncompliant buildings, it talks  
4 about they have two years to do the repairs.

5           CHAIRMAN MORREALE: Offhand, that would be my  
6 understanding, as well.

7           BOARD MEMBER FINDLEY: Yes, so that's ...

8           And I don't view this as an accessory garage. It was  
9 attached, it will be attached.

10          CHAIRMAN MORREALE: Yes.

11          BOARD MEMBER FINDLEY: And I didn't look at the bulk  
12 table yet on how it relates to nonconforming, but as long as  
13 they're not increasing those nonconformities I don't see a  
14 huge issue.

15          CHAIRMAN MORREALE: Yes. I'm kind of going down the  
16 same road as you are. It seems like it's going to be more in  
17 conform.

18          BOARD MEMBER FINDLEY: It does appear that way, although  
19 except maybe the front yard by .2 feet, maybe. I didn't look  
20 at --

21          CHAIRMAN MORREALE: Yes, by two inches.

22          BOARD MEMBER FINDLEY: Well, slightly more than two.  
23 Two and a quarter.

24          MS. PLATT: That's 199-51(5)(a).

25          MR. GREEN: I can slide the house back from --



1 - RE: DIEGO PINEDA -

2 BOARD MEMBER FINDLEY: Well, see, that one I wouldn't  
3 say it's 199-51(5)(a) because five falls under A and that's  
4 nonconforming uses, nonresidential.

5 MS. PLATT: Oh, thank you.

6 BOARD MEMBER FINDLEY: I would be more in B and probably  
7 C.

8 And then I'm going to flip over to 199-54 to look at the  
9 lot things.

10 MS. PLATT: Thank you.

11 BOARD MEMBER FINDLEY: What is the lot required here,  
12 lot size?

13 CHAIRMAN MORREALE: 8,000 feet.

14 BOARD MEMBER FINDLEY: No, if it was conforming.

15 CHAIRMAN MORREALE: Oh.

16 BOARD MEMBER FINDLEY: I mean I can look it up, too.

17 MS. PLATT: Two acres.

18 BOARD MEMBER FINDLEY: Two acres, okay.

19 And this is what?

20 CHAIRMAN MORREALE: 8,000.

21 MS. PLATT: .23.

22 BOARD MEMBER FINDLEY: Oh, it's 8,000.

23 CHAIRMAN MORREALE: I don't know.

24 MS. PLATT: If it were a nonconforming lot, you need a  
25 minimum of 8,000 square feet. This property lies in the NR

1                                   - RE: DIEGO PINEDA -

2   Zone. Sorry. Yes, the NR Zone requires a minimum of two  
3   acres. This is a nonconforming lot so they have to have at  
4   least 8,000 square feet which is approximately 0.184 acres.  
5   They have .23.

6           MR. GREEN: This is 10,000 square feet.

7           MS. PLATT: Thank you, Mr. Green.

8           BOARD MEMBER FINDLEY: There you go, 10,000.

9           And the lot width is a hundred feet or greater. Minimum  
10   side yard is 20 feet.

11          CHAIRMAN MORREALE: Twenty feet with a total of 50 on  
12   both.

13          BOARD MEMBER FINDLEY: Right.

14          Required front yard is 30 percent of average lot depth,  
15   and then 20 percent of average lot depth for the rear yard.

16          CHAIRMAN MORREALE: Correct.

17          BOARD MEMBER FINDLEY: The garage existed with 8.9.

18          CHAIRMAN MORREALE: Mr. Green, you mentioned you can  
19   push the house back, if needed. Is there a reason why it's  
20   in the location it is currently?

21          MR. GREEN: Yes. There is the septic in the back and  
22   there's a pump so you have to maintain a distance off the  
23   pump and the septic to the rear of the house.

24          CHAIRMAN MORREALE: Got it.

25          And how far could you comfortably push the house back

1                                 - RE: DIEGO PINEDA -

2 without affecting the septic?

3             MR. GREEN: I have to be 20 feet from the actual line.  
4 So in order to figure that out, you have to dig the septic  
5 up, which I don't want to do.

6             As far as the tank, I stayed about 15 feet away from it.  
7 Twelve feet, actually.

8             CHAIRMAN MORREALE: Are there any other questions from  
9 the Board?

10            BOARD MEMBER MULHARE: No.

11            BOARD MEMBER FINDLEY: I don't have any other questions,  
12 I don't think.

13            CHAIRMAN MORREALE: Sir, the next step would be to  
14 schedule a public hearing, unless you have any objection.

15            Is there a motion to schedule a public hearing?

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

17            CHAIRMAN MORREALE: I'll second that motion.

18            All in favor?

19            BOARD MEMBER FINDLEY: Aye.

20            BOARD MEMBER MULHARE: Aye.

21            BOARD MEMBER LEWIS: Aye.

22            ALTERNATE BOARD MEMBER FOURNIER: Aye.

23            CHAIRMAN MORREALE: Aye.

24                                 (The motion was approved and carried.)

25            CHAIRMAN MORREALE: Sir, please speak with Kyra from the

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: DIEGO PINEDA -

Building Department for instructions on the public hearing.

MR. GREEN: Okay.

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

\* \* \* \* \*

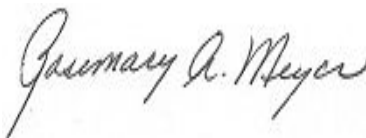
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

REPORTER'S CERTIFICATION

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

That the foregoing transcript is an accurate record he the proceedings the matter of Diego Pineda, 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 he the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: April 23, 2023

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

Victoria Puig  
Area Variance for Proposed Two-story Addition's  
Side Yard Setbacks  
Tax Map Section 54; Block 5; Lot 3  
Lake Neighborhood Residential Zone

----- X

Town Hall  
Town of Mamakating  
March 23, 2023  
7:32 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GENEVIEVE MULHARE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department
- MEGAN COMFORT, Building Department

Also Present: Jim Diana, AIA  
On Behalf of Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE: VICTORIA PUIG -

2           CHAIRMAN MORREALE: Kyra, who is before us?

3           MS. PLATT: The next applicant is Victoria Puig, area  
4 variance for proposed two-story addition for a side yard  
5 setback. The property is located at 333 North Shore Drive,  
6 Tax Map Section 54; Block 5; Lot 3. It's approximately 0.58  
7 acres and lies within the Lake Neighborhood Residential Zone.

8           MR. DIANA: Good evening, Board. My name is Jim Diana.  
9 I'm an architect with LAN Associates. Also present is James  
10 Mauer, civil engineer from LAN, and the homeowner, Victoria  
11 Puig. We're requesting an area variance and side yard  
12 setback variances for the construction of a two-story  
13 addition attached to the primary structure. This is Miss  
14 Puig's childhood home and she would like to make substantial  
15 improvements to make it her forever home. She is looking to  
16 renovate the existing 1400 square foot home and construct a  
17 new two-story wood frame addition which includes a one-car  
18 attached garage, mechanical room to relocate the equipment  
19 from the crawl space up at grade level for serviceability and  
20 maintenance, two new bathrooms, an interior connecting stair  
21 and a bedroom above, all attached to the existing building.

22           We feel the improvements are substantial enough to  
23 improve the neighborhood and the surrounding character, as  
24 well as working within the setback lines to the best of our  
25 abilities to locate the addition as much as possible within

1                   - RE: VICTORIA PUIG -

2 the allowable buildable area, which you can see the existing  
3 site is very restrictive at .56 acres so the setback of 40  
4 foot for the side yards is very difficult with the proposed  
5 plan.

6           Also, the addition is located there to avoid the  
7 existing well which is also shown on the plans. And we're  
8 also providing a new septic design and stormwater management.

9           CHAIRMAN MORREALE: The additional living space, is that  
10 going to be above the garage?

11           MR. DIANA: One bedroom. It's an existing three  
12 bedroom, one and a half bath home and it's going to be a  
13 three bedroom, two bath home when it's completed.

14           CHAIRMAN MORREALE: And you said that you'll be updating  
15 the septic for the three bedroom house.

16           MR. DIANA: New septic system.

17           CHAIRMAN MORREALE: I think this is similar to the  
18 previous.

19           BOARD MEMBER FINDLEY: Yes.

20           Maybe someone asked and you said, but are there more  
21 bedrooms in the proposed additions than there are in the  
22 existing house?

23           MR. DIANA: No; three to three. One of the existing  
24 bedrooms is being converted to an office.

25           CHAIRMAN MORREALE: This is what's there now. This is



1                               - RE: VICTORIA PUIG -

2 what's ...

3           BOARD MEMBER FINDLEY: So the existing building is kind  
4 of staying and there's an addition, as I understand.

5           MR. DIANA: Correct.

6           MS. PLATT: Is the addition going to be taller than the  
7 house?

8           MR. DIANA: Yes.

9           We're also relocating the front entry which is currently  
10 along the right side of the home which is invisible from the  
11 road. We would be rearranging that to the main road with a  
12 front porch.

13          BOARD MEMBER FINDLEY: That's where the walkway is;  
14 right?

15          MR. DIANA: Correct.

16          BOARD MEMBER FINDLEY: Not that it's probably part of  
17 this conversation, but this concrete thing with the round  
18 thing, is that the stormwater collection?

19          MR. DIANA: Is that at the south side of the house, the  
20 bottom?

21          BOARD MEMBER FINDLEY: Yes, the bottom, yes.

22          MR. DIANA: I believe that's correct. Yes.

23          CHAIRMAN MORREALE: I'm just getting my bearings. Is  
24 there an encroachment on the property line?

25          BOARD MEMBER FINDLEY: It sure looks like it, doesn't

1 - RE: VICTORIA PUIG -

2 it?

3 CHAIRMAN MORREALE: Yes.

4 MR. DIANA: Is that the barn from the adjacent neighbor?

5 CHAIRMAN MORREALE: Yes.

6 BOARD MEMBER FINDLEY: Framed garage, yes. But that's  
7 not -- we're not --

8 CHAIRMAN MORREALE: It's not before us.

9 BOARD MEMBER FINDLEY: I know.

10 MR. DIANA: For this Board's reference, it's been  
11 removed.

12 CHAIRMAN MORREALE: Okay.

13 BOARD MEMBER FINDLEY: It has?

14 MR. DIANA: Yes.

15 CHAIRMAN MORREALE: Do we have permission to visit the  
16 property?

17 MR. DIANA: Excuse me.

18 CHAIRMAN MORREALE: Do we have permission to visit the  
19 property?

20 MS. PUIG: Sure.

21 MR. DIANA: Yes.

22 CHAIRMAN MORREALE: Any notice required or ...

23 MS. PUIG: Yes. I'll make sure I'm there.

24 CHAIRMAN MORREALE: Okay.

25 BOARD MEMBER FINDLEY: Did you look at lot coverage?

1                               - RE: VICTORIA PUIG -

2 Did you get a percentage on that? It's a small lot with a  
3 lot of coverage.

4           MR. DIANA: It should be the proposed floor plan or the  
5 proposed site plan drawing has a table. There's a schedule  
6 in the upper right corner.

7           BOARD MEMBER FINDLEY: I have it folded over.

8           MR. DIANA: And we have actually reduced the impervious  
9 surface coverage.

10          BOARD MEMBER FINDLEY: Oh, you did.

11          MR. DIANA: Yes.

12          BOARD MEMBER FINDLEY: It looks like you increased the  
13 asphalt. That's why I ...

14          MR. DIANA: We've reduced it.

15          BOARD MEMBER FINDLEY: Oh, I see now, because I see this  
16 new asphalt.

17               And what percentage coverage are you at?

18               Lot coverage, impervious, existing proposed, 15.73.

19               So this is a hundred feet wider, a hundred or greater.

20               Minimum side yard is 20 feet, total bulk yards is 50. On  
21 face, they comply to that; right?

22               CHAIRMAN MORREALE: On face, yes.

23               BOARD MEMBER FINDLEY: So we're here for an area  
24 variance for side yard setbacks; is that correct?

25               CHAIRMAN MORREALE: I'm just double-checking on the

1                   - RE: VICTORIA PUIG -

2 denial form, but I believe so.

3           BOARD MEMBER FINDLEY: Because if I'm in the right spot,  
4 the minimum side yard should be 20 feet.

5           CHAIRMAN MORREALE: The new addition does not meet  
6 either side yard setback or new, looks like and deck is  
7 closer to the side yard than required.

8           BOARD MEMBER FINDLEY: How tall is the deck?

9           MR. DIANA: It's approximately three feet above grade.

10          BOARD MEMBER FINDLEY: But the house itself has 23.9 and  
11 34.7 side yard; correct?

12          MR. DIANA: Correct.

13          BOARD MEMBER FINDLEY: And there's no issue with the  
14 addition.

15          MS. PLATT: It's just the setbacks that they're before  
16 the Board for.

17          CHAIRMAN MORREALE: Yes.

18          BOARD MEMBER FINDLEY: Does the deck have to meet the  
19 setbacks?

20          MS. PLATT: She indicates it on the denial, I believe.

21          CHAIRMAN MORREALE: Yes. I'll double-check it, but  
22 that's on the denial.

23          MS. PLATT: It's attached to the house. She indicates  
24 the deck, as well, yes.

25          BOARD MEMBER FINDLEY: It's not indicated on the

1 - RE: VICTORIA PUIG -

2 drawings, at least in my quick look. What is the setback? I  
3 mean we'll have to know that anyway if we're looking at a  
4 variance. What is the distance from the corner of the deck  
5 to the side yard, do you know?

6 MR. MAUER: About 20 feet.

7 MR. DIANA: Twenty feet, approximately. And there is an  
8 existing deck that we're rebuilding and it's slightly further  
9 aware from the lake.

10 BOARD MEMBER FINDLEY: Is that the existing deck itself?

11 MR. DIANA: The one that has the prow is the existing  
12 deck. It matches the footprint of the building.

13 BOARD MEMBER FINDLEY: That looks -- oh, I got it.

14 MR. DIANA: The deck that's squared off is the new  
15 one --

16 BOARD MEMBER FINDLEY: I got it.

17 MR. DIANA: -- just smaller.

18 CHAIRMAN MORREALE: Right.

19 BOARD MEMBER FINDLEY: Okay. I get it now.

20 CHAIRMAN MORREALE: So there's an existing deck.

21 BOARD MEMBER FINDLEY: I would need to know, the next  
22 meeting, that distance from that corner to the property line,  
23 exactly, not approximate. That's where we would issue the  
24 variance for --

25 CHAIRMAN MORREALE: Exactly.

1                   - RE: VICTORIA PUIG -

2           BOARD MEMBER FINDLEY:  -- the only place.

3           CHAIRMAN MORREALE:  We're going to need to know that  
4 measure.

5           MR. DIANA:  Side yard?

6           CHAIRMAN MORREALE:  Yes.

7           BOARD MEMBER FINDLEY:  Yes.  I mean you show the house  
8 as 23.9, but that point from the deck to the side yard we  
9 would need to know.

10          MR. DIANA:  Very good.

11          BOARD MEMBER FINDLEY:  And that's the only thing we're  
12 talking about; correct?

13          CHAIRMAN MORREALE:  The deck and the addition.

14          BOARD MEMBER FINDLEY:  The addition is 34.7.

15          CHAIRMAN MORREALE:  Is it the that measurement or the 50  
16 total?

17          BOARD MEMBER FINDLEY:  Well, 50, total, is the total.  
18 You have to have 20 minimum --

19          CHAIRMAN MORREALE:  Right.

20          BOARD MEMBER FINDLEY:  -- with a combined of 50.

21          CHAIRMAN MORREALE:  I'm just trying to figure out what  
22 the -- yes, we've got well over.

23          BOARD MEMBER FINDLEY:  Except for maybe the corner of  
24 that deck.

25          CHAIRMAN MORREALE:  Except the corner of the deck.

1 - RE: VICTORIA PUIG -

2 Okay. So, yes, that's basically what we'll need to know.

3 BOARD MEMBER FINDLEY: Because the addition is 34.7,  
4 well within.

5 CHAIRMAN MORREALE: Yes.

6 BOARD MEMBER FINDLEY: I mean what I'm reading, well  
7 within, unless I'm missing something.

8 CHAIRMAN MORREALE: No, no, you're not. I was thinking  
9 the same thing.

10 Unless you object to scheduling of the public hearing, I  
11 think that's the next logical step.

12 MR. DIANA: We're fine with that.

13 CHAIRMAN MORREALE: I'll make a motion.

14 BOARD MEMBER FINDLEY: I'll second it.

15 CHAIRMAN MORREALE: All in favor?

16 BOARD MEMBER FINDLEY: Aye.

17 BOARD MEMBER MULHARE: Aye.

18 BOARD MEMBER LEWIS: Aye.

19 ALTERNATE BOARD MEMBER FOURNIER: Aye.

20 CHAIRMAN MORREALE: Aye.

21 (The motion was approved and carried.)

22 MR. DIANA: Thank you.

23 CHAIRMAN MORREALE FINDLEY: Thank you.

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

25 \* \* \* \* \*

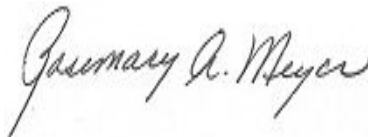
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 Victoria Puig, 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: April 23, 2023



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  
Burlingham Holdings LLC  
Interpretation of Building Inspector Determination,  
Proposed Soda Factory Not a Permitted Use  
In the Zone  
Tax Map Section 46; Block 2; Lot 14.1  
Interchange Commercial Zone  
----- X

Town Hall  
Town of Mamakating  
March 23, 2023  
7:47 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GENEVIEVE MULHARE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department
- MEGAN COMFORT, Building Department

Also Present: Andrei Lukianoff  
On Behalf of Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE: BURLINGHAM HOLDINGS LLC -

2           CHAIRMAN MORREALE: Kyra, who is before us next?

3           MS. PLATT: The next applicant is Burlingham Holdings  
4 LLC. It's an interpretation of the Building Inspector  
5 determination that the proposed soda factor use is not  
6 permitted in the zone. The property is located on Burlingham  
7 Road, Tax Map Section 46; Block 2; Lot 14.1. It is  
8 approximately 8.42 acres and lies within the Interchange  
9 Commercial Zone.

10           Do we have anybody on Zoom or is it just you in person?

11           MR. LUKIANOFF: I believe it's just me in person.

12           MS. PLATT: Thank you.

13           MR. LUKIANOFF: Hi. I'm Andrei Lukianoff of Engineering  
14 Properties. I deliberately gave a card because otherwise, my  
15 name tends to be lots of vowels and lots of letters that sort  
16 of aren't very well put together.

17           But in any case, we're here for this parcel, basically  
18 for a soda factory. We actually end up comparing it to, you  
19 know, apples to apples, in a matter of speaking, we're  
20 actually aiming more toward like a brewery or a winery  
21 because it's the production of a liquid, a drink. And even  
22 if you look at most breweries and such, they actually provide  
23 even non-alcoholic on that one. However, when we went to the  
24 Building Department on this for an interpretation, it was  
25 seen more as manufacturing, which I think is a little bit

1                   - RE: BURLINGHAM HOLDINGS LLC -

2 more of a stretch on that one, but it's chosen what was  
3 considered.

4           And also, we end up looking a little bit closer into  
5 some of the zoning. Even if we did consider it to be  
6 manufacturing, for a light industry or even industrial, it's  
7 still not really permitted in Mamakating so it also makes it  
8 a little bit more of an endeavor to try finding out where  
9 does a soda company really sort of fit in.

10           CHAIRMAN MORREALE: Okay. Do you guys have a denial  
11 form in your packet?

12           MS. PLATT: It wasn't so much a denial. They had  
13 applied to go before the Planning Board for a workshop. The  
14 Building Inspector has to review those applications before  
15 they actually get put on the schedule for that. Her  
16 determination was that it did not fall in that zone. it's  
17 the memorandum packet, the memorandum.

18           CHAIRMAN MORREALE: So we're being asked to determine  
19 whether or not this fits in the zoning schedule?

20           MS. PLATT: Whether or not to uphold the Building  
21 Inspector's determination that does not fit into the  
22 Interchange Commercial Zone.

23           CHAIRMAN MORREALE: All right. We'll get to that.  
24 And what page is that on the schedules?

25           BOARD MEMBER FINDLEY: It's only like the second or

1                   - RE: BURLINGHAM HOLDINGS LLC -

2 third one in.

3           CHAIRMAN MORREALE: Right by the binder.

4           BOARD MEMBER FINDLEY: 138, Interchange Commercial.

5           CHAIRMAN MORREALE: Thank you.

6           I don't remember the language, but maybe Kent, going  
7 over it, if we can't find it in here, it's, by default, not  
8 permitted. Is that the ...

9           BOARD MEMBER FINDLEY: Pretty much.

10          MS. PLATT: I could be wrong, but I think it's 199-7  
11 that says that. I could be wrong, though.

12          BOARD MEMBER FINDLEY: I think you're right.

13          CHAIRMAN MORREALE: And, sir --

14          BOARD MEMBER FINDLEY: 7(c).

15          MS. PLATT: C?

16          BOARD MEMBER FINDLEY: Yes, 199-7(c). I know it well.

17          MS. PLATT: Very good.

18          CHAIRMAN MORREALE: In you're arguing, sir, that you're  
19 following the brewery category?

20          MR. LUKIANOFF: Yes.

21          CHAIRMAN MORREALE: Get out the old definitions here.

22          MR. LUKIANOFF: I think it's under EE section,  
23 breweries, wineries, cideries and distilleries. And when you  
24 look at No. 1, 2, I guess E-1 on that same section, it  
25 mentions about the non-alcoholic beverages.

1                   - RE: BURLINGHAM HOLDINGS LLC -

2           BOARD MEMBER FINDLEY: I'm fairly certain that's just  
3 trying to conform with New York State law, that you're  
4 allowed to serve those at --

5           MR. LUKIANOFF: Yes. I figured on that, as well. But  
6 it's still the creation of a beverage, whether it's alcoholic  
7 or otherwise, on that.

8           I mean I can understand in terms of manufacturing on  
9 building a car or if I'm actually building some kind of toy  
10 or something else along that line. I gear that more towards  
11 manufacturing and production in that regard. But you're  
12 looking at, you know, wineries, cideries in these other  
13 areas. You know, a soda factory isn't that far off with the  
14 exception of the alcohol content.

15           BOARD MEMBER FINDLEY: Go ahead.

16           ALTERNATE BOARD MEMBER FOURNIER: Do you have a physical  
17 address? I see it's a vacant lot.

18           MS. PLATT: I don't believe it has a number yet because  
19 it's vacant.

20           CHAIRMAN MORREALE: Yes, we'll have to go by the SBL.

21           MR. LUKIANOFF: Section 46; Block 2; Lot 14.1,  
22 Interchange Commercial.

23           CHAIRMAN MORREALE: Yes, correct.

24           I'm looking up the definition of where this gentleman  
25 believe he falls. I would say that, yes, a lot of these

1                   - RE: BURLINGHAM HOLDINGS LLC -

2 breweries would serve non-alcoholic beverages, you may even  
3 produce them. But I think it would be like secondary to the  
4 primary alcoholic beverage.

5           MR. LUKIANOFF: Yes.

6           CHAIRMAN MORREALE: All right. I'm just going to go  
7 through them all.

8           MS. PLATT: The lot is next to 43 Burlingham Road, if  
9 that helps anybody situate themselves.

10          BOARD MEMBER FINDLEY: It's right near the Burlingham  
11 and Roosa Gap Road.

12          BOARD MEMBER LEWIS: Yes, there's a corner to 17 to the  
13 left.

14          BOARD MEMBER FINDLEY: Yes.

15          CHAIRMAN MORREALE: I mean just for the sake of being  
16 thorough, I went through those definitions for breweries,  
17 cideries, wineries and distilleries. And I mean I don't  
18 think we could stretch it to soda.

19          BOARD MEMBER FINDLEY: And I also think that a huge  
20 aspect of what they're going for when they were doing the  
21 zoning was tourism. That's a big aspect of what that was  
22 geared toward.

23          CHAIRMAN MORREALE: Yes.

24          So I'm sure you may or may not already know, the code  
25 referenced earlier, 199-7(c): Any principal land use not

1                   - RE: BURLINGHAM HOLDINGS LLC -

2 specifically listed for a zoning district shall be deemed to  
3 be prohibited use for that zoning district.

4           Only speaking for myself, I can't see how brewery,  
5 cidery, winery and distilleries would fit into what you're  
6 describing, a soda factory.

7           I don't know if there's any more questions from the  
8 Board, but there's the process and an expense for that  
9 process to move forward. I'm not sure if you would like to  
10 consider that before you move forward.

11           MR. LUKIANOFF: I will discuss that with my clients.

12           BOARD MEMBER FINDLEY: It would be a use variance.

13           MR. LUKIANOFF: Yes.

14           BOARD MEMBER FINDLEY: And use variances are very hard  
15 to -- it's a very hurdle to overcome.

16           CHAIRMAN MORREALE: We should have Steve.

17           BOARD MEMBER FINDLEY: Basically, you have to show that  
18 no other permitted use can yield a return, a profitable  
19 return.

20           MR. LUKIANOFF: Yes.

21           BOARD MEMBER FINDLEY: You're familiar with it.

22           MR. LUKIANOFF: Yes, I am.

23           BOARD MEMBER FINDLEY: Yes, I am.

24           MR. LUKIANOFF: It's not the first time before a ZBA.

25           BOARD MEMBER FINDLEY: There you go.

1                   - RE: BURLINGHAM HOLDINGS LLC -

2           MR. LUKIANOFF: Yes, that I do know, but it's still  
3 worth a stab, so to speak, and see what could come up with  
4 it. We'll still discuss it with the client and see exactly  
5 from here on that.

6           BOARD MEMBER FINDLEY: I mean if light manufacturing was  
7 a use, which it's not, though; right? I did not see light  
8 manufacturing.

9           CHAIRMAN MORREALE: No.

10          MR. LUKIANOFF: No. Light manufacturing and industrial  
11 aren't allowed. Aren't permitted, should I say.

12          BOARD MEMBER FINDLEY: All right.

13          CHAIRMAN MORREALE: I mean if we vote to schedule a  
14 public hearing, they can always decline.

15          BOARD MEMBER FINDLEY: Yes, you don't have to have one.

16          CHAIRMAN MORREALE: Unless your client is willing to  
17 spike some of their drinks. But anyway --

18          BOARD MEMBER FINDLEY: If we don't vote, you have to  
19 come back before us and we have to vote to have a public  
20 hearing.

21          CHAIRMAN MORREALE: Yes.

22          MR. LUKIANOFF: I think I'd probably wait on the vote  
23 just so I can actually discuss it with the clients and see if  
24 they want to actually push forward with the soda aspect of it  
25 or if they're going to try doing an alternate use because if



1                   - RE: BURLINGHAM HOLDINGS LLC -

2 you're going to vote right now and it would be like, Oh,  
3 look, they already voted no, then it's like --

4           BOARD MEMBER FINDLEY: No, no. We wouldn't vote on  
5 that. We would just vote to set to the move to the next  
6 step, which would be a public hearing.

7           MR. LUKIANOFF: Okay.

8           BOARD MEMBER FINDLEY: If we don't do that, you have to  
9 come back before us again, we have to hear you again, vote  
10 for a public hearing again.

11          MR. LUKIANOFF: Well, then may as well go forward with  
12 the public hearing, then.

13          CHAIRMAN MORREALE: Sounds like a good idea.

14          MR. LUKIANOFF: I misunderstood on that one, yes.

15          BOARD MEMBER FINDLEY: No, no. It's just for the next  
16 step. If your client doesn't want to, there's no harm, no  
17 foul, you just don't come.

18          MR. LUKIANOFF: Okay.

19          CHAIRMAN MORREALE: Exactly.

20          So do I have a motion to schedule a public hearing?

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

22          CHAIRMAN MORREALE: Do I have a second?

23          BOARD MEMBER MULHARE: I'll second.

24          CHAIRMAN MORREALE: All in favor?

25          BOARD MEMBER FINDLEY: Aye.

(Time noted: 7:52 p.m.)

1                   - RE: BURLINGHAM HOLDINGS LLC -

2           BOARD MEMBER MULHARE: Aye.

3           BOARD MEMBER LEWIS: Aye.

4           ALTERNATE BOARD MEMBER FOURNIER: Aye.

5           CHAIRMAN MORREALE: Aye.

6                   (The motion was approved and carried.)

7           CHAIRMAN MORREALE: Thank you, sir.

8           MR. LUKIANOFF: Thank you very much.

9           Just one quick question. When is the next ZBA?

10          CHAIRMAN MORREALE: It'll be the --

11          BOARD MEMBER FINDLEY: Fourth Thursday.

12          CHAIRMAN MORREALE: Yes.

13          MS. PLATT: April 27.

14          CHAIRMAN MORREALE: Yes.

15          MR. LUKIANOFF: Perfect.

16          BOARD MEMBER FINDLEY: Always the fourth Thursday.

17          CHAIRMAN MORREALE: Sir.

18          MR. LUKIANOFF: Yes.

19          CHAIRMAN MORREALE: Would you have any issue with us  
20   visiting the site?

21          MR. LUKIANOFF: No.

22          CHAIRMAN MORREALE: Thank you.

23          Unless there's any other business, vote to adjourn?

24          BOARD MEMBER FINDLEY: I don't know if Kyra seeing it  
25   yet, but they did set up the second training for the Ag and

(Time noted: 7:52 p.m.)

1                   - RE: BURLINGHAM HOLDINGS LLC -  
2 Markets.

3           MS. PLATT: I did e-mail it to everybody's Mamakating  
4 account. I know that those are hit or miss. I apologize. I  
5 don't have those dates on me, but they did set that up out.  
6 I will resend those e-mails to appropriate e-mail addresses.

7           This one not is available via Zoom. This one is in  
8 person only at their main headquarters, I believe.

9           BOARD MEMBER FINDLEY: Yes.

10          MS. PLATT: But I'll send all the -- thank you. I'll  
11 resend all that information for you guys so you can get your  
12 credits then. Okay?

13          BOARD MEMBER MULHARE: Thank you, Kyra.

14          MS. PLATT: You got it.

15          CHAIRMAN MORREALE: It's March 30th.

16          BOARD MEMBER FINDLEY: March 30th.

17          CHAIRMAN MORREALE: March 30th.

18          BOARD MEMBER FINDLEY: Okay. You have it in front of  
19 you, March 30th.

20          MS. PLATT: You've got it. Perfect.

21          BOARD MEMBER FINDLEY: At what time?

22          CHAIRMAN MORREALE: Oh, Four p.m. to 7:30.

23          BOARD MEMBER FINDLEY: Four p.m. to 7:30.

24          CHAIRMAN MORREALE: Sullivan County Division of Planning  
25 and New York State presents training for local officials. It

(Time noted: 7:52 p.m.)

1                   - RE: BURLINGHAM HOLDINGS LLC -

2 doesn't say anything about Ag on this, unless I'm missing.

3           MS. PLATT: It should be the second part. It should be  
4 included in there.

5           BOARD MEMBER FINDLEY: I thought it was later than that,  
6 but ...

7           CHAIRMAN MORREALE: Yes, I'm not sure this is -- this  
8 just might be a retraining.

9           MS. PLATT: It's April, aren't they, I believe it's an  
10 April date.

11          BOARD MEMBER FINDLEY: All right.

12          CHAIRMAN MORREALE: Well, anyway, look in the e-mails,  
13 everybody.

14          BOARD MEMBER FINDLEY: Yes, Kyra is going to e-mail.

15          MS. PLATT: I'll resend it.

16          CHAIRMAN MORREALE: I'll present a motion to adjourn.

17          BOARD MEMBER MULHARE: Second.

18          CHAIRMAN MORREALE: All in favor?

19          BOARD MEMBER FINDLEY: Aye.

20          BOARD MEMBER MULHARE: Aye.

21          BOARD MEMBER LEWIS: Aye.

22          ALTERNATE BOARD MEMBER FOURNIER: Aye.

23          CHAIRMAN MORREALE: Aye.

24                   (The motion was approved and carried.)

25          CHAIRMAN MORREALE: Thank you.

(Time noted: 8:03 p.m.)

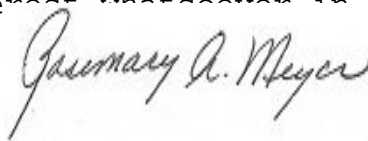
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 Burlingham 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: April 23, 2023

<b>A</b>	<p><b>allowed (2)</b> 45:4;48:11</p> <p><b>almost (1)</b> 8:11</p> <p><b>along (2)</b> 33:10;45:10</p> <p><b>ALTERNATE (10)</b> 4:17,20;11:7; 16:17;27:22;39:19; 45:16;48:25;50:4; 52:22</p> <p><b>although (1)</b> 24:18</p> <p><b>always (3)</b> 12:18;48:14;50:16</p> <p><b>Andrei (1)</b> 42:13</p> <p><b>apologize (1)</b> 51:4</p> <p><b>appeal (1)</b> 19:5</p> <p><b>Appeals (1)</b> 4:3</p> <p><b>appear (1)</b> 24:18</p> <p><b>appears (1)</b> 21:8</p> <p><b>apples (2)</b> 42:19,19</p> <p><b>applicant (7)</b> 4:25;10:23;16:5; 19:3,4;31:3;42:3</p> <p><b>Applicant's (1)</b> 20:6</p> <p><b>application (2)</b> 19:4,15</p> <p><b>applications (1)</b> 43:14</p> <p><b>applied (2)</b> 22:11;43:13</p> <p><b>apply (4)</b> 19:10;22:6,13,14</p> <p><b>appropriate (1)</b> 51:6</p> <p><b>approved (5)</b> 16:19;27:24;39:21; 50:6;52:24</p> <p><b>approximate (1)</b> 37:23</p> <p><b>approximately (7)</b> 5:18;19:17;26:4; 31:6;36:9;37:7;42:8</p> <p><b>April (3)</b> 50:13;52:9,10</p> <p><b>architect (1)</b> 31:9</p> <p><b>area (16)</b> 5:14;6:6,11,15;7:4; 9:8,20,25;11:11; 12:20;14:11;19:5; 31:3,11;32:2;35:23</p> <p><b>areas (1)</b> 45:13</p>	<p><b>arguing (1)</b> 44:18</p> <p><b>around (2)</b> 6:14;10:9</p> <p><b>arrange (1)</b> 12:18</p> <p><b>aspect (3)</b> 46:20,21;48:24</p> <p><b>asphalt (2)</b> 35:13,16</p> <p><b>Associates (1)</b> 31:9</p> <p><b>assuming (1)</b> 6:24</p> <p><b>attached (10)</b> 20:25;21:7,17,21; 24:9,9;31:13,18,21; 36:23</p> <p><b>audio (1)</b> 4:23</p> <p><b>available (1)</b> 51:7</p> <p><b>average (2)</b> 26:14,15</p> <p><b>avoid (1)</b> 32:6</p> <p><b>aware (2)</b> 14:6;37:9</p> <p><b>away (1)</b> 27:6</p> <p><b>Aye (25)</b> 16:14,15,16,17,18; 27:19,20,21,22,23; 39:16,17,18,19,20; 49:25;50:2,3,4,5; 52:19,20,21,22,23</p>	<p><b>bedrooms (2)</b> 32:21,24</p> <p><b>behalf (1)</b> 5:21</p> <p><b>behind (1)</b> 15:4</p> <p><b>beneficial (1)</b> 14:19</p> <p><b>Besides (2)</b> 14:5,8</p> <p><b>best (2)</b> 11:2;31:24</p> <p><b>better (2)</b> 20:14;21:12</p> <p><b>beverage (2)</b> 45:6;46:4</p> <p><b>beverages (2)</b> 44:25;46:2</p> <p><b>big (1)</b> 46:21</p> <p><b>binder (1)</b> 44:3</p> <p><b>bit (4)</b> 21:11;42:25;43:4,8</p> <p><b>Block (5)</b> 5:17;19:17;31:6; 42:7;45:21</p> <p><b>Board (187)</b> 4:3,8,10,12,17,20; 5:5,7,10;6:22;7:7,10, 13,16,22,24;8:6,9,19, 24;9:3,14,16,23;10:3, 15,19,25;11:5,7,9,16, 19,22,24;12:4,15,18, 22;13:4,7,19,25;14:4, 17,18,22;15:5,13,18, 21;16:4,7,10,12,14, 15,16,17;20:25;21:4, 8,17,23,25;22:4,9,15; 23:6,11,13,25;24:7, 11,18,22;25:2,6,11, 14,16,18,22;26:8,13, 17;27:9,10,11,16,19, 20,21,22;31:8;32:19; 33:3,13,16,21,25; 34:6,9,13,25;35:7,10, 12,15,23;36:3,8,10, 13,16,18,25;37:10, 13,16,19,21;38:2,7, 11,14,17,20,23;39:3, 6,14,16,17,18,19; 43:13,25;44:4,9,12, 14,16;45:2,15,16; 46:10,12,14,19;47:8, 12,14,17,21,23,25; 48:6,12,15,18;49:4,8, 15,21,23,25;50:2,3,4, 11,16,24;51:9,13,16, 18,21,23;52:5,11,14, 17,19,20,21,22</p> <p><b>Board's (1)</b> 34:10</p> <p><b>book (1)</b></p>	<p>23:12</p> <p><b>both (3)</b> 21:13;23:22;26:12</p> <p><b>bottom (2)</b> 33:20,21</p> <p><b>breweries (4)</b> 42:22;44:23;46:2, 16</p> <p><b>brewery (3)</b> 42:20;44:19;47:4</p> <p><b>brother (1)</b> 23:20</p> <p><b>brothers (1)</b> 23:22</p> <p><b>build (2)</b> 20:19;22:7</p> <p><b>buildable (1)</b> 32:2</p> <p><b>building (21)</b> 6:7;7:13,18;8:21; 9:18;11:24;13:23; 19:6;22:17,18,19; 28:2;31:21;33:3; 37:12;42:4,24;43:14, 20;45:9,9</p> <p><b>buildings (1)</b> 24:3</p> <p><b>bulk (2)</b> 24:11;35:20</p> <p><b>BURLINGHAM (15)</b> 42:1,3,6;43:1;44:1; 45:1;46:1,8,10;47:1; 48:1;49:1;50:1;51:1; 52:1</p> <p><b>burned (2)</b> 19:8;20:7</p> <p><b>burnt (1)</b> 20:11</p> <p><b>business (1)</b> 50:23</p>
		<b>B</b>	<b>C</b>	
		<p><b>back (11)</b> 8:15,17,18;10:21; 12:25;24:25;26:19, 21,25;48:19;49:9</p> <p><b>barely (1)</b> 11:14</p> <p><b>barn (1)</b> 34:4</p> <p><b>based (1)</b> 6:13</p> <p><b>basement (2)</b> 10:12,13</p> <p><b>basically (4)</b> 10:17;39:2;42:17; 47:17</p> <p><b>bath (2)</b> 32:12,13</p> <p><b>bathrooms (1)</b> 31:20</p> <p><b>bearings (1)</b> 33:23</p> <p><b>bedroom (5)</b> 31:21;32:11,12,13, 15</p>	<p><b>call (5)</b> 4:6;10:17;12:13, 14,18</p> <p><b>called (1)</b> 4:3</p> <p><b>came (1)</b> 20:12</p> <p><b>Can (25)</b> 6:5;11:20,24;12:4, 7,14,16,25;13:13; 14:25;16:23;20:3,4,5, 9,15;24:25;25:16; 26:18;32:2;45:8; 47:18;48:14,23; 51:11</p> <p><b>car (1)</b> 45:9</p> <p><b>card (1)</b> 42:14</p> <p><b>carried (5)</b></p>	

16:19;27:24;39:21; 50:6;52:24 <b>case (3)</b> 10:13;13:25;42:17 <b>category (1)</b> 44:19 <b>cause (1)</b> 12:25 <b>certain (1)</b> 45:2 <b>CHAIRMAN (167)</b> 4:2,6,9,11,13,15, 18,21,25;5:8,11,20, 24;6:4,16,24;7:3,5,9, 12,15,17,23;8:2,4,7, 13,23,25;9:10,15; 10:16,22;11:3,6,17, 20,23;12:2,6,9,12,21; 13:8,11,16,21;14:3,5, 16,21;15:8,22;16:8, 11,13,18,20,22;19:2, 24;20:2,5,10;21:16; 22:18,21,24;23:3,12, 14,18,21,24;24:5,10, 15,21;25:13,15,20, 23;26:11,16,18,24; 27:8,13,17,23,25; 31:2;32:9,14,17,25; 33:23;34:3,5,8,12,15, 18,22,24;35:22,25; 36:5,17,21;37:18,20, 25;38:3,6,13,15,19, 21,25;39:5,8,13,15, 20,23;42:2;43:10,18, 23;44:3,5,13,18,21; 45:20,23;46:6,15,23; 47:16;48:9,13,16,21; 49:13,19,22,24;50:5, 7,10,12,14,17,19,22; 51:15,17,22,24;52:7, 12,16,18,23,25 <b>chance (1)</b> 5:5 <b>character (1)</b> 31:23 <b>checked (2)</b> 19:4,14 <b>childhood (1)</b> 31:14 <b>chosen (1)</b> 43:2 <b>cideries (3)</b> 44:23;45:12;46:17 <b>cidery (1)</b> 47:5 <b>circle (7)</b> 6:24;7:2;9:3,5,16; 10:4,11 <b>circled (2)</b> 9:5,24 <b>civil (1)</b> 31:10 <b>clarify (1)</b>	21:9 <b>clear (1)</b> 9:4 <b>client (3)</b> 48:4,16;49:16 <b>clients (2)</b> 47:11;48:23 <b>close (1)</b> 10:9 <b>closed (2)</b> 22:12,14 <b>closer (2)</b> 36:7;43:4 <b>code (3)</b> 7:14,23;46:24 <b>collection (1)</b> 33:18 <b>colored (1)</b> 9:24 <b>combined (1)</b> 38:20 <b>comfortably (1)</b> 26:25 <b>coming (2)</b> 12:24;23:23 <b>Commercial (4)</b> 42:9;43:22;44:4; 45:22 <b>company (1)</b> 43:9 <b>comparing (1)</b> 42:18 <b>completed (1)</b> 32:13 <b>complied (1)</b> 5:23 <b>comply (1)</b> 35:21 <b>concrete (1)</b> 33:17 <b>confirm (1)</b> 24:3 <b>conform (2)</b> 24:17;45:3 <b>conforming (1)</b> 25:14 <b>conformity (1)</b> 21:11 <b>connecting (1)</b> 31:20 <b>consider (3)</b> 14:14;43:5;47:10 <b>consideration (1)</b> 15:11 <b>considered (4)</b> 6:12;14:11;15:3; 43:3 <b>construct (1)</b> 31:16 <b>construction (1)</b> 31:12 <b>construed (1)</b> 14:24	<b>contact (2)</b> 16:21,22 <b>content (1)</b> 45:14 <b>conversation (1)</b> 33:17 <b>convert (1)</b> 19:11 <b>converted (1)</b> 32:24 <b>corner (12)</b> 8:17,23;10:25; 11:2;14:14;15:14; 35:6;37:4,22;38:23, 25;46:12 <b>counsel (1)</b> 4:22 <b>County (1)</b> 51:24 <b>coverage (5)</b> 34:25;35:3,9,17,18 <b>crawl (1)</b> 31:19 <b>creation (1)</b> 45:6 <b>credits (1)</b> 51:12 <b>current (1)</b> 15:17 <b>currently (3)</b> 21:20;26:20;33:9 <b>cut (1)</b> 15:16	<b>default (1)</b> 44:7 <b>definitely (1)</b> 15:10 <b>definition (2)</b> 7:11;45:24 <b>definitions (4)</b> 8:3,5;44:21;46:16 <b>deliberately (1)</b> 42:14 <b>demolition (2)</b> 20:15;21:25 <b>denial (8)</b> 14:5,25;22:22; 36:2,20,22;43:10,12 <b>dense (1)</b> 11:17 <b>department (4)</b> 6:7;9:19;28:2; 42:24 <b>depth (2)</b> 26:14,15 <b>describing (1)</b> 47:6 <b>design (1)</b> 32:8 <b>designate (1)</b> 14:15 <b>designation (1)</b> 14:13 <b>determination (6)</b> 19:6;22:17,18; 42:5;43:16,21 <b>determine (3)</b> 13:13;14:2;43:18 <b>determining (2)</b> 12:3;14:9 <b>DIANA (29)</b> 31:8,8;32:11,16, 23;33:5,8,15,19,22; 34:4,10,14,17,21; 35:4,8,11,14;36:9,12; 37:7,11,14,17;38:5, 10;39:12,22 <b>DIEGO (11)</b> 19:1,3;20:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1 <b>difficult (2)</b> 13:5;32:4 <b>dig (1)</b> 27:4 <b>discretion (1)</b> 22:19 <b>discuss (3)</b> 47:11;48:4,23 <b>distance (3)</b> 26:22;37:4,22 <b>distilleries (3)</b> 44:23;46:17;47:5 <b>district (2)</b> 47:2,3 <b>Division (1)</b>	51:24 <b>door (1)</b> 14:11 <b>dotted (1)</b> 15:18 <b>double-check (1)</b> 36:21 <b>double-checking (1)</b> 35:25 <b>down (6)</b> 13:24;19:9;20:7, 11,17;24:15 <b>draw (1)</b> 8:12 <b>drawing (2)</b> 21:7;35:5 <b>drawings (2)</b> 20:21;37:2 <b>drink (1)</b> 42:21 <b>drinks (1)</b> 48:17 <b>Drive (1)</b> 31:5 <b>due (1)</b> 21:23 <b>during (1)</b> 11:13 <b>dwelling (3)</b> 20:16,23;21:5
<b>E</b>				
<b>E-1 (1)</b> 44:24 <b>earlier (1)</b> 46:25 <b>EE (1)</b> 44:22 <b>either (3)</b> 19:11;22:7;36:6 <b>Elm (1)</b> 19:16 <b>else (2)</b> 19:21;45:10 <b>e-mail (3)</b> 51:3,6;52:14 <b>e-mails (2)</b> 51:6;52:12 <b>encroachment (1)</b> 33:24 <b>end (2)</b> 42:18;43:4 <b>endeavor (1)</b> 43:8 <b>engineer (1)</b> 31:10 <b>Engineering (1)</b> 42:13 <b>enough (2)</b> 10:5;31:22 <b>entry (1)</b> 33:9				

<p><b>equipment (1)</b> 31:18</p> <p><b>erected (1)</b> 6:19</p> <p><b>even (7)</b> 11:14;14:19;42:21, 23;43:5,6;46:2</p> <p><b>evening (2)</b> 19:23;31:8</p> <p><b>evergreen (1)</b> 11:17</p> <p><b>everybody (1)</b> 52:13</p> <p><b>everybody's (1)</b> 51:3</p> <p><b>everyone (1)</b> 12:16</p> <p><b>Everywhere (1)</b> 24:2</p> <p><b>exactly (4)</b> 37:23,25;48:4; 49:19</p> <p><b>examining (1)</b> 7:13</p> <p><b>Excellent (1)</b> 12:21</p> <p><b>except (3)</b> 24:19;38:23,25</p> <p><b>exception (1)</b> 45:14</p> <p><b>excuse (2)</b> 5:3;34:17</p> <p><b>existed (1)</b> 26:17</p> <p><b>existing (14)</b> 20:23;31:16,21; 32:2,7,11,22,23;33:3; 35:18;37:8,10,11,20</p> <p><b>expense (1)</b> 47:8</p> <p><b>explain (2)</b> 6:5;20:5</p> <p><b>extending (2)</b> 7:17;8:20</p> <p><b>extends (2)</b> 8:12;15:18</p>	<p><b>far (5)</b> 5:8;14:6;26:25; 27:6;45:13</p> <p><b>favor (5)</b> 16:13;27:18;39:15; 49:24;52:18</p> <p><b>feasible (1)</b> 6:15</p> <p><b>February (1)</b> 5:3</p> <p><b>feel (2)</b> 4:18;31:22</p> <p><b>feels (1)</b> 5:5</p> <p><b>feet (29)</b> 6:20,21;10:7;11:7, 10,12;13:12,13,20; 21:14,15;22:25; 24:19;25:13,25;26:4, 6,9,10,11;27:3,6,7; 35:19,20;36:4,9;37:6, 7</p> <p><b>few (1)</b> 20:8</p> <p><b>field (1)</b> 13:3</p> <p><b>figure (2)</b> 27:4;38:21</p> <p><b>figured (1)</b> 45:5</p> <p><b>figuring (1)</b> 15:12</p> <p><b>find (1)</b> 44:7</p> <p><b>finding (1)</b> 43:8</p> <p><b>Findley (151)</b> 4:11,12;5:10;6:22; 7:7,10,13,16,22,24; 8:6,9,19,24;9:3,14, 16,23;10:3,15,19,25; 11:5,9,16,19,24;12:4, 15,18,22;13:4,7,19, 25;14:4,17,22;15:5, 13,18,21;16:4,7,10, 14;20:25;21:4,8,17, 23,25;22:4,9,15;23:6, 11,13,25;24:7,11,18, 22;25:2,6,11,14,16, 18,22;26:8,13,17; 27:11,16,19;32:19; 33:3,13,16,21,25; 34:6,9,13,25;35:7,10, 12,15,23;36:3,8,10, 13,18,25;37:10,13, 16,19,21;38:2,7,11, 14,17,20,23;39:3,6, 14,16,23;43:25;44:4, 9,12,14,16;45:2,15; 46:10,14,19;47:12, 14,17,21,23,25;48:6, 12,15,18;49:4,8,15, 25;50:11,16,24;51:9,</p>	<p>16,18,21,23;52:5,11, 14,19</p> <p><b>fine (4)</b> 4:20;12:17,19; 39:12</p> <p><b>fire (3)</b> 19:8;21:23;22:12</p> <p><b>first (5)</b> 4:25;5:13;10:4; 15:8;47:24</p> <p><b>fit (3)</b> 43:9,21;47:5</p> <p><b>fits (1)</b> 43:19</p> <p><b>five (1)</b> 25:3</p> <p><b>flat (1)</b> 10:11</p> <p><b>flip (1)</b> 25:8</p> <p><b>floor (1)</b> 35:4</p> <p><b>folded (1)</b> 35:7</p> <p><b>folder (1)</b> 22:2</p> <p><b>following (1)</b> 44:19</p> <p><b>foot (2)</b> 31:16;32:4</p> <p><b>footprint (1)</b> 37:12</p> <p><b>forever (1)</b> 31:15</p> <p><b>form (3)</b> 14:5;36:2;43:11</p> <p><b>forward (5)</b> 16:8;47:9,10; 48:24;49:11</p> <p><b>foul (1)</b> 49:17</p> <p><b>foundation (1)</b> 20:16</p> <p><b>Four (2)</b> 51:22,23</p> <p><b>Fournier (10)</b> 4:16,17,20;11:7; 16:17;27:22;39:19; 45:16;50:4;52:22</p> <p><b>Fourth (2)</b> 50:11,16</p> <p><b>frame (2)</b> 19:14;31:17</p> <p><b>Framed (1)</b> 34:6</p> <p><b>Freddie (1)</b> 23:20</p> <p><b>front (15)</b> 6:12;7:20;9:6; 10:23;14:11,11;15:3, 24;22:2,22;24:19; 26:14;33:9,12;51:18</p> <p><b>full (2)</b></p>	<p>7:17;8:20</p> <p><b>funny (2)</b> 8:11;11:25</p> <p><b>further (1)</b> 37:8</p>	<p><b>guys (4)</b> 12:10,25;43:10; 51:11</p>
<b>F</b>		<b>G</b>		<b>H</b>
<p><b>face (2)</b> 35:21,22</p> <p><b>factor (1)</b> 42:5</p> <p><b>factory (3)</b> 42:18;45:13;47:6</p> <p><b>fairly (1)</b> 45:2</p> <p><b>fall (1)</b> 43:16</p> <p><b>falls (2)</b> 25:3;45:25</p> <p><b>familiar (1)</b> 47:21</p>	<p><b>half (1)</b> 32:12</p> <p><b>happened (2)</b> 20:7,11</p> <p><b>happens (1)</b> 10:14</p> <p><b>hard (6)</b> 8:18;12:2;13:2; 15:12,23;47:14</p> <p><b>harm (1)</b> 49:16</p> <p><b>headquarters (1)</b> 51:8</p> <p><b>hear (3)</b> 20:3,9;49:9</p> <p><b>heard (1)</b> 14:2</p> <p><b>hearing (12)</b> 15:10;16:3;27:14, 15;28:2;39:10;48:14, 20;49:6,10,12,20</p> <p><b>Hello (2)</b> 19:23,24</p> <p><b>help (1)</b> 20:13</p> <p><b>helpful (1)</b> 12:22</p> <p><b>helps (1)</b> 46:9</p> <p><b>Hi (1)</b> 42:13</p> <p><b>higher (4)</b> 10:12,13;11:11,12</p> <p><b>hit (1)</b> 51:4</p> <p><b>HOLDINGS (12)</b> 42:1,3;43:1;44:1; 45:1;46:1;47:1;48:1; 49:1;50:1;51:1;52:1</p> <p><b>home (6)</b> 31:14,15,16;32:12, 13;33:10</p> <p><b>homeowner (1)</b> 31:10</p> <p><b>house (38)</b> 6:13,14;7:20,21; 8:11,14,18;9:13;10:8, 17,24;14:12;15:25; 19:8,9,11,12;20:7,11, 13,20,21,22,23;21:2, 11;22:7;24:25;26:19, 23,25;32:15,22;33:7, 19;36:10,23;38:7</p> <p><b>huge (2)</b> 24:14;46:19</p> <p><b>hundred (4)</b> 10:20;26:9;35:19,</p>			



19 <b>hurdle (1)</b> 47:15	36:13;37:23;50:19	<b>letters (1)</b> 42:15	21;8:6,15,20,21,24; 10:18,20,21,25; 11:11;13:12,13;14:2, 7,9,11,14,14;15:11, 15;19:17;23:6;25:9, 11,12,24;26:3,9,14, 15;31:6;34:25;35:2, 3,18;42:7;45:17,21, 25;46:8	5:8;10:16;15:25; 25:16;37:3;38:7; 39:6;45:8;46:15,17; 48:6,13
<b>I</b>	<b>J</b>	<b>level (1)</b> 31:19	11:11;13:12,13;14:2, 7,9,11,14,14;15:11, 15;19:17;23:6;25:9, 11,12,24;26:3,9,14, 15;31:6;34:25;35:2, 3,18;42:7;45:17,21, 25;46:8	<b>means (1)</b> 8:23
<b>idea (1)</b> 49:13	<b>James (1)</b> 31:9	<b>Lewis (10)</b> 4:7,8;11:22;16:16; 27:21;39:18;46:12; 49:21;50:3;52:21	15;19:17;23:6;25:9, 11,12,24;26:3,9,14, 15;31:6;34:25;35:2, 3,18;42:7;45:17,21, 25;46:8	<b>measure (1)</b> 38:4
<b>impervious (2)</b> 35:8,18	<b>January (1)</b> 20:12	<b>lies (5)</b> 5:18;19:17;25:25; 31:7;42:8	<b>lots (2)</b> 42:15,15	<b>measurement (1)</b> 38:15
<b>improve (1)</b> 31:23	<b>JERRY (15)</b> 4:1;5:1,14;6:1,2; 7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1	<b>light (4)</b> 43:6;48:6,7,10	<b>LUKIANOFF (24)</b> 42:11,13,13;44:20, 22;45:5,21;46:5; 47:11,13,20,22,24; 48:2,10,22;49:7,11, 14,18;50:8,15,18,21	<b>mechanical (1)</b> 31:18
<b>improvements (2)</b> 31:15,22	<b>Jim (1)</b> 31:8	<b>line (27)</b> 6:20,21;7:19,21; 8:12,21,24;10:6,10, 18,20,21;12:25;13:7, 12,14;14:2,7,9,9,12; 15:18,19;27:3;33:24; 37:22;45:10	<b>M</b>	<b>meet (2)</b> 36:5,18
<b>inches (2)</b> 22:25;24:21	<b>Jon (2)</b> 4:16,18	<b>lines (1)</b> 31:24	<b>main (2)</b> 33:11;51:8	<b>meeting (2)</b> 4:3;37:22
<b>included (1)</b> 52:4	<b>K</b>	<b>line's (1)</b> 21:12	<b>Mamakating (2)</b> 43:7;51:3	<b>Megan (1)</b> 19:20
<b>includes (1)</b> 31:17	<b>keep (1)</b> 13:12	<b>liquid (1)</b> 42:21	<b>management (1)</b> 32:8	<b>MEMBER (180)</b> 4:8,10,12,17,19,20; 5:7,10;6:22;7:7,10, 13,16,22,24;8:6,9,19, 24;9:3,14,16,23;10:3, 15,19,25;11:5,7,9,16, 19,22,24;12:4,15,18, 22;13:4,7,19,25;14:4, 17,22;15:5,13,18,21; 16:4,7,10,12,14,15, 16,17;20:25;21:4,8, 17,23,25;22:4,9,15; 23:6,11,13,25;24:7, 11,18,22;25:2,6,11, 14,16,18,22;26:8,13, 17;27:10,11,16,19, 20,21,22;32:19;33:3, 13,16,21,25;34:6,9, 13,25;35:7,10,12,15, 23;36:3,8,10,13,18, 25;37:10,13,16,19, 21;38:2,7,11,14,17, 20,23;39:3,6,14,16, 17,18,19;43:25;44:4, 9,12,14,16;45:2,15, 16;46:10,12,14,19; 47:12,14,17,21,23, 25;48:6,12,15,18; 49:4,8,15,21,23,25; 50:2,3,4,11,16,24; 51:9,13,16,18,21,23; 52:5,11,14,17,19,20, 21,22
<b>increased (1)</b> 35:12	<b>Kent (3)</b> 4:11;7:15;44:6	<b>listed (1)</b> 47:2	<b>manufacturing (7)</b> 42:25;43:6;45:8, 11;48:6,8,10	<b>mentioned (1)</b> 26:18
<b>increasing (1)</b> 24:13	<b>kind (16)</b> 6:25;7:10;8:11;9:8, 19,21,24;10:10,15; 12:25;13:22,24;14:2; 24:15;33:3;45:9	<b>little (7)</b> 9:13;13:2;21:11, 14;42:25;43:4,8	<b>many (1)</b> 11:7	<b>mentions (1)</b> 44:25
<b>indicated (1)</b> 36:25	<b>Kyra (11)</b> 4:25;5:13;12:13; 16:22;19:2;27:25; 31:2;42:2;50:24; 51:13;52:14	<b>living (1)</b> 32:9	<b>Map (5)</b> 5:17;19:16;22:24; 31:6;42:7	<b>microphone (1)</b> 6:10
<b>indicates (2)</b> 36:20,23	<b>L</b>	<b>LLC (12)</b> 42:1,4;43:1;44:1; 45:1;46:1;47:1;48:1; 49:1;50:1;51:1;52:1	<b>March (5)</b> 4:2;5:15,16,17,19	<b>might (1)</b> 52:8
<b>industrial (2)</b> 43:6;48:10	<b>Ladies (1)</b> 4:2	<b>local (1)</b> 51:25	<b>mark (3)</b> 12:25;13:11,20	<b>mind (2)</b> 13:12;23:15
<b>industry (1)</b> 43:6	<b>lady (1)</b> 9:18	<b>locate (1)</b> 31:25	<b>Markets (1)</b> 51:2	
<b>information (1)</b> 51:11	<b>Lake (2)</b> 31:7;37:9	<b>located (6)</b> 5:16;6:20;19:16; 31:5;32:6;42:6	<b>Mary (1)</b> 20:15	
<b>Inspector (8)</b> 11:25;13:23;19:6; 22:17,18,19;42:4; 43:14	<b>LAN (2)</b> 31:9,10	<b>location (2)</b> 5:15;26:20	<b>Mary's (1)</b> 14:6	
<b>Inspector's (1)</b> 43:21	<b>land (1)</b> 46:25	<b>logical (1)</b> 39:11	<b>matches (1)</b> 37:12	
<b>instructions (1)</b> 28:2	<b>language (1)</b> 44:6	<b>long (2)</b> 16:4;24:12	<b>matter (1)</b> 42:19	
<b>intended (1)</b> 9:4	<b>last (1)</b> 20:12	<b>look (15)</b> 6:17;15:5,7;20:21; 21:6;24:11,19;25:8, 16;34:25;37:2;42:22; 44:24;49:3;52:12	<b>Mauer (2)</b> 31:10;37:6	
<b>Interchange (4)</b> 42:8;43:22;44:4; 45:22	<b>later (1)</b> 52:5	<b>looking (7)</b> 9:9;23:13;31:15; 37:3;43:4;45:12,24	<b>may (6)</b> 6:18;12:15;46:2, 24,24;49:11	
<b>interesting (1)</b> 13:19	<b>law (1)</b> 45:3	<b>looks (6)</b> 7:9;13:4;33:25; 35:12;36:6;37:13	<b>maybe (5)</b> 24:19,19;32:20; 38:23;44:6	
<b>interior (1)</b> 31:20	<b>least (2)</b> 26:4;37:2	<b>Lot (45)</b> 5:17;6:20;7:18,19,	<b>mean (12)</b>	
<b>interpret (2)</b> 8:13;14:23	<b>leave (1)</b> 20:19			
<b>interpretation (6)</b> 14:13,18,20;15:25; 42:4,24	<b>left (2)</b> 15:16;46:13			
<b>into (6)</b> 6:10;19:11;20:14; 43:4,21;47:5	<b>less (2)</b> 6:20,21			
<b>invisible (1)</b> 33:10				
<b>issue (6)</b> 11:25;23:25;24:14;				

<p><b>minimal (1)</b> 11:14 <b>minimum (6)</b> 25:25;26:2,9; 35:20;36:4;38:18 <b>minutes (1)</b> 5:4 <b>misinterpreting (1)</b> 9:10 <b>Miss (2)</b> 31:13;51:4 <b>missing (3)</b> 15:14;39:7;52:2 <b>misunderstood (1)</b> 49:14 <b>moment (1)</b> 21:22 <b>months (6)</b> 19:10;22:6,9,13,14, 16 <b>more (13)</b> 5:7;14:4;21:12; 24:16,22;25:6;32:20; 42:20,25;43:2,8; 45:10;47:7 <b>MORREALE (167)</b> 4:2,6,9,11,13,15, 18,21,25;5:8,11,20, 24;6:4,16,24;7:3,5,9, 12,15,17,23;8:2,4,7, 13,23,25;9:10,15; 10:16,22;11:3,6,17, 20,23;12:2,6,9,12,21; 13:8,11,16,21;14:3,5, 16,21;15:8,22;16:8, 11,13,18,20,22;19:2, 24;20:2,5,10;21:16; 22:18,21,24;23:3,12, 14,18,21,24;24:5,10, 15,21;25:13,15,20, 23;26:11,16,18,24; 27:8,13,17,23,25; 31:2;32:9,14,17,25; 33:23;34:3,5,8,12,15, 18,22,24;35:22,25; 36:5,17,21;37:18,20, 25;38:3,6,13,15,19, 21,25;39:5,8,13,15, 20,23;42:2;43:10,18, 23;44:3,5,13,18,21; 45:20,23;46:6,15,23; 47:16;48:9,13,16,21; 49:13,19,22,24;50:5, 7,10,12,14,17,19,22; 51:15,17,22,24;52:7, 12,16,18,23,25 <b>most (3)</b> 6:14;8:16;42:22 <b>motion (16)</b> 5:9,12;16:3,10,19; 27:15,16,17,24; 39:13,21;49:20,21; 50:6;52:16,24</p>	<p><b>Mountain (1)</b> 5:18 <b>move (3)</b> 47:9,10;49:5 <b>moved (1)</b> 9:21 <b>much (4)</b> 31:25;43:12;44:9; 50:8 <b>Mulhare (13)</b> 4:9,10;5:7;16:12, 15;27:10,20;39:17; 49:23;50:2;51:13; 52:17,20 <b>multiple (1)</b> 12:15 <b>myself (2)</b> 12:3;47:4  <b>N</b>  <b>name (3)</b> 5:24;31:8;42:15 <b>near (1)</b> 46:10 <b>need (7)</b> 5:7;16:6;25:24; 37:21;38:3,9;39:2 <b>needed (1)</b> 26:19 <b>neighbor (1)</b> 34:4 <b>Neighborhood (3)</b> 19:18;31:7,23 <b>new (11)</b> 22:7;31:17,20; 32:8,16;35:16;36:5, 6;37:14;45:3;51:25 <b>next (14)</b> 12:24;16:7;19:2,3; 27:13;31:3;37:21; 39:11;42:2,3;46:8; 49:5,15;50:9 <b>nobody (1)</b> 23:16 <b>non-alcoholic (3)</b> 42:23;44:25;46:2 <b>noncompliant (1)</b> 24:3 <b>nonconforming (6)</b> 23:6,9;24:12;25:4, 24;26:3 <b>nonconformities (1)</b> 24:13 <b>nonresidential (1)</b> 25:4 <b>north (2)</b> 8:16;31:5 <b>northern (1)</b> 8:16 <b>noted (3)</b> 16:24;28:4;39:24 <b>notice (2)</b></p>	<p>23:18;34:22 <b>NR (2)</b> 25:25;26:2 <b>number (1)</b> 45:18 <b>numbers (1)</b> 13:24  <b>O</b>  <b>object (1)</b> 39:10 <b>objected (1)</b> 22:5 <b>objection (1)</b> 27:14 <b>off (5)</b> 10:7;15:16;26:22; 37:14;45:13 <b>Offhand (1)</b> 24:5 <b>office (1)</b> 32:24 <b>officials (1)</b> 51:25 <b>old (1)</b> 44:21 <b>once (3)</b> 19:21;22:12,13 <b>one (26)</b> 7:7;9:2,7,23,24; 10:21;13:22;14:8,10, 23;15:25;21:12;25:2; 32:11,12,23;37:11, 15;42:23;43:2;44:2; 48:15;49:14;50:9; 51:7,7 <b>one-car (1)</b> 31:17 <b>only (9)</b> 6:19;15:2;16:8; 20:18;38:2,11;43:25; 47:4;51:8 <b>onto (1)</b> 20:19 <b>open (2)</b> 7:17;8:20 <b>order (2)</b> 4:3;27:4 <b>orientation (2)</b> 10:17;15:24 <b>oriented (2)</b> 8:15,18 <b>original (3)</b> 20:25;21:2,12 <b>otherwise (2)</b> 42:14;45:7 <b>out (9)</b> 13:11;15:12;22:13, 14;27:4;38:21;43:8; 44:21;51:5 <b>over (6)</b> 15:15;16:2;25:8;</p>	<p>35:7;38:22;44:7 <b>overcome (1)</b> 47:15 <b>owners (1)</b> 23:14  <b>P</b>  <b>packet (2)</b> 43:11,17 <b>page (4)</b> 7:22;15:17;23:12; 43:24 <b>parcel (1)</b> 42:17 <b>part (3)</b> 15:11;33:16;52:3 <b>particular (2)</b> 13:25;15:6 <b>patch (1)</b> 11:17 <b>percent (3)</b> 10:20;26:14,15 <b>percentage (2)</b> 35:2,17 <b>Perfect (2)</b> 50:15;51:20 <b>permission (2)</b> 34:15,18 <b>permit (4)</b> 19:11;20:15;21:25; 22:11 <b>permitted (5)</b> 42:6;43:7;44:8; 47:18;48:11 <b>person (3)</b> 42:10,11;51:8 <b>personally (1)</b> 14:22 <b>physical (1)</b> 45:16 <b>picked (1)</b> 9:19 <b>PINEDA (13)</b> 19:1,3,19,20;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1;27:1;28:1 <b>place (1)</b> 38:2 <b>plan (5)</b> 6:16,22;32:5;35:4, 5 <b>Planning (2)</b> 43:13;51:24 <b>plans (1)</b> 32:7 <b>platform (1)</b> 9:11 <b>PLATT (46)</b> 5:14;7:2;8:3;9:12; 14:8,18,25;19:3; 21:19,24;22:2,6,11, 17,20;23:5,8;24:24;</p>	<p>25:5,10,17,21,24; 26:7;31:3;33:6; 36:15,20,23;42:3,12; 43:12,20;44:10,15, 17;45:18;46:8;50:13; 51:3,10,14,20;52:3,9, 15 <b>Please (6)</b> 4:4;5:22,24;6:5; 20:5;27:25 <b>Pledge (2)</b> 4:4,5 <b>plot (1)</b> 6:22 <b>pm (5)</b> 16:24;28:4;39:24; 51:22,23 <b>podium (1)</b> 5:22 <b>point (2)</b> 10:8;38:8 <b>pointing (1)</b> 9:12 <b>pool (9)</b> 5:15;6:7,12,23;7:5; 9:11;11:8,21;15:6 <b>pools (1)</b> 6:18 <b>porch (1)</b> 33:12 <b>positioned (1)</b> 6:14 <b>possible (1)</b> 31:25 <b>preexisting (1)</b> 23:9 <b>prefer (3)</b> 10:2,13;15:5 <b>present (3)</b> 4:15;31:9;52:16 <b>presents (1)</b> 51:25 <b>pretty (3)</b> 10:9,10;44:9 <b>previous (1)</b> 32:18 <b>primary (4)</b> 19:13;21:21;31:13; 46:4 <b>principal (4)</b> 7:18;8:21;21:19; 46:25 <b>Private (1)</b> 6:18 <b>Probably (7)</b> 10:5;11:10,12; 12:24;25:6;33:16; 48:22 <b>problem (1)</b> 21:10 <b>process (2)</b> 47:8,9 <b>produce (1)</b></p>
--	--	---	---	--

46:3 <b>production (2)</b> 42:21;45:11 <b>profitable (1)</b> 47:18 <b>prohibited (1)</b> 47:3 <b>Properties (1)</b> 42:14 <b>property (19)</b> 5:16;10:6,10;12:7; 13:7;15:3,10,21;19:8, 10,16;23:15;25:25; 31:5;33:24;34:16,19; 37:22;42:6 <b>proposed (14)</b> 5:15,15;11:8; 20:20,23;21:4,11; 31:4;32:4,21;35:4,5, 18;42:5 <b>proposing (1)</b> 11:21 <b>provide (1)</b> 42:22 <b>provided (1)</b> 22:24 <b>providing (1)</b> 32:8 <b>prow (1)</b> 37:11 <b>public (12)</b> 15:10;16:3;27:14, 15;28:2;39:10;48:14, 19;49:6,10,12,20 <b>PUIG (13)</b> 31:1,3,11;32:1; 33:1;34:1,20,23; 35:1;36:1;37:1;38:1; 39:1 <b>Puig's (1)</b> 31:14 <b>pump (2)</b> 26:22,23 <b>push (3)</b> 26:19,25;48:24 <b>put (12)</b> 6:6,11,13;9:9,20, 20;10:3,8,13;12:19; 42:16;43:15	8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;19:1;20:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1;31:1; 32:1;33:1;34:1;35:1; 36:1;37:1;38:1;39:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1 <b>read (2)</b> 7:10;8:19 <b>reading (2)</b> 24:2;39:6 <b>reads (1)</b> 14:25 <b>really (7)</b> 9:20;10:5;11:14; 14:15;15:23;43:7,9 <b>rear (25)</b> 5:16;6:19,20;7:11, 18,21,21;8:6,11,17, 21,24;10:18,21,23; 13:12;14:2,7,9,14; 15:2,3,24;26:15,23 <b>rearranging (1)</b> 33:11 <b>reason (3)</b> 6:5,13;26:19 <b>reasons (2)</b> 14:8,10 <b>REBECCA (14)</b> 4:1;5:1,14;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1 <b>rebuild (1)</b> 19:11 <b>rebuilding (1)</b> 37:8 <b>recited (1)</b> 4:5 <b>redesign (1)</b> 20:13 <b>reduced (2)</b> 35:8,14 <b>reference (1)</b> 34:10 <b>referenced (1)</b> 46:25 <b>regard (1)</b> 45:11 <b>relates (1)</b> 24:12 <b>relief (1)</b> 19:5 <b>relocate (1)</b> 31:18 <b>relocating (1)</b> 33:9 <b>remember (1)</b> 44:6 <b>remove (1)</b>	22:11 <b>removed (2)</b> 19:7;34:11 <b>renovate (1)</b> 31:16 <b>repairs (1)</b> 24:4 <b>requested (1)</b> 6:9 <b>requesting (1)</b> 31:11 <b>required (7)</b> 22:22;23:3,19; 25:11;26:14;34:22; 36:7 <b>requirement (1)</b> 22:16 <b>requires (1)</b> 26:2 <b>resend (3)</b> 51:6,11;52:15 <b>Residential (2)</b> 19:18;31:7 <b>response (1)</b> 4:14 <b>rest (1)</b> 5:5 <b>restrictions (1)</b> 12:9 <b>restrictive (1)</b> 32:3 <b>retraining (1)</b> 52:8 <b>return (2)</b> 47:18,19 <b>review (3)</b> 5:5,7;43:14 <b>right (30)</b> 4:6;5:13;8:10;9:2; 10:20;13:15,18;15:5, 12;16:21;22:4,21; 23:7;26:13;33:10,14; 35:6,21;36:3;37:18; 38:19;43:23;44:3,12; 46:6,10;48:7,12; 49:2;52:11 <b>road (12)</b> 7:8,21;8:12;11:8, 11,12;24:16;33:11, 11;42:7;46:8,11 <b>roll (1)</b> 4:6 <b>room (2)</b> 10:6;31:18 <b>Roosa (1)</b> 46:11 <b>Rosemary (1)</b> 4:23 <b>round (1)</b> 33:17 <b>Route (2)</b> 5:17;6:2	<b>S</b> <b>sake (1)</b> 46:15 <b>salvageable (1)</b> 20:18 <b>same (6)</b> 11:3;12:16;16:2; 24:16;39:9;44:24 <b>satellite (1)</b> 6:17 <b>SBL (1)</b> 45:20 <b>schedule (9)</b> 15:9;16:3;27:14, 15;35:5;43:15,19; 48:13;49:20 <b>schedules (2)</b> 16:23;43:24 <b>scheduling (1)</b> 39:10 <b>season (1)</b> 11:13 <b>Second (10)</b> 16:11,12;27:17; 39:14;43:25;49:22, 23;50:25;52:3,17 <b>secondary (1)</b> 46:3 <b>Section (10)</b> 5:17;7:22,24;19:5, 16;31:6;42:7;44:22, 24;45:21 <b>seeing (1)</b> 50:24 <b>seems (1)</b> 24:16 <b>send (1)</b> 51:10 <b>sense (1)</b> 22:22 <b>septic (7)</b> 26:21,23;27:2,4; 32:8,15,16 <b>serve (2)</b> 45:4;46:2 <b>serviceability (1)</b> 31:19 <b>set (3)</b> 49:5;50:25;51:5 <b>setback (6)</b> 31:5,12,24;32:3; 36:6;37:2 <b>setbacks (4)</b> 20:22;35:24;36:15, 19 <b>severely (1)</b> 19:9 <b>shady (1)</b> 11:22 <b>shall (2)</b> 6:19;47:2	<b>shape (3)</b> 11:4,5;15:21 <b>Shore (1)</b> 31:5 <b>show (2)</b> 38:7;47:17 <b>shown (1)</b> 32:7 <b>side (29)</b> 6:21;10:6,20; 13:13,16;14:12;15:2, 16,24,24;21:12,13, 14;23:3;26:10;31:4, 11;32:4;33:10,19; 35:20,24;36:4,6,7,11; 37:5;38:5,8 <b>similar (1)</b> 32:17 <b>site (4)</b> 6:16;32:3;35:5; 50:20 <b>sits (1)</b> 20:22 <b>situate (1)</b> 46:9 <b>situated (1)</b> 8:14 <b>situation (3)</b> 10:22;20:6;23:10 <b>six (8)</b> 19:10;22:6,9,13,14, 16,25,25 <b>Sixteen (1)</b> 22:25 <b>size (1)</b> 25:12 <b>slide (1)</b> 24:25 <b>slightly (2)</b> 24:22;37:8 <b>small (1)</b> 35:2 <b>smaller (1)</b> 37:17 <b>soda (7)</b> 42:5,18;43:9; 45:13;46:18;47:6; 48:24 <b>someone (1)</b> 32:20 <b>sorry (2)</b> 23:21;26:2 <b>sort (3)</b> 11:21;42:15;43:9 <b>Sounds (1)</b> 49:13 <b>south (2)</b> 8:16;33:19 <b>space (4)</b> 7:17;8:20;31:19; 32:9 <b>speak (3)</b> 6:9;27:25;48:3
<b>Q</b>				
<b>quarter (1)</b> 24:23 <b>quick (2)</b> 37:2;50:9				
<b>R</b>				
<b>Rampe (1)</b> 4:13 <b>RE (43)</b> 4:1;5:1;6:1;7:1;				

<p><b>speaking (3)</b> 5:20;42:19;47:4 <b>specifically (1)</b> 47:2 <b>spike (1)</b> 48:17 <b>spot (3)</b> 9:19;12:12;36:3 <b>square (5)</b> 9:13;25:25;26:4,6; 31:16 <b>squared (1)</b> 37:14 <b>stab (1)</b> 48:3 <b>stair (1)</b> 31:20 <b>stake (1)</b> 12:19 <b>stand (1)</b> 4:4 <b>stands (1)</b> 21:20 <b>State (5)</b> 5:16,24;6:2;45:3; 51:25 <b>stayed (1)</b> 27:6 <b>staying (1)</b> 33:4 <b>STENOGRAPHER (3)</b> 4:24;5:25;6:9 <b>step (7)</b> 15:8;16:7,8;27:13; 39:11;49:6,16 <b>Steve (3)</b> 4:21;19:19;47:16 <b>still (5)</b> 19:10;43:7;45:6; 48:2,4 <b>stone (1)</b> 15:4 <b>stormwater (2)</b> 32:8;33:18 <b>Street (1)</b> 19:16 <b>stretch (2)</b> 43:2;46:18 <b>structure (7)</b> 19:13,13;21:20,21, 21;22:12;31:13 <b>structures (2)</b> 6:19;20:18 <b>subsection (1)</b> 8:7 <b>substantial (2)</b> 31:14,22 <b>Sullivan (1)</b> 51:24 <b>super (1)</b> 15:23 <b>sure (13)</b> 5:11;8:15;12:8,12,</p>	<p>14,14;23:16;33:25; 34:20,23;46:24;47:9; 52:7 <b>surface (1)</b> 35:9 <b>surpassed (1)</b> 19:13 <b>surrounding (1)</b> 31:23 <b>survey (1)</b> 20:13 <b>surveyor (2)</b> 12:24;13:12 <b>swimming (1)</b> 6:18 <b>system (1)</b> 32:16</p>	<p>12:15 <b>today (1)</b> 5:4 <b>together (1)</b> 42:16 <b>told (2)</b> 22:6,12 <b>tonight (2)</b> 4:19,21 <b>top (1)</b> 14:19 <b>tore (1)</b> 20:17 <b>total (6)</b> 21:13;26:11;35:20; 38:16,17,17 <b>tough (2)</b> 7:7;15:13 <b>tourism (1)</b> 46:21 <b>toward (2)</b> 42:20;46:22 <b>towards (2)</b> 9:12;45:10 <b>toy (1)</b> 45:9 <b>training (2)</b> 50:25;51:25 <b>trees (1)</b> 11:18 <b>triangular (1)</b> 8:14 <b>try (2)</b> 43:8;48:25 <b>trying (4)</b> 8:13;22:21;38:21; 45:3 <b>Twelve (1)</b> 27:7 <b>Twenty (2)</b> 26:11;37:7 <b>two (9)</b> 24:4,21,22,23; 25:17,18;26:2;31:20; 32:13 <b>two-story (3)</b> 31:4,12,17</p>	<p><b>unmuted (1)</b> 19:22 <b>unobstructed (2)</b> 7:19;8:22 <b>unoccupied (2)</b> 7:19;8:21 <b>up (10)</b> 5:22;25:16;27:5; 31:19;42:18;43:4; 45:24;48:3;50:25; 51:5 <b>updating (1)</b> 32:14 <b>uphill (1)</b> 10:12 <b>uphold (1)</b> 43:20 <b>upper (1)</b> 35:6 <b>upward (2)</b> 7:19;8:22 <b>usable (2)</b> 11:13;14:9 <b>usage (1)</b> 8:4 <b>use (9)</b> 21:19;42:5;46:25; 47:3,12,14,18;48:7, 25 <b>uses (1)</b> 25:4 <b>using (1)</b> 10:16</p>	<p>5:12;48:13,18,19, 22;49:2,4,5,9;50:23 <b>voted (1)</b> 49:3 <b>voting (2)</b> 4:19;15:9 <b>vowels (1)</b> 42:15</p>
	<b>T</b>			<b>W</b>
	<p><b>table (2)</b> 24:12;35:5 <b>talking (1)</b> 38:12 <b>talks (2)</b> 24:2,3 <b>tall (1)</b> 36:8 <b>taller (1)</b> 33:6 <b>tank (1)</b> 27:6 <b>Tax (4)</b> 5:17;19:16;31:6; 42:7 <b>telling (1)</b> 13:23 <b>ten (2)</b> 6:21;10:7 <b>tends (1)</b> 42:15 <b>terms (1)</b> 45:8 <b>terrain (2)</b> 6:14;10:10 <b>Thanks (1)</b> 9:2 <b>thinking (3)</b> 14:6;15:2;39:8 <b>third (1)</b> 44:2 <b>thorough (1)</b> 46:16 <b>though (2)</b> 44:11;48:7 <b>thought (1)</b> 52:5 <b>three (6)</b> 32:11,13,15,23,23; 36:9 <b>Thursday (2)</b> 50:11,16 <b>times (1)</b></p>	<b>U</b>	<b>V</b>	<p><b>wait (1)</b> 48:22 <b>walkway (1)</b> 33:13 <b>wall (3)</b> 15:2,3,4 <b>wants (1)</b> 16:5 <b>way (7)</b> 8:14,18;14:24,25; 15:15;21:8;24:18 <b>weather (1)</b> 20:14 <b>week (1)</b> 12:24 <b>weird (1)</b> 11:5 <b>what's (5)</b> 8:24;9:16;10:23; 32:25;33:2 <b>who's (1)</b> 12:24 <b>wider (2)</b> 21:14;35:19 <b>width (3)</b> 7:18;8:20;26:9 <b>willing (1)</b> 48:16 <b>wineries (3)</b> 44:23;45:12;46:17 <b>winery (2)</b> 42:20;47:5 <b>within (10)</b> 5:18;13:16;19:18; 20:22;31:7,24,25; 39:4,7;42:8 <b>without (3)</b> 19:13;21:20;27:2 <b>wonder (1)</b> 8:23 <b>wood (7)</b> 7:3;9:4,8,11,12,23; 31:17 <b>WOODS (44)</b> 4:1;5:1,14,23;6:1, 2,2,6,9,11,25;7:1,4,6; 8:1;9:1,6,18,25;10:1, 5;11:1,10;12:1,8,10, 14,17,19,23;13:1,6,9, 15,18,22;14:1;15:1, 16,20;16:1,6,9,21 <b>Word (2)</b></p>
		<p><b>under (2)</b> 25:3;44:22 <b>understandable (1)</b> 10:15 <b>Unfortunately (1)</b> 11:3 <b>unique (2)</b> 14:23;15:21 <b>unless (6)</b> 27:14;39:7,10; 48:16;50:23;52:2 <b>unmute (1)</b> 19:20</p>	<p><b>vacant (2)</b> 45:17,19 <b>variance (14)</b> 5:14;6:6,11;13:17; 14:19,20;15:6;19:5; 31:4,11;35:24;37:4, 24;47:12 <b>variances (2)</b> 31:12;47:14 <b>verbal (1)</b> 4:14 <b>via (1)</b> 51:7 <b>VICTORIA (11)</b> 31:1,3,10;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1 <b>view (1)</b> 24:8 <b>visibility (1)</b> 11:12 <b>visit (6)</b> 12:5,7;15:10; 16:23;34:15,18 <b>visiting (2)</b> 23:15;50:20 <b>vote (10)</b></p>	

8:4;9:8 <b>working (1)</b> 31:24 <b>workshop (1)</b> 43:13 <b>worth (1)</b> 48:3 <b>writing (1)</b> 13:24 <b>wrong (2)</b> 44:10,11 <b>Wurtsboro (1)</b> 6:3	13:13,20 <b>10,000 (2)</b> 26:6,8 <b>116 (1)</b> 23:13 <b>117 (1)</b> 23:12 <b>13 (1)</b> 22:22 <b>138 (1)</b> 44:4 <b>14 (1)</b> 21:15 <b>14.1 (2)</b> 42:7;45:21 <b>1400 (1)</b> 31:16 <b>15 (1)</b> 27:6 <b>15.73 (1)</b> 35:18 <b>150 (1)</b> 11:10 <b>16 (1)</b> 22:25 <b>17 (2)</b> 5:17;46:12 <b>18 (1)</b> 19:17 <b>199-13 (1)</b> 6:18 <b>199-515a (2)</b> 24:24;25:3 <b>199-54 (2)</b> 19:5;25:8 <b>199-6 (1)</b> 8:3 <b>199-7 (1)</b> 44:10 <b>199-7c (2)</b> 44:16;46:25	<b>27 (1)</b> 50:13  <b>3</b>  <b>3 (2)</b> 19:17;31:6 <b>30 (2)</b> 22:22;26:14 <b>30th (4)</b> 51:15,16,17,19 <b>333 (1)</b> 31:5 <b>34 (1)</b> 19:17 <b>34.7 (3)</b> 36:11;38:14;39:3  <b>4</b>  <b>40 (2)</b> 11:12;32:3 <b>43 (2)</b> 19:16;46:8 <b>46 (2)</b> 42:7;45:21  <b>5</b>  <b>5 (1)</b> 31:6 <b>50 (5)</b> 26:11;35:20;38:15, 17,20 <b>54 (1)</b> 31:6 <b>56 (1)</b> 32:3  <b>6</b>  <b>66 (1)</b> 5:17  <b>7</b>  <b>7:17 (1)</b> 16:24 <b>7:30 (2)</b> 51:22,23 <b>7:32 (1)</b> 28:4 <b>7:47 (1)</b> 39:24 <b>7c (1)</b> 44:14  <b>8</b>  <b>8,000 (5)</b> 25:13,20,22,25; 26:4 <b>8.42 (1)</b>	42:8 <b>8.9 (2)</b> 21:14;26:17
<b>Y</b>			
<b>yard (27)</b> 5:16;6:12,19;7:11; 8:7,8,17;10:20;15:2, 3;21:13;23:3;24:19; 26:10,14,15;31:4,11; 35:20,24;36:4,6,7,11; 37:5;38:5,8 <b>yards (4)</b> 13:16;21:13;32:4; 35:20 <b>year (1)</b> 20:12 <b>years (1)</b> 24:4 <b>yield (1)</b> 47:18 <b>York (2)</b> 45:3;51:25	<b>14.1 (2)</b> 42:7;45:21 <b>1400 (1)</b> 31:16 <b>15 (1)</b> 27:6 <b>15.73 (1)</b> 35:18 <b>150 (1)</b> 11:10 <b>16 (1)</b> 22:25 <b>17 (2)</b> 5:17;46:12 <b>18 (1)</b> 19:17 <b>199-13 (1)</b> 6:18 <b>199-515a (2)</b> 24:24;25:3 <b>199-54 (2)</b> 19:5;25:8 <b>199-6 (1)</b> 8:3 <b>199-7 (1)</b> 44:10 <b>199-7c (2)</b> 44:16;46:25	<b>2</b>  <b>2 (4)</b> 24:19;42:7;44:24; 45:21 <b>2.17 (1)</b> 5:18 <b>20 (10)</b> 6:20;13:12;23:3; 26:10,15;27:3;35:20; 36:4;37:6;38:18 <b>209 (2)</b> 5:17;6:3 <b>23 (2)</b> 25:21;26:5 <b>23.9 (2)</b> 36:10;38:8 <b>2409 (2)</b> 5:16;6:2 <b>25 (1)</b> 23:4	
<b>Z</b>			
<b>ZBA (2)</b> 47:24;50:9 <b>Zone (9)</b> 5:19;19:18;26:2,2; 31:7;42:6,9;43:16,22 <b>Zoning (6)</b> 4:3;43:5,19;46:21; 47:2,3 <b>Zoom (4)</b> 19:19,21;42:10; 51:7			
<b>0</b>			
<b>0.184 (1)</b> 26:4 <b>0.23 (1)</b> 19:17 <b>0.58 (1)</b> 31:6			
<b>1</b>			
<b>1 (2)</b> 5:17;44:24 <b>10 (2)</b>			