

TOWN OF MAMAKATING  
ZONING BOARD OF APPEALS  
MINUTES  
MAY 25, 2023  
TOWN HALL  
WURTSBORO, NEW YORK

ZONING BOARD MEMBERS :

MATTHEW MORREALE, Chairman  
KENT FINDLEY, Board Member  
GEORGIA RAMPE, Board Member  
DAVID LEWIS, Board Member  
JON FOURNIER, Alternate Board Member  
KYRA PLATT, Building Department  
STEVEN MOGEL, ESQ., Attorney (via Zoom)

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 .....	5
Jerry and Rebecca Woods, Public Hearing Area Variance For Proposed Above-Ground Pool .....	3 - 10
Ira & Helene Glatt, Interpretation and Appeal of Building Inspector Determination.....	11 - 29
Dino & Kristina Morelli, Area Variance for Proposed Addition, Public Hearing .....	30 - 57
Hardscrapers @ Hudson Valley LLC, Interpretation and Appeal of Building Inspector's Determination Public Hearing .....	58 - 71
Close Meeting .....	69

\* \* \* \* \*

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  
May 25, 2023  
7:00 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GEORGIA RAMPE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department
- STEVEN MOGEL, ESQ., Attorney (via Zoom)

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: The May Zoning Board of Appeals  
3 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. We're going to take a  
7 quick roll call here.

8           Dave Lewis.

9           BOARD MEMBER LEWIS: Present.

10          CHAIRMAN MORREALE: Genevieve Mulhare.

11                   (No verbal response.)

12          CHAIRMAN MORREALE: Not here.

13          Kent Findley.

14          BOARD MEMBER FINDLEY: Present.

15          CHAIRMAN MORREALE: Georgia Rampe.

16          BOARD MEMBER RAMPE: Here.

17          CHAIRMAN MORREALE: Jon Fournier.

18          ALTERNATE BOARD MEMBER FOURNIER: Here.

19          CHAIRMAN MORREALE: And I am present.

20          Jon, you're going to be a voting member this evening.

21          ALTERNATE BOARD MEMBER FOURNIER: All right.

22          CHAIRMAN MORREALE: Rosemary, can you hear us okay?

23          STENOGRAPHER: Yes.

24          CHAIRMAN MORREALE: Do I have a motion to accept the  
25 March minutes?

1                   - RE: JERRY & REBECCA WOODS -

2           BOARD MEMBER RAMPE: I'll make a motion to accept them.

3           CHAIRMAN MORREALE: And a second?

4           BOARD MEMBER FINDLEY: I'll second.

5           CHAIRMAN MORREALE: All in favor?

6           BOARD MEMBER RAMPE: Aye.

7           BOARD MEMBER FINDLEY: Aye.

8           BOARD MEMBER LEWIS: Aye.

9           ALTERNATE BOARD MEMBER FOURNIER: Aye.

10          CHAIRMAN MORREALE: Aye.

11                   (The motion was approved and carried.)

12          CHAIRMAN MORREALE: Okay. So now we'll wait a few  
13 minutes for Steve.

14           Anything?

15          BOARD MEMBER FINDLEY: Well, I think you could go over  
16 the Rebecca Woods one.

17          CHAIRMAN MORREALE: Okay.

18          BOARD MEMBER FINDLEY: Because that one's nothing.

19          CHAIRMAN MORREALE: All right. Yes, that's true.

20          Jerry and Rebecca Woods, are they on Zoom or in  
21 attendance?

22          MS. PLATT: No, but I did speak with them. I spoke with  
23 Mr. Woods today. I told him about the county determination  
24 and I did send him the Zoom link, but I told him I wasn't  
25 sure if he actually needed to be present since it was already

1                   - RE: JERRY & REBECCA WOODS -

2 voted on.

3           CHAIRMAN MORREALE: I wasn't here at the last meeting.  
4 I believe it was voted on.

5           BOARD MEMBER FINDLEY: Yes. We approved the area  
6 variance.

7           CHAIRMAN MORREALE: And --

8           BOARD MEMBER FINDLEY: But we approved it conditionally,  
9 based on the 239 review.

10          CHAIRMAN MORREALE: And that has come through.

11          BOARD MEMBER FINDLEY: According to this, yes.

12          CHAIRMAN MORREALE: All right. So then --

13          BOARD MEMBER FINDLEY: And the only agency that really  
14 responded was DOT and said they didn't want pool water to be  
15 drained into the state drainage system.

16          BOARD MEMBER RAMPE: Where is that?

17          BOARD MEMBER FINDLEY: This is in your package.

18          BOARD MEMBER RAMPE: Oh.

19          BOARD MEMBER FINDLEY: So I think the approval remains  
20 as is.

21          CHAIRMAN MORREALE: Agreed.

22          BOARD MEMBER RAMPE: I've got it.

23          CHAIRMAN MORREALE: The record will indicate that the  
24 review has been completed and the conditional variance is in  
25 place and no longer conditional.

1                   - RE: JERRY & REBECCA WOODS -

2                   (The record was reopened at 7:24 p.m.)

3           CHAIRMAN MORREALE: All right. Let's get back to  
4 the ...

5           BOARD MEMBER FINDLEY: Do you want to just check with  
6 Steve if we have to do anything more with the Woods?

7           CHAIRMAN MORREALE: Steve.

8           MR. MOGEL: Yes.

9           CHAIRMAN MORREALE: The vote for the Woods application  
10 was last month. It was a conditional vote of approval  
11 subject to review of, what is that called?

12          BOARD MEMBER FINDLEY: 239.

13          MR. MOGEL: A 239 review?

14          CHAIRMAN MORREALE: A 239 review. We have a 239 review.  
15 Other than acknowledging it, is there any process that we  
16 need to follow?

17          BOARD MEMBER FINDLEY: The DOT only noted that they  
18 didn't want any pool water going into the state drainage  
19 system.

20          MR. MOGEL: And Kyra, I mean is there any risk of the  
21 pool water going into the state drainage system?

22          MS. PLATT: Not unless their pool gets punctured and  
23 makes its way to the drainage system or if they purposefully  
24 drain it, which I doubt they'd do.

25          BOARD MEMBER FINDLEY: I mean most people, every year,

1                   - RE: JERRY & REBECCA WOODS -

2 reduce the water level in their pool. Some people just put  
3 it on the driveway --

4           MR. MOGEL: Yes.

5           BOARD MEMBER FINDLEY: -- which goes to the gutter which  
6 becomes the state drainage system.

7           CHAIRMAN MORREALE: Right.

8           BOARD MEMBER FINDLEY: So --

9           MR. MOGEL: Yes.

10          BOARD MEMBER FINDLEY: -- I don't know if we need to add  
11 something to our vote or ...

12          CHAIRMAN MORREALE: Can we attach the stipulation?

13          BOARD MEMBER FINDLEY: Yes, just attach this to the  
14 variance.

15          CHAIRMAN MORREALE: Can we attach this --

16          MR. MOGEL: Yes.

17          CHAIRMAN MORREALE: -- review to the variance?

18          MR. MOGEL: Yes. I'd say that's fine. I mean the  
19 condition was that it was conditional on a positive 239  
20 review. If that's a condition that the 239 review revealed,  
21 then that should just be appended to it and that would be the  
22 condition of the variance.

23          CHAIRMAN MORREALE: Perfect.

24          Kyra, is there a way, can you let the Woods know about  
25 this condition?



1                   - RE: JERRY & REBECCA WOODS -

2           MS. PLATT: I did send him a copy of that, but I will  
3 include it with their permit when it's issued.

4           CHAIRMAN MORREALE: Great. Perfect.

5           BOARD MEMBER RAMPE: Thank you.

6           CHAIRMAN MORREALE: Thank you, Kyra.

7                   (Time noted: 7:26 p.m.)

8                           \* \* \* \* \*

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

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

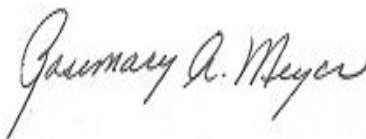
16

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: July 15, 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  
Ira & Helen Glatt  
Interpretation and Appeal of Building Inspector  
Determination  
Tax Map Section 49; Block 1; Lot 22.3  
Ridge and Valley Protection Zone  
----- X

Town Hall  
Town of Mamakating  
May 25, 2023  
7:04 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GEORGIA RAMPE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department

Also Present: Martin Miller, Esq.,  
On Behalf of Applicant

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

Reported By: Rosemary A. Meyer

1                               - RE: IRA & HELEN GLATT -

2           BOARD MEMBER FINDLEY: Now, since Steve's not here yet,  
3 do you want to jump to No. 7?

4           CHAIRMAN MORREALE: Yes, let's do that.

5           Ira and Helene Glatt. All right, Mr. Miller.

6           MR. MILLER: Thank you.

7           Good evening. Marty Miller for Ira and Helene Glatt.

8           I'm hoping that everyone has had an opportunity to look  
9 through the submission. I'm going to briefly summarize it.

10          For those of you who will remember the days of the  
11 laundry on South Road, this is that building. There came a  
12 time around 2010 when a request was made relative to that  
13 property and it went before the Planning Board and there was  
14 an approval granted by the Planning Board relative to a  
15 preexisting use. The Board basically said: You can continue  
16 using it for the use which had been previously approved on a  
17 site plan for commercial activities, retail sales and  
18 everything associated with retail, wholesale sales. That was  
19 an affirmance of a previous approval and the chairman of the  
20 board, Gary Tetz at the time, issued a letter on June 28th  
21 that said the Board finds there's a continued retail use and  
22 this is merely a continuation of that retail use and no  
23 additional special use permit is required.

24          The reason I'm going back to that is it has been used,  
25 and the evidence here reflects that the evidence is that the

1                   - RE: IRA & HELEN GLATT -

2 property's been used continuously for that purpose predating  
3 2011 when the chairman said: Hey, we approved this before,  
4 it's fine, you don't have to come back to us.

5           This past year the Glatts put the property up on the  
6 market and had a buyer. They went to the Building  
7 Department, as is customary, or someone went to the Building  
8 Department and said: Hey, listen, we need a municipal  
9 search. That would be a statement that there are no  
10 violations of record, if there are open building permits,  
11 things of that type. They received a letter from the  
12 Building Department that said: Everything is fine except for  
13 the fact that you're in violation because you haven't  
14 demonstrated anything to us and you haven't come back to us  
15 and we don't have any filings on you. Well, the fact of the  
16 matter is, it says: The structure needs approval from the  
17 Planning Board and Building Department before it can be  
18 utilized due to discontinuance of its use. I made a simple  
19 request and said, Do you have any evidence of that, and the  
20 answer was no. Do you have any records of violation; answer  
21 is no. There's nothing in the Building Department file that  
22 would lead to this conclusion. And not only isn't there  
23 anything in the Building Department that would lead to the  
24 conclusion, the reason is because it's not so.

25           What we've appended to the papers is an affidavit of

1                   - RE: IRA & HELEN GLATT -

2 continuous use during that period of time. And in fact, one  
3 of the things we annexed is a bill or an e-mail from Attorney  
4 Steve Mogel, who's known to this board. And I didn't do it  
5 because he's known to this board, I did it because Mr. Mogel  
6 had represented one of the Glatts who was using the property  
7 and it's evidence of services being rendered in conjunction  
8 with activity at that site. So we provided that. There is  
9 pretty much no way to prove beyond the testimony of the  
10 parties. We could probably bring in people. But we need the  
11 Building Department to remove the erroneous conclusion in the  
12 letter of the violation, the letter of October 12, 2022. I'm  
13 not sure what else we can say or do.

14           I point out to you, and I think the Board already  
15 recognizes, that approvals, when given, are given to  
16 properties and not given generally to individuals, so a site  
17 plan that's approved and a use that's approved goes with the  
18 real estate. It doesn't go to Buyer 1 and then need to be  
19 renewed for Buyer 2 and then Buyer 3 and then Buyer 4. If  
20 that were the case, every time a store changed occupancy  
21 they'd be back before the Planning Board, assuming that the  
22 retail sales in the store is something that's a special use,  
23 it's approved by site plan approval. Well, that's not the  
24 way the system works, that's not the way it functions. When  
25 somebody leaves the mall and there's a new store in their

1                   - RE: IRA & HELEN GLATT -

2 place, they don't come back. Well, that's what we have here.  
3 We had an approved use. We continued that use, we're now  
4 looking to sell and we just need the confirmation that that  
5 can be done without -- quite frankly, I'm not sure why we're  
6 here, but that's the reason.

7           I'm prepared to answer any questions, if there are any.

8           CHAIRMAN MORREALE: Has the business ever stopped being?  
9 Was there any interruption in this use at all?

10          MR. MILLER: No, not according to my clients, not  
11 according to the affidavit they provided the Building  
12 Department, not according to any of the evidence and nothing  
13 in the Building Department's file. I mean the comment that  
14 was made was: How do we know that you were using it? Well,  
15 there isn't a requirement, under the law, to report to the  
16 Building Department that you're doing something when you're  
17 doing it. Assuming that, you know, you build a house, you  
18 get a Certificate of Occupancy for a house, you don't have to  
19 report to the Building Department that you're living in the  
20 house. You put up a building and you're going to operate a  
21 business in there, there's no obligation to report to the  
22 Building Department, once it's approved, that you're  
23 operating that business. You operate the business. There is  
24 no --

25          BOARD MEMBER FINDLEY: Is there --

1                   - RE: IRA & HELEN GLATT -

2           MR. MILLER: -- termination of that special use permit.  
3 There's no proceeding, there's no anything. So that's  
4 basically it.

5           BOARD MEMBER FINDLEY: Is that use nonconforming in the  
6 zone now?

7           MR. MILLER: I quite honestly don't know because it's a  
8 special use that was approved before 2010 and continuously in  
9 use. So assume -- and I don't know the answer, but let's  
10 assume that it is nonconforming. It's continuous. It's  
11 grandfathered --

12           BOARD MEMBER FINDLEY: It predates --

13           MR. MILLER: -- no assertion to the contrary.

14           BOARD MEMBER FINDLEY: I do have one more question which  
15 I'd ask. Empire Forklift, is Empire Forklift involved in  
16 this at all?

17           MR. MILLER: I believe that's a misnomer and the reason  
18 I say that is that since literally the day of their  
19 incorporation I have been their attorney --

20           BOARD MEMBER FINDLEY: Empire Forklift.

21           MR. MILLER: -- coincidentally. Yes, Empire Forklift.  
22 If you know the folks, the McDowells.

23           BOARD MEMBER FINDLEY: Well, I ask because if Empire  
24 Forklift is involved I would probably recuse myself.

25           MR. MILLER: The answer is that I don't think they've



1                   - RE: IRA & HELEN GLATT -

2       ever used that. Their activities started out, and I'm going  
3       to call it the service road, 17M, as I recall, in Wallkill.  
4       And then they bought the building in the Town of Crawford.

5           BOARD MEMBER FINDLEY: Right.

6           MR. MILLER: And they've been in the building in the  
7       Town of Crawford for, I hate to say as long as I can  
8       remember.

9           BOARD MEMBER FINDLEY: I mean they're not involved in  
10       this?

11          MR. MILLER: No, no. I'm told there was another  
12       forklift, or in the parlance, a lift truck dealer there.

13          BOARD MEMBER FINDLEY: I just want to make sure because  
14       like I said, I do business with them and I would probably  
15       recuse myself if --

16          MR. MILLER: No.

17          BOARD MEMBER FINDLEY: -- they were involved in any way.

18          MR. MILLER: Whoever the lift truck dealer was, and I'm  
19       reasonably confident it wasn't them, that was around 2000.

20          BOARD MEMBER FINDLEY: Yes. It has nothing to do with  
21       this now.

22          MR. MILLER: Right.

23          BOARD MEMBER FINDLEY: That's fine. I saw the name here  
24       and I wanted to clarify.

25          MR. MILLER: I was going to call Larry and ask him

1                   - RE: IRA & HELEN GLATT -

2 whether they were ever there, but I was reasonably positive  
3 they, either Junior or Senior, they'd never been there, as  
4 far as I know.

5           BOARD MEMBER FINDLEY: Okay.

6           BOARD MEMBER RAMPE: Is this building right before the  
7 trailer park?

8           MR. MILLER: I can't answer that.

9           UNIDENTIFIED SPEAKER: Yes.

10          MR. MILLER: The answer is yes.

11          BOARD MEMBER RAMPE: On the right.

12          MR. MILLER: I know where what it is, but my  
13 understanding of everybody's local geography is a little --  
14 I'm from Monticello, the big city. Forgive me.

15          Any other questions?

16          BOARD MEMBER FINDLEY: We're just going to recap.  
17 You're saying it's a commercial use, it's been in use.

18          MR. MILLER: It's approved.

19          BOARD MEMBER FINDLEY: Approved.

20          CHAIRMAN MORREALE: Commercial retail use.

21          MR. MILLER: It's a commercial activity that was  
22 approved pursuant to a site plan. It involves retail sales  
23 and other sales and all the things associated with it, the  
24 storage and warehousing and shipping and receiving, things  
25 that are, excuse me, appended to that kind of activity. And

1                   - RE: IRA & HELEN GLATT -

2 it's been continuously in that use since pre 2011, since the  
3 original site plan, which was around 2000, if we go back, and  
4 today. And all they're looking to do is have a new buyer buy  
5 it and continue doing what they're doing.

6           CHAIRMAN MORREALE: Got it.

7           BOARD MEMBER RAMPE: It's down South Road, past Chase.

8           BOARD MEMBER FINDLEY: I was just asking where the  
9 property is exactly.

10          BOARD MEMBER RAMPE: It's down South Road, past Chase  
11 School, past the field, then there's a house and then there's  
12 the building. It has a chain link fence around it. Used to  
13 be an old hardware place years and years ago.

14          BOARD MEMBER FINDLEY: I drive this road. I can't  
15 envision it.

16          BOARD MEMBER RAMPE: You turn, you get to the ball  
17 field. You know the little --

18          BOARD MEMBER FINDLEY: The little league field?

19          BOARD MEMBER RAMPE: Well, it's --

20          BOARD MEMBER FINDLEY: Before that?

21          BOARD MEMBER RAMPE: Before that.

22          BOARD MEMBER FINDLEY: Okay.

23          BOARD MEMBER RAMPE: Before you make that left turn.

24          BOARD MEMBER FINDLEY: Okay.

25          BOARD MEMBER RAMPE: All right.

1                   - RE: IRA & HELEN GLATT -

2           CHAIRMAN MORREALE: Well, you'll have to forgive me. I  
3 didn't get the packet until yesterday. I don't have any  
4 further questions without looking at the packet.

5           BOARD MEMBER FINDLEY: I don't either.

6           CHAIRMAN MORREALE: Thank you, Mr. Miller. We don't  
7 have any further --

8           BOARD MEMBER FINDLEY: Just one thing.

9           CHAIRMAN MORREALE: Yes.

10          BOARD MEMBER FINDLEY: I didn't see it in the package.  
11 You said there was a special use permit approved?

12          MR. MILLER: Yes.

13          BOARD MEMBER FINDLEY: Is that in here?

14          MR. MILLER: No. What we have is the minutes from the  
15 2011 meeting saying that it existed, it was approved and you  
16 don't come back here.

17          BOARD MEMBER FINDLEY: Was there a site plan approved at  
18 that time?

19          MR. MILLER: The site plan had been previously approved.

20          BOARD MEMBER FINDLEY: Do we have a copy of that?

21          MR. MILLER: We don't have that and it wasn't in the  
22 file. At least I didn't see it there. And I can only tell  
23 you that it's a preexisting building. My understanding, it's  
24 not been changed or modified since literally the beginning of  
25 time. The site plan is the site plan that was approved by

1                   - RE: IRA & HELEN GLATT -

2 the Planning Board. As I said, the same issue arose in 2011.  
3 And the question was there, then put to the Planning Board.  
4 The Planning Board, in this instance, referred us back here.  
5 I think he went to the Planning Board and they said: No,  
6 that's a ZBA issue. And so we came back here to say: Hey,  
7 listen, we just need you to say that. There's no evidence  
8 from the Town to the contrary.

9           BOARD MEMBER FINDLEY: The proposed commercial activity  
10 that would be there, do we know what that is?

11          MR. MILLER: Retail sales, just like is going on now. I  
12 don't know what they're going to be. I have no clue.

13          BOARD MEMBER FINDLEY: Well, I mean there are certain  
14 limits on certain types of retail sales.

15          MR. MILLER: I'm going to call it lawful retail sales.  
16 How's that? They're not going to --

17          BOARD MEMBER FINDLEY: Well --

18          MR. MILLER: -- be selling marijuana without a license.  
19 It's not going to have --

20          BOARD MEMBER FINDLEY: An adult shop?

21          MR. MILLER: -- explosives.

22          BOARD MEMBER FINDLEY: An adult shop? An adult shop is  
23 another one that has heavily restricted --

24          MR. MILLER: I think if there were an adult shop there  
25 the Town would suggest that that would be a violation of the

1                                 - RE:  IRA & HELEN GLATT -

2 approval.

3             BOARD MEMBER FINDLEY:  Okay.

4             MR. MILLER:  What we're looking to demonstrate is that  
5 it's a retail sales.  If a subsequent owner or user chooses  
6 to attempt to use it in an inappropriate and unlawful way,  
7 that would be appropriate for the town to seek enforcement  
8 and to preclude it.  All we're saying is it's ongoing retail  
9 sale and we're going to call it generic retail sales.  And  
10 clearly, if it's a retail sale that is specific and a  
11 violation, that would be a violation.  But you don't have to  
12 go into the shop on Main Street and say, I'm selling dresses  
13 opposed to nuts and bolts.  So here, we're in a similar  
14 situation.

15             BOARD MEMBER FINDLEY:  I'm just going to look up the  
16 zone and the allowed uses just so --

17             BOARD MEMBER RAMPE:  But according to this agenda --

18             BOARD MEMBER FINDLEY:  It's Ridge and Valley.

19             BOARD MEMBER RAMPE:  -- Ridge and Valley Protection  
20 Zone.

21             BOARD MEMBER FINDLEY:  Right.  I just want to look that  
22 up.

23             MR. MILLER:  That's what we were advised.  Even though  
24 it's a preexisting use, it's grandfathered.

25             CHAIRMAN MORREALE:  How long have the current owners

1                   - RE:  IRA & HELEN GLATT -

2  owned the property?

3           MR. MILLER:  How long have they owned the property?

4  Ten, 12 years.

5           MR. GLATT:  My son owned it since August 2011.  I took  
6  it over in '16.

7           MR. MILLER:  In when?  '16?

8           MR. GLATT:  I took it over in 2016.

9           MR. MILLER:  So they've had it since 2016.  Their son  
10 was there five years before that in retail sales.

11           BOARD MEMBER FINDLEY:  Well, I think it is worth noting.  
12 I'm not saying it means anything at this time, but this would  
13 be a nonconforming use, a preexisting nonconforming use.

14           MR. MILLER:  Correct.

15           BOARD MEMBER FINDLEY:  Because the use, principal uses  
16 allowed are single-family detached dwelling, wildlife open  
17 space game preserves, limited mixed use resort development,  
18 country inn, bed and breakfast, educational research and  
19 interpretative centers, horticulture specialty.  WTS  
20 facility, is that waste treatment center?  I don't know what  
21 WTS is.

22           MS. PLATT:  Wireless transmission station.

23           BOARD MEMBER FINDLEY:  Say it again.

24           MS. PLATT:  Wireless transmission station.

25           BOARD MEMBER FINDLEY:  Okay.

1                   - RE: IRA & HELEN GLATT -

2           Breweries, cideries, wineries and distilleries. So it  
3 would be a preexisting nonconforming use.

4           MR. MILLER: Correct.

5           BOARD MEMBER FINDLEY: Okay. I'm just checking that if  
6 it's even allowed in the zone now, that's all.

7           CHAIRMAN MORREALE: I mean to your knowledge, was the  
8 business in operation between 2009 and 2012?

9           MR. MILLER: I have no idea.

10          MR. GLATT: Yes, a forklift company.

11          MR. MILLER: What was it?

12          MR. GLATT: A forklift company.

13          MR. MILLER: There was a forklift company there at some  
14 point.

15          CHAIRMAN MORREALE: The reason I ask is I'm looking at  
16 the pictometry pictures from that time frame and it looks  
17 like some areas of this had significant roof damage. I'm  
18 just curious the reason why the Building Inspector thought  
19 this business was not in operation. Maybe it was because  
20 there was a period of time where it wasn't.

21          MR. MILLER: Well, her comment was because they never  
22 came in and told them they were operating and they never  
23 filed anything.

24          CHAIRMAN MORREALE: Okay.

25          MR. MILLER: And I said: There's nothing to file and



1                   - RE: IRA & HELEN GLATT -

2 you don't report that you're operational.

3           CHAIRMAN MORREALE: Understood.

4           MR. MILLER: I mean there's no provision in the code to  
5 do that. You know, using the store situation, if it was a  
6 hardware store and now a dress shop, nobody goes to the  
7 municipality and say: Hey, listen, we're running a dress  
8 shop now. It's a store that's being used as a store. In  
9 this instance, it's being used what it's being used for.

10          BOARD MEMBER RAMPE: How many acres is this?

11          MR. MILLER: 2.2.

12          BOARD MEMBER RAMPE: Okay.

13          BOARD MEMBER FINDLEY: It says it right there.

14          BOARD MEMBER RAMPE: Why is this in here, though, timber  
15 harvest?

16          MS. PLATT: It's in the minutes.

17          BOARD MEMBER FINDLEY: I think that's just in the  
18 minutes.

19          BOARD MEMBER RAMPE: Oh, that's the beginning of the  
20 minutes?

21          BOARD MEMBER FINDLEY: Yes. I'm guessing that's for  
22 something else. It's just part of the minutes.

23          MS. PLATT: That's correct.

24          BOARD MEMBER FINDLEY: And that's in Gumaer Falls, it  
25 looks like.

1                   - RE: IRA & HELEN GLATT -

2           I don't have any other questions right now.

3           CHAIRMAN MORREALE: Yes.

4           BOARD MEMBER FINDLEY: Just to say that that's ...

5           CHAIRMAN MORREALE: Thank you, Mr. Miller.

6           MR. MILLER: Thank you. Should I hang around, I guess?

7           BOARD MEMBER FINDLEY: Well, do we want to set up a  
8 public hearing?

9           MR. MILLER: This is not -- I mean I don't believe it's  
10 a public hearing issue.

11          BOARD MEMBER FINDLEY: To make a determination we would  
12 have to have a public hearing. We cannot have an action  
13 without a public hearing.

14          MR. MILLER: This is an interpretation of the action of  
15 a building inspector.

16          BOARD MEMBER FINDLEY: Can't do it without a public  
17 hearing.

18                   (Mr. Mogel entered the meeting, via Zoom, at  
19 7:22 p.m.)

20          CHAIRMAN MORREALE: Unfortunately, I can't ask Steve  
21 for --

22          MR. MOGEL: Yes, you can. He's here.

23          CHAIRMAN MORREALE: Oh.

24          BOARD MEMBER RAMPE: Hello.

25          CHAIRMAN MORREALE: Thank goodness.

1                   - RE: IRA & HELEN GLATT -

2           MR. MOGEL: That is correct. The town law specifies  
3 that the ZBA can't take any action without having a hearing,  
4 whether it's an appeal, an interpretation.

5           CHAIRMAN MORREALE: Thank you, Steve.

6           MR. MOGEL: Sure.

7           CHAIRMAN MORREALE: All right. Let's vote to have the  
8 public hearing.

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

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

11          CHAIRMAN MORREALE: Second?

12          BOARD MEMBER RAMPE: I'll second.

13          CHAIRMAN MORREALE: All in favor?

14          BOARD MEMBER RAMPE: Aye.

15          BOARD MEMBER FINDLEY: 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: Mr. Miller, I think you know the  
21 routine.

22          MR. MILLER: Do you have a date?

23          BOARD MEMBER FINDLEY: It says the next meeting is  
24 June ...

25          STENOGRAPHER: Twenty-second.

1                   - RE:  IRA & HELEN GLATT -

2           BOARD MEMBER FINDLEY:  It doesn't say it on here.

3           BOARD MEMBER RAMPE:  Yes.

4           BOARD MEMBER FINDLEY:  June 22nd, next meeting date.

5   And submission -- well, you don't have to do a submission,  
6   but you have to do your mailings.

7           MR. MILLER:  Thank you very much.

8           CHAIRMAN MORREALE:  Thank you.

9                               (Time noted:  7:23 p.m.)

10                               \* \* \* \* \*

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

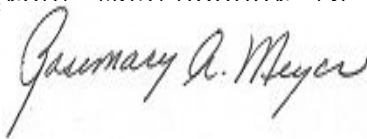
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

REPORTER'S CERTIFICATION

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

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

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



ROSEMARY A. MEYER

Date Transcribed: July 15, 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

Dino & Kristina Morelli  
Public Hearing  
Area Variance for Proposed Addition  
Tax Map Section 49; Block 1; Lot 5  
Interchange Commercial Zone

----- X

Town Hall  
Town of Mamakating  
May 26, 2023  
7:04 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GEORGIA RAMPE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department
- STEVEN MOGEL, ESQ., Attorney (via Zoom)

Also Present: Dino Morelli, Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE: DINO & KRISTINA MORELLI -

2           CHAIRMAN MORREALE: Okay. Morelli.

3           MR. MORELLI: Good evening, everybody.

4           CHAIRMAN MORREALE: How you doing? Please state your  
5 name and your address for the stenographer.

6           MR. MORELLI: Sorry.

7           CHAIRMAN MORREALE: Your name and address for the  
8 stenographer.

9           MR. MORELLI: Oh. Dino Morelli. Address is 2901 State  
10 Route 209, Wurtsboro, New York.

11          CHAIRMAN MORREALE: Sir, please recap your reason for  
12 being here.

13          MR. MORELLI: Oh, yes. We are -- we made application to  
14 build a 13.6 foot by 18 foot little addition to the house as  
15 a great room.

16          CHAIRMAN MORREALE: I'm sorry. What was the size?

17          MR. MORELLI: 13.6 feet by 18 foot.

18          CHAIRMAN MORREALE: Now, it's on the agenda as an area  
19 variance, but it was denied with language requesting an  
20 interpretation from the Board.

21          BOARD MEMBER FINDLEY: I was looking for that.

22          MS. PLATT: That's my error. I also didn't include his  
23 wife's name on the first version of the agenda, so I mean to  
24 add interpretation. I apologize.

25          BOARD MEMBER RAMPE: I have that we need a new map for

1                   - RE: DINO & KRISTINA MORELLI -

2 this in my notes.

3           CHAIRMAN MORREALE: Okay.

4           BOARD MEMBER RAMPE: I have that we need a new map.

5           BOARD MEMBER FINDLEY: Yes. We were looking at this map  
6 that's on --

7           BOARD MEMBER RAMPE: Did we get a new map?

8           BOARD MEMBER FINDLEY: What they provided were these.  
9 Did you provide these?

10          MR. MORELLI: I believe next door here --

11          BOARD MEMBER FINDLEY: Oh, Kyra provided it.

12          MR. MORELLI: -- the aerial photos.

13          MS. PLATT: The Board had requested an aerial overview  
14 at the last meeting, and that they work with this department  
15 to that we could help them provide that, so that's what those  
16 are.

17                Again, they should not be considered accurate for  
18 surveys or anything like that. However, the distances that  
19 are noted both to the road and to the nearest structure  
20 should help in assisting the Board with their previous  
21 questions.

22          CHAIRMAN MORREALE: This is the language in the denial.

23                The property is now in the IC Zone which does not allow  
24 for residential use, so I don't know what the setbacks will  
25 be. I'm asking for an interpretation and for an area



1                   - RE: DINO & KRISTINA MORELLI -

2 variance, if required.

3           The problem that I see is we have approximations as far  
4 as distances.

5           BOARD MEMBER RAMPE: Right.

6           CHAIRMAN MORREALE: We don't have a --

7           BOARD MEMBER RAMPE: Max.

8           CHAIRMAN MORREALE: Well, that. But also, we don't even  
9 have setbacks to grant a variance from.

10          BOARD MEMBER FINDLEY: I think you can -- I agree the  
11 map isn't very good, but I'm pretty sure you can come up with  
12 the setbacks required by the nonconforming section of the  
13 plan because this is a preexisting nonconforming use.

14          CHAIRMAN MORREALE: Yes.

15          BOARD MEMBER FINDLEY: So I'm pretty sure we could come  
16 up with the setbacks.

17          CHAIRMAN MORREALE: All right.

18          BOARD MEMBER FINDLEY: Now, the one thing I think I did  
19 ask, there's a photocopy in the application that is clearly  
20 from a survey. I mean to me, it appears to be from a survey.  
21 I'll say it that way. And I was wondering where you got that  
22 photograph from because the survey would be helpful for this.

23          MR. MORELLI: Well, I thought that they -- let me see if  
24 I have it. I thought the survey was issued to you by the  
25 surveyor himself.

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER FINDLEY: Oh, you have an actual survey?

3           MR. MORELLI: Yes, we had it surveyed. He came out and  
4 posted everything --

5           CHAIRMAN MORREALE: Oh, great.

6           MR. MORELLI: -- and he did everything.

7           BOARD MEMBER FINDLEY: That's a big help. Do you have  
8 that --

9           MR. MORELLI: I thought that was submitted.

10          BOARD MEMBER FINDLEY: I don't believe we have a copy of  
11 it here unless I'm missing something.

12          CHAIRMAN MORREALE: It's not in the Dropbox.

13          Kyra, do you have a copy of the survey in the office?

14          MS. PLATT: If it was part of the initial submission  
15 then possibly. But the initial submission is in the Dropbox.  
16 I'm taking a look at it right now.

17          CHAIRMAN MORREALE: Sir, was the survey done after your  
18 first visit to the Board?

19          MR. MORELLI: It was done before.

20          CHAIRMAN MORREALE: It was done before.

21          MR. MORELLI: Yes.

22          BOARD MEMBER FINDLEY: Okay. That, I believe we have a  
23 copy of it. We have something that I'm guessing, it looks  
24 very much like it is from a professional surveyor. But it's  
25 a little fuzzy and it has --

1                   - RE: DINO & KRISTINA MORELLI -

2           MR. MORELLI: Yes, I have a fuzzy one myself here.

3           BOARD MEMBER FINDLEY: And it only appears to be part of  
4 it.

5           MR. MORELLI: The survey we had was the entire property.  
6 It was 1.5 acres. But then they just -- it looks like they  
7 just photocopied the dwelling itself with the shed --

8           BOARD MEMBER FINDLEY: Right.

9           MR. MORELLI: -- and everything on the side of where the  
10 addition is proposed.

11          BOARD MEMBER FINDLEY: I would say that I would like to  
12 see the survey. But this is from the survey. They do have  
13 the distance from the existing corner to the property line.  
14 And knowing that it's 13.5 --

15          CHAIRMAN MORREALE: Okay.

16          BOARD MEMBER FINDLEY -- you can get very close to the  
17 distance which would then be -- 19.3 minus 13.5 would be  
18 what?

19          BOARD MEMBER RAMPE: Where is your 13.5?

20          CHAIRMAN MORREALE: There's a 13.5, is that the  
21 addition?

22          BOARD MEMBER FINDLEY: Yes, that's what I believe.

23          CHAIRMAN MORREALE: Okay.

24          MR. MORELLI: Yes. It's 13.6 actual feet from the house  
25 out to the property line, and then 18 feet --

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER FINDLEY: Long.

3           BOARD MEMBER RAMPE: Long.

4           MR. MORELLI: It goes right to the house.

5           BOARD MEMBER FINDLEY: Okay. It says 13.5 on this.

6           MR. MORELLI: Okay.

7           BOARD MEMBER RAMPE: Mine says .6.

8           BOARD MEMBER FINDLEY: Yours says .6?

9           MR. MORELLI: That's why I wish my wife were here. She  
10 knows all that stuff.

11           BOARD MEMBER FINDLEY: Mine says .5. That's fine.  
12 Well, maybe there's another one. Maybe I didn't ...

13           MS. PLATT: There are two sheets.

14           BOARD MEMBER FINDLEY: There's two sheets.

15           CHAIRMAN MORREALE: Oh, yes, there is.

16           MR. MORELLI: You got it?

17           BOARD MEMBER FINDLEY: Yes.

18           MR. MORELLI: Great.

19           And just in case you need to know, I did get the  
20 variance signatures all back for the people that --

21           BOARD MEMBER FINDLEY: We will need to ask that  
22 question.

23           MR. MORELLI: Yes. I have them for you here, except for  
24 the State, of course. They didn't send anything back.

25           BOARD MEMBER FINDLEY: That's fine. But you have proof

1                   - RE: DINO & KRISTINA MORELLI -

2 you mailed it; correct?

3           MR. MORELLI: Yes.

4           BOARD MEMBER RAMPE: So I see that the new addition is  
5 going to be less than 10 feet and less than five feet, six  
6 inches.

7           BOARD MEMBER FINDLEY: I think that's about --

8           BOARD MEMBER RAMPE: -- is that what --

9           BOARD MEMBER FINDLEY: -- your side yard, yes.

10          MR. MORELLI: Yes. Yeah, that's the distance from the  
11 completion of the project to the property, from the fence,  
12 actually. Our property goes beyond, if you look at the  
13 survey, it goes beyond the fence.

14          BOARD MEMBER FINDLEY: Yes.

15          MR. MORELLI: But they measured it to the wall itself.  
16 There's an old rock wall that was there.

17          BOARD MEMBER FINDLEY: Yep.

18          MR. MORELLI: And so it's five feet on one corner and  
19 it's over ten feet on the other side.

20          CHAIRMAN MORREALE: So the five feet, six inches, is  
21 that to the fence or is that to the property line?

22          MR. MORELLI: To the fence. The property line goes  
23 about five feet past there.

24          BOARD MEMBER RAMPE: Well, wouldn't the survey show you  
25 that?

1                   - RE: DINO & KRISTINA MORELLI -

2           MR. MORELLI: Yeah, it does show.

3           BOARD MEMBER FINDLEY: I don't think that's to the  
4 fence, it's to the property line.

5           MR. MORELLI: I think so. I think it's to the property  
6 line.

7           BOARD MEMBER FINDLEY: The corner of the building to the  
8 property line is 19.3.

9           BOARD MEMBER RAMPE: Right.

10          BOARD MEMBER FINDLEY: So 13.6 minus 19.3 --

11          MR. MORELLI: Yes.

12          BOARD MEMBER FINDLEY: -- is like five, six, about.

13          CHAIRMAN MORREALE: My guess is it's the front. I took  
14 a picture of the property and if you look from where he's got  
15 it staked out to the fence, it looks less than five feet.

16          BOARD MEMBER FINDLEY: Oh, yeah, to the fence it is.

17          But it is clear that there's a -- according to the  
18 survey, there's a rock wall.

19          CHAIRMAN MORREALE: Yep.

20          BOARD MEMBER FINDLEY: And I believe on this drawing it  
21 is --

22          CHAIRMAN MORREALE: The closer corner.

23          BOARD MEMBER FINDLEY: I believe this is the rock wall  
24 here, also. I'm going to ask him, but I think this is the  
25 rock wall.

1                   - RE: DINO & KRISTINA MORELLI -

2           CHAIRMAN MORREALE: From when I was at the house, that  
3 looks about right.

4           BOARD MEMBER FINDLEY: And here's, I think this is the  
5 fence.

6           CHAIRMAN MORREALE: Although it's not that close.

7           BOARD MEMBER FINDLEY: This.

8           CHAIRMAN MORREALE: This isn't perfect. I know that. I  
9 think the fence is like right -- no, that's the ...

10          BOARD MEMBER FINDLEY: I think this is the fence.

11          CHAIRMAN MORREALE: Oh, you're right. You're right.

12          BOARD MEMBER FINDLEY: This, I think, is -- I mean it  
13 looks like the rock wall to me.

14          CHAIRMAN MORREALE: It does.

15          BOARD MEMBER FINDLEY: Can you come up here for a  
16 minute?

17          BOARD MEMBER RAMPE: Then what is this here?

18          CHAIRMAN MORREALE: This is the approximation of this.  
19 I think it's a little bit generous on the site because this  
20 is the fence. The addition is actually not as close to the  
21 fence as this picture is indicating. And the rock wall is  
22 right around --

23          BOARD MEMBER FINDLEY: They're on that.

24          CHAIRMAN MORREALE: And that's probably the true corner  
25 right there.

1 - RE: DINO & KRISTINA MORELLI -

2 BOARD MEMBER FINDLEY: It appears to be the rock wall to  
3 me.

4 MR. MORELLI: Yes, it's barely visible. That's the rock  
5 wall. It starts down by 209 and goes all the way up this  
6 way. And then in the thing, you'll see, which makes it more  
7 -- this is what the surveyor did. That line signifies the  
8 rock wall. He has little rocks drawn. Then there's a fence.

9 BOARD MEMBER FINDLEY: Yes, your fence is right here.

10 MR. MORELLI: So the property line goes right ...

11 BOARD MEMBER FINDLEY: I think this is your fence.

12 MR. MORELLI: Yes. Yes, that's the septic tank, right  
13 there.

14 BOARD MEMBER FINDLEY: Okay.

15 MR. MORELLI: Way down here. And then the fence is  
16 right, where he showed, right there. You have to go this  
17 way, up top, and it goes. You can see the fence line right  
18 here.

19 BOARD MEMBER FINDLEY: Okay. All right. Thank you.

20 Well, do you want these mailings?

21 MR. MORELLI: That's my question.

22 BOARD MEMBER FINDLEY: Normally, we would give them to  
23 Kyra.

24 Do you have the little white things that ..

25 MS. PLATT: Those were received already. These are just



1                   - RE: DINO & KRISTINA MORELLI -

2 the returned mailings.

3           BOARD MEMBER FINDLEY: All right. So you've already  
4 gotten the receipts. Okay.

5           CHAIRMAN MORREALE: Okay. Good.

6           MS. PLATT: Yes.

7           MR. MORELLI: How am I doing so far? Because my wife is  
8 the mouth of the family.

9           BOARD MEMBER FINDLEY: You're doing fine.

10          MR. MORELLI: She knows everything.

11          BOARD MEMBER FINDLEY: You're doing fine.

12          STENOGRAPHER: Kyra will want the green cards.

13          BOARD MEMBER FINDLEY: Oh, she wants them? I didn't  
14 hear her.

15          Give them to Matt. Matt will take them.

16          MR. MORELLI: Like I said before, the State is the only  
17 one that didn't return it.

18          BOARD MEMBER RAMPE: Unbelievable.

19          CHAIRMAN MORREALE: Kyra, do you need me to read off  
20 what these are, the addresses?

21          MS. PLATT: No, but thank you.

22          CHAIRMAN MORREALE: Okay.

23          BOARD MEMBER FINDLEY: So I actually think we could,  
24 according what's required to provide, this thing --

25          BOARD MEMBER RAMPE: Is okay?

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER FINDLEY: I think it is. I mean we accept  
3 this type of stuff all the time.

4           CHAIRMAN MORREALE: Yes. It's not a full survey, but I  
5 think it's a picture of what he's proposed.

6           BOARD MEMBER FINDLEY: Yes.

7           CHAIRMAN MORREALE: I have no reason to doubt it.

8           All right. So now we have to figure out what the  
9 setbacks are.

10          BOARD MEMBER FINDLEY: Well, do we want to ...

11          CHAIRMAN MORREALE: Open a public hearing?

12          BOARD MEMBER FINDLEY: Yes.

13          CHAIRMAN MORREALE: I'll make a motion to open the  
14 public hearing.

15          BOARD MEMBER RAMPE: I'll second.

16          CHAIRMAN MORREALE: All in favor?

17          BOARD MEMBER RAMPE: Aye.

18          BOARD MEMBER FINDLEY: Aye.

19          BOARD MEMBER LEWIS: Aye.

20          ALTERNATE BOARD MEMBER FOURNIER: Aye.

21          CHAIRMAN MORREALE: Aye.

22                   (The motion was approved and carried.)

23          CHAIRMAN MORREALE: I will go look at the list, see if  
24 anybody ...

25                   (No verbal response.)



1                   - RE: DINO & KRISTINA MORELLI -

2           CHAIRMAN MORREALE: Okay.

3           BOARD MEMBER RAMPE: So what setbacks are you using?

4           CHAIRMAN MORREALE: We using the nonconformity.

5           BOARD MEMBER FINDLEY: Well, I'm going to  
6 nonconformities first.

7           BOARD MEMBER RAMPE: Okay.

8           CHAIRMAN MORREALE: While you're doing that, I'm going  
9 to start filling out the voting.

10                    (Board Member Findley examining zoning code.)

11           BOARD MEMBER RAMPE: There's nowhere else you could put  
12 it?

13           MR. MORELLI: Oh, to put that? Yeah. You can't get it  
14 towards the front of the house because if we were to move it  
15 from its existing location proposed and moved it up, then  
16 that's where the exhaust comes out of the water tank, the  
17 water heater that's in the house. And the gas lines actually  
18 enter the house, the propane lines, into the house that way,  
19 right off the bathroom. And the side of the house, it's  
20 going to be right on top of the septic tank if we put it  
21 there. And the front, there's a huge deck that's in the  
22 front. We couldn't put it there.

23           BOARD MEMBER RAMPE: What about where this little porch  
24 is?

25           MR. MORELLI: The porch itself? There's only a couple

1                   - RE: DINO & KRISTINA MORELLI -

2 feet. I don't know if you noticed. And it's all solid rock.  
3 It goes up a steep embankment.

4           BOARD MEMBER RAMPE: Oh.

5           MR. MORELLI: It goes straight up. And if I tore my  
6 daughter's swing set down she'd kill me.

7           CHAIRMAN MORREALE: So this is the only driveway you've  
8 got?

9           BOARD MEMBER RAMPE: Well, isn't this it?

10          CHAIRMAN MORREALE: Oh, okay. So you've got the house  
11 is on a hill --

12          BOARD MEMBER RAMPE: Uh-huh.

13          CHAIRMAN MORREALE: -- so it's steep here. Then it goes  
14 up this way. Over here, the turn on the driveway, there's  
15 that.

16          BOARD MEMBER RAMPE: Uh-huh.

17          CHAIRMAN MORREALE: This is probably the most logical  
18 place.

19          MR. MORELLI: It seemed like the most logical area when  
20 we checked it out. It's not on top of any drainage lines or  
21 septic lines.

22          BOARD MEMBER RAMPE: Right.

23          MR. MORELLI: Doesn't interrupt anything. That's why we  
24 picked that area. Plus, it'll look, make that -- if you  
25 look, ever see the house, it looks like someone just cut the

1                   - RE: DINO & KRISTINA MORELLI -

2 back off of it because it goes up, it goes straight down.

3           BOARD MEMBER RAMPE: This'll make it more conformed. it  
4 will look nice from the road. It's not a two-story addition,  
5 it's only one floor.

6           BOARD MEMBER RAMPE: Right.

7           MR. MORELLI: It's just used as a great room so we don't  
8 want no one climbing up and down stairs, which I don't like  
9 to do anymore, either.

10          BOARD MEMBER FINDLEY: And I believe we would go to  
11 199-51(B). It says you can do any -- I interpret it to say  
12 you can do any alteration except increase the number of  
13 bedrooms or dwelling units.

14          CHAIRMAN MORREALE: Okay.

15          BOARD MEMBER FINDLEY: You're not adding bedrooms;  
16 correct?

17          MR. MORELLI: There's no plumbing going there either.  
18 it's just electric in the great room for gathering.

19          BOARD MEMBER FINDLEY: But you're welcome to read it. I  
20 think that's what it says.

21          And it says we're supposed to use the bulk and lot area  
22 regulations of the most restrictive district in Schedule 1.

23          CHAIRMAN MORREALE: Okay.

24          MS. PLATT: Your choices are MG or RVP.

25          BOARD MEMBER FINDLEY: Say that again.

1                   - RE: DINO & KRISTINA MORELLI -

2           MS. PLATT: MG and RVP are the most restrictive zones in  
3 the Town of Mamakating.

4           BOARD MEMBER FINDLEY: Do you know the side yard it  
5 says?

6           MS. PLATT: I believe it's 50 all the way around, but  
7 hold on.

8           CHAIRMAN MORREALE: RG and RVP?

9           BOARD MEMBER RAMPE: Yes.

10          MS. PLATT: MG and RVP.

11          And yes, it's 50.

12          BOARD MEMBER FINDLEY: Front, rear, side both, a  
13 hundred. Fifty. So it's 50 foot.

14          MS. PLATT: Yep.

15          BOARD MEMBER FINDLEY: A hundred for both.

16          Now, the one thing we don't know is the side yard on the  
17 other side, but it looks like it's big.

18          BOARD MEMBER RAMPE: It looks like it, but it's kind of  
19 hard to tell; right?

20          MR. MORELLI: I got a couple different aerials if you  
21 would like to see them. I could show you other photographs  
22 that we have taken off of Google and zoomed in on the house  
23 and the entire property, if that helps.

24          BOARD MEMBER RAMPE: No.

25          BOARD MEMBER FINDLEY: Going from the this, it says it's

1                   - RE: DINO & KRISTINA MORELLI -

2   67 feet in the front yard. And if you look at that and  
3   compare it to this side yard, that side yard is in excess of  
4   a hundred feet on its own.

5           MR. MORELLI: Besides the -- the only flat area where we  
6   have the proposal, if you're thinking where that little  
7   septic is on that side, that property dips down about 45  
8   degrees.

9           BOARD MEMBER FINDLEY: I'm just looking at side yard  
10   distances.

11          MR. MORELLI: Okay. Yeah.

12          MS. PLATT: If the lot is 169 feet, just looking at the  
13   Connect Explore Eagle Viewer thing again, from the deck to  
14   the side yard by the driveway, it's about 88 feet.

15          BOARD MEMBER RAMPE: So it's ample.

16          BOARD MEMBER FINDLEY: Yes, it's ample.

17                   (Board members examining documents.)

18          BOARD MEMBER FINDLEY: So I think you need a variance of  
19   44.6 feet on one side, and I think that's all you really  
20   need.

21          CHAIRMAN MORREALE: So Variance of 44.6 feet.

22          BOARD MEMBER RAMPE: That's a big variance.

23          BOARD MEMBER FINDLEY: Say that again.

24          BOARD MEMBER RAMPE: It's a large variance.

25          BOARD MEMBER FINDLEY: Well, it is a large variance, but



1                   - RE: DINO & KRISTINA MORELLI -

2 it's an awkward property in an awkward area.

3           BOARD MEMBER RAMPE: Now, according to these, the  
4 property next to you is vacant.

5           BOARD MEMBER FINDLEY: That's correct; right?

6           BOARD MEMBER RAMPE: Right?

7           BOARD MEMBER FINDLEY: The property next to you is  
8 vacant?

9           MR. MORELLI: On which side?

10          BOARD MEMBER FINDLEY: At the variance side or --

11          MR. MORELLI: Well, the variance side, where my proposal  
12 is?

13          BOARD MEMBER FINDLEY: Yes.

14          MR. MORELLI: No. There's a house that's about 500 feet  
15 away, that's Peter Pinka is assigned one of those. That's  
16 occupied.

17          BOARD MEMBER FINDLEY: It looks like there's a house  
18 there, but it looks like there's a lot in between.

19          MR. MORELLI: There is a lot in between. That is owned  
20 by a gentleman, also assigned it, Ariel, who lives in the  
21 blue house. His property horseshoes around and comes in  
22 between my property and Peter's property.

23          BOARD MEMBER FINDLEY: Okay. So that property goes  
24 around.

25          MR. MORELLI: It just goes --

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER FINDLEY: That property goes around your  
3 neighbor's property.

4           MR. MORELLI: Yes, sir. Because he owns -- Peter owns,  
5 I think close to two point something acres, straight back  
6 into the woods. And then Ariel's property, loop, goes all  
7 the way, way behind. He owns 24 acres and it goes around the  
8 back up to 17 and then behind my house, up to the state land  
9 up there above the lot.

10          BOARD MEMBER FINDLEY: And it shows kind of a triangular  
11 lot to the left. That's unoccupied also, or is there a house  
12 there?

13          MR. MORELLI: There's no houses anywhere there besides  
14 Peter's and Ariel's.

15          Above the commuter lot there's a section of land up  
16 there. I believe it's the State. They own that whole thing,  
17 the lot and the property above it, because that's when they  
18 were burying, they were putting all their cut trees and such.  
19 They removed it all since.

20          BOARD MEMBER FINDLEY: And also, the reason for the  
21 large variance is because we had to use the most  
22 restrictive --

23          CHAIRMAN MORREALE: Right.

24          BOARD MEMBER FINDLEY: -- side yard. I mean there's  
25 other places that have side yards of 25 feet --

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER RAMPE: Correct.

3           BOARD MEMBER FINDLEY: -- but that's what we have to use  
4 by code.

5           CHAIRMAN MORREALE: Correct.

6           Kent, what was the code? Was it 199?

7           BOARD MEMBER RAMPE: 51(B).

8           BOARD MEMBER FINDLEY: Yes, 51(B). It's nonconforming  
9 uses, residential.

10          CHAIRMAN MORREALE: Okay. Any other questions or ...

11          BOARD MEMBER LEWIS: Pretty straightforward.

12          CHAIRMAN MORREALE: Does anybody have any thoughts or  
13 questions?

14                   (No verbal response.)

15          CHAIRMAN MORREALE: Okay.

16          BOARD MEMBER FINDLEY: Well, I'll ask one.

17                 Since we're using this restrictive table, we don't have  
18 to look at front yard because it's preexisting; correct? We  
19 agree with that?

20          BOARD MEMBER RAMPE: Yes.

21          BOARD MEMBER FINDLEY: Okay. That's all.

22          CHAIRMAN MORREALE: I'm just getting the language down  
23 for the vote.

24          BOARD MEMBER RAMPE: What?

25          BOARD MEMBER FINDLEY: Getting ready for your questions?

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER RAMPE: No. Yes.

3           CHAIRMAN MORREALE: Kyra, were all the mailers done  
4 correctly and the advertising, was everything done correctly  
5 by the Applicant as part of the public hearing, the notices  
6 and the advertising?

7           MS. PLATT: Yes.

8           CHAIRMAN MORREALE: So the way I have the vote worded is  
9 relief of Section 199-51, Subsection B with a variance of  
10 44.6 feet.

11          BOARD MEMBER FINDLEY: For side yard.

12          CHAIRMAN MORREALE: Let's go over the questions.

13          BOARD MEMBER FINDLEY: I would just include side yard in  
14 that.

15          CHAIRMAN MORREALE: Relief of 199-51(B) with a side yard  
16 variance of 44.6 feet.

17                   (Board Member Findley nodded his head.)

18          CHAIRMAN MORREALE: All right. Whether an undesirable  
19 change will be produced in the character of the neighborhood  
20 or a detriment to nearby properties will be created by the  
21 granting of this variance.

22           I'm going to say no.

23           Georgia, how do you vote?

24          BOARD MEMBER RAMPE: No.

25          CHAIRMAN MORREALE: Kent.

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER FINDLEY: No.

3           CHAIRMAN MORREALE: Jon.

4           ALTERNATE BOARD MEMBER FOURNIER: No.

5           CHAIRMAN MORREALE: Dave.

6           BOARD MEMBER LEWIS: No.

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

10          Kent.

11          MEMBER FINDLEY: No.

12          CHAIRMAN MORREALE: Dave.

13          BOARD MEMBER LEWIS: No.

14          CHAIRMAN MORREALE: Georgia

15          BOARD MEMBER RAMPE: What was that? No.

16          CHAIRMAN MORREALE: Jon.

17          ALTERNATE BOARD MEMBER FOURNIER: No.

18          CHAIRMAN MORREALE I'm going to say no.

19          Whether the requested area variance is substantial.

20          Georgia.

21          BOARD MEMBER RAMPE: Yes.

22          CHAIRMAN MORREALE: I'm going to say yes.

23          Jon.

24          ALTERNATE BOARD MEMBER FOURNIER: No.

25          CHAIRMAN MORREALE: Dave.

1                   - RE: DINO & KRISTINA MORELLI -

2           BOARD MEMBER LEWIS: No.

3           CHAIRMAN MORREALE: Kent.

4           BOARD MEMBER FINDLEY: Yes.

5           CHAIRMAN MORREALE: Whether the proposed variance will  
6 have an adverse effect or impact on the physical or  
7 environmental conditions in the neighborhood or district.

8           I'm going to say no.

9           Kent.

10          BOARD MEMBER FINDLEY: No.

11          CHAIRMAN MORREALE: Georgia.

12          BOARD MEMBER RAMPE: No.

13          CHAIRMAN MORREALE: Dave.

14          BOARD MEMBER LEWIS: No.

15          CHAIRMAN MORREALE: Jon.

16          ALTERNATE BOARD MEMBER FOURNIER: No.

17          CHAIRMAN MORREALE: Whether the alleged difficulty was  
18 self-created, which consideration shall be relevant to the  
19 decision of the ZBA but shall not necessarily preclude the  
20 granting of an area variance.

21          I'm going to say yes.

22          Kent.

23          BOARD MEMBER FINDLEY: Yes.

24          CHAIRMAN MORREALE: Georgia.

25          BOARD MEMBER RAMPE: Yes.

1                   - RE: DINO & KRISTINA MORELLI -

2           CHAIRMAN MORREALE: Jon.

3           ALTERNATE BOARD MEMBER FOURNIER: Yes.

4           CHAIRMAN MORREALE: Dave.

5           BOARD MEMBER LEWIS: Yes.

6           CHAIRMAN MORREALE: Okay. So just to reiterate the  
7 language, this vote is on the relief of 199-51(B) with a side  
8 yard variance of 44.6 feet. A vote of yes is in favor of  
9 relief. A vote of no is not in favor.

10          Georgia, how do you vote?

11          BOARD MEMBER RAMPE: Yes.

12          CHAIRMAN MORREALE: Jon, how do you vote?

13          ALTERNATE BOARD MEMBER FOURNIER: Yes.

14          CHAIRMAN MORREALE: Dave.

15          BOARD MEMBER LEWIS: Yes.

16          CHAIRMAN MORREALE: Kent.

17          BOARD MEMBER FINDLEY: Yes.

18          CHAIRMAN MORREALE: I am going to vote yes.

19                   (The side yard variance was granted.)

20          CHAIRMAN MORREALE: Sir, you've got your variance, and  
21 good luck with your project.

22          MR. MORELLI: Thank you so much.

23          CHAIRMAN MORREALE: Thank you.

24          MR. MORELLI: What do I do next?

25          CHAIRMAN MORREALE: You're going to contact Kyra

1                   - RE: DINO & KRISTINA MORELLI -

2 tomorrow. All right?

3           MR. MORELLI: Thank you so much everybody. I appreciate  
4 it.

5                                   (Time noted: 7:55 p.m.)

6                                   \* \* \* \* \*

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

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 Dino & Kristina  
Morelli, to the best of my knowledge and belief, having  
been stenographically recorded by me and transcribed  
under my supervision.

14

15

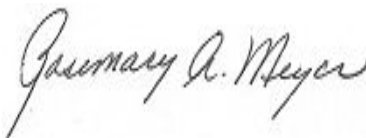
16

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: July 15, 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  
Hardscrapers @ Hudson Valley LLC  
Public Hearing  
Interpretation and Appeal of Building Inspector's  
Determination  
Tax Map Section 12; Block 1; Lot 39  
Burlingham Residential Zone  
----- X

Town Hall  
Town of Mamakating  
May 26, 2023  
7:55 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GEORGIA RAMPE, Board Member
- DAVID LEWIS, Board Member
- JON FOURNIER, Alternate Board Member
- KYRA PLATT, Building Department
- STEVEN MOGEL, ESQ., Attorney (via Zoom)

Also Present: Maykol Sanchez, Applicant

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

Reported By: Rosemary A. Meyer

1                   - RE:  HARDSCRAPERS @ HUDSON VALLEY LLC -

2           CHAIRMAN MORREALE:  Hardscrapers.

3           MR. SANCHEZ:  Hi.

4           CHAIRMAN MORREALE:  Please state your names and  
5 addresses for the stenographer.

6           MR. SANCHEZ:  Maykol Sanchez.

7           MS. DIAZ:  Elizabeth Diaz.

8           MR. SANCHEZ:  And the address is 6870 Walker Valley  
9 Road.

10          CHAIRMAN MORREALE:  That was Maykol Sanchez and?

11          MR. SANCHEZ:  M-A-Y-K-O-L.

12          CHAIRMAN MORREALE:  Same last name?

13          MS. DIAZ:  Diaz.

14          CHAIRMAN MORREALE:  Diaz.

15          Okay.  Please familiarize us, once more, with your  
16 application.

17          MR. SANCHEZ:  So we came, last time, because we bought  
18 two structures that were on this property.

19          BOARD MEMBER FINDLEY:  Just one second.  Can you just  
20 speak --

21          MR. SANCHEZ:  Oh, sorry.

22          BOARD MEMBER FINDLEY:  Yes, that's fine.

23          MR. SANCHEZ:  And the structures were gutted inside, not  
24 out.  And what we were proposing to do is to remodel the  
25 structures and have two residential homes.

1                   - RE:  HARDSCRAPERS @ HUDSON VALLEY LLC -

2                   It was an interpretation that we were discussing because  
3 they said that since they were gutted inside we couldn't  
4 remodel them, we had to build a single-family home.  But I  
5 guess it was a time frame issue there when we bought the  
6 property and when they served the violations.  It's less than  
7 two years.  It was only a year.  So we came by to see if we  
8 could remodel them.

9                   BOARD MEMBER FINDLEY:  It's a property with two small  
10 houses on it.

11                   CHAIRMAN MORREALE:  Okay.

12                   BOARD MEMBER FINDLEY:  They were gutted.  They bought it  
13 that way.  No one's actually sure when they were gutted, but  
14 the Building Inspector determined that since they were  
15 gutted, the use had been discontinued.  But the code gives  
16 them two years to --

17                   CHAIRMAN MORREALE:  Right.

18                   BOARD MEMBER FINDLEY:  -- to not lose the thing.

19                   And I believe the initial violation is --

20                   MR. SANCHEZ:  April '22.

21                   BOARD MEMBER FINDLEY:  -- April '22.

22                   CHAIRMAN MORREALE:  So just over a year since this  
23 process started --

24                   BOARD MEMBER FINDLEY:  Yes.

25                   CHAIRMAN MORREALE:  -- our finding.

1                   - RE:   HARDSCRAPERS @ HUDSON VALLEY LLC -

2           BOARD MEMBER FINDLEY:   We've asked the Building  
3 Department and the last time Kyra, as I recall, I don't want  
4 to put words in your mouth, you know, speak for the Building  
5 Department, but I believe they said they don't have any other  
6 record other than that saying the use has been discontinued.

7           CHAIRMAN MORREALE:   Okay.

8           BOARD MEMBER FINDLEY:   Do you agree with everything I  
9 said?

10          MR. SANCHEZ:   Correct.

11          BOARD MEMBER FINDLEY:   Kyra, do you agree with what I  
12 said?

13          MS. PLATT:   That, I do.

14          BOARD MEMBER FINDLEY:   Okay.

15          CHAIRMAN MORREALE:   So it seems like they're ...

16          BOARD MEMBER FINDLEY:   There's not a lot here.  I don't  
17 see how we can say the use has been discontinued if we don't  
18 have documentation it's been discontinued.  It kind of  
19 mirrors --

20          CHAIRMAN MORREALE:   Prove the negative.

21          BOARD MEMBER FINDLEY:   Right.  It kind of mirrors the  
22 other case that just came up.  But --

23          BOARD MEMBER RAMPE:   She said --

24          BOARD MEMBER FINDLEY:   -- we did, when I say "we," the  
25 Town, did actually violate them.  I forget the date, but

1                   - RE:   HARDSCRAPERS @ HUDSON VALLEY LLC -

2   April 2022.

3           MR. SANCHEZ:   Yeah.   Well, the previous owners.   We  
4   bought it with the violation.

5           BOARD MEMBER FINDLEY:   Oh, okay.   So you bought it after  
6   that.

7           MR. SANCHEZ:   Correct.

8           CHAIRMAN MORREALE:   Okay.

9           BOARD MEMBER FINDLEY:   So ...

10          CHAIRMAN MORREALE:   Okay.   I'm just going to --

11          BOARD MEMBER FINDLEY:   We've got to open a public  
12   hearing.

13          CHAIRMAN MORREALE:   Yes.   I just want to -- well, I  
14   guess it doesn't matter.   We can do it and get us out of  
15   here.

16          UNIDENTIFIED SPEAKER:   Hello

17          CHAIRMAN MORREALE:   I'll make a motion to open the  
18   public hearing.

19          Do I have a second?

20          BOARD MEMBER LEWIS:   Aye.

21          CHAIRMAN MORREALE:   All in favor?

22          BOARD MEMBER RAMPE:   Aye.

23          BOARD MEMBER FINDLEY:   Aye.

24          BOARD MEMBER LEWIS:   Aye.

25          ALTERNATE BOARD MEMBER FOURNIER:   Aye.

1                   - RE:   HARDSCRAPERS @ HUDSON VALLEY LLC -

2           CHAIRMAN MORREALE:   Aye.

3                   (The motion was approved and carried.)

4                   (The stenographer inquired if the mailing were  
5           done correctly and the newspapers notified.)

6           BOARD MEMBER FINDLEY:   Oh, yes.

7           CHAIRMAN MORREALE:   Kyra, were the mailings done  
8           correctly and the advertisement done correctly?

9           MS. PLATT:   Yes.   Sorry.

10          CHAIRMAN MORREALE:   No apology necessary.

11          BOARD MEMBER FINDLEY:   Do you have the green cards from  
12          the mailings?

13          MR. SANCHEZ:   We don't.

14          MS. DIAZ:   We didn't receive anything.

15          BOARD MEMBER FINDLEY:   You didn't receive anything back?

16          MS. DIAZ:   We didn't receive a list of neighbors or  
17          anything.

18          CHAIRMAN MORREALE:   So Kyra, what records do we have  
19          that the mailings were done correctly?

20          MS. PLATT:   The newspaper was notified out and I -- let  
21          me just pull up my -- where is this e-mail?   Hold on.

22          CHAIRMAN MORREALE:   So the mailers were not done.

23          MR. SANCHEZ:   We did not do it.

24          CHAIRMAN MORREALE:   Okay.

25          MS. PLATT:   No, no.   The newspaper was notified.

1                   - RE:   HARDSCRAPERS @ HUDSON VALLEY LLC -

2           CHAIRMAN MORREALE:   Okay.

3           MS. PLATT:    But that was the -- okay.

4           CHAIRMAN MORREALE:   All right.   Steve, how do we undo  
5 what we just did?

6           BOARD MEMBER FINDLEY:   Kyra, how many mailings were  
7 required, do you know?

8           MS. PLATT:    I don't have it in front of me.   I'm sorry.

9           CHAIRMAN MORREALE:   Okay.   In order for this process to  
10 continue there are two requirements.   One is advertise in the  
11 newspaper, which was done.   The other is mailers have to be  
12 sent to your neighbors in a certain radius.   That was  
13 apparently not done.

14          MR. SANCHEZ:   I think it was 500 feet, I think it was.

15          CHAIRMAN MORREALE:   Yes, exactly.

16          STENOGRAPHER:   You get a list from Kyra.

17          MR. SANCHEZ:    No, we did not.   Okay, we get a list.

18          MS. DIAZ:    We came after the last meeting and she told  
19 us it wasn't ready.   She was going to mail it to us.   We  
20 never received it.

21          CHAIRMAN MORREALE:   Okay.   So regardless of why you  
22 don't have it done, it hasn't been done.   We cannot continue  
23 with the process.

24          BOARD MEMBER FINDLEY:   I would like to hear Steve's  
25 thing on that.   I mean I think we can keep the public hearing



1                   - RE:  HARDSCRAPERS @ HUDSON VALLEY LLC -

2 open because it was advertised.

3           CHAIRMAN MORREALE:  Yes.

4           BOARD MEMBER FINDLEY:  Have the mailings.

5           CHAIRMAN MORREALE:  Let's see what Steve has to say.

6           BOARD MEMBER FINDLEY:  Yes.

7           CHAIRMAN MORREALE:  Steve.

8           MR. MOGEL:  Well, let me see.  I'm just trying to think  
9 if it's a jurisdictional issue, but it probably isn't.  I  
10 mean I suppose you could -- so if the notice went out but the  
11 mailings didn't go out -- hang on a minute.

12           CHAIRMAN MORREALE:  While we're -- I mean on my cheat  
13 sheet for the vote it doesn't ask, before we do the vote we  
14 need to verify the --

15           BOARD MEMBER FINDLEY:  The mailings.

16           CHAIRMAN MORREALE:  -- the mailings.

17           BOARD MEMBER FINDLEY:  That's what I'm saying.

18           CHAIRMAN MORREALE:  Right.

19           BOARD MEMBER FINDLEY:  Notice was given.

20           CHAIRMAN MORREALE:  Right.

21           BOARD MEMBER FINDLEY:  So the public hearing is open.

22           CHAIRMAN MORREALE:  We keep it open.

23           BOARD MEMBER FINDLEY:  Keep the hearing open --

24           CHAIRMAN MORREALE:  Right.

25           BOARD MEMBER FINDLEY:  -- for the mailings to go out.

1                   - RE:   HARDSCRAPERS @ HUDSON VALLEY LLC -

2   Next month we can continue the public hearing for anyone that  
3   received the mailings.

4           CHAIRMAN MORREALE:   Right.

5           BOARD MEMBER FINDLEY:   But we have to wait for Steve.

6           CHAIRMAN MORREALE:   I agree, but I'm going down the same  
7   road you are.

8           BOARD MEMBER FINDLEY:   And then we just close the public  
9   hearing next month and have a vote.

10          CHAIRMAN MORREALE:   Exactly.

11          BOARD MEMBER RAMPE:   Okay.

12          MS. PLATT:   I --

13          BOARD MEMBER RAMPE:   We --

14          MS. PLATT:   Sorry.

15          CHAIRMAN MORREALE:   Go ahead.

16          BOARD MEMBER RAMPE:   Go ahead, Kyra.

17          MS. PLATT:   I just want to say, for the record, I did  
18   e-mail the list and the return receipt.  I sent it on May  
19   8th, at 1:25 p.m.  And there were -- hold on.  There were 28  
20   mailers total.

21          CHAIRMAN MORREALE:   Okay.  I appreciate that.  But  
22   it's --

23          BOARD MEMBER FINDLEY:   It sounds like they weren't done.

24          CHAIRMAN MORREALE:   Yes, they weren't done.  For  
25   whatever reason they weren't done, they weren't done.

1                   - RE:   HARDSCRAPERS @ HUDSON VALLEY LLC -

2           MR. SANCHEZ:   We'll come pick it up.

3           CHAIRMAN MORREALE:   Yes.

4           MR. SANCHEZ:   Maybe something went -- we didn't receive  
5 it in our e-mail --

6           CHAIRMAN MORREALE:   Okay.

7           MR. SANCHEZ:   -- so it could have been who knows.  I  
8 even checked my junk mail, whatever.  It happens.

9           BOARD MEMBER FINDLEY:   And it's fine.

10          CHAIRMAN MORREALE:   It's fine.

11          BOARD MEMBER FINDLEY:   But we have to give the public  
12 the opportunity --

13          MR. MORELLI:   I understand.  I understand.  That's okay.

14          CHAIRMAN MORREALE:   Procedural.

15          BOARD MEMBER FINDLEY:   Yes.

16          MR. MOGEL:   I'm looking at 199-58 which is the code  
17 pertaining to hearing and notices.  And I would say that you  
18 could keep it open and simply adjourn.  I mean 199-58(B)  
19 says:  Adjournment of the hearing:  Upon the day of hearing  
20 any application or appeal, the Zoning Board may adjourn the  
21 hearing for a reasonable period for the purpose of causing  
22 such further notice as it deems proper to be served upon such  
23 other property owners as it decided may be interested in said  
24 application or appeal.

25          Yes.  I mean I would leave it to the Board's discretion.

1           - RE:  HARDSCRAPERS @ HUDSON VALLEY LLC -

2  I certainly am not a fan of hypertechnical reviews, you know,  
3  adherence, particularly for people who are not represented by  
4  counsel.  So I don't see an issue.

5           CHAIRMAN MORREALE:  Okay.  Then let's do that.  Let's  
6  keep the public hearing open, adjourn it to June.

7           I would speak to Kyra tomorrow and get that list.  And  
8  we will continue the public hearing next month.

9           BOARD MEMBER LEWIS:  Sounds good.

10          BOARD MEMBER FINDLEY:  And we should be resolved by  
11  then.

12          CHAIRMAN MORREALE:  Yes

13          BOARD MEMBER RAMPE:  I don't know if -- I just want to  
14  ask a question.  You purchased these two what you thought  
15  were dwellings on a property, but I don't think you're  
16  allowed to have two dwellings on --

17          BOARD MEMBER FINDLEY:  It's a preexisting nonconforming  
18  condition.

19          BOARD MEMBER RAMPE:  It's a preexisting.

20          CHAIRMAN MORREALE:  The only --

21          BOARD MEMBER FINDLEY:  So if the use is interrupted --

22          BOARD MEMBER RAMPE:  Right.

23          BOARD MEMBER FINDLEY:  -- in excess of two years you  
24  can't do it anymore.  But --

25          BOARD MEMBER RAMPE:  But it was the previous owner

1                   - RE:   HARDSCRAPERS @ HUDSON VALLEY LLC -

2   that --

3           BOARD MEMBER FINDLEY:   Gutted it.

4           BOARD MEMBER RAMPE:    -- gutted it.

5           BOARD MEMBER FINDLEY:   And they were violated --

6           BOARD MEMBER RAMPE:    April 2022.

7           CHAIRMAN MORREALE:    Right.

8           BOARD MEMBER FINDLEY:   Right.  And that's the first time  
9   the Town said that the use stopped.

10          CHAIRMAN MORREALE:    So we have no record of it not being  
11   used as the existing use prior to April of 2022 so that's all  
12   we have to go on.

13          BOARD MEMBER RAMPE:    Okay.

14          CHAIRMAN MORREALE:    Perfect.

15          MR. SANCHEZ:           Thank you, guys.

16          CHAIRMAN MORREALE:    Thank you.

17          So do I have a motion to adjourn?

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

19          ALTERNATE BOARD MEMBER FOURNIER:   Second.

20          CHAIRMAN MORREALE:    All in favor?

21          BOARD MEMBER RAMPE:    Aye.

22          BOARD MEMBER FINDLEY:   Aye.

23          BOARD MEMBER LEWIS:    Aye.

24          ALTERNATE BOARD MEMBER FOURNIER:   Aye.

25          CHAIRMAN MORREALE:    Aye.

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

- RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

(The motion was approved and carried.)

(Time noted: 8:06 p.m.)

\* \* \* \* \*

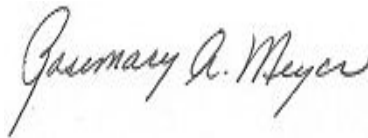
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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 Hardscapers @ Hudson Valley LLC, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

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



ROSEMARY A. MEYER

Date Transcribed: July 15, 2023

	<p><b>allowed (3)</b> 22:16;23:16;24:6</p>	<p><b>assuming (2)</b> 14:21;15:17</p>	<p>13,14,15,20,21; 13:17;14:4,5,14,21; 15:25;16:5,12,14,20, 23;17:5,9,13,17,20, 23;18:5,6,11,16,19; 19:7,8,10,14,16,18, 19,20,21,22,23,24,25; 20:5,8,10,13,17,20; 21:2,3,4,5,9,13,17,20, 22;22:3,15,17,18,19, 21;23:11,15,23,25; 24:5:25:10,12,13,14, 17,19,21,24;26:4,7, 11,16,24;27:10,12, 14,15,16,17,23;28:2, 3,4;44:3,5,7,10,11, 23;45:4,9,12,16,22; 46:3,6,10,15,19,25; 47:4,9,12,15,18,24, 25;48:9,15,16,17,18, 22,23,24,25;49:3,5,6, 7,10,13,17,23;50:2, 10,20,24;51:2,3,7,8, 11,16,20,21,24,25; 52:2,11,13,17,24; 53:2,4,6,13,15,17,21, 24;54:2,4,10,12,14, 16,23,25;55:3,5,11, 13,15,17</p>	<p>19;19:4</p>
<p><b>A</b></p> <p><b>above (3)</b> 50:9,15,17</p> <p><b>accept (2)</b> 4:24;5:2</p> <p><b>According (6)</b> 6:11;15:10,11,12; 22:17;49:3</p> <p><b>achieved (1)</b> 53:8</p> <p><b>acknowledging (1)</b> 7:15</p> <p><b>acres (3)</b> 25:10;50:5,7</p> <p><b>action (3)</b> 26:12,14;27:3</p> <p><b>activities (2)</b> 12:17;17:2</p> <p><b>activity (4)</b> 14:8;18:21,25;21:9</p> <p><b>actually (2)</b> 5:25;44:17</p> <p><b>add (1)</b> 8:10</p> <p><b>adding (1)</b> 46:15</p> <p><b>addition (1)</b> 46:4</p> <p><b>additional (1)</b> 12:23</p> <p><b>adult (4)</b> 21:20,22,22,24</p> <p><b>adverse (1)</b> 54:6</p> <p><b>advertising (2)</b> 52:4,6</p> <p><b>advised (1)</b> 22:23</p> <p><b>aerials (1)</b> 47:20</p> <p><b>affidavit (2)</b> 13:25;15:11</p> <p><b>affirmance (1)</b> 12:19</p> <p><b>again (4)</b> 23:23;46:25;48:13, 23</p> <p><b>agency (1)</b> 6:13</p> <p><b>agenda (1)</b> 22:17</p> <p><b>ago (1)</b> 19:13</p> <p><b>agree (1)</b> 51:19</p> <p><b>Agreed (1)</b> 6:21</p> <p><b>alleged (1)</b> 54:17</p> <p><b>Allegiance (2)</b> 4:4,5</p>	<p><b>alteration (1)</b> 46:12</p> <p><b>ALTERNATE (10)</b> 4:18,21;5:9;27:17; 53:4,17,24;54:16; 55:3,13</p> <p><b>ample (2)</b> 48:15,16</p> <p><b>annexed (1)</b> 14:3</p> <p><b>anymore (1)</b> 46:9</p> <p><b>appeal (1)</b> 27:4</p> <p><b>Appeals (1)</b> 4:2</p> <p><b>appended (3)</b> 8:21;13:25;18:25</p> <p><b>Applicant (3)</b> 52:5;53:8,9</p> <p><b>application (1)</b> 7:9</p> <p><b>appreciate (1)</b> 56:3</p> <p><b>appropriate (1)</b> 22:7</p> <p><b>approval (7)</b> 6:19;7:10;12:14, 19;13:16;14:23;22:2</p> <p><b>approvals (1)</b> 14:15</p> <p><b>approved (20)</b> 5:11;6:5,8;12:16; 13:3;14:17,17,23; 15:3,22;16:8;18:18, 19,22;20:11,15,17, 19,25;27:19</p> <p><b>area (9)</b> 6:5;45:19,24; 46:21;48:5;49:2; 53:9,19;54:20</p> <p><b>areas (1)</b> 24:17</p> <p><b>Ariel (1)</b> 49:20</p> <p><b>Ariel's (2)</b> 50:6,14</p> <p><b>arose (1)</b> 21:2</p> <p><b>around (10)</b> 12:12;17:19;19:3, 12;26:6;47:6;49:21, 24;50:2,7</p> <p><b>assertion (1)</b> 16:13</p> <p><b>assigned (2)</b> 49:15,20</p> <p><b>associated (2)</b> 12:18;18:23</p> <p><b>assume (2)</b> 16:9,10</p>	<p><b>attach (3)</b> 8:12,13,15</p> <p><b>attempt (1)</b> 22:6</p> <p><b>attendance (1)</b> 5:21</p> <p><b>Attorney (2)</b> 14:3;16:19</p> <p><b>annex (1)</b> 23:5</p> <p><b>away (1)</b> 49:15</p> <p><b>awkward (2)</b> 49:2,2</p> <p><b>Aye (10)</b> 5:6,7,8,9,10;27:14, 15,16,17,18</p>	<p><b>B</b></p> <p><b>back (13)</b> 7:3;12:24;13:4,14; 14:21;15:2;19:3; 20:16;21:4,6;46:2; 50:5,8</p> <p><b>ball (1)</b> 19:16</p> <p><b>based (1)</b> 6:9</p> <p><b>basically (2)</b> 12:15;16:4</p> <p><b>bathroom (1)</b> 44:19</p> <p><b>becomes (1)</b> 8:6</p> <p><b>bed (1)</b> 23:18</p> <p><b>bedrooms (2)</b> 46:13,15</p> <p><b>beginning (2)</b> 20:24;25:19</p> <p><b>behind (2)</b> 50:7,8</p> <p><b>benefit (1)</b> 53:7</p> <p><b>Besides (2)</b> 48:5;50:13</p> <p><b>beyond (1)</b> 14:9</p> <p><b>big (3)</b> 18:14;47:17;48:22</p> <p><b>bill (1)</b> 14:3</p> <p><b>blue (1)</b> 49:21</p> <p><b>Board (204)</b> 4:2,9,14,16,18,21; 5:2,4,6,7,8,9,15,18; 6:5,8,11,13,16,17,18, 19,22;7:5,12,17,25; 8:5,8,10,13;9:5;12:2,</p>	<p><b>C</b></p> <p><b>call (5)</b> 4:7;17:3,25;21:15; 22:9</p> <p><b>called (2)</b> 4:3;7:11</p> <p><b>came (4)</b> 12:11;13:14;21:6; 24:22</p> <p><b>can (14)</b> 4:22;8:12,15,24; 12:15;13:17;14:13; 15:5;17:7;20:22; 26:22;46:11,12;53:8</p> <p><b>carried (2)</b> 5:11;27:19</p> <p><b>case (1)</b> 14:20</p> <p><b>center (1)</b> 23:20</p> <p><b>centers (1)</b> 23:19</p> <p><b>certain (2)</b> 21:13,14</p> <p><b>Certificate (1)</b> 15:18</p> <p><b>chain (1)</b> 19:12</p> <p><b>CHAIRMAN (107)</b> 4:2,6,10,12,15,17, 19,22,24;5:3,5,10,12, 17,19;6:3,7,10,12,21, 23;7:3,7,9,14;8:7,12, 15,17,23;9:4,6;12:4, 19;13:3;15:8;18:20; 19:6;20:2,6,9;22:25; 24:7,15,24;25:3;26:3, 5,20,23,25;27:5,7,11, 13,18,20;28:8;44:2,4, 8;45:7,10,13,17; 46:14,23;47:8;48:21; 50:23;51:5,10,12,15, 22;52:3,8,12,15,18, 25;53:3,5,7,12,14,16, 18,22,25;54:3,5,11, 13,15,17,24;55:2,4,6, 12,14,16,18,20,23,25</p>
			<p><b>bolts (1)</b> 22:13</p> <p><b>both (2)</b> 47:12,15</p> <p><b>bought (1)</b> 17:4</p> <p><b>breakfast (1)</b> 23:18</p> <p><b>Breweries (1)</b> 24:2</p> <p><b>briefly (1)</b> 12:9</p> <p><b>bring (1)</b> 14:10</p> <p><b>build (1)</b> 15:17</p> <p><b>building (22)</b> 12:11;13:6,7,10,12, 17,21,23;14:11; 15:11,13,16,19,20, 22;17:4,6;18:6; 19:12;20:23;24:18; 26:15</p> <p><b>bulk (1)</b> 46:21</p> <p><b>burying (1)</b> 50:18</p> <p><b>business (7)</b> 15:8,21,23,23; 17:14;24:8,19</p> <p><b>buy (1)</b> 19:4</p> <p><b>buyer (6)</b> 13:6;14:18,19,19,</p>	<p><b>change (1)</b> 52:19</p> <p><b>changed (2)</b> 14:20;20:24</p> <p><b>character (1)</b> 52:19</p> <p><b>Chase (2)</b> 19:7,10</p> <p><b>check (1)</b> 7:5</p> <p><b>checked (1)</b> 45:20</p> <p><b>checking (1)</b></p>



24:5 <b>choices (1)</b> 46:24 <b>chooses (1)</b> 22:5 <b>cideries (1)</b> 24:2 <b>city (1)</b> 18:14 <b>clarify (1)</b> 17:24 <b>clearly (1)</b> 22:10 <b>clients (1)</b> 15:10 <b>climbing (1)</b> 46:8 <b>close (1)</b> 50:5 <b>clue (1)</b> 21:12 <b>code (4)</b> 25:4;44:10;51:4,6 <b>coincidentally (1)</b> 16:21 <b>comment (2)</b> 15:13;24:21 <b>commercial (5)</b> 12:17;18:17,20,21; 21:9 <b>commuter (1)</b> 50:15 <b>company (3)</b> 24:10,12,13 <b>compare (1)</b> 48:3 <b>completed (1)</b> 6:24 <b>conclusion (3)</b> 13:22,24;14:11 <b>condition (4)</b> 8:19,20,22,25 <b>conditional (4)</b> 6:24,25;7:10;8:19 <b>conditionally (1)</b> 6:8 <b>conditions (1)</b> 54:7 <b>confident (1)</b> 17:19 <b>confirmation (1)</b> 15:4 <b>conformed (1)</b> 46:3 <b>conjunction (1)</b> 14:7 <b>Connect (1)</b> 48:13 <b>consideration (1)</b> 54:18 <b>contact (1)</b> 55:25 <b>continuation (1)</b>	12:22 <b>continue (2)</b> 12:15;19:5 <b>continued (2)</b> 12:21;15:3 <b>continuous (2)</b> 14:2;16:10 <b>continuously (3)</b> 13:2;16:8;19:2 <b>contrary (2)</b> 16:13;21:8 <b>copy (2)</b> 9:2;20:20 <b>correctly (2)</b> 52:4,4 <b>country (1)</b> 23:18 <b>county (1)</b> 5:23 <b>couple (2)</b> 44:25;47:20 <b>Crawford (2)</b> 17:4,7 <b>created (1)</b> 52:20 <b>curious (1)</b> 24:18 <b>current (1)</b> 22:25 <b>customary (1)</b> 13:7 <b>cut (2)</b> 45:25;50:18	14:11;15:12,16,19,22 <b>Department's (1)</b> 15:13 <b>detached (1)</b> 23:16 <b>determination (2)</b> 5:23;26:11 <b>detriment (1)</b> 52:20 <b>development (1)</b> 23:17 <b>different (1)</b> 47:20 <b>difficulty (1)</b> 54:17 <b>DINO (13)</b> 44:1;45:1;46:1; 47:1;48:1;49:1;50:1; 51:1;52:1;53:1;54:1; 55:1;56:1 <b>dips (1)</b> 48:7 <b>discontinuance (1)</b> 13:18 <b>distances (1)</b> 48:10 <b>distilleries (1)</b> 24:2 <b>district (2)</b> 46:22;54:7 <b>documents (1)</b> 48:17 <b>done (3)</b> 15:5;52:3,4 <b>DOT (2)</b> 6:14;7:17 <b>doubt (1)</b> 7:24 <b>down (7)</b> 19:7,10;45:6;46:2, 8;48:7;51:22 <b>drain (1)</b> 7:24 <b>drainage (6)</b> 6:15;7:18,21,23; 8:6;45:20 <b>drained (1)</b> 6:15 <b>dress (2)</b> 25:6,7 <b>dresses (1)</b> 22:12 <b>drive (1)</b> 19:14 <b>driveway (4)</b> 8:3;45:7,14;48:14 <b>due (1)</b> 13:18 <b>during (1)</b> 14:2 <b>dwelling (2)</b> 23:16;46:13	<b>E</b> <b>Eagle (1)</b> 48:13 <b>educational (1)</b> 23:18 <b>effect (1)</b> 54:6 <b>either (4)</b> 18:3;20:5;46:9,17 <b>electric (1)</b> 46:18 <b>else (3)</b> 14:13;25:22;44:11 <b>e-mail (1)</b> 14:3 <b>embankment (1)</b> 45:3 <b>Empire (5)</b> 16:15,15,20,21,23 <b>enforcement (1)</b> 22:7 <b>enter (1)</b> 44:18 <b>entered (1)</b> 26:18 <b>entire (1)</b> 47:23 <b>environmental (1)</b> 54:7 <b>envision (1)</b> 19:15 <b>erroneous (1)</b> 14:11 <b>estate (1)</b> 14:18 <b>Even (2)</b> 22:23;24:6 <b>evening (2)</b> 4:20;12:7 <b>everybody (1)</b> 56:3 <b>everybody's (1)</b> 18:13 <b>everyone (1)</b> 12:8 <b>evidence (6)</b> 12:25,25;13:19; 14:7;15:12;21:7 <b>exactly (1)</b> 19:9 <b>examining (2)</b> 44:10;48:17 <b>except (2)</b> 13:12;46:12 <b>excess (1)</b> 48:3 <b>excuse (1)</b> 18:25 <b>exhaust (1)</b> 44:16 <b>existed (1)</b>	20:15 <b>existing (1)</b> 44:15 <b>Explore (1)</b> 48:13 <b>explosives (1)</b> 21:21
	<b>D</b>		<b>F</b>	
	<b>damage (1)</b> 24:17 <b>date (2)</b> 27:22;28:4 <b>daughter's (1)</b> 45:6 <b>Dave (7)</b> 4:8;53:5,12,25; 54:13;55:4,14 <b>day (1)</b> 16:18 <b>days (1)</b> 12:10 <b>dealer (2)</b> 17:12,18 <b>decision (1)</b> 54:19 <b>deck (2)</b> 44:21;48:13 <b>degrees (1)</b> 48:8 <b>demonstrate (1)</b> 22:4 <b>demonstrated (1)</b> 13:14 <b>Department (11)</b> 13:7,8,12,17,21,23;	<b>facility (1)</b> 23:20 <b>fact (3)</b> 13:13,15;14:2 <b>Falls (1)</b> 25:24 <b>far (1)</b> 18:4 <b>favor (4)</b> 5:5;27:13;55:8,9 <b>feasible (1)</b> 53:8 <b>feet (12)</b> 45:2;48:2,4,12,14, 19,21;49:14;50:25; 52:10,16;55:8 <b>fence (1)</b> 19:12 <b>few (1)</b> 5:12 <b>field (3)</b> 19:11,17,18 <b>Fifty (1)</b> 47:13 <b>file (4)</b> 13:21;15:13;20:22; 24:25 <b>filed (1)</b> 24:23 <b>filings (1)</b> 13:15 <b>filling (1)</b> 44:9 <b>Findley (113)</b> 4:13,14;5:4,7,15, 18;6:5,8,11,13,17,19; 7:5,12,17,25;8:5,8, 10,13;12:2;15:25; 16:5,12,14,20,23; 17:5,9,13,17,20,23; 18:5,16,19;19:8,14, 18,20,22,24;20:5,8, 10,13,17,20;21:9,13, 17,20,22;22:3,15,18, 21;23:11,15,23,25; 24:5;25:13,17,21,24; 26:4,7,11,16;27:15, 23;28:2,4;44:5,10; 46:10,15,19,25;47:4, 12,15,25;48:9,16,18, 23,25;49:5,7,10,13, 17,23;50:2,10,20,24; 51:3,8,16,21,25;		

52:11,13,17;53:2,11; 54:4,10,23;55:17 <b>finds (1)</b> 12:21 <b>fine (4)</b> 8:18;13:4,12;17:23 <b>first (1)</b> 44:6 <b>five (1)</b> 23:10 <b>flat (1)</b> 48:5 <b>floor (1)</b> 46:5 <b>folks (1)</b> 16:22 <b>follow (1)</b> 7:16 <b>foot (1)</b> 47:13 <b>Forgive (2)</b> 18:14;20:2 <b>Forklift (9)</b> 16:15,15,20,21,24; 17:12;24:10,12,13 <b>Fournier (11)</b> 4:17,18,21;5:9; 27:17;53:4,17,24; 54:16;55:3,13 <b>frame (1)</b> 24:16 <b>frankly (1)</b> 15:5 <b>front (6)</b> 44:14,21,22;47:12; 48:2;51:18 <b>functions (1)</b> 14:24 <b>further (2)</b> 20:4,7	20:54:11,24;55:10 <b>gets (1)</b> 7:22 <b>given (3)</b> 14:15,15,16 <b>GLATT (23)</b> 12:1,5,7;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1,5,8;24:1,10,12; 25:1;26:1;27:1;28:1 <b>Glatts (2)</b> 13:5;14:6 <b>goes (13)</b> 8:5;14:17;25:6; 45:3,5,13;46:2,2; 49:23,25;50:2,6,7 <b>Good (2)</b> 12:7;55:21 <b>goodness (1)</b> 26:25 <b>Google (1)</b> 47:22 <b>grandfathered (2)</b> 16:11;22:24 <b>granted (2)</b> 12:14;55:19 <b>granting (2)</b> 52:21;54:20 <b>Great (3)</b> 9:4;46:7,18 <b>guess (1)</b> 26:6 <b>guessing (1)</b> 25:21 <b>Gumaer (1)</b> 25:24 <b>gutter (1)</b> 8:5	<b>HELEN (17)</b> 12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1 <b>Helene (2)</b> 12:5,7 <b>Hello (1)</b> 26:24 <b>helps (1)</b> 47:23 <b>Hey (4)</b> 13:3,8;21:6;25:7 <b>hill (1)</b> 45:11 <b>hold (1)</b> 47:7 <b>honestly (1)</b> 16:7 <b>hoping (1)</b> 12:8 <b>horseshoes (1)</b> 49:21 <b>horticulture (1)</b> 23:19 <b>house (17)</b> 15:17,18,20;19:11; 44:14,17,18,18,19; 45:10,25;47:22; 49:14,17,21;50:8,11 <b>houses (1)</b> 50:13 <b>How's (1)</b> 21:16 <b>huge (1)</b> 44:21 <b>hundred (3)</b> 47:13,15;48:4	21:4;25:9 <b>interpret (1)</b> 46:11 <b>interpretation (2)</b> 26:14;27:4 <b>interpretative (1)</b> 23:19 <b>interrupt (1)</b> 45:23 <b>interruption (1)</b> 15:9 <b>into (6)</b> 6:15;7:18,21; 22:12;44:18;50:6 <b>involved (4)</b> 16:15,24;17:9,17 <b>involves (1)</b> 18:22 <b>IRA (19)</b> 12:1,5,7;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1 <b>issue (3)</b> 21:2,6;26:10 <b>issued (2)</b> 9:3;12:20	<b>Kyra (5)</b> 7:20;8:24;9:6; 52:3;55:25
				<b>L</b>
				<b>land (2)</b> 50:8,15 <b>language (2)</b> 51:22;55:7 <b>large (3)</b> 48:24,25;50:21 <b>Larry (1)</b> 17:25 <b>last (2)</b> 6:3;7:10 <b>laundry (1)</b> 12:11 <b>law (2)</b> 15:15;27:2 <b>lawful (1)</b> 21:15 <b>lead (2)</b> 13:22,23 <b>league (1)</b> 19:18 <b>least (1)</b> 20:22 <b>leaves (1)</b> 14:25 <b>left (2)</b> 19:23;50:11 <b>letter (4)</b> 12:20;13:11;14:12, 12 <b>level (1)</b> 8:2 <b>Lewis (12)</b> 4:8,9;5:8;27:10,16; 51:11;53:6,13;54:2, 14;55:5,15 <b>license (1)</b> 21:18 <b>lift (2)</b> 17:12,18 <b>limited (1)</b> 23:17 <b>limits (1)</b> 21:14 <b>lines (4)</b> 44:17,18;45:20,21 <b>link (2)</b> 5:24;19:12 <b>listen (3)</b> 13:8;21:7;25:7 <b>literally (2)</b> 16:18;20:24 <b>little (5)</b> 18:13;19:17,18; 44:23;48:6 <b>lives (1)</b> 49:20 <b>living (1)</b>
<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	
<b>game (1)</b> 23:17 <b>Gary (1)</b> 12:20 <b>gas (1)</b> 44:17 <b>gathering (1)</b> 46:18 <b>generally (1)</b> 14:16 <b>generic (1)</b> 22:9 <b>Genevieve (1)</b> 4:10 <b>gentleman (1)</b> 49:20 <b>geography (1)</b> 18:13 <b>Georgia (7)</b> 4:15;52:23;53:14,	<b>hang (1)</b> 26:6 <b>hard (1)</b> 47:19 <b>hardware (2)</b> 19:13;25:6 <b>harvest (1)</b> 25:15 <b>hate (1)</b> 17:7 <b>head (1)</b> 52:17 <b>hear (1)</b> 4:22 <b>hearing (9)</b> 26:8,10,12,13,17; 27:3,8,9;52:5 <b>heater (1)</b> 44:17 <b>heavily (1)</b> 21:23	<b>idea (1)</b> 24:9 <b>impact (1)</b> 54:6 <b>inappropriate (1)</b> 22:6 <b>include (2)</b> 9:3;52:13 <b>incorporation (1)</b> 16:19 <b>increase (1)</b> 46:12 <b>indicate (1)</b> 6:23 <b>individuals (1)</b> 14:16 <b>inn (1)</b> 23:18 <b>Inspector (2)</b> 24:18;26:15 <b>instance (2)</b>	<b>JERRY (7)</b> 4:1;5:1,20;6:1;7:1; 8:1;9:1 <b>Jon (8)</b> 4:17,20;53:3,16, 23;54:15;55:2,12 <b>jump (1)</b> 12:3 <b>June (3)</b> 12:20;27:24;28:4 <b>Junior (1)</b> 18:3	<b>K</b>
			<b>Kent (8)</b> 4:13;51:6;52:25; 53:10;54:3,9,22; 55:16 <b>kill (1)</b> 45:6 <b>kind (3)</b> 18:25;47:18;50:10 <b>knowledge (1)</b> 24:7 <b>known (2)</b> 14:4,5 <b>KRISTINA (13)</b> 44:1;45:1;46:1; 47:1;48:1;49:1;50:1; 51:1;52:1;53:1;54:1; 55:1;56:1	

<p>15:19 <b>local (1)</b> 18:13 <b>location (1)</b> 44:15 <b>logical (2)</b> 45:17,19 <b>long (3)</b> 17:7;22:25;23:3 <b>longer (1)</b> 6:25 <b>look (8)</b> 12:8;22:15,21; 45:24,25;46:4;48:2; 51:18 <b>looking (7)</b> 15:4;19:4;20:4; 22:4;24:15;48:9,12 <b>looks (7)</b> 24:16;25:25;45:25; 47:17,18;49:17,18 <b>loop (1)</b> 50:6 <b>lot (8)</b> 46:21;48:12;49:18, 19;50:9,11,15,17 <b>luck (1)</b> 55:21</p>	<p>15:13;17:9;21:13; 24:7;25:4;26:9;50:24 <b>means (1)</b> 23:12 <b>meeting (6)</b> 4:3;6:3;20:15; 26:18;27:23;28:4 <b>MEMBER (190)</b> 4:9,14,16,18,20,21; 5:2,4,6,7,8,9,15,18; 6:5,8,11,13,16,17,18, 19,22;7:5,12,17,25; 8:5,8,10,13;9:5;12:2; 15:25;16:5,12,14,20, 23;17:5,9,13,17,20, 23;18:5,6,11,16,19; 19:7,8,10,14,16,18, 19,20,21,22,23,24,25; 20:5,8,10,13,17,20; 21:9,13,17,20,22; 22:3,15,17,18,19,21; 23:11,15,23,25;24:5; 25:10,12,13,14,17,19, 21,24;26:4,7,11,16, 24;27:10,12,14,15, 16,17,23;28:2,3,4; 44:3,5,7,10,11,23; 45:4,9,12,16,22;46:3, 6,10,15,19,25;47:4,9, 12,15,18,24,25;48:9, 15,16,18,22,23,24,25; 49:3,5,6,7,10,13,17, 23;50:2,10,20,24; 51:2,3,7,8,11,16,20, 21,24,25;52:2,11,13, 17,24;53:2,4,6,11,13, 15,17,21,24;54:2,4, 10,12,14,16,23,25; 55:3,5,11,13,15,17 <b>members (1)</b> 48:17 <b>merely (1)</b> 12:22 <b>method (1)</b> 53:8 <b>MG (3)</b> 46:24;47:2,10 <b>Miller (52)</b> 12:5,6,7;15:10; 16:2,7,13,17,21,25; 17:6,11,16,18,22,25; 18:8,10,12,18,21; 20:6,12,14,19,21; 21:11,15,18,21,24; 22:4,23;23:3,7,9,14; 24:4,9,11,13,21,25; 25:4,11;26:5,6,9,14; 27:20,22;28:7 <b>minutes (7)</b> 4:25;5:13;20:14; 25:16,18,20,22 <b>misnomer (1)</b> 16:17</p>	<p><b>mixed (1)</b> 23:17 <b>modified (1)</b> 20:24 <b>MOGEL (13)</b> 7:8,13,20;8:4,9,16, 18;14:4,5;26:18,22; 27:2,6 <b>month (1)</b> 7:10 <b>Monticello (1)</b> 18:14 <b>more (3)</b> 7:6;16:14;46:3 <b>MORELLI (33)</b> 44:1,13,25;45:1,5, 19,23;46:1,7,17;47:1, 20;48:1,5,11;49:1,9, 11,14,19,25;50:1,4, 13;51:1;52:1;53:1; 54:1;55:1,22,24;56:1, 3 <b>MORREALE (105)</b> 4:2,6,10,12,15,17, 19,22,24;5:3,5,10,12, 17,19;6:3,7,10,12,21, 23;7:3,7,9,14;8:7,12, 15,17,23;9:4,6;12:4; 15:8;18:20;19:6; 20:2,6,9;22:25;24:7, 15,24;25:3;26:3,5,20, 23,25;27:5,7,11,13, 18,20;28:8;44:2,4,8; 45:7,10,13,17;46:14, 23;47:8;48:21;50:23; 51:5,10,12,15,22; 52:3,8,12,15,18,25; 53:3,5,7,12,14,16,18, 22,25;54:3,5,11,13, 15,17,24;55:2,4,6,12, 14,16,18,20,23,25 <b>most (6)</b> 7:25;45:17,19; 46:22;47:2;50:21 <b>motion (6)</b> 4:24;5:2,11;27:9, 10,19 <b>move (1)</b> 44:14 <b>moved (1)</b> 44:15 <b>much (4)</b> 14:9;28:7;55:22; 56:3 <b>Mulhare (1)</b> 4:10 <b>municipal (1)</b> 13:8 <b>municipality (1)</b> 25:7 <b>myself (2)</b> 16:24;17:15</p>	<p><b>N</b> <b>name (1)</b> 17:23 <b>nearby (1)</b> 52:20 <b>necessarily (1)</b> 54:19 <b>need (9)</b> 7:16;8:10;13:8; 14:10,18;15:4;21:7; 48:18,20 <b>needed (1)</b> 5:25 <b>needs (1)</b> 13:16 <b>neighborhood (2)</b> 52:19;54:7 <b>neighbor's (1)</b> 50:3 <b>new (2)</b> 14:25;19:4 <b>next (5)</b> 27:23;28:4;49:4,7; 55:24 <b>nice (1)</b> 46:4 <b>nobody (1)</b> 25:6 <b>nodded (1)</b> 52:17 <b>nonconforming (6)</b> 16:5,10;23:13,13; 24:3;51:8 <b>nonconformities (1)</b> 44:6 <b>nonconformity (1)</b> 44:4 <b>noted (4)</b> 7:17;9:7;28:9;56:5 <b>noticed (1)</b> 45:2 <b>notices (1)</b> 52:5 <b>noting (1)</b> 23:11 <b>nowhere (1)</b> 44:11 <b>number (1)</b> 46:12 <b>nuts (1)</b> 22:13</p>	<p>14:12 <b>off (3)</b> 44:19;46:2;47:22 <b>old (1)</b> 19:13 <b>once (1)</b> 15:22 <b>one (12)</b> 5:16;14:2,6;16:14; 20:8;21:23;46:5,8; 47:16;48:19;49:15; 51:16 <b>one's (1)</b> 5:18 <b>ongoing (1)</b> 22:8 <b>only (8)</b> 6:13;7:17;13:22; 20:22;44:25;45:7; 46:5;48:5 <b>open (2)</b> 13:10;23:16 <b>operate (2)</b> 15:20,23 <b>operating (2)</b> 15:23;24:22 <b>operation (2)</b> 24:8,19 <b>operational (1)</b> 25:2 <b>opportunity (1)</b> 12:8 <b>opposed (1)</b> 22:13 <b>order (1)</b> 4:3 <b>original (1)</b> 19:3 <b>out (5)</b> 14:14;17:2;44:9, 16;45:20 <b>over (5)</b> 5:15;23:6,8;45:14; 52:12 <b>own (2)</b> 48:4;50:16 <b>owned (4)</b> 23:2,3,5;49:19 <b>owner (1)</b> 22:5 <b>owners (1)</b> 22:25 <b>owns (3)</b> 50:4,4,7</p>
<p><b>M</b></p> <p><b>mailers (1)</b> 52:3 <b>mailings (1)</b> 28:6 <b>Main (1)</b> 22:12 <b>makes (1)</b> 7:23 <b>mall (1)</b> 14:25 <b>Mamakating (1)</b> 47:3 <b>many (1)</b> 25:10 <b>March (1)</b> 4:25 <b>marijuana (1)</b> 21:18 <b>market (1)</b> 13:6 <b>Marty (1)</b> 12:7 <b>matter (1)</b> 13:16 <b>May (1)</b> 4:2 <b>Maybe (1)</b> 24:19 <b>McDowells (1)</b> 16:22 <b>mean (10)</b> 7:20,25;8:18;</p>			<p><b>O</b> <b>obligation (1)</b> 15:21 <b>occupancy (2)</b> 14:20;15:18 <b>occupied (1)</b> 49:16 <b>October (1)</b></p>	<p><b>P</b> <b>package (2)</b> 6:17;20:10 <b>packet (2)</b> 20:3,4 <b>papers (1)</b> 13:25</p>

<b>park (1)</b> 18:7	7:2;9:7;26:19; 28:9;56:5	22:19	14:18	15:15,19,21;25:2
<b>parlance (1)</b> 17:12	<b>point (3)</b> 14:14;24:14;50:5	<b>prove (1)</b> 14:9	<b>really (2)</b> 6:13;48:19	<b>represented (1)</b> 14:6
<b>part (2)</b> 25:22;52:5	<b>pool (5)</b> 6:14;7:18,21,22; 8:2	<b>provided (2)</b> 14:8;15:11	<b>rear (1)</b> 47:12	<b>request (2)</b> 12:12;13:19
<b>parties (1)</b> 14:10	<b>porch (2)</b> 44:23,25	<b>provision (1)</b> 25:4	<b>reason (7)</b> 12:24;13:24;15:6; 16:17;24:15,18; 50:20	<b>requested (1)</b> 53:19
<b>past (4)</b> 13:5;19:7,10,11	<b>positive (2)</b> 8:19;18:2	<b>public (8)</b> 26:8,10,12,13,16; 27:8,9;52:5	<b>reasonably (2)</b> 17:19;18:2	<b>required (1)</b> 12:23
<b>people (3)</b> 7:25;8:2;14:10	<b>pre (1)</b> 19:2	<b>punctured (1)</b> 7:22	<b>REBECCA (8)</b> 4:1;5:1,16,20;6:1; 7:1;8:1;9:1	<b>requirement (1)</b> 15:15
<b>Perfect (2)</b> 8:23;9:4	<b>preclude (2)</b> 22:8;54:19	<b>purpose (1)</b> 13:2	<b>recall (1)</b> 17:3	<b>research (1)</b> 23:18
<b>period (2)</b> 14:2;24:20	<b>predates (1)</b> 16:12	<b>purposefully (1)</b> 7:23	<b>recap (1)</b> 18:16	<b>residential (1)</b> 51:9
<b>permit (4)</b> 9:3;12:23;16:2; 20:11	<b>predating (1)</b> 13:2	<b>pursuant (1)</b> 18:22	<b>received (1)</b> 13:11	<b>resort (1)</b> 23:17
<b>permits (1)</b> 13:10	<b>preexisting (6)</b> 12:15;20:23;22:24; 23:13;24:3;51:18	<b>pursue (1)</b> 53:9	<b>receiving (1)</b> 18:24	<b>responded (1)</b> 6:14
<b>Peter (2)</b> 49:15;50:4	<b>prepared (1)</b> 15:7	<b>put (8)</b> 8:2;13:5;15:20; 21:3;44:11,13,20,22	<b>recited (1)</b> 4:5	<b>response (2)</b> 4:11;51:14
<b>Peter's (2)</b> 49:22;50:14	<b>Present (4)</b> 4:9,14,19;5:25	<b>putting (1)</b> 50:18	<b>recognizes (1)</b> 14:15	<b>restricted (1)</b> 21:23
<b>photographs (1)</b> 47:21	<b>preserves (1)</b> 23:17	<b>Q</b>	<b>record (3)</b> 6:23;7:2;13:10	<b>restrictive (4)</b> 46:22;47:2;50:22; 51:17
<b>physical (1)</b> 54:6	<b>pretty (2)</b> 14:9;51:11	<b>quick (1)</b> 4:7	<b>records (1)</b> 13:20	<b>retail (15)</b> 12:17,18,21,22; 14:22;18:20,22; 21:11,14,15;22:5,8,9, 10;23:10
<b>picked (1)</b> 45:24	<b>previous (1)</b> 12:19	<b>quite (2)</b> 15:5;16:7	<b>recuse (2)</b> 16:24;17:15	<b>revealed (1)</b> 8:20
<b>pictometry (1)</b> 24:16	<b>previously (2)</b> 12:16;20:19	<b>R</b>	<b>reduce (1)</b> 8:2	<b>review (9)</b> 6:9,24;7:11,13,14, 14;8:17,20,20
<b>pictures (1)</b> 24:16	<b>principal (1)</b> 23:15	<b>Rampe (57)</b> 4:15,16;5:2,6;6:16, 18,22;9:5;18:6,11; 19:7,10,16,19,21,23, 25;22:17,19;25:10, 12,14,19;26:24; 27:12,14;28:3;44:3,7, 11,23;45:4,9,12,16, 22;46:3,6;47:9,18,24; 48:15,22,24;49:3,6; 51:2,7,20,24;52:2,24; 53:15,21;54:12,25; 55:11	<b>referred (1)</b> 21:4	<b>RG (1)</b> 47:8
<b>Pinka (1)</b> 49:15	<b>probably (4)</b> 14:10;16:24;17:14; 45:17	<b>RE (36)</b> 4:1;5:1;6:1;7:1; 8:1;9:1;12:1;13:1; 14:1;15:1;16:1;17:1; 18:1;19:1;20:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1;44:1; 45:1;46:1;47:1;48:1; 49:1;50:1;51:1;52:1; 53:1;54:1;55:1;56:1	<b>reflects (1)</b> 12:25	<b>Ridge (2)</b> 22:18,19
<b>place (4)</b> 6:25;15:2;19:13; 45:18	<b>proceeding (1)</b> 16:3	<b>reflects (1)</b> 12:25	<b>regulations (1)</b> 46:22	<b>right (26)</b> 4:6,21;5:19;6:12; 7:3;8:7;12:5;17:5,22; 18:6,11;19:25;22:21; 25:13;26:2;27:7; 44:19,20;45:22;46:6; 47:19;49:5,6;50:23; 52:18;56:2
<b>places (1)</b> 50:25	<b>process (1)</b> 7:15	<b>reiterate (1)</b> 55:6	<b>reiterates (1)</b> 55:6	<b>review (9)</b> 6:9,24;7:11,13,14, 14;8:17,20,20
<b>plan (9)</b> 12:17;14:17,23; 18:22;19:3;20:17,19, 25,25	<b>produced (1)</b> 52:19	<b>relative (2)</b> 12:12,14	<b>relevant (1)</b> 54:18	<b>RG (1)</b> 47:8
<b>Planning (8)</b> 12:13,14;13:17; 14:21;21:2,3,4,5	<b>project (1)</b> 55:21	<b>relief (4)</b> 52:9,15;55:7,9	<b>relief (4)</b> 52:9,15;55:7,9	<b>Ridge (2)</b> 22:18,19
<b>PLATT (14)</b> 5:22;7:22;9:2; 23:22,24;25:16,23; 46:24;47:2,6,10,14; 48:12;52:7	<b>propane (1)</b> 44:18	<b>remains (1)</b> 6:19	<b>remains (1)</b> 6:19	<b>right (26)</b> 4:6,21;5:19;6:12; 7:3;8:7;12:5;17:5,22; 18:6,11;19:25;22:21; 25:13;26:2;27:7; 44:19,20;45:22;46:6; 47:19;49:5,6;50:23; 52:18;56:2
<b>Please (1)</b> 4:4	<b>properties (2)</b> 14:16;52:20	<b>remember (2)</b> 12:10;17:8	<b>remember (2)</b> 12:10;17:8	<b>risk (1)</b> 7:20
<b>Pledge (2)</b> 4:4,5	<b>property (19)</b> 12:13;13:5;14:6; 19:9;23:2,3;47:23; 48:7;49:2,4,7,21,22, 22,23;50:2,3,6,17	<b>remove (1)</b> 14:11	<b>remove (1)</b> 14:11	<b>Road (6)</b> 12:11;17:3;19:7, 10,14;46:4
<b>plumbing (1)</b> 46:17	<b>property's (1)</b> 13:2	<b>removed (1)</b> 50:19	<b>removed (1)</b> 50:19	<b>rock (1)</b> 45:2
<b>Plus (1)</b> 45:24	<b>proposal (2)</b> 48:6;49:11	<b>rendered (1)</b> 14:7	<b>rendered (1)</b> 14:7	<b>roll (1)</b> 4:7
<b>pm (5)</b>	<b>proposed (3)</b> 21:9;44:15;54:5	<b>renewed (1)</b> 14:19	<b>renewed (1)</b> 14:19	<b>roof (1)</b> 24:17
	<b>Protection (1)</b>	<b>reopened (1)</b> 7:2	<b>reopened (1)</b> 7:2	<b>room (2)</b> 46:7,18
		<b>read (1)</b> 46:19	<b>report (4)</b>	<b>Rosemary (1)</b> 4:22
		<b>ready (1)</b> 51:25		
		<b>real (1)</b>		

<p><b>routine (1)</b> 27:21</p> <p><b>running (1)</b> 25:7</p> <p><b>RVP (4)</b> 46:24;47:2,8,10</p>	<p><b>show (1)</b> 47:21</p> <p><b>shows (1)</b> 50:10</p> <p><b>side (21)</b> 44:19;47:4,12,16, 17;48:3,3,7,9,14,19; 49:9,10,11;50:24,25; 52:11,13,15;55:7,19</p> <p><b>significant (1)</b> 24:17</p> <p><b>similar (1)</b> 22:13</p> <p><b>simple (1)</b> 13:18</p> <p><b>single-family (1)</b> 23:16</p> <p><b>site (10)</b> 12:17;14:8,16,23; 18:22;19:3;20:17,19, 25,25</p> <p><b>situation (2)</b> 22:14;25:5</p> <p><b>solid (1)</b> 45:2</p> <p><b>somebody (1)</b> 14:25</p> <p><b>someone (2)</b> 13:7;45:25</p> <p><b>son (2)</b> 23:5,9</p> <p><b>sought (1)</b> 53:7</p> <p><b>South (3)</b> 12:11;19:7,10</p> <p><b>space (1)</b> 23:17</p> <p><b>speak (1)</b> 5:22</p> <p><b>SPEAKER (1)</b> 18:9</p> <p><b>special (5)</b> 12:23;14:22;16:2, 8;20:11</p> <p><b>specialty (1)</b> 23:19</p> <p><b>specific (1)</b> 22:10</p> <p><b>specifies (1)</b> 27:2</p> <p><b>spoke (1)</b> 5:22</p> <p><b>stairs (1)</b> 46:8</p> <p><b>stand (1)</b> 4:4</p> <p><b>start (1)</b> 44:9</p> <p><b>started (1)</b> 17:2</p> <p><b>state (6)</b> 6:15;7:18,21;8:6; 50:8,16</p>	<p><b>statement (1)</b> 13:9</p> <p><b>station (2)</b> 23:22,24</p> <p><b>steep (2)</b> 45:3,13</p> <p><b>STENOGRAPHER (2)</b> 4:23;27:25</p> <p><b>Steve (6)</b> 5:13;7:6,7;14:4; 26:20;27:5</p> <p><b>Steve's (1)</b> 12:2</p> <p><b>stipulation (1)</b> 8:12</p> <p><b>stopped (1)</b> 15:8</p> <p><b>storage (1)</b> 18:24</p> <p><b>store (7)</b> 14:20,22,25;25:5,6, 8,8</p> <p><b>straight (3)</b> 45:5;46:2;50:5</p> <p><b>straightforward (1)</b> 51:11</p> <p><b>Street (1)</b> 22:12</p> <p><b>structure (1)</b> 13:16</p> <p><b>subject (1)</b> 7:11</p> <p><b>submission (3)</b> 12:9;28:5,5</p> <p><b>Subsection (1)</b> 52:9</p> <p><b>subsequent (1)</b> 22:5</p> <p><b>substantial (1)</b> 53:19</p> <p><b>suggest (1)</b> 21:25</p> <p><b>summarize (1)</b> 12:9</p> <p><b>supposed (1)</b> 46:21</p> <p><b>sure (5)</b> 5:25;14:13;15:5; 17:13;27:6</p> <p><b>swing (1)</b> 45:6</p> <p><b>system (6)</b> 6:15;7:19,21,23; 8:6;14:24</p>	<p><b>termination (1)</b> 16:2</p> <p><b>testimony (1)</b> 14:9</p> <p><b>Tetz (1)</b> 12:20</p> <p><b>thinking (1)</b> 48:6</p> <p><b>This'll (1)</b> 46:3</p> <p><b>though (2)</b> 22:23;25:14</p> <p><b>thought (1)</b> 24:18</p> <p><b>thoughts (1)</b> 51:12</p> <p><b>timber (1)</b> 25:14</p> <p><b>today (2)</b> 5:23;19:4</p> <p><b>told (4)</b> 5:23,24;17:11; 24:22</p> <p><b>tomorrow (1)</b> 56:2</p> <p><b>took (2)</b> 23:5,8</p> <p><b>top (2)</b> 44:20;45:20</p> <p><b>tore (1)</b> 45:5</p> <p><b>towards (1)</b> 44:14</p> <p><b>Town (7)</b> 17:4,7;21:8,25; 22:7;27:2;47:3</p> <p><b>trailer (1)</b> 18:7</p> <p><b>transmission (2)</b> 23:22,24</p> <p><b>treatment (1)</b> 23:20</p> <p><b>trees (1)</b> 50:18</p> <p><b>triangular (1)</b> 50:10</p> <p><b>truck (2)</b> 17:12,18</p> <p><b>true (1)</b> 5:19</p> <p><b>turn (3)</b> 19:16,23;45:14</p> <p><b>Twenty-second (1)</b> 27:25</p> <p><b>two (1)</b> 50:5</p> <p><b>two-story (1)</b> 46:4</p> <p><b>type (1)</b> 13:11</p> <p><b>types (1)</b> 21:14</p>	<p style="text-align: center;"><b>U</b></p> <p><b>under (1)</b> 15:15</p> <p><b>Understood (1)</b> 25:3</p> <p><b>undesirable (1)</b> 52:18</p> <p><b>Unfortunately (1)</b> 26:20</p> <p><b>UNIDENTIFIED (1)</b> 18:9</p> <p><b>units (1)</b> 46:13</p> <p><b>unlawful (1)</b> 22:6</p> <p><b>unless (1)</b> 7:22</p> <p><b>unoccupied (1)</b> 50:11</p> <p><b>up (15)</b> 13:5;15:20;22:15, 22;26:7;44:15;45:3, 5,14;46:2,8;50:8,8,9, 15</p> <p><b>use (31)</b> 12:15,16,21,22,23; 13:18;14:2,17,22; 15:3,3,9;16:2,5,8,9; 18:17,17,20;19:2; 20:11;22:6,24;23:13, 13,15,17;24:3;46:21; 50:21;51:3</p> <p><b>used (8)</b> 12:24;13:2;17:2; 19:12;25:8,9,9;46:7</p> <p><b>user (1)</b> 22:5</p> <p><b>uses (3)</b> 22:16;23:15;51:9</p> <p><b>using (7)</b> 12:16;14:6;15:14; 25:5;44:3,4;51:17</p> <p><b>utilized (1)</b> 13:18</p>
<p><b>sale (2)</b> 22:9,10</p> <p><b>sales (11)</b> 12:17,18;14:22; 18:22,23;21:11,14, 15;22:5,9;23:10</p> <p><b>same (1)</b> 21:2</p> <p><b>saw (1)</b> 17:23</p> <p><b>saying (4)</b> 18:17;20:15;22:8; 23:12</p> <p><b>schedule (2)</b> 27:9;46:22</p> <p><b>School (1)</b> 19:11</p> <p><b>search (1)</b> 13:9</p> <p><b>second (4)</b> 5:3,4;27:11,12</p> <p><b>section (2)</b> 50:15;52:9</p> <p><b>seek (1)</b> 22:7</p> <p><b>seemed (1)</b> 45:19</p> <p><b>self-created (1)</b> 54:18</p> <p><b>sell (1)</b> 15:4</p> <p><b>selling (2)</b> 21:18;22:12</p> <p><b>send (2)</b> 5:24;9:2</p> <p><b>Senior (1)</b> 18:3</p> <p><b>septic (3)</b> 44:20;45:21;48:7</p> <p><b>service (1)</b> 17:3</p> <p><b>services (1)</b> 14:7</p> <p><b>set (2)</b> 26:7;45:6</p> <p><b>setbacks (1)</b> 44:3</p> <p><b>shall (2)</b> 54:18,19</p> <p><b>shipping (1)</b> 18:24</p> <p><b>shop (7)</b> 21:20,22,22,24; 22:12;25:6,8</p>	<p style="text-align: center;"><b>T</b></p> <p><b>table (1)</b> 51:17</p> <p><b>tank (2)</b> 44:16,20</p> <p><b>Ten (1)</b> 23:4</p>	<p style="text-align: center;"><b>V</b></p> <p><b>vacant (2)</b> 49:4,8</p> <p><b>Valley (2)</b> 22:18,19</p> <p><b>variance (23)</b> 6:6,24;8:14,17,22; 48:18,21,22,24,25; 49:10,11;50:21;52:9, 16,21;53:9,19;54:5, 20;55:8,19,20</p> <p><b>verbal (2)</b> 4:11;51:14</p> <p><b>via (1)</b> 26:18</p>		

<p><b>Viewer (1)</b> 48:13 <b>violation (6)</b> 13:13,20;14:12; 21:25;22:11,11 <b>violations (1)</b> 13:10 <b>vote (13)</b> 7:9,10;8:11;27:7; 51:23;52:8,23;55:7,8, 9,10,12,18 <b>voted (2)</b> 6:2,4 <b>voting (2)</b> 4:20;44:9</p>	<p style="text-align: center;"><b>Y</b></p> <p><b>yard (14)</b> 47:4,16;48:2,3,3,9, 14;50:24;51:18; 52:11,13,15;55:8,19 <b>yards (1)</b> 50:25 <b>year (2)</b> 7:25;13:5 <b>years (4)</b> 19:13,13;23:4,10 <b>Yep (1)</b> 47:14 <b>yesterday (1)</b> 20:3</p>	<p>24:8 <b>2010 (2)</b> 12:12;16:8 <b>2011 (5)</b> 13:3;19:2;20:15; 21:2;23:5 <b>2012 (1)</b> 24:8 <b>2016 (2)</b> 23:8,9 <b>2022 (1)</b> 14:12 <b>22nd (1)</b> 28:4 <b>239 (7)</b> 6:9;7:12,13,14,14; 8:19,20 <b>24 (1)</b> 50:7 <b>25 (1)</b> 50:25 <b>28th (1)</b> 12:20</p>	<p><b>7:26 (1)</b> 9:7 <b>7:55 (1)</b> 56:5</p> <p style="text-align: center;"><b>8</b></p> <p><b>88 (1)</b> 48:14</p>
<p style="text-align: center;"><b>W</b></p> <p><b>wait (1)</b> 5:12 <b>Walkkill (1)</b> 17:3 <b>warehousing (1)</b> 18:24 <b>waste (1)</b> 23:20 <b>water (6)</b> 6:14;7:18,21;8:2; 44:16,17 <b>way (13)</b> 7:23;8:24;14:9,24, 24;17:17;22:6;44:18; 45:14;47:6;50:7,7; 52:8 <b>welcome (1)</b> 46:19 <b>whole (1)</b> 50:16 <b>wholesale (1)</b> 12:18 <b>who's (1)</b> 14:4 <b>wildlife (1)</b> 23:16 <b>wineries (1)</b> 24:2 <b>Wireless (2)</b> 23:22,24 <b>without (6)</b> 15:5;20:4;21:18; 26:13,16;27:3 <b>WOODS (13)</b> 4:1;5:1,16,20,23; 6:1;7:1,6,9;8:1,24; 9:1;50:6 <b>worded (1)</b> 52:8 <b>works (1)</b> 14:24 <b>worth (1)</b> 23:11 <b>WTS (2)</b> 23:19,21</p>	<p style="text-align: center;"><b>Z</b></p> <p><b>ZBA (3)</b> 21:6;27:3;54:19 <b>zone (4)</b> 16:6;22:16,20;24:6 <b>zones (1)</b> 47:2 <b>Zoning (2)</b> 4:2;44:10 <b>Zoom (3)</b> 5:20,24;26:18 <b>zoomed (1)</b> 47:22</p> <p style="text-align: center;"><b>1</b></p> <p><b>1 (2)</b> 14:18;46:22 <b>12 (2)</b> 14:12;23:4 <b>16 (2)</b> 23:6,7 <b>169 (1)</b> 48:12 <b>17 (1)</b> 50:8 <b>17M (1)</b> 17:3 <b>199 (1)</b> 51:6 <b>199-51 (1)</b> 52:9 <b>199-51B (3)</b> 46:11;52:15;55:7</p> <p style="text-align: center;"><b>2</b></p> <p><b>2 (1)</b> 14:19 <b>2.2 (1)</b> 25:11 <b>2000 (2)</b> 17:19;19:3 <b>2009 (1)</b></p>	<p style="text-align: center;"><b>3</b></p> <p><b>3 (1)</b> 14:19</p> <p style="text-align: center;"><b>4</b></p> <p><b>4 (1)</b> 14:19 <b>44.6 (5)</b> 48:19,21;52:10,16; 55:8 <b>45 (1)</b> 48:7</p> <p style="text-align: center;"><b>5</b></p> <p><b>50 (3)</b> 47:6,11,13 <b>500 (1)</b> 49:14 <b>51B (2)</b> 51:7,8</p> <p style="text-align: center;"><b>6</b></p> <p><b>67 (1)</b> 48:2</p> <p style="text-align: center;"><b>7</b></p> <p><b>7 (1)</b> 12:3 <b>7:22 (1)</b> 26:19 <b>7:23 (1)</b> 28:9 <b>7:24 (1)</b> 7:2</p>	