

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

Town of Marlborough Zoning Board of Appeals  
August 8, 2024

1                   ANTHONY GIOFFRE: Thank you, Mr.  
2                   Chairman, again, for the record, my name is Tony  
3                   Gioffre, I'm a member of the Law Firm Cuddy &  
4                   Feder. We have offices both in White Plains as  
5                   well as in Fishkill, New York. Here on behalf of  
6                   Marlborough Resorts, LLC, seeking a single  
7                   variance for an existing structure at the subject  
8                   premises which has frontage on Lattintown Road as  
9                   well as Ridge Road here in the town.

10                  I'm joined this evening by Michael  
11                  Achenbaum on behalf of ownership, Chris LaPorta,  
12                  engineer for the project, and my colleague, Dan  
13                  Patrick.

14                  The premises is classified in a rural  
15                  agricultural district, and we are before the  
16                  Planning Board right now seeking approvals to  
17                  utilize the premises for a resort hotel. We've  
18                  received a notice that we are required to obtain  
19                  a variance for an existing structure that is  
20                  situated on the premises, on the Ridge Road side  
21                  of the premises. The premises has been there for  
22                  decades. We don't know the exact date of the  
23                  original construction of the structure, but it --  
24                  we believe it's been there for decades.

25                  And we are seeking to repurpose and

1 utilize that existing structure for an accessory  
2 distillery to the resort hotel use. We believe  
3 that there is, and we went through in significant  
4 detail in our written correspondence dated June  
5 25th which analyzing the variance tests that this  
6 Board must consider for the grant of the  
7 variance. But we believe this proposal will have  
8 zero impact whatsoever on the surrounding  
9 community.

10 It's an existing structure that's been  
11 there for decades. We are not proposing to  
12 increase the size of the structure, enlarge the  
13 structure, move the structure closer, encroach  
14 further into the existing setback. We are merely  
15 going to be reutilizing the existing structure.  
16 We are going to make improvements to the  
17 structure. And importantly for your  
18 consideration, we are going to provide additional  
19 landscaping between this existing structure and  
20 the Ridge Road setback. So, we'll provide an  
21 overall and enhanced benefit to the area.

22 As I mentioned, we're not proposing to  
23 enlarge it, move it closer to the premises, but  
24 we are going to provide a significant facelift  
25 which is, again, can be an overall benefit. I'd

1 be happy to go through the balancing analysis in  
2 more detail or the five factors if you have any  
3 questions. But again, this is really an 11.38-  
4 foot variance request for an existing structure  
5 that's been there for decades.

6 CHAIRMAN LENNY CON: Anybody got any  
7 questions?

8 BOARD MEMBER ANDREW NIKOLA: No.

9 BOARD MEMBER: I don't have any  
10 questions.

11 CHAIRMAN LENNY CON: Concerns?

12 BOARD MEMBER ANDREW NIKOLA: No.

13 BOARD MEMBER: No.

14 CHAIRMAN LENNY CON: I think we're  
15 good.

16 BOARD MEMBER ANDREW NIKOLA: I make a  
17 motion to move this matter to a public hearing.

18 BOARD MEMBER: I'll second that.

19 CHAIRMAN LENNY CON: All in favor?

20 ALL: Yes.

21 CHAIRMAN LENNY CON: So, moved.

22 ANTHONY GIOFFRE: Thank you very much.  
23 I appreciate it, thank you so much.

24 CHAIRMAN LENNY CON: Yes, sir.

25 Next, we have Darrin Scalzo for a

1       public hearing driveway variance. Yes, you will.

2       Public hearing notice.

3                   SECRETARY JEN FLYNN: Chairman, can I  
4       just say I have a three-minute timer for all  
5       public hearings. Whoever wants to speak has  
6       three minutes.

7                   CHAIRMAN LENNY CON: Yes, ma'am. We  
8       good?

9                   All right. For the record, Town of  
10      Marlborough Zoning Board of Appeals legal notice.  
11      Please take notice that a public hearing will be  
12      held by the Town of Marlborough Zoning Board of  
13      Appeals, further known as ZBA at the Town Hall,  
14      21 Milton Turnpike, Milton, New York, on August  
15      8, 2024, at 6:00 p.m. or soon thereafter as may  
16      be heard.

17                  The owner applicant, Darrin Scalzo, is  
18      seeking relief from Town of Marlborough Code 134,  
19      Attachment 18 C, common driveway variance of 1.23  
20      feet. Location, 28 Winston Place, Marlborough.  
21      Tax parcel, Section 108.3, Block 4, Lot 23.700.  
22      Any interested parties either for or against this  
23      application will have the opportunity to be heard  
24      at this time. Lenny Con, Chairman, Town of  
25      Marlborough Zoning Board of Appeals. Thank you.

1                   DARRIN SCALZO: Mr. Chairman, members  
2                   of the Board, thank you for setting up the public  
3                   hearing this month. I sent out 25 certified  
4                   mailings, and I received 20 back. I've handed  
5                   those off to Ms. Flynn.

6                   CHAIRMAN LENNY CON: Thank you.

7                   DARRIN SCALZO: To recap the  
8                   application from last month. My name is Darrin  
9                   Scalzo, I am the owner of the parcel, I am also  
10                  the applicant, I am also the engineer. I  
11                  purchased the lot in December of 2019, and I am  
12                  seeking an area variance of 1.23 feet of road  
13                  frontage on Winston Place.

14                  As mentioned during the public hearing  
15                  announcement, at Section 134 -- I'm seeking  
16                  relief from Section 134-18 C, lots -- Subsection  
17                  C Driveway. I'm looking for 23.77 feet at the  
18                  right-of-way line on Winston Drive. That does  
19                  meet the New York Subdivision Law 280-A, which  
20                  requires 10 feet on a road. Obviously,  
21                  Marlborough's requirement is 25. Pardon me, the  
22                  280-A is a minimum of 15 feet of frontage,  
23                  Marlborough's is 25.

24                  Now, the current lot is 6.05 acres, and  
25                  it has a -- and I'm proposing a two-lot

1 subdivision, and each lot requires 25 feet of  
2 road frontage. The smaller of the two lots will  
3 be 1.40 which is equal to or larger than four  
4 lots in the 16-lot subdivision. The larger lot  
5 will be over four acres.

6 The property has an elevation change of  
7 nearly 90 feet from the road elevation to the  
8 upper portion of the lot. The proposed upper lot  
9 will require a driveway length of over 800 feet.  
10 I could probably have shortened that up if I went  
11 to the Town of Marlborough maximum of 15 percent  
12 grade for a private driveway. However, I set it  
13 up for an 800-footer to make a little more  
14 gentle, easier drive.

15 The parcel is in the RAG1 Zone which  
16 requires a minimum of one acre per lot. The  
17 proposed layout will meet or exceed all other  
18 bulk table requirements. The proposed layout  
19 also shows a common driveway which will serve  
20 both lots for approximately 210 feet.

21 In reviewing the summary of the area  
22 variance criteria, the proposed benefit can't be  
23 achieved by other means feasible to the -- me, as  
24 the applicant, I don't own any other real  
25 property contiguous with that lot. The proposed

1 layout will not create an undesirable change in  
2 the character of the neighborhood as the lot  
3 sizes are similar or larger than other lots in  
4 this subdivision.

5                   In addition, the character of the  
6 neighborhood is mature lot landscaping which if  
7 you folks have been up to the lot, you'll see my  
8 lot is, while it's lovely and has a great  
9 elevation change, it's the worst looking lot in  
10 the subdivision with the old apple trees that are  
11 there.

12                   So, the intent with the development of  
13 the lower lot would be it would be very similar  
14 in nature to the other lots with landscaping.  
15 Let's see, the proposed -- all but one of the  
16 lots in the subdivision have manicured  
17 landscaping as mentioned.

18                   I don't have any restrictions on  
19 proposed home sizes, but it would be similar in  
20 nature to what the subdivision currently has.  
21 The request is not substantial as the 1.23 feet  
22 variance request equates to only 4.9 percent over  
23 the required 25 feet. The request will not have  
24 adverse physical or environmental effects.

25                   And while it is relevant, but not

1 determinative, this difficulty is self-created.  
2 So, that's all I have to present with regards to  
3 this application and if you have any questions,  
4 I'm happy to answer them.

5 CHAIRMAN LENNY CON: Any questions of  
6 Mr. Scalzo?

7 BOARD MEMBER ANDREW NIKOLA: I have no  
8 questions.

9 BOARD MEMBER: No questions.

10 CHAIRMAN LENNY CON: Is any body or  
11 anybody here for Mr. Scalzo, for or against?  
12 Okay. Make a motion?

13 BOARD MEMBER: Yeah, to close it or  
14 approve it.

15 CHAIRMAN LENNY CON: Let's close the  
16 public hearing.

17 BOARD MEMBER: I'll make a motion to  
18 close the public hearing for Mr. Scalzo.

19 BOARD MEMBER: I'll second that.

20 CHAIRMAN LENNY CON: All in favor?

21 All: Yes.

22 BOARD MEMBER ANDREW NIKOLA: I'll make  
23 a motion to approve owner applicant Darrin Scalzo  
24 to receive the relief from Town of Marlborough  
25 Code 134, Attachment 18 C, Common Driveway

1 Variance of 1.23 feet.

2 BOARD MEMBER: Second it.

3 CHAIRMAN LENNY CON: All in favor?

4 ALL: Yes.

5 DARRIN SCALZO: Thank you very much, I  
6 appreciate your time.

7 BOARD MEMBER: Good luck. We look  
8 forward to seeing it.

9 BOARD MEMBER: 800-foot driveway, phew.  
10 Look at it though, that's a winding driveway.

11 CHAIRMAN LENNY CON: Ready for the next  
12 one. Next up we have Brad and Sharon Wilklow  
13 public hearing for an area variance for  
14 agriculture buffer.

15 BOARD MEMBER: Read the notice.

16 CHAIRMAN LENNY CON: Sure. Keep it  
17 going.

18 SUZANNE DEMSKIE: Hi, I'm Sue Demskie.

19 CHAIRMAN LENNY CON: Oh, we're going to  
20 read the public hearing.

21 SUZANNE DEMSKIE: Oh, yeah, go ahead.

22 CHAIRMAN LENNY CON: Hold on one  
23 minute, no worries. That's not the -- I got it.

24 BOARD MEMBER: You got it there?

25 CHAIRMAN LENNY CON: The Town of

1 Marlborough Zoning Board of Appeals legal notice.  
2 Please take notice that a public hearing will be  
3 held by the Town of Marlborough Zoning Board of  
4 Appeals, further known as ZBA at the Town Hall,  
5 21 Milton Turnpike, Milton, New York, on August  
6 8, 2024, at 6:00 p.m. or soon thereafter as may  
7 be heard.

18 SUZANNE DEMSKIE: Okay, hi.

19 CHAIRMAN LENNY CON: How are you?

1       questions to the variance test for the --

2            CHAIRMAN LENNY CON: I believe so, yes.

3            SUZANNE DEMSKIE: -- variance? I think  
4       the only question that was brought up was the  
5       travel of root for the spring, any spring will be  
6       done for the agricultural.

7            FRED WILKLOW: Well, there's two gates.  
8       One right along the road by the cidery and then  
9       one right behind it. So, it's either one.

10           SUZANNE DEMSKIE: So, no spring will be  
11       done --

12           FRED WILKLOW: Right, no.

13           SUZANNE DEMSKIE: -- by the dwelling.

14           FRED WILKLOW: Right.

15           SUZANNE DEMSKIE: Okay. And I'm not  
16       sure if the Board had any other questions at the  
17       last meeting.

18           CHAIRMAN LENNY CON: What's the mobile  
19       gate? Am I looking at the right one? Here.  
20       It's near the agricultural field. Is that one of  
21       the gates that you're referring because I see  
22       there's a couple different gates listed around  
23       the property. It's right near the garage --

24           SUZANNE DEMSKIE: Is that a mobile  
25       gate?

1                   CHAIRMAN LENNY CON: -- alongside the  
2 gravel.

3                   FRED WILKLOW: That's in the Bad Seed  
4 parking lot, that's just a temporary --

5                   CHAIRMAN LENNY CON: Okay.

6                   FRED WILKLOW: -- that they put up.

7                   CHAIRMAN LENNY CON: That's not for  
8 agricultural use?

9                   FRED WILKLOW: No, it's not.

10                  CHAIRMAN LENNY CON: Okay.

11                  BOARD MEMBER: The only question I had  
12 was the question last time with the well, but  
13 that was taken care of, correct? With the well,  
14 is it a community well, with the two?

15                  FRED WILKLOW: Yes.

16                  SUZANNE DEMSKIE: So, right now it's  
17 being shared.

18                  BOARD MEMBER: Yes.

19                  SUZANNE DEMSKIE: As long as it's owned  
20 by the same owners, it'll stay shared. Once a  
21 lot is sold off then the new owner will have to  
22 get their own well.

23                  BOARD MEMBER: Right, okay.

24                  FRED WILKLOW: Yes.

25                  BOARD MEMBER: That was the question I

1 had last time too.

2 SUZANNE DEMSKIE: Yeah, and Shawn  
3 Murphey's preparing that easement agreement.

4 CHAIRMAN LENNY CON: Good?

5 BOARD MEMBER: I'm good.

6 CHAIRMAN LENNY CON: Want to close the  
7 public hearing?

8 BOARD MEMBER: Sure. I'll make a  
9 motion to close the public hearing.

10 BOARD MEMBER: I'll second it.

11 CHAIRMAN LENNY CON: All in favor?

12 ALL: Yes.

13 CHAIRMAN LENNY CON: There was nobody  
14 here for -- I was a little premature, there was  
15 nobody here before we closed the public hearing  
16 was there? Okay. Motion before we vote on the  
17 variance.

18 BOARD MEMBER: Yes, go ahead. What is  
19 it? I need it again.

20 CHAIRMAN LENNY CON: It was right  
21 there.

22 BOARD MEMBER: There is it.

23 CHAIRMAN LENNY CON: Yes, ma'am.

24 WOMAN 1: So, with the spring  
25 pesticides and stuff like that, it doesn't get

1 into -- the possibility of getting into the wells  
2 and drift, you know, to homes and -- but I think  
3 that's a major concern in this area. I don't  
4 know if it justifies for this or --

5 CHAIRMAN LENNY CON: Were you here for  
6 the Wilklow or are you were for the --

7 WOMAN 1: I am here actually with the  
8 next one.

9 CHAIRMAN LENNY CON: Oh, okay, all  
10 right.

11 WOMAN 1: I'm not allowed to talk, am  
12 I?

13 CHAIRMAN LENNY CON: Well, we closed  
14 the public hearing for the Wilklow applicant.

15 WOMAN 1: I see.

16 CHAIRMAN LENNY CON: And so, we have  
17 moved onto to Someplace Upstate, but that's maybe  
18 --

19 WOMAN 1: It's just as well, maybe.

20 CHAIRMAN LENNY CON: Thank you. I'll  
21 make a motion --

22 BOARD MEMBER: That's a valid question,  
23 but that's something for probably for the DEC if  
24 you wanted to speak to the DEC about that.

25 WOMAN 1: The DEC?

1                   BOARD MEMBER: Yeah. We don't control  
2 chemical spraying, we don't control any of that,  
3 that's all a part of farming.

4                   BOARD MEMBER ANDREW NIKOLA: Okay.  
5 I'll make a motion to approve for the owner  
6 applicant Fred and Sharon Wilklow to receive the  
7 relief from Town of Marlborough Code 155,  
8 Attachment 52 C, agricultural buffer of 30.3 feet  
9 located at 341 Pancake Hollow Road in Highland.

10                  BOARD MEMBER: I'll second that motion.

11                  CHAIRMAN LENNY CON: All in favor?

12                  ALL: Yes.

13                  CHAIRMAN LENNY CON: So moved.

14                  SUZANNE DEMSKIE: Thank you, Board.

15                  CHAIRMAN LENNY CON: Okay, thank you.

16                  BOARD MEMBER: What's that?

17                  BOARD MEMBER: Let me give you these  
18 while I'm here. So, we don't mix these up  
19 anymore. Scalzo and Wilklow. Okay.

20                  CHAIRMAN LENNY CON: Next up we have  
21 the public hearing for Someplace Upstate for a  
22 five-structure variance and varication on  
23 consolidation.

24                  BOARD MEMBER: I got it.

25                  CHAIRMAN LENNY CON: You got it? The

1 Town of Marlborough Zoning Board of Appeals legal  
2 notice. Please take notice that a public hearing  
3 will be held by the Town of Marlborough Zoning  
4 Board of Appeals, further known as ZBA at the  
5 Town Hall, 21 Milton Turnpike, Milton, New York,  
6 on August 8, 2024, at 6:00 p.m. or soon  
7 thereafter as may be heard.

18 NEIL ALEXANDER: Good evening,  
19 Chairman. For the record Neil Alexander, Cuddy &  
20 Feder, here tonight on behalf of the applicant.  
21 The applicant's actually to my left, Mr. Borza.  
22 I'm not sure, I think Sue's right behind me from  
23 the Controlled Point. I don't know if you  
24 received already --

25 | SECRETARY JEN FLYNN: None.

1                   NEIL ALEXANDER: Okay, here are the  
2 cards, the return, the mail, and so forth for the  
3 public hearing. So --

4                   SECRETARY JEN FLYNN: So, just one  
5 second.

6                   NEIL ALEXANDER: Yep.

7                   SECRETARY JEN FLYNN: 30 were mailed,  
8 22 were returned, and eight not returned.

9                   CHAIRMAN LENNY CON: Thank you.

10                  NEIL ALEXANDER: So, this application -  
11 - I know the public's here so I'm -- I know we've  
12 also met two or three times, but I figure maybe  
13 it'll be helpful if I just sort of.

14                  CHAIRMAN LENNY CON: Brief synopsis.

15                  NEIL ALEXANDER: Yeah, I'll try and do  
16 my best here and move me along if I'm not being  
17 brief enough. In any event, so this application  
18 was initially submitted in December of 2023.  
19 There was a supplemental submission in May of  
20 2024. When we came and met with on June 13th  
21 there were some questions and we rarefied the  
22 application, we jettisoned that rear parcel.

23                  If you may recall, we made a  
24 supplemental submission cleaning all those, that  
25 housekeeping in June of 2024 and came here on

1 July 11th and that's when you scheduled the  
2 public hearing for tonight.

3 As every -- all may know is, we are  
4 really only talking about three tax parcels at  
5 this point, 56.1, 57, and 58. They total 14  
6 acres. This property is all in the R1 Zone. In  
7 the R1 Zone by special permit you can seek a  
8 resort hotel. You need a minimum of 10 acres,  
9 we're 40 percent larger than that at 14.02 acres.

10 The section of the code that's at issue  
11 requires a 50-foot setback for all structures  
12 specific to a resort hotel. We have five  
13 structures that are within the 50, that 50 feet,  
14 which, and I'll talk about them in a second. But  
15 what's really important and seminal here in my  
16 opinion is this application for a variance does  
17 not lead to any new construction whatsoever.

18 So, the gazebo which is a structure in  
19 the northeastern corner of the property has been  
20 there for decades it shows up on aerials. But to  
21 use it for a resort hotel as opposed to the way  
22 it'd been previously used, it's a structure  
23 within 50 feet. But even though, and you can  
24 look at the grades, it sits up on the promontory,  
25 right in that spot.

1                   On the south side of the property the  
2 laneway for Mount Rose Road we actually own the  
3 property on both sides that's at issue here, but  
4 we don't own the town road, but opposite  
5 ourselves we have three buildings that are within  
6 that 50-foot lineal distance, I -- and I can read  
7 the lineal distances that are at issue.

8                   So, Structure K is 38.2 feet, that is  
9 the most southeastern of the structures on the  
10 laneway right as you come on the left. And if  
11 you -- Structure I is the next structure and  
12 that's the north side, that's 44.3 feet, very,  
13 very close right here.

14                  And then, Structure H which is our barn  
15 event space is 36.2 feet. But again, it's  
16 opposite our own selves because we own both of  
17 these lots on either side here. The last  
18 structure that's at issue we call the Casas.  
19 It's Structure F, it's on the north side of the  
20 property. It's a low story building, it is 27.7  
21 feet from the road. It actually the road, and we  
22 have some photos tonight we can show you; we  
23 actually sit below the level of the James Street,  
24 and we're tucked in on that. And again, it's not  
25 new construction and it sits low.

1                   So, to tie it all back, that's what  
2 we're seeking variances for. It's not for new  
3 construction. We did provide you as part of the  
4 application to sort of go over the five part test  
5 really quickly, aerials and other materials to  
6 show that these structures have all been in this  
7 position for decades. The community's grown up  
8 literally around it.

9                   As you know, the history of this estate  
10 and what's trying to be accomplished here is  
11 essentially a way to restore it, the estate back  
12 to its, you know, fashion of where it's been and  
13 historically use for hospitality in one function  
14 or another. And that's what we're looking to get  
15 the permits for.

16                  And so, our sense is that there's no  
17 change to the character of the neighborhood with  
18 granting these variances. We gave you an aerial  
19 also as well. And candidly, because we're not  
20 building anything, the reality here is under  
21 prong two that there's no other avenue available  
22 for us to accomplish the purpose of a resort  
23 hotel when we're not building anything. The only  
24 other choice would be to raise a building which  
25 is environmentally insensitive, right? You have

1 all the latent energy associated with crafting  
2 those building materials, using, and deploying  
3 those building materials, and their continued  
4 existence in that fashion.

5 It's also not a substantial request.  
6 None of these building -- the whole neighborhood,  
7 the roads have been built this way. It's not  
8 substantial. And our notion is that at 40  
9 percent larger than what a 10-acre minimum  
10 required it's -- and adaptively repurposing and  
11 reusing these properties in the most -- is the  
12 most environmentally sensitive and therefore it  
13 will not have an adverse effect on the physical  
14 environment or condition of the neighborhood  
15 because we don't need any disturbance in order to  
16 reuse these as opposed to be building new  
17 constructions.

18 So, for those reasons we believe that  
19 approval is warranted and that's the essence of  
20 our presentation. We do have some photos that we  
21 didn't submit to you before that gave you some  
22 more context if you'd like to see them, I can  
23 hold them up to you and then put them in a way  
24 that the public can see them. And I can try and  
25 do both at the same time with not too much of my

1 back.

2                   But these are taken on the north -- on  
3 standing uphill on James Street. Our property is  
4 on the right-hand side in all these photos. I'm  
5 sorry, I'm trying to do my best to show everybody  
6 at once. But maybe I'll show you and then I'll  
7 do it again, if that's okay with you gentlemen?

8                   CHAIRMAN LENNY CON: They need to see  
9 them.

10                  NEIL ALEXANDER: Yeah.

11                  CHAIRMAN LENNY CON: Sure.

12                  NEIL ALEXANDER: So, our property's on  
13 the right-hand side on all of these photos. So,  
14 part of what to the extent that the public can  
15 come and have concerns, what we wanted to show  
16 here is that our property and structures other  
17 than the Casa which we'll talk about in two  
18 seconds, are all are our structures are far away  
19 from the road.

20                  To the extent that anyone feels that  
21 we're near them by doing this, part of that is  
22 because of the existing conditions of their  
23 properties which may or may not actually comply  
24 with R1 Zone today. We didn't really survey out  
25 how far back, but they're very close and I think

1       we can show you on our drawing that we over here,  
2       I can pick that up in a second, that their  
3       properties are very close so there's really not  
4       much we can do about an existing condition when  
5       our structures are far away.

6               And then, I want to bring up the Casa  
7       here because as you can see it's sitting lower  
8       than the road. And if you look at its  
9       fenestration, it's really there's not much that's  
10       really exposed. So, we feel like, you know,  
11       adaptively reusing that makes sense. You can see  
12       how there's almost like a small retaining wall  
13       there, so it's really sitting low.

14               So, we've tried to use all the existing  
15       structures as part of the resort, not build  
16       anything new, no construction issues for the  
17       neighborhood, right, no -- so, and we're trying  
18       to bring it back to hospitality use that was  
19       historic on this property.

20               So, I can hold these photos up or I can  
21       just put it right --

22               CHAIRMAN LENNY CON: Set them right  
23       there.

24               NEIL ALEXANDER: -- in front of here.

25               CHAIRMAN LENNY CON: Thank you.

1                   NEIL ALEXANDER: So, the public can see  
2 that. We had -- on our drawing just so as you  
3 know we did -- we didn't survey it, we don't have  
4 dimensions, but those are roughly using the  
5 aerials which is the same aerial from GIS that  
6 everyone has public access to.

7                   CHAIRMAN LENNY CON: Okay.

8                   NEIL ALEXANDER: Thank you.

9                   CHAIRMAN LENNY CON: Any questions  
10 before I open it? You got any questions for  
11 (indiscernible)?

12                   SECRETARY JEN FLYNN: Okay.

13                   CHAIRMAN LENNY CON: The gazebo's only  
14 a six-foot structure, right?

15                   BOARD MEMBER: It is in this matter,  
16 yes.

17                   CHAIRMAN LENNY CON: That was it.

18                   BOARD MEMBER: I mean, it's semantics.

19                   BOARD MEMBER: That's why it's part of  
20 it, yeah.

21                   CHAIRMAN LENNY CON: Okay.

22                   BOARD MEMBER: Because (indiscernible)  
23 it is technically.

24                   CHAIRMAN LENNY CON: At this time,  
25 we'll open it up to the public hearing. Come up,

1 state your name, address, and try and limit it to  
2 three minutes so we can get everybody in.

3 IRENE DENARO: My name is Irene Denaro.  
4 I live on Mount Rose Road, and I'm a property  
5 owner there. I want to start to clarifying a  
6 false narrative. 20 Mount Rose Road was never a  
7 resort, lodge, or hotel. It has always been a  
8 private residence. And I am sure that the town  
9 records would show that. I have been on Mount  
10 Rose Road since the mid-1960s. Mr. La Valle  
11 built the estate in 1929 for his family to reside  
12 in during holidays, weekends, and summers as many  
13 families have done, my family one of them.

14 Ray Muscarella purchased the property  
15 to reside with his family as a private residence.  
16 He and his family lived there full time. One of  
17 my brothers actually worked on the property for  
18 many years and my family knew the Muscarella  
19 family.

20 Most of the neighbors who live there  
21 then and now have known each other for decades  
22 and there was never a problem until now. Last  
23 August and this past May tour busses got stuck up  
24 Mount Rose Road causing chaos for the residents  
25 as well as traffic on Route 9W. It was also a

1 safety issues as the only way in and out of the  
2 area is Mount Rose Road that connects to Route  
3 9W. So, that was a serious problem, not once,  
4 but twice.

5 This is not an appropriate location for  
6 an event venue. Logistically, it is untenable.  
7 The infrastructure does not support what the  
8 applicant wants to do. In the minutes of a  
9 November 2023 meeting a town official reported  
10 being run off the road twice by a shuttle bus  
11 after he went to address complaints from  
12 residents of a loud party and that James Street  
13 was being blocked by busses and cars, which again  
14 caused a safety issue and putting residents at  
15 risk if there was an emergency.

16 I believe there should not be any  
17 special variances or special permits going  
18 forward. This would be a hardship as well as  
19 putting the families who live there for many  
20 decades at risk. I want the Board to be aware  
21 that many of the residents there are seniors. I  
22 thank you and I never got a certified letter.

23 CHAIRMAN LENNY CON: Thank you. Yes,  
24 ma'am.

25 JEN BUCKWALTER: Can I --

1                   CHAIRMAN LENNY CON: It's easier  
2 because we have the microphone up here.

3                   JEN BUCKWALTER: Okay. Hello, sorry.  
4 I'm kind of new to the area, but I live on --  
5 above DJ's so I'm kind of close.

6                   CHAIRMAN LENNY CON: Can you state your  
7 name and address for the record?

8                   JEN BUCKWALTER: I'm Jen Buckwalter and  
9 1403 Route 9W, Marlborough, New York. My only  
10 concern is we have the Mobile gas station built  
11 and then we had the buildings for the school  
12 area, and we had a lot of like dynamite. And I  
13 know you said that there'd be no new buildings,  
14 but my house was shaking from, you know, I mean,  
15 this is like heavy duty construction and it's  
16 real.

17                  So, you know, I mean it's a quiet area.  
18 I like quiet. My main concern here by coming  
19 here is first, how much construction noise is  
20 going actual, what timeline were you looking at,  
21 when it was finished were there going to be like  
22 big parties where we're going to be -- where he  
23 neighborhood is going to become -- I mean, the  
24 Falcon is an incredible venue and they have  
25 wonderful music, but it's far enough away that we

1 can't hear it.

2                   So, you know, I'm all in for progress  
3 and yet a lot of our progress in this world is  
4 completely taking us back and destroying our  
5 planet as everybody knows. So, that's pretty  
6 much it.

7                   CHAIRMAN LENNY CON: Thank you. Next.

8                   SHAWN BRENNAN: How you doing? I'm  
9 Shawn Brennan, I live at 227 Mount Zion Road. My  
10 wife Callie and I just moved to Marlborough about  
11 a year ago from Brooklyn and we pretty quickly  
12 met Adam and Danielle Broza, and they welcomed us  
13 in immediately and we found quick friends with  
14 them.

15                   And just last weekend Callie and I had  
16 our baby shower at Adam and Danielle's property.  
17 It was just a thing that they did for us because  
18 they're friends. And we brought up all of our  
19 friends and family. And I don't know if you guys  
20 have been to the property, but it's beautiful,  
21 it's historic, and everyone that brought up --  
22 that came up for the party was blown away by the  
23 beauty of the property and the fact that they  
24 were so welcoming to so many people.

25                   And I think that's what Callie and I

1 are most proud of being in Marlborough is that it  
2 feels the way that it does, it looks the way that  
3 it does, it's a rural agricultural community, but  
4 there are still things to do up here like she  
5 mentioned the Falcon. I love the Falcon. And  
6 it's, I think, one of the main draws to it.  
7 Like, before we moved here 10 people told us that  
8 we had to go to the Falcon, and it puts  
9 Marlborough on the map in a way and I think  
10 having that kind of appeal is valuable to a town.

11                   And Adam and Danielle are not trying to  
12 do something like that, they're not trying to be  
13 a venue that has parties everyday as far as I  
14 know. And I think that their impact on the  
15 community is a net positive. They're welcoming,  
16 they're community people.

17                   And I think that any neighbors bring  
18 with them some sort of a cause. Like, we live up  
19 the street from Weeds and every weekend we've got  
20 a couple 100 people parking on the street and  
21 they're leaving there drunk at 6:00 in the  
22 evening.

23                   And like it's a net positive though,  
24 it's a cool thing to have in the neighborhood,  
25 it's a cool thing to be around and so we don't

1 complain about it. We have neighbors who shoot  
2 guns, we don't complain about that, it's their  
3 right.

4 And I think that as long as Adam and  
5 Danielle are doing something that positive and a  
6 contribution to the area, anything that helps  
7 them move towards that especially if it's not  
8 destructive and they're not building new  
9 properties, it makes sense that they would be  
10 enabled to do that.

11 And then, I just also want to correct a  
12 couple of things that I heard in one of the  
13 previous statements. There is a separate  
14 entrance onto Mount Rose Road, you can enter from  
15 Prospect near the South Ridge Distillery. So, if  
16 Mount Rose was blocked, you could come in the  
17 other way.

18 And then, also I don't know how it's  
19 possible to be run off the road twice by the same  
20 person in one day. I just want to correct the  
21 narrative in that way. That's all. Thank you.

22 CHAIRMAN LENNY CON: Thank you.

23 JULIE CONWAY: Hi. My name is Julie  
24 Conway, an owner of 43 James Street, 12542. I  
25 live at 6 Water Way Newburgh, New York.

1                   Someplace Upstate has been noncompliant  
2                   or accountable to any rules in the town. It has  
3                   been dismissive of or disregarded the cease and  
4                   desist and continues to operate without proper  
5                   permits but conduct business through workarounds  
6                   utilizing law loopholes by trying to convince  
7                   everyone in the neighborhood that the 12-plus  
8                   venues over the past two years have been weddings  
9                   of family and friends. It's an extreme reach,  
10                   wrong, and maybe somewhat illegal.

11                   What is the point of establishing  
12                   guidelines if a business can operate without any?  
13                   Allowing them to continue without consequence  
14                   sets a dangerous precedent and further erodes our  
15                   rights as residents. Privacy --

16                   SECRETARY JEN FLYNN: Can you just  
17                   speak into the mic, please?

18                   JULIE CONWAY: Oh, sorry, can you hear  
19                   me?

20                   SECRETARY JEN FLYNN: They're saying  
21                   they can't hear you.

22                   JULIE CONWAY: Okay, sorry.

23                   SECRETARY JEN FLYNN: Sorry.

24                   JULIE CONWAY: There's a lack of  
25                   business, sorry, there's a lack of privacy

1 landscaping, bushes or trees have not been  
2 installed to shield the neighborhood and their  
3 patrons from being exposed to all activities or  
4 events. It's like living in a fishbowl or  
5 witness to a spectacle almost every weekend.  
6 Daily we get to experience the unattractive light  
7 plan that is on display where the strings of  
8 lights are strewn randomly across trees on James  
9 Street side of their property. It resembles  
10 decor from a child's birthday party.

11 The lights in the horse rink are on all  
12 night long, the vibrating generators are  
13 intrusive and distracting. The 12-foot-wide  
14 country road cannot handle the increase in  
15 traffic, the hill pitch cannot accommodate  
16 busses. When the ingress and egress have been  
17 blocked by busses or cars parked on the side of  
18 road, it is a safety and fire hazard.

19 We are essentially held prisoner by not  
20 being able to get into or out of properties. The  
21 road at the other end that you were referring to,  
22 sir, is actually private property owned by John  
23 Garado so you can't really go through that road.  
24 When events are held, we are experiencing living  
25 in a carnival. This chaotic, chaotic, sorry,

1 atmosphere has changed the essential  
2 characteristics of the neighborhood that were  
3 once harmonious.

4 The ambitious goals for monetizing this  
5 beautiful property and choosing to operate in an  
6 area not designated for commercial use is a self-  
7 created problem. No one checked the zoning prior  
8 to purchasing the property. It's public  
9 knowledge. This raises concerns about the  
10 responsibility for the consequences of their  
11 actions and business acumen.

12 Our property values are at risk. Who  
13 wants to live next door to a circus? Our right  
14 to quiet enjoyment of our properties is becoming  
15 a nuisance. Almost every weekend we cannot enjoy  
16 our properties without the interference from the  
17 activities happening across the street.

18 There's a total disregard for the  
19 neighborhood, town rules, and laws. It is a  
20 business that is taking from, but not really  
21 giving back to the community. We are against the  
22 applicant's proposal to change. Thank you.

23 CHAIRMAN LENNY CON: I have a question.

24 JULIE CONWAY: Yes, sir.

25 CHAIRMAN LENNY CON: Being this is the

1 first public hearing we've had.

2 JULIE CONWAY: Yes.

3 CHAIRMAN LENNY CON: And there's a lot  
4 of hearsay that goes on obviously in a small  
5 town. But you're saying there have been multiple  
6 venues, I believe you stated 12.

7 JULIE CONWAY: Between last year and  
8 this year, we've counted seven from last year and  
9 five from this year.

10 CHAIRMAN LENNY CON: Okay.

11 JULIE CONWAY: Parties, I don't know if  
12 they're, I mean, we see them, they're on the edge  
13 of the road.

14 CHAIRMAN LENNY CON: You don't know  
15 whether they're family or otherwise, but you've  
16 said --

17 JULIE CONWAY: There's action, yes.

18 CHAIRMAN LENNY CON: Okay, I was just  
19 clarifying for the record that --

20 JULIE CONWAY: It continues to happen.

21 CHAIRMAN LENNY CON: -- they've have  
22 taken place already.

23 JULIE CONWAY: Right. And I have a  
24 question. Am I allowed to? I mean, I'll pass  
25 the mic.

1 CHAIRMAN LENNY CON: Sure.

2 JULIE CONWAY: Even if you're building  
3 on an existing footprint, even if there's an  
4 expansion over 107 feet for all five areas within  
5 the map, that's a lot, I mean, that's -- even  
6 though you're building on a footprint, you're  
7 expanding on it. So, you're not really changing  
8 it, but you're making it bigger and it's going to  
9 have more volume to have more people in it,  
10 right?

11 CHAIRMAN LENNY CON: The variances that  
12 they are asking for fall under, most of them, are  
13 falling under what's preexisting nonconforming.  
14 Which those setbacks existed back when they were  
15 built but because the laws have changed --

16 JULIE CONWAY: Right.

17 CHAIRMAN LENNY CON: -- and the  
18 setbacks have increased, nothing else has  
19 changed. So, to move forward with anything --

20 JULIE CONWAY: So, like if a red barn  
21 is all broken down and basically falling in on  
22 itself, if you build on that footprint, that's  
23 still part of the -- okay.

24 CHAIRMAN LENNY CON: Yes.

25 JULIE CONWAY: I mean. All right,

1 thank you.

2 CHAIRMAN LENNY CON: Yes. Yes, sir.

3 DAVID DIAZ: My name is David Diaz, I  
4 reside at 105 Mount Rose Road which on the  
5 opposite of James Street, we're closer to Purdy  
6 Avenue. I can hear music and ongoings of the  
7 parties, so I know the residents on James Street  
8 are affected even more. Impact on myself was the  
9 first bus incident where I couldn't get out of  
10 the neighborhood to go to work. I had to call in  
11 late, which was a new job where I was only  
12 working at it for a week and a half at that  
13 point.

14 The second bus incident where I was  
15 coming from upstate New York from doing shows. I  
16 want to get home, showered, go to bed, I can't  
17 get into my neighborhood, I can't get to my house  
18 because the road is once again blocked by busses  
19 get stuck blocking 9W. I think at that point, I  
20 was by the McLaughlin Drive in a standstill.

21 Another night coming back from dinner  
22 with friends driving off, the party's about maybe  
23 2:45 p.m. close to 11:00 residents, people are  
24 leaving the party, I can't get up the road.  
25 They're driving down the middle of the road, I

1 had to drive on a -- pullover on the neighbor's  
2 lawn to avoid getting run off the road.

3                   It impacts the neighborhood negatively.  
4 And to bring up the fact of the multiple parties,  
5 I know that it was put to family and friends, but  
6 yet Someplace Upstate is advertised on numerous  
7 websites to book wedding parties and pool  
8 parties.

9                   So, if the Town hasn't given permits  
10 yet for this to operate as a business, why is it  
11 being advertised as a business? I have family  
12 and friends, we have a large property, we don't  
13 require them to book on a website to come have  
14 their party. And it's contradictory to what's  
15 going on.

16                   CHAIRMAN LENNY CON: Is what you're  
17 stating that they have a website looking for  
18 bookings now and in the past or are we talking  
19 about --

20                   DAVID DIAZ: In the past and the  
21 current. I myself compiled a list and submitted  
22 to Town Supervisor Corcoran because I don't get  
23 it. If it's private parties, why are there  
24 websites advertising it for public bookings?

25                   CHAIRMAN LENNY CON: Okay.

1 DAVID DIAZ: So, just to reiterate --  
2 it does change the impact of the nature of the  
3 neighborhood. Mount Rose Road leading up from 9W  
4 is a bit wider, but it's a steep hill hence why  
5 two tour busses couldn't round it and are  
6 sticking butt end out on 9W and blocking Mount  
7 Rose Road.

8 And as it was put before, the second  
9 entryway is a farm access road. It is not paved,  
10 it's not made for vehicles to go in and out, and  
11 it is on private property, which was stated from  
12 when I first spoke with Mr. Broza about the first  
13 bus incident told me that he owns all of that,  
14 which was proven not to be the case.

15 CHAIRMAN LENNY CON: Thank you.

16 DAVID DIAZ: Thank you.

17 CHAIRMAN LENNY CON: Anyone else?

18 LUCAS MONDELLO: Yep.

19 CHAIRMAN LENNY CON: Yes, sir.

20 LUCAS MONDELLO: My name is Lucas  
21 Mondello. My property's adjacent to the property  
22 in question. It's been in the family three  
23 generations since 1900.

24 My concerns are as follows. When I  
25 raised my family, I was told that we had to bus

1 our children to school because the road was not  
2 safe for busses. So, we did that. Nothing has  
3 changed in the condition of the road since that  
4 time. For the past year and a half there's been  
5 a lot traffic. I'm not going to go over the bus  
6 thing again because it's been repeated over and  
7 over again.

8                   But the applicant seems to ignore any  
9 codes rules about the Town that can be enforced  
10 by the Town. After the police were called  
11 several times to stop the music after hours, this  
12 was apparent that there is no concern about his  
13 neighbors.

14                   I'm 82 years old. I've been in  
15 business in Marlborough all my life. I'm a  
16 former owner with my father of Racoons Saloon  
17 which we owned for 40 years. At that time, we  
18 took all the fire calls, we blew the sirens, we  
19 dispatched the trucks. And I'm telling you this  
20 only because I know a little bit about  
21 Marlborough.

22                   Right now, and for the past 40 years  
23 I've been the CEO and President of Westshore  
24 Marine on Dock Road in Marlborough, so I've been  
25 around for a while. My experience has been that

1       this venue or proposed venue does not conform to  
2       the area. It does nothing for the town but cause  
3       problems.

4                   And as it's been said about the busses  
5       being stuck, it also causes hazards. We can't  
6       get firetrucks up; we can't get ambulances. The  
7       Town, I'm told, has hired an attorney because  
8       they can't enforce these codes at the cost of  
9       thousands to detain to take it to the New York  
10      State Supreme Court.

11                In closing, I'd like to say that the  
12      Town has to comply -- I understand that the Town  
13      has to comply with the rules, the codes, and the  
14      laws that exist, but I don't think they're being  
15      enforced. I think that a good hard look needs to  
16      be looked at this and not allowing any expansion  
17      to the already overwhelming circus that's going  
18      on. Thank you.

19                CHAIRMAN LENNY CON: Thank you, Mr.  
20      Mondello.

21                BOARD MEMBER: Thank you, sir.

22                CHAIRMAN LENNY CON: Anyone else?

23                NEIL ALEXANDER: Chairman, may I  
24      address some of that when you're ready?

25                BOARD MEMBER ANDREW NIKOLA: I have --

1 let me read some two letters --

2 NEIL ALEXANDER: I apologize, you were

3 --

4 BOARD MEMBER ANDREW NIKOLA: Two  
5 letters from people who were unable to be --

6 NEIL ALEXANDER: My apologies.

7 BOARD MEMBER ANDREW NIKOLA: -- here  
8 today.

9 NEIL ALEXANDER: My apologies.

10 BOARD MEMBER ANDREW NIKOLA: Dear  
11 Zoning Board of Appeals Members, Chairman Con,  
12 Secretary Flynn, Mr. Bartolotti, Mr. Mekeel, and  
13 Mr. Salinovich, and Mr. Niloka.

14 We are in receipt of your letter  
15 providing notice of today's hearing to review  
16 Someplace Upstate's petition for relief from Town  
17 of Marlborough Code Section 155, Attachment 18B  
18 1D. We write in support of this Board's approval  
19 of any applicable variances necessary to enable  
20 Someplace Upstate to operate.

21 As neighbors to Adam and Danielle Broza  
22 we appreciate their commitment to preserving the  
23 atheistic of such a unique collection of  
24 structures. We say collection of structures  
25 since this remarkable property is dotted with a

1 number of beautiful buildings all similarly  
2 styled.

24 Next letter. Dear Mr. Con and Members  
25 of the Zoning Board. We are writing to express

1 our strong objection to the proposed zoning  
2 variances requested by Someplace Upstate for  
3 their "resort" location at 20 Mount Rose Road.

4 As long-time residents of Mount Rose  
5 Road we are deeply concerned about this venue's  
6 current and future impact on our community. The  
7 venue has been operating in clear violation of a  
8 cease-and-desist order and has accumulated  
9 numerous town code violations.

10 Our main concerns are noise pollution.  
11 Excessive noise from loud DJ led music disrupts  
12 the neighborhood peace for hours making it  
13 impossible for us to enjoy our yard. On  
14 beautiful weekend afternoons we are forced  
15 inside, turning our home into a shelter in place  
16 bunker with closed doors, windows, double shades,  
17 loud TV, and fans on, yet the noise still  
18 penetrates. We often leave the house for relief  
19 and as a last resort.

20 On two occasions our guests left  
21 stating it was quieter in Brooklyn. Contrary to  
22 the applicant's claim, the venue does have an  
23 adverse effect on the physical or environmental  
24 conditions in the neighborhood, Application Page  
25 20. During the last event, the noise and

1 screaming continued past midnight at the pool  
2 area. Event he wildlife disappears. Last year  
3 we canceled our Labor Day celebration  
4 anticipating noise from a multi-day renewal of  
5 vows event which was a wise decision. This  
6 constant noise is causing stress and anxiety,  
7 affecting our mental and physical health.

8 Traffic congestion. The venue  
9 increases traffic on our narrow steep road posing  
10 safety risks to residents. During two separate  
11 events tour busses were unable to navigate the  
12 incline at the intersection of 9W and Mount Rose  
13 Road, James Street, causing blockages, stopping  
14 traffic on both highway and local roads. This is  
15 particularly concerning as many residents are  
16 elderly and infirmed. An emergency vehicle  
17 access would be compromised if needed.

18 Zoning violations. Allowing a  
19 nonconforming commercial enterprise to operate in  
20 an R1, A1 Zone under the guise of restoring the  
21 premises as a resort hotel sets a concerning  
22 precedent. It undermines the integrity of our  
23 zoning laws and threatens quiet residential  
24 nature of our neighborhood.

25 Additionally, it raises concerns about

1 property values and the overall quality of life  
2 for our residents. When our family came to  
3 Marlborough in 1950s, we rented a small apartment  
4 over a garage near a chicken coup at the  
5 northwest entrance of La Valle Estate. The  
6 property was always a residence and never  
7 operated as a resort hotel. Having tenants in  
8 outbuildings or entertaining famous friends does  
9 not change this fact.

10 Since the applicant has not  
11 demonstrated the unnecessary hardship required  
12 for the required variances, we urge the Zoning  
13 Board to uphold the current zoning regulations  
14 and deny these requests for Someplace Upstate.  
15 The disregard for existing zoning regulations and  
16 the impact on neighbor's wellbeing has led the  
17 property owner to pursue plans that could  
18 negatively effect our community.

19 Upholding the current zoning  
20 regulations is essential for maintaining our  
21 neighborhood physical and emotional wellbeing,  
22 ensuring it remains a safe and peaceful place to  
23 live. We hope town officials will fulfill their  
24 fiduciary responsibilities and act in the best  
25 interests of the tax paying public and the

1 municipality they serve. Thank you for  
2 considering our concerns, please keep in touch  
3 with us if you require any further information.  
4 Respectfully, Rogelio and Elizabeth Cresta.

5                   BOARD MEMBER: That's a new one.

6                   BOARD MEMBER ANDREW NIKOLA: All  
7 righty. To the Marlborough Town Board and all  
8 other interested parties. This is letter is in  
9 reference to what I got in the mail about  
10 Someplace Upstate and the complaints against it.

11                  I love Marlborough, lived here for  
12 almost 40 years now. I've raised my family here;  
13 my wife Emma served the school district for 28  
14 years. My daughter, Tracy, was class  
15 salutatorian, class of '97. The point in all  
16 this is that I have roots here and would not  
17 recommend something that I would -- that would be  
18 detrimental to the Town.

19                  Now, Marlborough's all about keeping  
20 its cultural roots, we all know this. Someplace  
21 Upstate is striving to maintain that farm  
22 animals, crops, et cetera, much better than if  
23 the land would go to a real estate developer with  
24 new housing schemes, new students coming in that  
25 would need classrooms.

1                   The difficult part for me is that there  
2                   are no villains in this issue. Both Someplace  
3                   Upstate and the neighbors are all good and  
4                   amiable people. The neighbors are concerned how  
5                   it would impact their way of life, totally  
6                   understandable. I myself live a stones throw  
7                   away. I believe that Someplace should take their  
8                   concerns very seriously and strive to come up  
9                   with solutions. I think my neighbors should  
10                   realize that change is inevitable. The  
11                   neighborhood changed when they moved in years  
12                   ago.

13                   To sum up, I support Someplace Upstate  
14                   and hope they get their permits. I apologize I  
15                   have to do this with a letter, my physical  
16                   condition is such that standing or sitting for  
17                   long periods is not an option. I would be more  
18                   than happy to talk with anyone from the town  
19                   government concerning this letter. Richard J.  
20                   Davis, 15 Mount Rose Road.

21                   CHAIRMAN LENNY CON: Questions?

22                   BOARD MEMBER: I do not.

23                   BOARD MEMBER: I have a question.

24                   BOARD MEMBER ANDREW NIKOLA: I have a  
25                   couple but go ahead.

1                   BOARD MEMBER: Yes. Are you in fact  
2 operating this as a resort at present?

3                   NEIL ALEXANDER: We have -- there are  
4 no violations open against for anything we've --  
5 we are doing or have done.

6                   BOARD MEMBER: The question I asked is,  
7 is he operating it presently as a resort?

8                   NEIL ALEXANDER: We don't have a resort  
9 hotel special permit, so we're not operating as a  
10 resort hotel special permit use.

11                  BOARD MEMBER: So, you're not?

12                  NEIL ALEXANDER: We're not.

13                  BOARD MEMBER: Do have livestock on the  
14 property right now?

15                  NEIL ALEXANDER: On the three lots that  
16 are involved right now, I believe there is --  
17 there is, not the rear property has livestock on,  
18 I don't believe there's livestock.

19                  ADAM BROZA: On the barn.

20                  NEIL ALEXANDER: Oh, in the barn.

21                  ADAM BROZA: Yeah.

22                  NEIL ALEXANDER: Sorry, I apologize.

23                  ADAM BROZA: In the stables.

24                  NEIL ALEXANDER: I'm getting corrected.

25                  BOARD MEMBER: There is livestock.

1                   NEIL ALEXANDER: In the stables, yes.

2                   BOARD MEMBER: Have you combined the  
3 lots --

4                   NEIL ALEXANDER: We told you at the  
5 first meeting that should we receive the approval  
6 from Planning Board, and that's part of what I  
7 wanted to talk a little bit too is what we're  
8 asking from you and -- because I think there's  
9 some misapprehensions by the public, which makes  
10 sense, as to what the code says and what the code  
11 doesn't allow, and what your Board's role is in  
12 this overall process.

13                  And if you -- I'm going to answer your  
14 question, I'm not being a politician ignoring  
15 your question. I'm just going to go a little  
16 like three lefts instead of one quick right if  
17 that's okay with you.

18                  BOARD MEMBER: Sure.

19                  NEIL ALEXANDER: So, in the R1 Zone a  
20 resort hotel is a special permit use so long as  
21 you have 10 acres. That was a legislative  
22 determination by the Town Board not specific to  
23 this property, but in the zoning code.

24                  So, any notions of commercial activity  
25 in a residential zone, that was settled years ago

1 when the code was written, and a resort hotel was  
2 specifically allowed by special permit. That is  
3 a special permit we will have to get from the  
4 Planning Board. When we're in front of the  
5 Planning Board things like traffic, parking,  
6 landscaping, lighting, noise, all those issues  
7 will have to be addressed in front of the  
8 Planning Board and we know that and we're going  
9 to keep --, you know, go back there assuming we  
10 get our approval from you all.

11 I'm going to be a little bit cheeky and  
12 (indiscernible) there was an equestrian center up  
13 there for years, horses move in and out on really  
14 long vehicles. So, whether there's some  
15 maintenance that needs to be done in order to  
16 get turning radius back, and I think the key word  
17 there is "back" is important, equestrian vehicles  
18 were going in and out, horseman pullies were  
19 going in and out.

20 Your fire and police and emergency  
21 response are not short either, and you're  
22 providing safe, adequate, and reliable service,  
23 emergency services, to all of your residents who  
24 live on those roads in that area already. You  
25 wouldn't have designed a road, these are town

1       roads, to not have geometry to bring EMS vehicles  
2       to those houses where people have lived for 40  
3       years or more.

4                   So, whether there's some work relative  
5       to clearing some trees that may have grown in,  
6       some sight lines aren't the same so people are  
7       pulling to the middle, right? I'm not a PTOE,  
8       I'm not a professional traffic engineer, but  
9       obviously we'll have one who will address those  
10      issues when we get back to the Planning Board,  
11      assuming we get back to the Planning Board.

12                  Because the use is an allowed use and  
13       those other quality of life aspects will be  
14       addressed in front of the Planning Board. So,  
15       and so that's what, you know, we're going to do  
16       with the Planning Board. With you all what we're  
17       asking for is to be able to use existing  
18       structures for the resort hotel as opposed to  
19       raising them, candidly, right, and not -- and  
20       losing that history and putting more generic  
21       buildings there in their place 50 feet away.  
22       We're asking for the ability to not have  
23       construction associated with creating the resort  
24       hotel other than interior renovation.

25                  And candidly, for those who are sort of

1 saying they feel that it's camp run amok up there  
2 having a special permit and going through that  
3 process will be a way to enforce any quality-of-  
4 life concerns. And by the way, there's also a  
5 noise ordinance in your town as you all know and  
6 I'm speaking a little bit to the public here,  
7 because I know you all know this, so please  
8 don't -- I'm sort of kind of going through you to  
9 bounce off the back wall, so if I'm -- I  
10 apologize if my tone is not the perfect one and  
11 feel -- I take correction well, so feel free.

12 There's a noise ordinance. We don't  
13 have any violations. I don't want to induce them  
14 to come out of the woodwork, but we don't have  
15 any right now. And my understanding is the Town  
16 owns, you know, an audiometer, owns audiology  
17 equipment to enforce -- to ensure that we're  
18 enforcing and we're compliant.

19 So, in a lot of ways the past  
20 questions. This application, an approval of this  
21 application and going to the Planning Board and  
22 be vetted by the Planning Board resolves those  
23 issues in the most expeditious way. And I think  
24 I answered your question along with way, if I  
25 didn't, please come at me again.

1                   BOARD MEMBER: Well, the special use  
2 permit also has to fit the neighborhood that it's  
3 in. And that also needs to be taken into  
4 consideration.

5                   NEIL ALEXANDER: And that is definitely  
6 something we'll have to talk to with the Planning  
7 Board assuming we get to that next step.

8                   CHAIRMAN LENNY CON: A couple things.  
9 You referenced that it used to be a horse farm,  
10 which it was for many years, owned by the  
11 Lordi's. It's a lot different to get a pickup  
12 truck with a horse trailer behind it with two or  
13 three or four horses in it than it is a  
14 commercial bus or any other large vehicle like  
15 that that doesn't have the turning radius. So, I  
16 --

17                   NEIL ALEXANDER: No, and I think that's  
18 something we're going to have to --

19                   CHAIRMAN LENNY CON: -- understand what  
20 you're saying, it's not like tractor trailers  
21 went up there for the horse farm. It was  
22 smaller.

23                   NEIL ALEXANDER: And I think that's  
24 something we definitely will -- what kind of  
25 vehicles, right, whether it's like a 15, a 28, a

1       40, or a 50, that's exactly what the Planning  
2       Board should be doing to us as part of the  
3       special permit review. And we have no problem  
4       with that and if it turns out that the geometry  
5       isn't such that we should have a 50-foot vehicle  
6       in the wheelbase of that coming, then that will  
7       be a condition of our special permit, right? And  
8       we have no problem with that.

9                   CHAIRMAN LENNY CON: We understand for  
10          the record that the majority of what's been  
11          brought up here tonight are Planning Board  
12          issues. That's doesn't mean that we don't have  
13          some concerns of our own whether it is under our  
14          purview or not. I have some concerns with  
15          multiple residents bringing up that we have party  
16          after party after event after event, but we call  
17          them family. I guess, I mean, we all have lived  
18          in Marlborough a long time with multiple  
19          generations, but I don't know that I've had 100,  
20          150 people at my house once a month for different  
21          parties.

22                   NEIL ALEXANDER: So --

23                   CHAIRMAN LENNY CON: So, you know,  
24          there's that concern there also. The  
25          consolidation that you spoke about, yes, that can

1       be a Planning Board issue also, but it can also  
2       be addressed here under us.

3                   NEIL ALEXANDER: And I think, Chairman,  
4       in a lot of ways the -- so, it's important to  
5       understand we also looked at -- so, if we had  
6       come in here for short term rental permit, this -  
7       - we wouldn't need your Board. We wouldn't need  
8       the variance for a short-term rental because  
9       there's no setback requirement for short term  
10      rentals.

11                  And so, we could have just done rental  
12       after rental after rental after rental after  
13       rental after rental after rental, right? And we  
14       could have had 50, 100 of those a year, right,  
15       under the short-term rental special permit  
16       process, right? Which is nowhere near as  
17       extensive as this process.

18                  We are open and transparent in saying  
19       we'd like to run a resort hotel and therefore  
20       we're here to try and get a variance to reuse our  
21       buildings. Again, that's -- and again, the  
22       short-term rental, and I can't remember if that's  
23       just building department or if that's also, I  
24       think it's a special permit, I apologize, with  
25       the Planning Board.

1           But we wouldn't need your variances,  
2 and I think it's the event aspect of short-term  
3 rental when you have this many outbuildings is  
4 not as clear for control, right, from a  
5 regulatory perspective.

6           So, we are being very transparent by  
7 saying you know what we'd be up on the high side  
8 of short -- of the intent more than likely of a  
9 short-term rental.

10           BOARD MEMBER: You would not be --

11           NEIL ALEXANDER: We're coming for a  
12 resort hotel.

13           BOARD MEMBER: You would not be able to  
14 do that.

15           NEIL ALEXANDER: I actually think your  
16 code is not clear on that and I think we could.

17           BOARD MEMBER: It's very clear you have  
18 to subdivide each building beyond its own lot.

19           NEIL ALEXANDER: I don't -- I'll agree  
20 to disagree on that because neither one of us are  
21 the initial interpreter of the code anyway. But  
22 what I'm saying here is ultimately we're being  
23 transparent. We're saying we want to run  
24 something at a certain volume in a certain way.  
25 Both were -- are principally permitted uses in

1 the zone. I mean, sorry, both are specially  
2 permitted uses in the zone. We came in with the  
3 more intense ask to be transparent as to what we  
4 want to be able to do.

5 CHAIRMAN LENNY CON: In speaking for  
6 the public, and again, I'm speaking for the  
7 public based on what I've heard from --

8 NEIL ALEXANDER: Yeah.

9 CHAIRMAN LENNY CON: -- tonight and  
10 even outside of here, but on public record  
11 tonight, it almost like we're asking for  
12 forgiveness rather than permission. Like, we  
13 went ahead and did these things now even though  
14 we're going to go on record and do them in the  
15 later. And I think that's what some of the  
16 concern was from the public on maybe there  
17 wouldn't be such a pushback from it from the  
18 neighbors if we had all of their site plan  
19 approvals, zoning variances in effect --

20 NEIL ALEXANDER: Understood as to the -  
21 -

22 CHAIRMAN LENNY CON: -- before all of  
23 these venues started.

24 NEIL ALEXANDER: -- bygones issue,  
25 completely understood.

1                   CHAIRMAN LENNY CON: Because I do have  
2 a problem if you're advertising it for use and  
3 rental on your website even as some said on the  
4 record currently now which would put you in  
5 violation of it because you don't have site plan  
6 approval for it.

7                   NEIL ALEXANDER: Right but hold on a  
8 second. But okay so I understand what you're  
9 saying emotionally, I completely understand  
10 emotionally what you're saying.

11                  CHAIRMAN LENNY CON: It's not  
12 emotionally.

13                  NEIL ALEXANDER: And I understand --  
14 well, no --

15                  CHAIRMAN LENNY CON: It's not  
16 emotionally.

17                  NEIL ALEXANDER: -- because what's the  
18 first thing that happens. So, you issue a  
19 violation tomorrow, first thing I'm going to do  
20 is go to justice court and I'm going to say I'm  
21 seeking the permits that moot the justice court  
22 proceeding, right?

23                  CHAIRMAN LENNY CON: But how can you --  
24 how can you do something without the permits in  
25 place.

1           NEIL ALEXANDER: I can't continue to do  
2 anything. I agree.

3           CHAIRMAN LENNY CON: But you're  
4 advertising to do it.

5           NEIL ALEXANDER: I don't actually  
6 think, I think there's -- look, I think their  
7 codes got depth, I don't think it's as clear cut  
8 under your code at all.

9           WOMAN 1: How can they do that?

10          CHAIRMAN LENNY CON: I'm sorry, the  
11 public hearing --

12          NEIL ALEXANDER: I don't think your  
13 code is that clear, I think that's why -- okay,  
14 let's back up a whole bunch. First of all, you  
15 have a building department and code enforcement,  
16 they haven't enforced, and they have discretion  
17 as to what to enforce or not enforce. There are  
18 -- and they haven't enforced anything, we have no  
19 violations out. Like I said, I'm not looking to  
20 induce them. We have no violations at present.  
21 Right? You have a short-term rental rule for  
22 anything less than 30 days. You also don't have  
23 a problem if someone rents for 31 days, there's  
24 no code provisions.

25          So, while I understand people are

1       upset, that doesn't mean there's actually any  
2       laws being violated here.

3                   CHAIRMAN LENNY CON: And that's --

4                   NEIL ALEXANDER: And the bottom line is  
5       what's the way out of this. So, you issue a  
6       whole bunch of violations, you're not going to  
7       here our application, that's the way out?

8                   CHAIRMAN LENNY CON: What I'm saying  
9       was shouldn't we have done that prior?

10                  NEIL ALEXANDER: And I can't talk to  
11       that because I wasn't involved. Just hold on, I  
12       don't want --

13                  ADAM BROZA: Okay.

14                  NEIL ALEXANDER: -- because I don't  
15       think -- I understand what you're saying, and  
16       you're heard loud and clear. I can't control  
17       anything about when I wasn't involved, and I want  
18       to keep it there. And what I'm saying is --

19                  CHAIRMAN LENNY CON: Then what I'm  
20       asking is to basically just acknowledge what you  
21       know we are saying even though you weren't  
22       involved in the past.

23                  NEIL ALEXANDER: I hear you. I hear  
24       you. And that's why I also said to you that here  
25       are the legal arguments, I understand what people

1       feel they've experienced and I'm not diminishing  
2       that. What I'm sort of asking for -- I guess,  
3       you're right there might be a forgiveness element  
4       to it, right?

5               But I think really the reason why I  
6       went down the logic tree the way I went down it  
7       is getting these approvals is the way to get  
8       control over the situation.

9               CHAIRMAN LENNY CON: That is  
10       understood, we all understand that.

11               BOARD MEMBER: Agreed.

12               NEIL ALEXANDER: And so, it's not, and  
13       I think that's where the public needs, in my  
14       opinion, I don't really want to get with anything  
15       from behind by saying this, but I think that's  
16       where the public needs to realize they're heard,  
17       everything they said is going to have to get  
18       addressed at the Planning Board. The way to get  
19       to the Planning Board is to please give us our  
20       approvals and we are asking on bended knee for  
21       those approvals. And we know it is straining you  
22       all to do that because of the frustrations of  
23       what the public is saying.

24               But intellectually I really do feel  
25       that step is the way. We leave here, we have the

1 right to use these buildings subject to the  
2 satisfaction of the Planning Board relative to  
3 traffic, and noise, and parking, and all the  
4 quality-of-life issues that were raised.

5 And that's why I think, in my opinion,  
6 you're granting this approval is a step in the  
7 right direction not only for us getting the  
8 permit, but more importantly for the public  
9 getting some control over what's going on and a  
10 resolve on their grievances.

11 CHAIRMAN LENNY CON: Understood. I  
12 think what the public --

13 NEIL ALEXANDER: Okay, thank you for  
14 that --

15 CHAIRMAN LENNY CON: -- was saying is  
16 you would have better ingratiated yourself to  
17 your neighbors if we had gone through this entire  
18 process a year ago or more. And as far as the  
19 consolidation, you mentioned that you would do --  
20 provide documents to consolidate the properties,  
21 the one that doesn't need the 10 acres after site  
22 plan approval from the Planning Board?

23 NEIL ALEXANDER: I think what I said,  
24 and I think it's in one of my cover letters. We  
25 gave you the deeds to all three properties, we

1 highlighted who the owners are and that we  
2 control all three entities.

3                   And that was in our cover letter from  
4 June 27th, I think, yeah. I think there's a  
5 sentence in here and I just got to find it. But  
6 basically, we said we have no problem with the  
7 condition of the approval by the Zoning Board  
8 that requires the consolidation of those three  
9 lots once we -- assuming we get our special  
10 permit from the Planning Board.

11                  What I -- what we had talked about, I  
12 think, at the first meeting was this aspect. Why  
13 am I consolidating three lots for a resort hotel  
14 if I'm not going to get an approval for a resort  
15 hotel?

16                  CHAIRMAN LENNY CON: What hammer does  
17 the Planning Board have if you've already got  
18 site plan approval and I'm giving --

19                  NEIL ALEXANDER: No, no, --

20                  CHAIRMAN LENNY CON: -- the  
21 documentation later?

22                  NEIL ALEXANDER: No, I'm agreeing to it  
23 as a condition of Planning Board's special permit  
24 site plan. I have no problem with being -- I  
25 have no problem of it being a condition --

1                   CHAIRMAN LENNY CON: My recommendation  
2 to the Planning Board would be they have this  
3 documentation in front of them before they grant  
4 site plan approval.

5                   NEIL ALEXANDER: Oh, agreed. I agree  
6 with that.

7                   CHAIRMAN LENNY CON: Okay, because it  
8 sounded like --

9                   NEIL ALEXANDER: I was saying -- no,  
10 no, no.

11                  CHAIRMAN LENNY CON: -- you were saying  
12 after I got the approval, I'll give you the  
13 papers.

14                  NEIL ALEXANDER: No, no, no. I will  
15 gladly give a draft of the consolidation. I  
16 don't want to record the consolidation deed until  
17 there's an approval for the special permit for  
18 the resort hotel, because I'm waiving right --  
19 let me see if I can do a better job of this, I'm  
20 stammering, I apologize.

21                  Right now, I have three separate lots  
22 that I could do three separate projects on.  
23 Right, they're all in the R1 Zone. I could  
24 subdivide each one separately into its own little  
25 cul de sac, right, with the Planning Board. And

1 I might get a higher yield doing it that way or I  
2 can also fund it differently and more slowly if I  
3 do it as three separate subdivisions, right? So,  
4 why would I consolidate my lots until I know I  
5 have my resort hotel project because I need an  
6 exit.

7 CHAIRMAN LENNY CON: At present, you  
8 have livestock, you're supposed to have 10 acres  
9 for that to have the livestock up there.

10 NEIL ALEXANDER: I'm not familiar with  
11 anything in the zoning code that says that. I  
12 know for an agricultural assessment and the  
13 properties don't need to be contiguous, they need  
14 to have commonality of ownership and that's a tax  
15 issue not a zoning issue. And under 305(a), you  
16 know, -- first of all, New York is a right to  
17 farm state, right? It's protected in our  
18 constitution.

19 And that's different from under your  
20 protections under 305(a), right, of being an  
21 agriculture -- of being a farm operation in an  
22 agricultural district which we are in meaning a  
23 mapped district by AG and markets. And we also -  
24 - and then, the tax assessment is a whole other  
25 issue, that doesn't have anything to do with the

1 zoning code. Am I missing -- did I miss the  
2 thrust of what you're saying.

3 BOARD MEMBER: It's 10 acres.

4 ADAM BORZA: We're in compliance the  
5 equine boarding laws, we checked this also before  
6 and the equine boarding facility which you guys  
7 might know as Ulster Stables or Mount Rose  
8 Equestrian has been there for decades. We  
9 acquired also the goodwill of that tradename,  
10 continued the business with the same tenants, and  
11 have been very proud not just to have done that  
12 until today, but continue to do that.

13 NEIL ALEXANDER: Well, AG and Markets  
14 doesn't require that there be a consolidation  
15 deed. It just requires -- AG and Markets only  
16 requires a commonality of ownership. In fact,  
17 you can be a tenant in several places and still  
18 do it that way. I mean, I know it from I  
19 represented one of the largest maple syrup  
20 companies in New York State and we had leasing  
21 sites.

22 CHAIRMAN LENNY CON: Yes, ma'am, go  
23 ahead, the public hearing's still open.

24 WOMAN 2: I just haven't heard from  
25 these gentlemen that there's any remorse or

1       caring about the noise and about the difficulties  
2       (indiscernible). And I'm just wondering, you  
3       know, is there going to be any address to the  
4       noise that will occur. That's a big issues,  
5       besides the mention of the traffic, the noise.

6               CHAIRMAN LENNY CON: So, they can  
7       address it here if they want wish. It's a public  
8       hearing, it came up --

9               NEIL ALEXANDER: We're going to address  
10      it at the Planning Board.

11              CHAIRMAN LENNY CON: Unfortunately, the  
12       noise, the traffic, a lot of with infrastructure  
13       and things like that, the lighting, all of that  
14       falls under a Planning Board issue. We don't  
15       have any say in that because that doesn't come  
16       and violate any town codes that they're in.

17              So, anything that you're addressing, if  
18       they wish to address it here tonight, if they  
19       don't want to, they don't have to because, again,  
20       that's a Planning Board issues.

21              WOMAN 2: Noise is not a town code as a  
22       (indiscernible).

23              CHAIRMAN LENNY CON: It's a town code,  
24       but it's not up to us to enforce it. And as they  
25       said earlier, they haven't gotten any violations

1 for anything on that yet.

2 SECRETARY JEN FLYNN: Lenny, can I just  
3 --

4 CHAIRMAN LENNY CON: Yes.

5 SECRETARY JEN FLYNN: They will have to  
6 have a public hearing for Planning Board as well,  
7 so you can address that then.

8 CHAIRMAN LENNY CON: Yes, ma'am.

9 JULIE CONWAY: To answer your question,  
10 if the applicant is running a resort and he said  
11 no and his attorney said no, he's not operating a  
12 resort, he's operating a wedding and party event  
13 venue. It's just to be clear. And he has been  
14 advertising on the internet, he has a special  
15 website, and he's also linked to other wedding  
16 websites like Wedding Knot, what's the other one?  
17 Wedding Knot and Wire. He's been advertising for  
18 people to schedule their wedding at his property  
19 since 2023 and 2024, and more recently in the  
20 future for 2025 with no permits, no permits.

21 CHAIRMAN LENNY CON: That's why I asked  
22 the question I did. Yes, ma'am.

23 JULIE CONWAY: There's an app called  
24 Swimply where you can rent your pool out, for  
25 \$225 you can rent your pool at --

1 CHAIRMAN LENNY CON: Can you hear?

2 JULIE CONWAY: Oh, I'm sorry.

3 CHAIRMAN LENNY CON: Can you hear? We  
4 need to have it so --

5 JULIE CONWAY: Okay. There is a  
6 website called Swimply, you can rent your pool  
7 out. It -- Adam is a or Someplace Upstate is  
8 advertising to rent for \$225 to rent the pool by  
9 an hourly rate. I know that that's against law  
10 in New York State, but you know it's a website  
11 that people do it anyway.

12 But everything for -- is up for rent on  
13 that property and to say that you're not  
14 operating anything is really not right, it's not  
15 fair because it's on websites, \$225.

16 NEIL ALEXANDER: So, that -- I'm going  
17 to say that's, I would say, show us because  
18 there's no advertising.

19 JULIE CONWAY: Well, here -- well, I --

20 CHAIRMAN LENNY CON: (Indiscernible)  
21 turned on.

22 NEIL ALEXANDER: Yeah, the realty here  
23 is, Chairman, I hear what the neighborhood is  
24 saying. The only way there is going to get  
25 control over the situation is to have a --

1                   JULIE CONWAY: Sorry.

2                   ADAM BROZA: Can you look through that  
3 and just confirm what bookings have been taken  
4 through this?

5                   JULIE CONWAY: It's still advertising,  
6 bookings or not.

7                   ADAM BROZA: Are there dates available?

8                   JULIE CONWAY: Did you take it down  
9 because you knew you were coming to this meeting?

10                  ADAM BROZA: The dates are turned off.

11                  NEIL ALEXANDER: Okay, okay, okay.

12                  ADAM BROZA: It's been off for three  
13 years; we've literally never used it.

14                  JULIE CONWAY: It's still on, take it  
15 down.

16                  NEIL ALEXANDER: Just don't -- this  
17 zoning is exactly -- right, you know this. It's  
18 not done by a (indiscernible), it's done by the  
19 code, right? And we understand the  
20 neighborhood's upset.

21                  And that's why I'm saying to you giving  
22 us these permits is not rewarding the applicant.  
23 Giving these permits solely by the Zoning Board,  
24 what you are saying is that as we move forward  
25 with a resort hotel application in front of the

1 Planning Board, we can adaptively reuse the  
2 buildings that are on the property as opposed to  
3 tearing them down. That's what this  
4 application's about in front of you right now.

5 CHAIRMAN LENNY CON: I don't think  
6 anyone on this Board disagrees with that.

7 NEIL ALEXANDER: Okay. I hear loud and  
8 clear --

9 CHAIRMAN LENNY CON: I think where most  
10 of us are coming from up here, and again, my  
11 Board members will speak for themselves. But  
12 I've been clear about what we think has been  
13 taking place and that we are asking for  
14 forgiveness instead of starting this conversation  
15 asking for permission with all of these permits  
16 and getting these variances a year, two years  
17 ago.

18 And we maybe would have ingratiated, as  
19 I stated earlier, ourselves with our neighbors a  
20 little better if we didn't flaunt that and we did  
21 it the correct way a long time ago. That's my  
22 opinion, again, there is nothing to that that's  
23 going to be in code book, but that's my opinion.

24 NEIL ALEXANDER: Completely understood.

25 CHAIRMAN LENNY CON: Yes, ma'am.

1                   IRENE DENARO: I have the website.

2                   ADAM BROZA: How many times can she  
3 talk?

4                   NEIL ALEXANDER: It's okay.

5                   CHAIRMAN LENNY CON: I think we saw  
6 this --

7                   IRENE DENARO: Well, this is for Lenny.  
8 This is from last August as a -- I'd like to ask  
9 you a question --

10                  BOARD MEMBER: Building laws through  
11 the years and requirements and specifications  
12 have changed for safety reasons. And because  
13 something is preexisting --

14                  IRENE DENARO: Thank you.

15                  BOARD MEMBER: -- and nonconforming  
16 does that mean that we have to grant the variance  
17 for it. You know, these laws have changed  
18 through the years for reasons. You know, you're  
19 not an architect and neither am I, but --

20                  NEIL ALEXANDER: No, and --

21                  BOARD MEMBER: -- that also has to be  
22 taken into consideration and setbacks also --

23                  NEIL ALEXANDER: The only thing that's  
24 --

25                  BOARD MEMBER: -- through the years

1 what was good at one point and time might not  
2 necessarily be good today.

3 NEIL ALEXANDER: So, just to be clear  
4 here the setbacks in the R1 Zone are 35 feet on  
5 the front yard, 50 feet on the rear yard, and 35  
6 feet on the side yard. Right? So, you could  
7 build single family homes -- you could -- it's a  
8 one-acre zone, you could build 14 houses on those  
9 14 acres so long as the houses meet 35, 50, and  
10 35 and I wouldn't need a variance.

11 So, when I look back at the application  
12 and the lineal distances the Casa would need to  
13 get moved. But if you took the Casa down, why  
14 the hell would you actually build into the  
15 sidehill, why wouldn't you build it to be town  
16 and a half stories and 35 feet, 35 feet from the  
17 side yard?

18 I mean, there's a benefit they're  
19 getting right now by having that reused at 27,  
20 was it, 27.7 feet away. So, the neighborhood  
21 actually in a sick and twisted way is having a  
22 benefit by having that because if that Casa comes  
23 down because we can't get the variance from your  
24 Board, you're going to build a two and a half  
25 story, 35-foot-tall building, 35 feet from the

1 property line there as either a single-family  
2 house or to be used as part of the resort hotel.

3 Right?

4 You can just wring the outside of that  
5 property 35 feet from the side yard, 50 feet from  
6 the front yard, and you're going to have 14  
7 single family four-bedroom 4,000 square foot  
8 houses and it's going to all fit.

9 I know it's one of those like hold your  
10 nose and vote in favor situations and I'm not  
11 asking anyone to like it, but I'm basically sort  
12 of saying it is better -- while it benefits my  
13 client, and my client went about it possibly in  
14 the wrong way, I wasn't here.

15 But listening -- taking the truth --  
16 taking everything that's been said by the public  
17 as having merit and truth, they probably went  
18 about it the wrong way. I'm in now and we're  
19 trying to do it the right way. It doesn't mean  
20 that logically it isn't the better answer. I get  
21 it, it seems like you're rewarding somebody.

22 But all of the issues that just came up  
23 tonight and all the angst, that is going to get  
24 vetted in the -- in front of the Planning Board  
25 and we're going to need to obviously have a

1 traffic consultant involved and go over the  
2 geometry of the roads and figure out if some of  
3 the foliage needs to come down. And yeah, we're  
4 on notice of what we're going to have to show.

5 CHAIRMAN LENNY CON: And there's not  
6 guarantee you're going to get it.

7 NEIL ALEXANDER: And there's no  
8 guarantee we're going to get it if we can't show  
9 that we're going to be able to comply with the  
10 noise code, and traffic, and you know have some  
11 fencing that creates sound attenuation, and  
12 things like that. And show that our foot candles  
13 are at zero at the property line. And yes, we're  
14 going to get vetted on lighting, noise,  
15 landscaping, traffic, parking management plan for  
16 events.

17 We are fully aware of that, but the  
18 first step for us, and I sound like a broken  
19 record and you guys have been really  
20 understanding in letting me speak and try and  
21 work my way through this, I appreciate it  
22 massively, is the first step is to know that we  
23 can actually reuse these structures.

24 CHAIRMAN LENNY CON: Anybody else wish  
25 to speak, anymore comments? Good?

1                   BOARD MEMBER ANDREW NIKOLA: I'm good.  
2 I'll make a motion to close the public hearing.

3                   BOARD MEMBER: Second.

4                   CHAIRMAN LENNY CON: All in favor?

5                   ALL: Yes.

6                   CHAIRMAN LENNY CON: So moved.

7                   BOARD MEMBER ANDREW NIKOLA: Do we make  
8 a (indiscernible) these variances?

9                   CHAIRMAN LENNY CON: I don't know, I'll  
10 consider a motion.

11                  BOARD MEMBER: We can (indiscernible),  
12 they need it for -- to (indiscernible) around,  
13 but not for us, we don't need it.

14                  BOARD MEMBER ANDREW NIKOLA: It's not a  
15 variance.

16                  BOARD MEMBER: We don't need  
17 (indiscernible) a variance, do we?

18                  BOARD MEMBER: We have to agree to  
19 (indiscernible).

20                  BOARD MEMBER: It's not listed in the  
21 variance.

22                  NEIL ALEXANDER: Chairman, just so you  
23 know on Page 6 we made an express offer to submit  
24 a consolidation deed and there's language there.

25                  CHAIRMAN LENNY CON: Which application?

1                   NEIL ALEXANDER: This is, sorry, Page 6  
2 of our June 27th letter.

3                   CHAIRMAN LENNY CON: Thank you, I got a  
4 lot of paperwork up here.

5                   NEIL ALEXANDER: Yeah, yeah, yeah, no,  
6 understood. It's right above the conclusion on  
7 Page 6, if that helps.

8                   BOARD MEMBER ANDREW NIKOLA: Are they  
9 written (indiscernible)? Because we don't have  
10 the (indiscernible) for that because we don't  
11 have the individual feet for each one.

12                  CHAIRMAN LENNY CON: I think some  
13 (indiscernible).

14                  BOARD MEMBER ANDREW NIKOLA: We don't  
15 have the individual for each one of  
16 (indiscernible).

17                  CHAIRMAN LENNY CON: Because they're  
18 calculating in a max in there.

19                  BOARD MEMBER ANDREW NIKOLA: Yeah, but  
20 it should be in the record.

21                  BOARD MEMBER: The actual footage for  
22 each of the areas.

23                  BOARD MEMBER ANDREW NIKOLA: I didn't  
24 see it. Do you know if we ever had anything for  
25 the individual feet for each reduction because I

1 don't remember seeing that.

2 CHAIRMAN LENNY CON: There.

3 BOARD MEMBER: All right.

4 BOARD MEMBER ANDREW NIKOLA: Oh, okay,  
5 I got it. Down at the bottom?

6 CHAIRMAN LENNY CON: Yeah, the bottom  
7 left. 22.3.

8 BOARD MEMBER ANDREW NIKOLA: 22.3,  
9 13.857, 10, 11, and 8.

10 BOARD MEMBER: Is that what he's in  
11 agreement with? Well, this is what he gave us,  
12 so it's got to be in (indiscernible).

13 CHAIRMAN LENNY CON: This was dated  
14 just last month.

15 BOARD MEMBER ANDREW NIKOLA: I know,  
16 but there's not really that much we can do. Are  
17 you all right with the variances? I know you're  
18 on the record, but (indiscernible).

19 CHAIRMAN LENNY CON: (Indiscernible)  
20 the cleaning of that stuff (indiscernible). It  
21 means (indiscernible) for us. All right. Want  
22 to make a motion for the five-structure  
23 variances? Somebody make a motion if you want.

24 BOARD MEMBER: For each specific one --

25 CHAIRMAN LENNY CON: We'll read them,

1 but let's make a motion and then we'll read them  
2 individually.

3                   BOARD MEMBER ANDREW NIKOLA: I'll make  
4 a motion to approve the area variances for the  
5 five structures from Section 155-18B 1D which  
6 requires a 50-foot setback for any structure in  
7 resort use. Correct, am I reading this one here?

8                   CHAIRMAN LENNY CON: Yep.

9                   BOARD MEMBER ANDREW NIKOLA: Structure  
10 F, Casa's three units with up to five bedrooms,  
11 the variance required 22.3 feet. Structure H,  
12 four stall barn with riding ring event space,  
13 variance required 13.8 feet. The Structure I the  
14 Bellflower Giftshop/Lobby, the variance required  
15 of 5.7. Structure J the gazebo, variance  
16 required of 10 feet 1 inch. And Structure K the  
17 white house four-bedroom farmhouse, variance  
18 required 11.8 feet.

19                   BOARD MEMBER: I'll second the motion.

20                   CHAIRMAN LENNY CON: All in favor?

21                   ALL: Yes.

22                   NEIL ALEXANDER: Thank you very much.

23                   CHAIRMAN LENNY CON: Good luck. You've  
24 got a long road ahead.

25                   NEIL ALEXANDER: Yes, under, under --

1       very well understood.

2                   CHAIRMAN LENNY CON:  We've got to close  
3       the meeting.  All right, make a motion to close.

4                   BOARD MEMBER ANDREW NIKOLA:  I make the  
5       motion to close this meeting.

6                   BOARD MEMBER:  I'll second the motion.

7                   CHAIRMAN LENNY CON:  All in favor?

8                   ALL:  Yes.

9                   SECRETARY JEN FLYNN:  Okay, you're  
10       done.  Okay.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

## C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the foregoing transcript is a true and accurate record of the proceedings.

Sanya M. deolanki Hyd

Veritext Legal Solutions  
330 Old Country Road  
Suite 300  
Mineola, NY 11501

Date: September 14, 2024

&	<b>134-18</b> 6:16	<b>2025</b> 69:20	<b>36.2</b> 20:15
& 2:3 17:19	<b>13th</b> 18:20	<b>21</b> 5:14 11:5	<b>38.2</b> 20:8
1	<b>14</b> 19:5 74:8,9 75:6 82:16	17:5 <b>210</b> 7:20	4
<b>1</b> 11:13 14:24 15:7,11,15,19 15:25 17:10 60:9 80:16	<b>14.02</b> 19:9 <b>1403</b> 28:9 <b>15</b> 6:22 7:11 11:13 48:20 54:25	<b>22</b> 18:8 <b>22.3</b> 79:8 80:11 <b>22.3.</b> 79:7 <b>225</b> 69:25 70:8 70:15	<b>4</b> 5:21 17:12 <b>4,000</b> 75:7 <b>4.9</b> 8:22 <b>40</b> 19:9 22:8 40:17,22 47:12 52:2 55:1
<b>1.23</b> 5:19 6:12 8:21 10:1	<b>150</b> 55:20	<b>227</b> 29:9	<b>43</b> 31:24
<b>1.40</b> 7:3	<b>155</b> 11:10 16:7 17:10 42:17	<b>23.700.</b> 5:21 <b>23.77</b> 6:17	<b>44.3</b> 20:12
<b>10</b> 6:20 19:8 22:9 30:7 50:21 63:21 66:8 67:3 79:9 80:16	<b>155-18b</b> 80:5 <b>16</b> 7:4 <b>17</b> 11:22 <b>18</b> 5:19 9:25 17:10	<b>25</b> 6:3,21,23 7:1 8:23	5
<b>100</b> 30:20 55:19 56:14	<b>18b</b> 42:17 <b>19</b> 11:21	<b>25th</b> 3:5 <b>27</b> 74:19 <b>27.7</b> 20:20 74:20	<b>5.7.</b> 80:15 <b>50</b> 19:11,13,13 19:23 20:6 52:21 55:1,5 56:14 74:5,9
<b>105</b> 37:4	<b>1900</b> 39:23	<b>27th</b> 64:4 78:2	75:5 80:6
<b>107</b> 36:4	<b>1929</b> 26:11	<b>28</b> 5:20 47:13 54:25	<b>52</b> 11:10 16:8
<b>108.3</b> 5:21	<b>1950s</b> 46:3	<b>280</b> 6:19,22	<b>56.1</b> 17:13 19:5
<b>109.1</b> 17:12	<b>1960s</b> 26:10	<b>2:45</b> 37:23	<b>57</b> 17:13 19:5
<b>11</b> 79:9	<b>1d</b> 42:18 80:5	3	<b>58</b> 17:13 19:5
<b>11.38</b> 4:3	6		
<b>11.8</b> 80:18	2		
<b>11501</b> 82:14	<b>30</b> 18:7 60:22	<b>6</b> 31:25 77:23	
<b>11:00</b> 37:23	<b>30.3</b> 16:8	78:1,7	
<b>11th</b> 19:1	<b>30.3.</b> 11:11	<b>6.05</b> 6:24	
<b>12</b> 32:7 33:13 35:6	<b>300</b> 82:13	<b>6:00</b> 5:15 11:6 17:6 30:21	
<b>12151</b> 82:9	<b>305</b> 66:15,20	8	
<b>12542</b> 31:24	<b>31</b> 60:23		
<b>13.8</b> 80:13	<b>330</b> 82:12	8	
<b>13.857</b> 79:9	<b>341</b> 11:11 16:9	1:14 5:15 11:6 17:6 79:9	
<b>134</b> 5:18 6:15 9:25	<b>35</b> 74:4,5,9,10 18:20,25 69:19 82:16	<b>800</b> 7:9,13 10:9 <b>82</b> 40:14 75:5	

<b>9</b>	<b>acre</b> 7:16 22:9 74:8 <b>acres</b> 6:24 7:5 19:6,8,9 50:21 63:21 66:8 67:3 74:9 <b>act</b> 46:24 <b>action</b> 35:17 <b>actions</b> 34:11 <b>activities</b> 33:3 34:17 <b>activity</b> 50:24 <b>actual</b> 28:20 78:21 <b>actually</b> 15:7 17:21 20:2,21 20:23 23:23 26:17 33:22 57:15 60:5 61:1 74:14,21 76:23 <b>acumen</b> 34:11 <b>adam</b> 29:12,16 30:11 31:4 42:21 43:14 49:19,21,23 61:13 67:4 70:7 71:2,7,10 71:12 73:2 <b>achenbaum</b> 2:11 <b>achieved</b> 7:23 <b>acknowledge</b> 61:20 <b>acquired</b> 67:9	<b>additionally</b> 45:25 <b>address</b> 26:1 27:11 28:7 41:24 52:9 68:3,7,9,18 69:7 <b>addressed</b> 51:7 52:14 56:2 62:18 <b>addressing</b> 68:17 <b>adequate</b> 51:22 <b>adhering</b> 43:10 <b>adjacent</b> 39:21 <b>adverse</b> 8:24 22:13 44:23 <b>advertised</b> 38:6 38:11 <b>advertising</b> 38:24 59:2 60:4 69:14,17 70:8,18 71:5 <b>aerial</b> 21:18 25:5 <b>aerials</b> 19:20 21:5 25:5 <b>affected</b> 37:8 <b>affecting</b> 45:7 <b>afternoons</b> 44:14 <b>ag</b> 66:23 67:13 <b>addition</b> 8:5 <b>additional</b> 3:18	72:17,21 <b>agree</b> 57:19 60:2 65:5 77:18 <b>agreed</b> 62:11 65:5 <b>agreeing</b> 64:22 <b>agreement</b> 14:3 79:11 <b>agricultural</b> 2:15 11:11 12:6,20 13:8 <b>adequate</b> 51:22 <b>adhering</b> 43:10 <b>adjacent</b> 39:21 <b>adverse</b> 8:24 22:13 44:23 <b>advertised</b> 38:6 38:11 <b>advertising</b> 38:24 59:2 60:4 69:14,17 70:8,18 71:5 <b>aerial</b> 21:18 25:5 <b>aerials</b> 19:20 21:5 25:5 <b>affected</b> 37:8 <b>affecting</b> 45:7 <b>afternoons</b> 44:14 <b>ag</b> 66:23 67:13 <b>addition</b> 8:5 <b>additional</b> 3:18
----------	---	--	---

63:13,23 64:19 64:22 65:5,9,14 66:10 67:13 68:9 70:16,22 71:11,16 72:7 72:24 73:4,20 73:23 74:3 76:7 77:22 78:1,5 80:22,25	<b>announcement</b> 6:15 <b>answer</b> 9:4 50:13 69:9 75:20 <b>answered</b> 11:25 53:24 <b>anthony</b> 2:1 4:22 <b>anticipating</b> 45:4 <b>anxiety</b> 45:6 <b>anybody</b> 4:6 9:11 76:24 <b>anymore</b> 16:19 76:25 <b>anyway</b> 57:21 70:11 <b>apartment</b> 46:3 <b>apologies</b> 42:6 42:9 <b>apologize</b> 42:2 48:14 49:22 53:10 56:24 65:20 <b>app</b> 69:23 <b>apparent</b> 40:12 <b>appeal</b> 30:10 <b>appeals</b> 1:13 5:10,13,25 11:1 11:4,17 17:1,4 17:17 42:11 <b>applaud</b> 43:17 <b>apple</b> 8:10	<b>applicable</b> 42:19 <b>applicant</b> 5:17 6:10 7:24 9:23 11:8 15:14 16:6 17:8,20 27:8 40:8 46:10 69:10 71:22 <b>applicant's</b> 17:21 34:22 44:22 <b>application</b> 5:23 6:8 9:3 11:14 17:14 18:10,17,22 19:16 21:4 44:24 53:20,21 61:7 71:25 74:11 77:25 <b>application's</b> 72:4 <b>appreciate</b> 4:23 10:6 42:22 76:21 <b>appropriate</b> 27:5 <b>approval</b> 22:19 42:18 50:5 51:10 53:20 59:6 63:6,22 64:7,14,18 65:4 65:12,17 <b>approvals</b> 2:16 58:19 62:7,20	62:21 <b>approve</b> 9:14 9:23 16:5 80:4 <b>approving</b> 43:22 <b>approximately</b> 7:20 <b>architect</b> 73:19 <b>area</b> 3:21 6:12 7:21 10:13 15:3 27:2 28:4 28:12,17 31:6 34:6 41:2 45:2 51:24 80:4 <b>areas</b> 36:4 78:22 <b>arguments</b> 61:25 <b>asked</b> 49:6 69:21 <b>asking</b> 36:12 50:8 52:17,22 58:11 61:20 62:2,20 72:13 72:15 75:11 <b>aspect</b> 57:2 64:12 <b>aspects</b> 52:13 <b>assessment</b> 66:12,24 <b>associated</b> 22:1 52:23 <b>associates</b> 11:21
--	--	---	--

<b>assuming</b> 51:9 52:11 54:7 64:9	37:21 51:9,16 51:17 52:10,11 53:9 60:14	<b>bended</b> 62:20 <b>benefit</b> 3:21,25 7:22 43:6,20 74:18,22	11:17 12:16 13:11,18,23,25 14:5,8,10,18,22 15:22 16:1,4,10
<b>atheistic</b> 42:23	74:11	<b>benefits</b> 75:12	16:14,16,17,24
<b>atmosphere</b> 34:1	<b>bad</b> 13:3	<b>best</b> 18:16 23:5 46:24	17:1,4,16 25:15 25:18,19,22
<b>attachment</b> 5:19 9:25 11:10 16:8 17:10 42:17	<b>balancing</b> 4:1 <b>barn</b> 20:14 36:20 49:19,20 80:12	<b>better</b> 47:22 63:16 65:19	27:20 41:21,25 42:4,7,10,11
<b>attenuation</b> 76:11	<b>bartolotti</b> 42:12	72:20 75:12,20	43:19,25 46:13
<b>attorney</b> 41:7 69:11	<b>based</b> 58:7 <b>basically</b> 36:21 61:20 64:6 75:11	<b>beyond</b> 57:18 <b>big</b> 28:22 68:4 <b>bigger</b> 36:8 <b>birthday</b> 33:10	47:5,6,7 48:22 48:23,24 49:1,6 49:11,13,25 50:2,6,18,22
<b>audiology</b> 53:16	<b>beautiful</b> 29:20 34:5 43:1,18 44:14	<b>bit</b> 39:4 40:20 50:7 51:11 53:6	51:4,5,8 52:10 52:11,14,16 53:21,22 54:1,7
<b>audiometer</b> 53:16	<b>beauty</b> 29:23	<b>blew</b> 40:18	55:2,11 56:1,7
<b>august</b> 1:14 5:14 11:5 17:6 26:23 73:8	<b>becoming</b> 34:14	<b>block</b> 5:21 11:13 17:12	56:25 57:10,13 57:17 62:11,18
<b>available</b> 21:21 71:7	<b>bed</b> 37:16	<b>blockages</b> 45:13	62:19 63:2,22 64:7,10,17 65:2
<b>avenue</b> 21:21 37:6	<b>bedroom</b> 75:7 80:17	<b>blocked</b> 27:13	65:25 67:3
<b>avoid</b> 38:2	<b>bedrooms</b> 80:10	31:16 33:17	68:10,14,20
<b>aware</b> 27:20 76:17	<b>behalf</b> 2:5,11 17:20	37:18	69:6 71:23
<b>b</b>	<b>believe</b> 2:24 3:2 3:7 11:23 12:2	<b>blocking</b> 37:19 39:6	72:1,6,11 73:10 73:15,21,25
<b>b</b> 17:10	22:18 27:16	<b>blown</b> 29:22	74:24 75:24
<b>baby</b> 29:16	35:6 48:7	<b>board</b> 1:13	77:1,3,7,11,14
<b>back</b> 6:4 21:1 21:11 23:1,25 24:18 29:4 34:21 36:14	49:16,18	2:16 3:6 4:8,9 4:12,13,16,18	77:16,18,20 78:8,14,19,21
	<b>bellflower</b> 80:14	5:10,12,25 6:2 9:7,9,13,17,19 9:22 10:2,7,9 10:15,24 11:1,3	78:23 79:3,4,8 79:10,15,24 80:3,9,19 81:4 81:6

board's 42:18 50:11 64:23	broza's 43:7,14	busses 26:23 27:13 33:16,17 37:18 39:5 40:2 41:4 45:11	casa's 80:10 casas 20:18
boarding 67:5 67:6	buckwalter 27:25 28:3,8,8	butt 39:6	case 39:14 cause 30:18 41:2
body 9:10	buffer 10:14 11:11 16:8	bygones 58:24	caused 27:14 causes 41:5
book 38:7,13 72:23	build 24:15 36:22 74:7,8,14 74:15,24	c	causing 26:24 45:6,13
bookings 38:18 38:24 71:3,6	building 20:20 21:20,23,24 22:2,3,6,16 31:8 36:2,6 56:23 57:18	c 5:19 6:16,17 9:25 11:10 16:8 82:1,1	cease 32:3 44:8
borza 17:21 67:4	60:15 73:10 74:25	calculating 78:18	celebration 45:3
bottom 61:4 79:5,6	building's 43:8	call 20:18 37:10 55:16	center 51:12
bounce 53:9	buildings 20:5 28:11,13 43:1 43:22 52:21 56:21 63:1 72:2	called 40:10 69:23 70:6	ceo 40:23
brad 10:12	built 22:7 26:11 28:10 36:15	callie 29:10,15 29:25	certain 57:24 57:24
brennan 29:8,9	bulk 7:18	calls 40:18	certified 6:3 27:22
brief 18:14,17	bunch 60:14 61:6	camp 53:1	certify 82:3
bring 24:6,18 30:17 38:4 52:1	bunker 44:16	canceled 45:3	cetera 47:22
bringing 55:15	bus 27:10 37:9 37:14 39:13,25 40:5 54:14	candidly 21:19 52:19,25	chairman 2:2 4:6,11,14,19,21 4:24 5:3,7,24 6:1,6 9:5,10,15 9:20 10:3,11,16 10:19,22,25
britt 43:23	bushes 33:1	candles 76:12	11:16,19 12:2
broken 36:21 76:18	business 32:5 32:12,25 34:11 34:20 38:10,11 40:15 67:10	cards 18:2	12:18 13:1,5,7 13:10 14:4,6,11 14:13,20,23
brooklyn 29:11 44:21		care 13:13	15:5,9,13,16,20 16:11,13,15,20
brooks 11:24		carefully 43:7	16:25 17:16,19
brothers 26:17		caring 68:1	18:9,14 23:8,11
brought 12:4 29:18,21 55:11		carnival 33:25	24:22,25 25:7,9
broza 29:12 39:12 42:21 49:19,21,23 61:13 71:2,7,10 71:12 73:2		cars 27:13 33:17	

25:13,17,21,24 27:23 28:1,6 29:7 31:22 34:23,25 35:3 35:10,14,18,21 36:1,11,17,24 37:2 38:16,25 39:15,17,19 41:19,22,23 42:11 48:21 54:8,19 55:9,23 56:3 58:5,9,22 59:1,11,15,23 60:3,10 61:3,8 61:19 62:9 63:11,15 64:16 64:20 65:1,7,11 66:7 67:22 68:6,11,23 69:4 69:8,21 70:1,3 70:20,23 72:5,9 72:25 73:5 76:5,24 77:4,6 77:9,22,25 78:3 78:12,17 79:2,6 79:13,19,25 80:8,20,23 81:2 81:7 <b>change</b> 7:6 8:1 8:9 21:17 34:22 39:2 46:9 48:10 <b>changed</b> 34:1 36:15,19 40:3 48:11 73:12,17	<b>changing</b> 36:7 <b>chaos</b> 26:24 <b>chaotic</b> 33:25 33:25 <b>character</b> 8:2,5 21:17 <b>characteristics</b> 34:2 <b>checked</b> 34:7 67:5 <b>cheeky</b> 51:11 <b>chemical</b> 16:2 <b>chicken</b> 46:4 <b>child's</b> 33:10 <b>children</b> 40:1 <b>choice</b> 21:24 <b>choosing</b> 34:5 <b>chris</b> 2:11 <b>cidery</b> 12:8 <b>circus</b> 34:13 41:17 <b>claim</b> 44:22 <b>clarifying</b> 26:5 35:19 <b>class</b> 47:14,15 <b>classified</b> 2:14 <b>classrooms</b> 47:25 <b>cleaning</b> 18:24 79:20 <b>clear</b> 44:7 57:4 57:16,17 60:7 60:13 61:16 69:13 72:8,12 74:3	<b>clearing</b> 52:5 <b>client</b> 75:13,13 <b>close</b> 9:13,15 9:18 14:6,9 20:13 23:25 24:3 28:5 37:23 77:2 81:2,3,5 <b>closed</b> 14:15 15:13 44:16 <b>closer</b> 3:13,23 37:5 <b>closing</b> 41:11 <b>code</b> 5:18 9:25 11:10 16:7 17:9 19:10 42:17 44:9 50:10,10,23 51:1 57:16,21 60:8,13,15,24 66:11 67:1 68:21,23 71:19 72:23 76:10 <b>codes</b> 40:9 41:8 41:13 60:7 68:16 <b>colleague</b> 2:12 <b>collection</b> 42:23 42:24 <b>colorful</b> 43:15 <b>combined</b> 50:2 <b>come</b> 20:10 23:15 25:25 31:16 38:13 43:9 48:8	53:14,25 56:6 68:15 76:3 <b>comes</b> 74:22 <b>coming</b> 28:18 37:15,21 47:24 55:6 57:11 71:9 72:10 <b>comments</b> 76:25 <b>commercial</b> 34:6 45:19 50:24 54:14 <b>commitment</b> 42:22 <b>common</b> 5:19 7:19 9:25 <b>commonality</b> 66:14 67:16 <b>community</b> 3:9 13:14 30:3,15 30:16 34:21 43:9,19,20 44:6 46:18 <b>community's</b> 21:7 <b>companies</b> 67:20 <b>compiled</b> 38:21 <b>complain</b> 31:1 31:2 <b>complaints</b> 27:11 47:10 <b>completely</b> 29:4 58:25 59:9 72:24
---	--	--	---

<b>compliance</b> 67:4	58:5,9,22 59:1 59:11,15,23	<b>conditions</b> 23:22 44:24	<b>constructions</b> 22:17
<b>compliant</b> 53:18	60:3,10 61:3,8 61:19 62:9	<b>conduct</b> 32:5	<b>consultant</b> 76:1
<b>complicated</b> 43:16	63:11,15 64:16 64:20 65:1,7,11	<b>confirm</b> 71:3	<b>context</b> 22:22
<b>comply</b> 23:23 41:12,13 76:9	66:7 67:22 68:6,11,23 69:4	<b>conform</b> 41:1	<b>contiguous</b> 7:25 66:13
<b>compromised</b> 45:17	69:8,21 70:1,3 70:20 72:5,9,25	<b>congestion</b> 45:8	<b>continue</b> 32:13 60:1 67:12
<b>con</b> 4:6,11,14 4:19,21,24 5:7 5:24 6:6 9:5,10 9:15,20 10:3,11 10:16,19,22,25 11:16,19 12:2 12:18 13:1,5,7 13:10 14:4,6,11 14:13,20,23 15:5,9,13,16,20 16:11,13,15,20 16:25 17:16 18:9,14 23:8,11 24:22,25 25:7,9 25:13,17,21,24 27:23 28:1,6 29:7 31:22 34:23,25 35:3 35:10,14,18,21 36:1,11,17,24 37:2 38:16,25 39:15,17,19 41:19,22 42:11 43:24 48:21 54:8,19 55:9,23	73:5 76:5,24 77:4,6,9,25 78:3,12,17 79:2 79:6,13,19,25 80:8,20,23 81:2 81:7 <b>concern</b> 15:3 28:10,18 40:12 55:24 58:16 <b>concerned</b> 44:5 48:4 <b>concerning</b> 45:15,21 48:19 <b>concerns</b> 4:11 23:15 34:9 39:24 44:10 45:25 47:2 48:8 53:4 55:13,14 <b>conclusion</b> 78:6 <b>condition</b> 22:14 24:4 40:3 48:16 55:7 64:7,23,25	<b>consequence</b> 32:13 <b>consequences</b> 34:10 <b>consider</b> 3:6 43:20 77:10 <b>consideration</b> 3:18 54:4 73:22 <b>considering</b> 47:2 <b>consolidate</b> 63:20 66:4 <b>consolidating</b> 64:13 <b>consolidation</b> 16:23 55:25 63:19 64:8 65:15,16 67:14 77:24 <b>constant</b> 45:6 <b>constitution</b> 66:18 <b>construction</b> 2:23 19:17 20:25 21:3 24:16 28:15,19 52:23	<b>continued</b> 22:3 45:1 67:10 <b>continues</b> 32:4 35:20 <b>contradictory</b> 38:14 <b>contrary</b> 44:21 <b>contribute</b> 43:9 <b>contribution</b> 31:6 <b>control</b> 16:1,2 57:4 61:16 62:8 63:9 64:2 70:25 <b>controlled</b> 11:21 17:23 <b>conversation</b> 72:14 <b>converting</b> 43:11 <b>convince</b> 32:6 <b>conway</b> 31:23 31:24 32:18,22 32:24 34:24 35:2,7,11,17,20 35:23 36:2,16 36:20,25 69:9

<p>69:23 70:2,5,19 71:1,5,8,14 <b>cool</b> 30:24,25 <b>corcoran</b> 38:22 <b>corner</b> 19:19 <b>correct</b> 13:13 31:11,20 72:21 80:7 <b>corrected</b> 49:24 <b>correction</b> 53:11 <b>corresponden...</b> 3:4 <b>cost</b> 41:8 <b>counted</b> 35:8 <b>country</b> 33:14 82:12 <b>coup</b> 46:4 <b>couple</b> 12:22 30:20 31:12 48:25 54:8 <b>court</b> 41:10 59:20,21 <b>cover</b> 63:24 64:3 <b>crafting</b> 22:1 <b>create</b> 8:1 <b>created</b> 9:1 34:7 <b>creates</b> 76:11 <b>creating</b> 52:23 <b>cresta</b> 47:4 <b>criteria</b> 7:22 <b>crops</b> 47:22</p>	<p><b>cuddy</b> 2:3 17:19 <b>cul</b> 65:25 <b>cultural</b> 47:20 <b>current</b> 6:24 38:21 44:6 46:13,19 <b>currently</b> 8:20 59:4 <b>cut</b> 60:7</p> <p style="text-align: center;"><b>d</b></p> <p><b>d</b> 17:10 <b>daily</b> 33:6 <b>dan</b> 2:12 <b>dangerous</b> 32:14 <b>danielle</b> 29:12 30:11 31:5 42:21 <b>danielle's</b> 29:16 <b>darrin</b> 4:25 5:17 6:1,7,8 9:23 10:5 <b>date</b> 2:22 82:16 <b>dated</b> 3:4 79:13 <b>dates</b> 71:7,10 <b>daughter</b> 47:14 <b>daunting</b> 43:4 <b>david</b> 37:3,3 38:20 39:1,16 <b>davis</b> 48:20 <b>day</b> 31:20 45:3 45:4 <b>days</b> 60:22,23</p>	<p><b>de</b> 65:25 <b>dear</b> 42:10 43:24 <b>dec</b> 15:23,24,25 <b>decades</b> 2:22 2:24 3:11 4:5 19:20 21:7 26:21 27:20 67:8 <b>december</b> 6:11 18:18 <b>decision</b> 45:5 <b>decor</b> 33:10 <b>deed</b> 65:16 67:15 77:24 <b>deeds</b> 63:25 <b>deeply</b> 44:5 <b>definitely</b> 54:5 54:24 <b>demonstrated</b> 46:11 <b>demskie</b> 10:18 10:18,21 11:18 11:20 12:3,10 12:13,15,24 13:16,19 14:2 16:14 <b>denaro</b> 26:3,3 73:1,7,14 <b>deny</b> 46:14 <b>department</b> 56:23 60:15 <b>deploying</b> 22:2 <b>depth</b> 60:7</p>	<p><b>designated</b> 34:6 <b>designed</b> 51:25 <b>desist</b> 32:4 44:8 <b>destroying</b> 29:4 <b>destructive</b> 31:8 <b>detail</b> 3:4 4:2 <b>detain</b> 41:9 <b>determination</b> 50:22 <b>determinative</b> 9:1 <b>detrimental</b> 47:18 <b>developer</b> 47:23 <b>development</b> 8:12 <b>diaz</b> 37:3,3 38:20 39:1,16 <b>different</b> 12:22 54:11 55:20 66:19 <b>differently</b> 66:2 <b>difficult</b> 48:1 <b>difficulties</b> 68:1 <b>difficulty</b> 9:1 <b>dimensions</b> 25:4 <b>diminishing</b> 62:1 <b>dinner</b> 37:21 <b>direction</b> 63:7 <b>disagree</b> 57:20</p>
---	--	--	---

<b>disagrees</b> 72:6	55:2 66:1	<b>eight</b> 18:8	<b>enjoy</b> 34:15
<b>disappears</b> 45:2	<b>door</b> 34:13	<b>either</b> 5:22	44:13
<b>discretion</b> 60:16	<b>doors</b> 44:16	11:14 12:9	<b>enjoyment</b> 34:14
<b>dismissive</b> 32:3	<b>dotted</b> 42:25	17:14 20:17	<b>enlarge</b> 3:12,23
<b>dispatched</b> 40:19	<b>double</b> 44:16	51:21 75:1	<b>ensure</b> 53:17
<b>display</b> 33:7	<b>draft</b> 65:15	<b>elderly</b> 45:16	<b>ensuring</b> 46:22
<b>disregard</b> 34:18 46:15	<b>drawing</b> 24:1 25:2	<b>element</b> 62:3	<b>enter</b> 31:14
<b>disregarded</b> 32:3	<b>draws</b> 30:6	<b>elevation</b> 7:6,7 8:9	<b>enterprise</b> 45:19
<b>disrupts</b> 44:11	<b>drift</b> 15:2	<b>elizabeth</b> 47:4	<b>entertaining</b> 46:8
<b>distance</b> 20:6	<b>drive</b> 6:18 7:14 37:20 38:1	<b>emergency</b> 27:15 45:16	<b>entire</b> 63:17
<b>distances</b> 20:7 74:12	<b>driveway</b> 5:1 5:19 6:17 7:9	51:20,23	<b>entities</b> 64:2
<b>distillery</b> 3:2 31:15	7:12,19 9:25	<b>emma</b> 47:13	<b>entrance</b> 31:14 46:5
<b>distracting</b> 33:13	10:9,10	<b>emotional</b> 46:21	<b>entryway</b> 39:9
<b>district</b> 2:15 47:13 66:22,23	<b>driving</b> 37:22 37:25	<b>emotionally</b> 59:9,10,12,16	<b>environment</b> 22:14
<b>disturbance</b> 22:15	<b>drunk</b> 30:21	<b>ems</b> 52:1	<b>environmental</b> 8:24 44:23
<b>dj</b> 44:11	<b>duty</b> 28:15	<b>enable</b> 42:19	<b>environment...</b> 21:25 22:12
<b>dj's</b> 28:5	<b>dwelling</b> 12:13	<b>enabled</b> 31:10	<b>equal</b> 7:3
<b>dock</b> 40:24	<b>dynamite</b> 28:12	<b>encroach</b> 3:13	<b>equates</b> 8:22
<b>documentation</b> 64:21 65:3	<b>e</b>	<b>energy</b> 22:1	<b>equestrian</b> 51:12,17 67:8
<b>documents</b> 63:20	<b>e</b> 82:1	<b>enforce</b> 41:8	<b>equine</b> 67:5,6
<b>doing</b> 23:21 29:8 31:5 37:15 49:5	<b>earlier</b> 68:25 72:19	53:3,17 60:17 60:17 68:24	<b>equipment</b> 53:17
	<b>easement</b> 14:3	<b>enforced</b> 40:9	<b>erodes</b> 32:14
	<b>easier</b> 7:14 28:1	41:15 60:16,18	<b>especially</b> 31:7
	<b>edge</b> 35:12	<b>enforcement</b> 60:15	<b>essence</b> 22:19
	<b>effect</b> 22:13 44:23 46:18 58:19	<b>enforcing</b> 53:18	<b>essential</b> 34:1 46:20
	<b>effects</b> 8:24	<b>engineer</b> 2:12 6:10 52:8	
	<b>egress</b> 33:16	<b>enhanced</b> 3:21	

<b>essentially</b> 21:11 33:19	<b>expanding</b> 36:7	<b>familiar</b> 66:10	<b>feels</b> 23:20 30:2
<b>establishing</b> 32:11	<b>expansion</b> 36:4 41:16	<b>families</b> 26:13 27:19	<b>feet</b> 5:20 6:12 6:17,20,22 7:1
<b>estate</b> 21:9,11 26:11 46:5 47:23	<b>expeditious</b> 53:23	<b>family</b> 26:11,13 26:15,16,18,19	7:7,9,20 8:21 8:23 10:1 16:8
<b>et</b> 47:22	<b>experience</b> 33:6 40:25	29:19 32:9 35:15 38:5,11	19:13,23 20:8 20:12,15,21
<b>evening</b> 2:10 17:18 30:22	<b>experienced</b> 62:1	39:22,25 46:2 47:12 55:17	36:4 52:21 74:4,5,6,16,16
<b>event</b> 18:17 20:15 27:6 44:25 45:2,5 55:16,16 57:2 69:12 80:12	<b>experiencing</b> 33:24	74:7 75:1,7	74:20,25 75:5,5
<b>events</b> 33:4,24 45:11 76:16	<b>exposed</b> 24:10 33:3	<b>famous</b> 46:8	78:11,25 80:11
<b>everybody</b> 23:5 26:2 29:5	<b>express</b> 43:25 77:23	<b>fans</b> 44:17	80:13,16,18
<b>everyday</b> 30:13	<b>extensive</b> 56:17	<b>far</b> 23:18,25	<b>fencing</b> 76:11
<b>exact</b> 2:22	<b>extent</b> 23:14,20	24:5 28:25	<b>fenestration</b> 24:9
<b>exactly</b> 55:1 71:17	<b>extreme</b> 32:9	30:13 63:18	<b>fiduciary</b> 46:24
<b>exceed</b> 7:17	<b>f</b>	<b>farm</b> 39:9	<b>field</b> 12:20
<b>excessive</b> 44:11	<b>f</b> 20:19 80:10 82:1	47:21 54:9,21	<b>figure</b> 18:12 76:2
<b>exist</b> 41:14	<b>facelift</b> 3:24	66:17,21	<b>find</b> 64:5
<b>existed</b> 36:14	<b>facility</b> 67:6	<b>farmhouse</b> 80:17	<b>finished</b> 28:21
<b>existence</b> 22:4	<b>fact</b> 29:23 38:4 46:9 49:1 67:16	<b>farming</b> 16:3	<b>fire</b> 33:18 40:18 51:20
<b>existing</b> 2:7,19 3:1,10,14,15,19 4:4 23:22 24:4 24:14 36:3 46:15 52:17	<b>factors</b> 4:2	<b>fashion</b> 21:12 22:4	<b>firetrucks</b> 41:6
<b>exit</b> 66:6	<b>fair</b> 70:15	<b>father</b> 40:16	<b>firm</b> 2:3
	<b>falcon</b> 28:24 30:5,5,8	<b>favor</b> 4:19 9:20 10:3 14:11 16:11 75:10	<b>first</b> 28:19 35:1 37:9 39:12,12 43:3 50:5
	<b>fall</b> 36:12	77:4 80:20 81:7	59:18,19 60:14
	<b>falling</b> 36:13,21	<b>feasible</b> 7:23	64:12 66:16
	<b>falls</b> 68:14	<b>feder</b> 2:4 17:20	76:18,22
	<b>false</b> 26:6	<b>feel</b> 24:10 53:1 53:11,11 62:1 62:24	<b>fishbowl</b> 33:4
			<b>fishkill</b> 2:5
			<b>fit</b> 54:2 75:8

<b>five</b> 4:2 16:22 17:10 19:12 21:4 35:9 36:4 79:22 80:5,10	<b>four</b> 7:3,5 54:13 75:7 80:12,17	<b>gas</b> 28:10 <b>gate</b> 12:19,25 <b>gates</b> 12:7,21 12:22	33:23 37:10,16 39:10 40:5 47:23 48:25 50:15 51:9
<b>flaunt</b> 72:20	12:12,14 13:3,6	<b>gazebo</b> 19:18 80:15	58:14 59:20 67:22 76:1
<b>flynn</b> 5:3 6:5 17:25 18:4,7 25:12 32:16,20 32:23 42:12 69:2,5 81:9	13:9,15,24 16:6 <b>free</b> 53:11 <b>friends</b> 29:13 29:18,19 32:9 37:22 38:5,12 46:8	<b>gazebo's</b> 25:13 <b>generations</b> 39:23 55:19 <b>generators</b> 33:12	<b>goals</b> 34:4 <b>goes</b> 35:4 <b>going</b> 3:15,16 3:18,24 10:17 10:19 27:17
<b>foliage</b> 76:3	<b>front</b> 24:24 51:4,7 52:14 65:3 71:25 72:4 74:5 75:6 75:24	<b>generic</b> 52:20 <b>gentle</b> 7:14 <b>gentlemen</b> 23:7 67:25	28:20,21,22,23 36:8 38:15 40:5 41:17 50:13,15 51:8
<b>folks</b> 8:7	<b>frontage</b> 2:8 6:13,22 7:2	<b>geometry</b> 52:1 55:4 76:2	51:11,18,19 52:15 53:2,8,21
<b>follows</b> 39:24	<b>frustrations</b> 62:22	<b>getting</b> 15:1 38:2 49:24 62:7 63:7,9	54:18 58:14 59:19,20 61:6 62:17 63:9
<b>foot</b> 4:4 10:9 19:11 20:6 25:14 33:13 55:5 74:25 75:7 76:12 80:6	<b>fulfill</b> 46:23 <b>full</b> 26:16 <b>fully</b> 76:17 <b>function</b> 21:13 <b>fund</b> 66:2 <b>further</b> 3:14 5:13 11:4 17:4 32:14 47:3	<b>giftshop</b> 80:14 <b>gioffre</b> 2:1,3 4:22	64:14 68:3,9 70:16,24 72:23 74:24 75:6,8,23 75:25 76:4,6,8
<b>footage</b> 78:21	<b>future</b> 44:6 69:20	<b>gis</b> 25:5 <b>give</b> 16:17 62:19 65:12,15	76:9,14
<b>footer</b> 7:13		<b>given</b> 38:9 43:15	<b>good</b> 4:15 5:8 10:7 14:4,5
<b>footprint</b> 36:3 36:6,22		<b>giving</b> 34:21 64:18 71:21,23	17:18 41:15
<b>forced</b> 44:14		<b>gladly</b> 65:15	48:3 74:1,2
<b>foregoing</b> 82:4		<b>go</b> 4:1 10:21 11:23 14:18	76:25 77:1
<b>forgiveness</b> 58:12 62:3 72:14		21:4 30:8	80:23
<b>former</b> 40:16			<b>goodwill</b> 67:9
<b>forth</b> 18:2			<b>gotten</b> 68:25
<b>forward</b> 10:8 27:18 36:19 71:24	<b>g</b>		<b>government</b> 48:19
<b>found</b> 29:13	<b>garado</b> 33:23 <b>garage</b> 12:23 46:4		

<b>grade</b> 7:12	<b>happen</b> 35:20	<b>hearings</b> 5:5	<b>homeowners</b>
<b>grades</b> 19:24	<b>happening</b>	<b>hearsay</b> 35:4	43:3
<b>grant</b> 3:6 65:3	34:17	<b>heavy</b> 28:15	<b>homes</b> 15:2
73:16	<b>happens</b> 59:18	<b>held</b> 5:12 11:3	74:7
<b>granting</b> 21:18	<b>happy</b> 4:1 9:4	17:3 33:19,24	<b>hope</b> 46:23
63:6	48:18	<b>hell</b> 74:14	48:14
<b>grateful</b> 43:17	<b>hard</b> 41:15	<b>hello</b> 28:3	<b>horse</b> 33:11
<b>gravel</b> 13:2	<b>hardship</b> 27:18	<b>helpful</b> 18:13	54:9,12,21
<b>great</b> 8:8	46:11	<b>helps</b> 31:6 78:7	<b>horseman</b>
<b>grievances</b>	<b>harmonious</b>	<b>hi</b> 10:18 11:18	51:18
63:10	34:3	31:23	<b>horses</b> 51:13
<b>grown</b> 21:7	<b>hazard</b> 33:18	<b>high</b> 57:7	54:13
52:5	<b>hazards</b> 41:5	<b>higher</b> 66:1	<b>hospitality</b>
<b>guarantee</b> 76:6	<b>health</b> 45:7	<b>highland</b> 11:12	21:13 24:18
76:8	<b>hear</b> 29:1 32:18	16:9	<b>hotel</b> 2:17 3:2
<b>guess</b> 55:17	32:21 37:6	<b>highlighted</b>	19:8,12,21
62:2	61:23,23 70:1,3	64:1	21:23 26:7
<b>guests</b> 44:20	70:23 72:7	<b>highway</b> 45:14	45:21 46:7
<b>guidelines</b>	<b>heard</b> 5:16,23	<b>hill</b> 33:15 39:4	49:9,10 50:20
32:12	11:7,15 17:7,15	<b>hired</b> 41:7	51:1 52:18,24
<b>guise</b> 45:20	31:12 58:7	<b>historic</b> 24:19	56:19 57:12
<b>guns</b> 31:2	61:16 62:16	29:21 43:19,21	64:13,15 65:18
<b>guys</b> 29:19 67:6	67:24	<b>historically</b>	66:5 71:25
76:19	<b>hearing</b> 4:17	21:13	75:2
<b>h</b>			
<b>h</b> 20:14 80:11	5:1,2,11 6:3,14	<b>history</b> 21:9	<b>hourly</b> 70:9
<b>half</b> 37:12 40:4	9:16,18 10:13	43:10 52:20	<b>hours</b> 40:11
74:16,24	10:20 11:2	<b>hold</b> 10:22	44:12
<b>hall</b> 5:13 11:4	14:7,9,15 15:14	22:23 24:20	<b>house</b> 28:14
17:5	16:21 17:2	59:7 61:11	37:17 44:18
<b>hammer</b> 64:16	18:3 19:2	75:9	55:20 75:2
<b>hand</b> 23:4,13	25:25 35:1	<b>holidays</b> 26:12	80:17
<b>handed</b> 6:4	42:15 60:11	<b>hollow</b> 11:12	<b>housekeeping</b>
<b>handle</b> 33:14	68:8 69:6 77:2	16:9	18:25
	<b>hearing's</b> 67:23	<b>home</b> 8:19	<b>houses</b> 52:2
		37:16 44:15	74:8,9 75:8

<b>housing</b> 47:24 <b>hyde</b> 82:3	<b>indiscernible</b> 25:11,22 51:12 68:2,22 70:20	<b>intent</b> 8:12 57:8 <b>interested</b> 5:22 11:13 17:13 47:8	<b>j</b> <b>j</b> 48:19 80:15
<b>i</b>	71:18 77:8,11 77:12,17,19 78:9,10,13,16 79:12,18,19,20 79:21	<b>interests</b> 46:25 <b>interference</b> 34:16	<b>james</b> 20:23 23:3 27:12 31:24 33:8 37:5,7 45:13
<b>identity</b> 43:11 <b>ignore</b> 40:8 <b>ignoring</b> 50:14 <b>illegal</b> 32:10	<b>individual</b> 78:11,15,25	<b>interior</b> 52:24 <b>internet</b> 69:14 <b>interpreter</b> 57:21	<b>jen</b> 5:3 17:25 18:4,7 25:12 27:25 28:3,8,8 32:16,20,23 69:2,5 81:9
<b>immediately</b> 29:13	<b>individually</b> 80:2	<b>intersection</b> 45:12	<b>jettisoned</b> 18:22
<b>impact</b> 3:8 30:14 37:8 39:2 44:6 46:16 48:5	<b>induce</b> 53:13 60:20	<b>intrusive</b> 33:13 <b>invest</b> 43:18 <b>investing</b> 43:5	<b>job</b> 37:11 65:19 <b>john</b> 33:22
<b>impacts</b> 38:3 <b>important</b>	<b>inevitable</b> 48:10	<b>involved</b> 49:16 61:11,17,22 76:1	<b>joined</b> 2:10 <b>julie</b> 31:23,23
19:15 51:17 56:4	<b>infirmed</b> 45:16	<b>irene</b> 26:3,3 73:1,7,14	32:18,22,24 34:24 35:2,7,11
<b>importantly</b> 3:17 63:8	<b>information</b> 47:3	<b>issue</b> 19:10 20:3,7,18 27:14 48:2 56:1	35:17,20,23 36:2,16,20,25
<b>impossible</b> 44:13	<b>infrastructure</b> 27:7 68:12	58:24 59:18 61:5 66:15,15 66:25 68:14	69:9,23 70:2,5 70:19 71:1,5,8
<b>improve</b> 43:7 <b>improvements</b> 3:16	<b>ingratiated</b> 63:16 72:18	71:14 <b>july</b> 19:1	71:14 <b>june</b> 3:4 18:20
<b>inch</b> 80:16	<b>ingress</b> 33:16	<b>issues</b> 24:16 27:1 51:6 52:10 53:23	18:25 64:4 78:2
<b>incident</b> 37:9 37:14 39:13	<b>initial</b> 57:21 <b>initially</b> 18:18	55:12 63:4 68:4,20 75:22	<b>justice</b> 59:20,21 <b>justifies</b> 15:4
<b>incline</b> 45:12	<b>insensitive</b> 21:25	<b>it'd</b> 19:22	<b>k</b>
<b>increase</b> 3:12 33:14	<b>inside</b> 44:15 <b>installed</b> 33:2	<b>keep</b> 10:16 47:2 51:9 61:18	<b>keep</b> 10:16 47:2 51:9 61:18
<b>increased</b> 36:18	<b>integrity</b> 45:22 <b>intellectually</b> 62:24	<b>it'll</b> 13:20 18:13	
<b>increases</b> 45:9	<b>intense</b> 58:3		
<b>incredible</b> 28:24			

<b>keeping</b> 47:19	<b>knows</b> 29:5	<b>lease</b> 43:16	35:10,14,18,21
<b>key</b> 51:16	<b>I</b>	<b>leasing</b> 67:20	36:1,11,17,24
<b>kind</b> 28:4,5		<b>leave</b> 44:18	37:2 38:16,25
30:10 53:8	<b>la</b> 26:10 46:5	62:25	39:15,17,19
54:24	<b>labor</b> 45:3	<b>leaving</b> 30:21	41:19,22 48:21
<b>knee</b> 62:20	<b>lack</b> 32:24,25	37:24	54:8,19 55:9,23
<b>knew</b> 26:18	<b>land</b> 47:23	<b>led</b> 44:11 46:16	58:5,9,22 59:1
71:9	<b>landscaping</b>	<b>ledanski</b> 82:3	59:11,15,23
<b>knot</b> 69:16,17	3:19 8:6,14,17	<b>left</b> 17:21 20:10	60:3,10 61:3,8
<b>know</b> 2:22 15:2	33:1 51:6	44:20 79:7	61:19 62:9
15:4 17:23	76:15	<b>lefts</b> 50:16	63:11,15 64:16
18:11,11 19:3	<b>laneway</b> 20:2	<b>legal</b> 5:10 11:1	64:20 65:1,7,11
21:9,12 24:10	20:10	11:22 17:1	66:7 67:22
25:3 28:13,14	<b>language</b> 77:24	61:25 82:11	68:6,11,23 69:2
28:17 29:2,19	<b>laporta</b> 2:11	<b>legislative</b>	69:4,8,21 70:1
30:14 31:18	<b>large</b> 38:12	50:21	70:3,20 72:5,9
35:11,14 37:7	54:14	<b>length</b> 7:9	72:25 73:5,7
38:5 40:20	<b>larger</b> 7:3,4 8:3	<b>lenny</b> 4:6,11,14	76:5,24 77:4,6
47:20 51:8,9	19:9 22:9	4:19,21,24 5:7	77:9,25 78:3,12
52:15 53:5,7,7	<b>largest</b> 67:19	5:24 6:6 9:5,10	78:17 79:2,6,13
53:16 55:19,23	<b>late</b> 37:11	9:15,20 10:3,11	79:19,25 80:8
57:7 61:21	<b>latent</b> 22:1	10:16,19,22,25	80:20,23 81:2,7
62:21 66:4,12	<b>lattintown</b> 2:8	11:16,19 12:2	<b>letter</b> 27:22
66:16 67:7,18	<b>law</b> 2:3 6:19	12:18 13:1,5,7	42:14 43:24
68:3 70:9,10	32:6 70:9	13:10 14:4,6,11	47:8 48:15,19
71:17 73:17,18	<b>lawn</b> 38:2	14:13,20,23	64:3 78:2
75:9 76:10,22	<b>laws</b> 34:19	15:5,9,13,16,20	<b>letters</b> 11:22
77:9,23 78:24	36:15 41:14	16:11,13,15,20	42:1,5 63:24
79:15,17	45:23 61:2	16:25 17:15	<b>letting</b> 76:20
<b>knowledge</b>	67:5 73:10,17	18:9,14 23:8,11	<b>level</b> 20:23
34:9	<b>layout</b> 7:17,18	24:22,25 25:7,9	<b>life</b> 40:15 43:16
<b>known</b> 5:13	8:1	25:13,17,21,24	46:1 48:5
11:4 17:4	<b>lead</b> 19:17	27:23 28:1,6	52:13 53:4
26:21	<b>leading</b> 39:3	29:7 31:22	63:4
	<b>learned</b> 43:13	34:23,25 35:3	

<b>light</b> 33:6	66:8,9	7:16,25 8:2,6,7	<b>mailings</b> 6:4
<b>lighting</b> 51:6	<b>living</b> 33:4,24	8:8,9,13 11:13	<b>main</b> 28:18
68:13 76:14	<b>llc</b> 2:6	13:4,21 17:13	30:6 44:10
<b>lights</b> 33:8,11	<b>lobby</b> 80:14	17:13,13 28:12	<b>maintain</b> 47:21
<b>likely</b> 57:8	<b>local</b> 45:14	29:3 35:3 36:5	<b>maintaining</b>
<b>limit</b> 26:1	<b>located</b> 16:9	40:5 53:19	46:20
<b>line</b> 6:18 61:4	<b>location</b> 5:20	54:11 56:4	<b>maintenance</b>
75:1 76:13	11:11 17:11	57:18 68:12	43:5 51:15
<b>lineal</b> 20:6,7	27:5 44:3	78:4	<b>major</b> 15:3
74:12	<b>lodge</b> 26:7	<b>lots</b> 6:16 7:2,4	<b>majority</b> 55:10
<b>lines</b> 52:6	<b>logic</b> 62:6	7:20 8:3,14,16	<b>make</b> 3:16 4:16
<b>linked</b> 69:15	<b>logically</b> 75:20	20:17 49:15	7:13 9:12,17,22
<b>linn</b> 43:23	<b>logistically</b> 27:6	50:3 64:9,13	14:8 15:21
<b>list</b> 38:21	<b>long</b> 13:19 31:4	65:21 66:4	16:5 77:2,7
<b>listed</b> 12:22	33:12 44:4	<b>loud</b> 27:12	79:22,23 80:1,3
77:20	48:17 50:20	44:11,17 61:16	81:3,4
<b>listening</b> 75:15	51:14 55:18	72:7	<b>makes</b> 24:11
<b>literally</b> 21:8	72:21 74:9	<b>love</b> 30:5 47:11	31:9 50:9
71:13	80:24	<b>lovely</b> 8:8	<b>making</b> 36:8
<b>little</b> 7:13 14:14	<b>look</b> 10:7,10	<b>low</b> 20:20,25	44:12
40:20 50:7,15	19:24 24:8	24:13	<b>management</b>
51:11 53:6	41:15 60:6	<b>lower</b> 8:13 24:7	76:15
65:24 72:20	71:2 74:11	<b>lucas</b> 39:18,20	<b>manicured</b>
<b>live</b> 26:4,20	<b>looked</b> 41:16	39:20	8:16
27:19 28:4	56:5	<b>luck</b> 10:7 80:23	<b>map</b> 30:9 36:5
29:9 30:18	<b>looking</b> 6:17	<b>m</b>	<b>maple</b> 67:19
31:25 34:13	8:9 12:19	<b>ma'am</b> 5:7	<b>mapped</b> 66:23
46:23 48:6	21:14 28:20	14:23 27:24	<b>marine</b> 40:24
51:24	38:17 60:19	67:22 69:8,22	<b>markets</b> 66:23
<b>lived</b> 26:16	<b>looks</b> 30:2	72:25	67:13,15
47:11 52:2	<b>loopholes</b> 32:6	<b>made</b> 18:23	<b>marlborough</b>
55:17	<b>lordi's</b> 54:11	39:10 77:23	1:13 2:6 5:10
<b>lively</b> 43:15	<b>losing</b> 52:20	<b>mail</b> 18:2 47:9	5:12,18,20,25
<b>livestock</b> 49:13	<b>lot</b> 5:21 6:11,24	<b>mailed</b> 11:21	7:11 9:24 11:1
49:17,18,25	6:25 7:1,4,4,8,8	18:7	11:3,10,16 16:7

17:1,3,9,12,16 28:9 29:10 30:1,9 40:15,21 40:24 42:17 46:3 47:7,11 55:18 <b>marlborough's</b> 6:21,23 47:19 <b>massively</b> 76:22 <b>materials</b> 21:5 22:2,3 <b>matter</b> 4:17 25:15 <b>mature</b> 8:6 <b>max</b> 78:18 <b>maximum</b> 7:11 <b>mclaughlin</b> 37:20 <b>mean</b> 25:18 28:14,17,23 35:12,24 36:5 36:25 55:12,17 58:1 61:1 67:18 73:16 74:18 75:19 <b>meaning</b> 66:22 <b>means</b> 7:23 79:21 <b>meet</b> 6:19 7:17 74:9 <b>meeting</b> 11:24 12:17 27:9 50:5 64:12 71:9 81:3,5	<b>mekeel</b> 42:12 <b>member</b> 2:3 4:8,9,12,13,16 4:18 9:7,9,13 9:17,19,22 10:2 10:7,9,15,24 13:11,18,23,25 14:5,8,10,18,22 15:22 16:1,4,10 16:16,17,24 25:15,18,19,22 41:21,25 42:4,7 42:10 47:5,6 48:22,23,24 49:1,6,11,13,25 50:2,18 54:1 57:10,13,17 62:11 67:3 73:10,15,21,25 77:1,3,7,11,14 77:16,18,20 78:8,14,19,21 78:23 79:3,4,8 79:10,15,24 80:3,9,19 81:4 81:6 <b>members</b> 6:1 42:11 43:24 72:11 <b>mental</b> 45:7 <b>mention</b> 68:5 <b>mentioned</b> 3:22 6:14 8:17 30:5 63:19	<b>merely</b> 3:14 <b>merit</b> 75:17 <b>met</b> 18:12,20 29:12 <b>mic</b> 32:17 35:25 <b>michael</b> 2:10 28:2 <b>mid</b> 26:10 <b>middle</b> 37:25 52:7 <b>midnight</b> 45:1 <b>milton</b> 5:14,14 11:5,5 17:5,5 <b>mineola</b> 82:14 <b>minimum</b> 6:22 7:16 19:8 22:9 <b>minute</b> 5:4 10:23 <b>minutes</b> 5:6 26:2 27:8 <b>misapprehen...</b> 50:9 <b>missing</b> 67:1 <b>mix</b> 16:18 <b>mobile</b> 12:18 12:24 28:10 <b>mondello</b> 39:18 39:20,21 41:20 <b>monetizing</b> 34:4 <b>month</b> 6:3,8 55:20 79:14	<b>moot</b> 59:21 <b>morgan</b> 43:23 <b>motion</b> 4:17 9:12,17,23 14:9 14:16 15:21 16:5,10 77:2,10 79:22,23 80:1,4 80:19 81:3,5,6 <b>mount</b> 17:11 20:2 26:4,6,9 26:24 27:2 29:9 31:14,16 37:4 39:3,6 44:3,4 45:12 <b>move</b> 3:13,23 4:17 18:16 31:7 36:19 51:13 71:24 <b>moved</b> 4:21 15:17 16:13 29:10 30:7 48:11 74:13 77:6 <b>multi</b> 45:4 <b>multiple</b> 35:5 38:4 55:15,18 <b>municipality</b> 47:1 <b>murphey's</b> 14:3 <b>muscarella</b> 26:14,18 <b>music</b> 28:25 37:6 40:11 44:11
---	---	--	--

<b>n</b>	<b>neighborhood</b>		
<b>n</b> 82:1	8:2,6 21:17	66:10 67:13	79:4,8,15 80:3
<b>name</b> 2:2 6:8 26:1,3 28:7 31:23 37:3 39:20	22:6,14 24:17 28:23 30:24 32:7 33:2 34:2 34:19 37:10,17 38:3 39:3 44:12,24 45:24	68:9 70:16,22 71:11,16 72:7 72:24 73:4,20 73:23 74:3 76:7 77:22 78:1,5 80:22,25	80:9 81:4
<b>narrative</b> 26:6 31:21	46:21 48:11 54:2 70:23 74:20	<b>neither</b> 57:20 73:19	<b>niloka</b> 42:13
<b>narrow</b> 45:9	<b>neighborhood's</b> 71:20	<b>net</b> 30:15,23	<b>noise</b> 28:19
<b>nature</b> 8:14,20 39:2 45:24	<b>neighbors</b> 26:20 30:17 31:1 40:13 42:21 43:13 48:3,4,9 58:18 63:17 72:19	<b>never</b> 26:6,22 27:22 43:4 46:6 71:13	44:10,11,17,25
<b>navigate</b> 45:11	<b>neil</b> 17:18,19 18:1,6,10,15 23:10,12 24:24 25:1,8 41:23 42:2,6,9 49:3,8 49:12,15,20,22 49:24 50:1,4,19 54:5,17,23 55:22 56:3 57:11,15,19 58:8,20,24 59:7 59:13,17 60:1,5 60:12 61:4,10 61:14,23 62:12 63:13,23 64:19 64:22 65:5,9,14	<b>new</b> 2:5 5:14 6:19 11:5 13:21 17:5 19:17 20:25 21:2 22:16 24:16 28:4,9,13 31:8,25 37:11 37:15 41:9 43:16 47:5,24 47:24 66:16 67:20 70:10	45:4,6 51:6 53:5,12 63:3 68:1,4,5,12,21 76:10,14
<b>near</b> 12:20,23 23:21 31:15 46:4 56:16	<b>newburgh</b> 31:25	<b>newburgh</b> 31:25	<b>noncompliant</b> 32:1
<b>nearly</b> 7:7	<b>nicolas</b> 43:23	<b>newburgh</b> 31:25	<b>nonconforming</b> 36:13 45:19
<b>necessarily</b> 74:2	<b>night</b> 33:12	<b>nicolas</b> 43:23	<b>north</b> 20:12,19 23:2
<b>necessary</b> 42:19	37:21	<b>night</b> 33:12	<b>northeastern</b> 19:19
<b>need</b> 14:19 19:8 22:15 23:8 47:25 56:7,7 57:1 63:21 66:5,13,13 70:4 74:10,12 75:25 77:12,13,16	<b>nikola</b> 4:8,12 4:16 9:7,22 16:4 41:25 42:4,7,10 47:6 48:24 77:1,7,14 78:8,14,19,23	<b>nikola</b> 4:8,12 4:16 9:7,22 16:4 41:25 42:4,7,10 47:6 48:24 77:1,7,14 78:8,14,19,23	<b>northwest</b> 46:5 <b>nose</b> 75:10 <b>notice</b> 2:18 5:2 5:10,11 10:15 11:1,2,22 17:2 17:2 42:15 76:4
<b>needed</b> 45:17	<b>notion</b> 22:8	<b>notions</b> 50:24	
<b>needs</b> 41:15 51:15 54:3 62:13,16 76:3	<b>november</b> 27:9	<b>november</b> 27:9	
<b>negatively</b> 38:3 46:18	<b>nuisance</b> 34:15	<b>nuisance</b> 34:15	
<b>neighbor's</b> 38:1 46:16	<b>number</b> 43:1	<b>number</b> 43:1	
	<b>numerous</b> 38:6 44:9	<b>numerous</b> 38:6 44:9	
	<b>ny</b> 82:14	<b>ny</b> 82:14	

<b>o</b>	<b>once</b> 13:20 23:6 27:3 34:3 37:18 55:20 64:9 <b>ongoings</b> 37:6 <b>open</b> 25:10,25 49:4 56:18 67:23 <b>operate</b> 32:4,12 34:5 38:10 42:20 45:19 <b>operated</b> 46:7 <b>operating</b> 44:7 49:2,7,9 69:11 69:12 70:14 <b>operation</b> 66:21 <b>opinion</b> 19:16 62:14 63:5 72:22,23 <b>opportunity</b> 5:23 11:15 17:15 <b>opposed</b> 19:21 22:16 52:18 72:2 <b>opposite</b> 20:4 20:16 37:5 <b>option</b> 48:17 <b>order</b> 22:15 44:8 51:15 <b>ordinance</b> 53:5 53:12 <b>original</b> 2:23 43:8	<b>outbuildings</b> 46:8 57:3 <b>outside</b> 58:10 75:4 <b>overall</b> 3:21,25 46:1 50:12 <b>overwhelming</b> 41:17 <b>own</b> 7:24 13:22 20:2,4,16,16 55:13 57:18 65:24 <b>owned</b> 13:19 33:22 40:17 54:10 <b>owner</b> 5:17 6:9 9:23 11:8 13:21 16:5 17:8 26:5 31:24 40:16 46:17 <b>owners</b> 13:20 64:1 <b>ownership</b> 2:11 66:14 67:16 <b>owns</b> 39:13 53:16,16 <b>p</b> <b>p.m.</b> 5:15 11:6 17:6 37:23 <b>page</b> 44:24 77:23 78:1,7 <b>pancake</b> 11:12 16:9	<b>papers</b> 65:13 <b>paperwork</b> 78:4 <b>parcel</b> 5:21 6:9 7:15 11:12 17:12 18:22 <b>parcels</b> 19:4 <b>pardon</b> 6:21 <b>parked</b> 33:17 <b>parking</b> 13:4 30:20 51:5 63:3 76:15 <b>part</b> 16:3 21:3 21:4 23:14,21 24:15 25:19 36:23 48:1 50:6 55:2 75:2 <b>particularly</b> 45:15 <b>parties</b> 5:22 11:14 17:13 28:22 30:13 35:11 37:7 38:4,7,8,23 47:8 55:21 <b>party</b> 27:12 29:22 33:10 37:24 38:14 55:15,16 69:12 <b>party's</b> 37:22 <b>pass</b> 35:24 <b>past</b> 26:23 32:8 38:18,20 40:4 40:22 43:15 45:1 53:19
----------	--	--	---

61:22	<b>permitted</b>	55:1,11 56:1,25	<b>preexisting</b>
<b>patrick</b> 2:13	57:25 58:2	62:18,19 63:2	36:13 73:13
<b>patrons</b> 33:3	<b>person</b> 31:20	63:22 64:10,17	<b>premature</b>
<b>patti</b> 11:24	<b>perspective</b>	64:23 65:2,25	14:14
<b>paved</b> 39:9	57:5	68:10,14,20	<b>premises</b> 2:8,14
<b>paying</b> 46:25	<b>pesticides</b>	69:6 72:1	2:17,20,21,21
<b>peace</b> 44:12	14:25	75:24	3:23 45:21
<b>peaceful</b> 46:22	<b>petition</b> 42:16	<b>plans</b> 46:17	<b>preparing</b> 14:3
<b>penetrates</b>	<b>phew</b> 10:9	<b>please</b> 5:11	<b>present</b> 9:2
44:18	<b>photos</b> 20:22	11:2 17:2	49:2 60:20
<b>people</b> 29:24	22:20 23:4,13	32:17 43:19	66:7
30:7,16,20 36:9	24:20	47:2 53:7,25	<b>presentation</b>
37:23 42:5	<b>physical</b> 8:24	62:19	22:20
48:4 52:2,6	22:13 44:23	<b>plus</b> 32:7	<b>presently</b> 49:7
55:20 60:25	45:7 46:21	<b>point</b> 11:21	<b>preserving</b>
61:25 69:18	48:15	17:23 19:5	42:22
70:11	<b>pick</b> 24:2	32:11 37:13,19	<b>president</b> 40:23
<b>percent</b> 7:11	<b>pickup</b> 54:11	47:15 74:1	<b>pretty</b> 29:5,11
8:22 19:9 22:9	<b>pitch</b> 33:15	<b>police</b> 40:10	<b>previous</b> 31:13
<b>perfect</b> 53:10	<b>place</b> 5:20 6:13	51:20	<b>previously</b>
<b>periods</b> 48:17	35:22 43:6,12	<b>politician</b> 50:14	19:22
<b>permission</b>	44:15 46:22	<b>pollution</b> 44:10	<b>principally</b>
58:12 72:15	52:21 59:25	<b>pool</b> 38:7 45:1	57:25
<b>permit</b> 19:7	72:13	69:24,25 70:6,8	<b>prior</b> 34:7 61:9
49:9,10 50:20	<b>places</b> 67:17	<b>portion</b> 7:8	<b>prisoner</b> 33:19
51:2,3 53:2	<b>plains</b> 2:4	<b>posing</b> 45:9	<b>privacy</b> 32:15
54:2 55:3,7	<b>plan</b> 33:7 58:18	<b>position</b> 21:7	32:25
56:6,15,24 63:8	59:5 63:22	<b>positive</b> 30:15	<b>private</b> 7:12
64:10,23 65:17	64:18,24 65:4	30:23 31:5	26:8,15 33:22
<b>permits</b> 21:15	76:15	<b>possibility</b> 15:1	38:23 39:11
27:17 32:5	<b>planet</b> 29:5	<b>possible</b> 31:19	<b>probably</b> 7:10
38:9 48:14	<b>planning</b> 2:16	<b>possibly</b> 75:13	15:23 75:17
59:21,24 69:20	50:6 51:4,5,8	<b>precedent</b>	<b>problem</b> 26:22
69:20 71:22,23	52:10,11,14,16	32:14 45:22	27:3 34:7 55:3
72:15	53:21,22 54:6		55:8 59:2

60:23 64:6,24	43:14,16 46:1,6	14:7,9,15 15:14	<b>q</b>
64:25	46:17 49:14,17	16:21 17:2	<b>quality</b> 46:1
<b>problems</b> 41:3	50:23 69:18	18:3 19:2	52:13 53:3
<b>proceeding</b>	70:13 72:2	22:24 23:14	63:4
59:22	75:1,5 76:13	25:1,6,25 34:8	<b>question</b> 12:4
<b>proceedings</b>	<b>property's</b>	35:1 38:24	13:11,12,25
82:5	23:12 39:21	46:25 50:9	15:22 34:23
<b>process</b> 50:12	43:10	53:6 58:6,7,10	35:24 39:22
53:3 56:16,17	<b>proposal</b> 3:7	58:16 60:11	48:23 49:6
63:18	34:22	62:13,16,23	50:14,15 53:24
<b>professional</b>	<b>proposed</b> 7:8	63:8,12 67:23	69:9,22 73:9
52:8	7:17,18,22,25	68:7 69:6	<b>questions</b> 4:3,7
<b>progress</b> 29:2,3	8:15,19 41:1	75:16 77:2	4:10 9:3,5,8,9
<b>project</b> 2:12	44:1	<b>public's</b> 18:11	12:1,16 18:21
66:5	<b>proposing</b> 3:11	<b>pullies</b> 51:18	25:9,10 48:21
<b>projects</b> 65:22	3:22 6:25	<b>pulling</b> 52:7	53:20
<b>promontory</b>	<b>prospect</b> 31:15	<b>pullover</b> 38:1	<b>quick</b> 29:13
19:24	<b>protected</b> 66:17	<b>purchased</b> 6:11	50:16
<b>prong</b> 21:21	<b>protections</b>	26:14	<b>quickly</b> 21:5
<b>proper</b> 32:4	66:20	<b>purchasing</b>	29:11
<b>properties</b>	<b>proud</b> 30:1	34:8	<b>quiet</b> 28:17,18
22:11 23:23	67:11	<b>purdy</b> 37:5	34:14 45:23
24:3 31:9	<b>proven</b> 39:14	<b>purpose</b> 21:22	<b>quieter</b> 44:21
33:20 34:14,16	<b>provide</b> 3:18,20	<b>pursue</b> 46:17	
43:7 63:20,25	3:24 21:3	<b>purview</b> 55:14	<b>r</b>
66:13	63:20	<b>pushback</b>	
<b>property</b> 7:6,25	<b>providing</b>	58:17	<b>r</b> 82:1
12:23 19:6,19	42:15 51:22	<b>put</b> 13:6 22:23	<b>r1</b> 19:6,7 23:24
20:1,3,20 23:3	<b>provisions</b>	24:21 38:5	45:20 50:19
23:16 24:19	60:24	39:8 59:4	65:23 74:4
26:4,14,17	<b>ptoe</b> 52:7	<b>puts</b> 30:8	<b>raccoon</b> 40:16
29:16,20,23	<b>public</b> 4:17 5:1	<b>putting</b> 27:14	<b>radius</b> 51:16
33:9,22 34:5,8	5:2,5,11 6:2,14	27:19 52:20	54:15
34:12 38:12	9:16,18 10:13		<b>rag1</b> 7:15
39:11,21 42:25	10:20 11:2		<b>raise</b> 21:24
			<b>raised</b> 39:25
			47:12 63:4

<b>raises</b> 34:9 45:25 <b>raising</b> 52:19 <b>randomly</b> 33:8 <b>rarefied</b> 18:21 <b>rate</b> 70:9 <b>rather</b> 43:10 58:12 <b>ray</b> 26:14 <b>reach</b> 32:9 <b>read</b> 10:15,20 20:6 42:1 79:25 80:1 <b>reading</b> 80:7 <b>ready</b> 10:11 41:24 <b>real</b> 7:24 28:16 47:23 <b>reality</b> 21:20 <b>realize</b> 48:10 62:16 <b>really</b> 4:3 19:4 19:15 21:5 23:24 24:3,9,10 24:13 33:23 34:20 36:7 51:13 62:5,14 62:24 70:14 76:19 79:16 <b>realty</b> 70:22 <b>rear</b> 18:22 49:17 74:5 <b>reason</b> 62:5 <b>reasons</b> 22:18 73:12,18	<b>recall</b> 18:23 <b>recap</b> 6:7 <b>receipt</b> 42:14 <b>receive</b> 9:24 16:6 50:5 <b>received</b> 2:18 6:4 17:24 <b>recently</b> 69:19 <b>recommend</b> 47:17 <b>recommendat...</b> 65:1 <b>record</b> 2:2 5:9 17:19 28:7 35:19 55:10 58:10,14 59:4 65:16 76:19 78:20 79:18 82:5 <b>records</b> 26:9 <b>red</b> 36:20 <b>reduction</b> 78:25 <b>reference</b> 47:9 <b>referenced</b> 54:9 <b>referring</b> 12:21 33:21 <b>regards</b> 9:2 <b>regulations</b> 46:13,15,20 <b>regulatory</b> 57:5 <b>reiterate</b> 39:1 <b>relative</b> 52:4 63:2	<b>relevant</b> 8:25 <b>reliable</b> 51:22 <b>relief</b> 5:18 6:16 9:24 11:9 16:7 17:9 42:16 44:18 <b>remains</b> 46:22 <b>remarkable</b> 42:25 <b>remember</b> 56:22 79:1 <b>remorse</b> 67:25 <b>renewal</b> 45:4 <b>renovation</b> 52:24 <b>rent</b> 69:24,25 70:6,8,8,12 <b>rental</b> 56:6,8 56:11,12,12,12 56:13,13,13,15 56:22 57:3,9 59:3 60:21 <b>rentals</b> 56:10 <b>rented</b> 46:3 <b>rents</b> 60:23 <b>repeated</b> 40:6 <b>reported</b> 27:9 <b>represented</b> 67:19 <b>repurpose</b> 2:25 <b>repurposing</b> 22:10 43:21 <b>request</b> 4:4 8:21,22,23 22:5	<b>requested</b> 43:22 44:2 <b>requests</b> 46:14 <b>require</b> 7:9 38:13 47:3 67:14 <b>required</b> 2:18 8:23 22:10 46:11,12 80:11 80:13,14,16,18 <b>requirement</b> 6:21 56:9 <b>requirements</b> 7:18 73:11 <b>requires</b> 6:20 7:1,16 19:11 64:8 67:15,16 80:6 <b>research</b> 43:14 <b>resembles</b> 33:9 <b>reside</b> 26:11,15 37:4 <b>residence</b> 26:8 26:15 46:6 <b>residential</b> 45:23 50:25 <b>residents</b> 26:24 27:12,14,21 32:15 37:7,23 <b>resolves</b> 53:22
---	--	--	--

<b>resort</b> 2:17 3:2 19:8,12,21 21:22 24:15 26:7 44:3,19 45:21 46:7 49:2,7,8,10 50:20 51:1 52:18,23 56:19 57:12 64:13,14 65:18 66:5 69:10,12 71:25 75:2 80:7 <b>resorts</b> 2:6 <b>respectfully</b> 43:23 47:4 <b>response</b> 51:21 <b>responsibilities</b> 46:24 <b>responsibility</b> 34:10 <b>restore</b> 21:11 <b>restoring</b> 45:20 <b>restrictions</b> 8:18 <b>retaining</b> 24:12 <b>return</b> 18:2 <b>returned</b> 11:22 18:8,8 <b>reuse</b> 22:16 56:20 72:1 76:23 <b>reused</b> 74:19 <b>reusing</b> 22:11 24:11	<b>reutilizing</b> 3:15 review 42:15 55:3 <b>reviewing</b> 7:21 <b>rewarding</b> 71:22 75:21 <b>richard</b> 48:19 <b>ridge</b> 2:9,20 3:20 31:15 <b>riding</b> 80:12 <b>right</b> 2:16 5:9 6:18 12:8,9,12 12:14,19,23 13:16,23 14:20 15:10 17:22 19:25 20:10,13 21:25 23:4,13 24:17,21,22 25:14 31:3 34:13 35:23 36:10,16,25 40:22 49:14,16 50:16 52:7,19 53:15 54:25 55:7 56:13,14 56:16 57:4 59:7,22 60:21 62:3,4 63:1,7 65:18,21,23,25 66:3,16,17,20 70:14 71:17,19 72:4 74:6,19 75:3,19 78:6 79:3,17,21 81:3	<b>rights</b> 32:15 <b>righty</b> 47:7 <b>ring</b> 80:12 <b>rink</b> 33:11 <b>risk</b> 27:15,20 34:12 <b>risks</b> 45:10 <b>road</b> 2:8,9,20 3:20 6:12,20 7:2,7 11:12 12:8 16:9 17:11 20:2,4,21 20:21 23:19 24:8 26:4,6,10 26:24 27:2,10 29:9 31:14,19 33:14,18,21,23 35:13 37:4,18 37:24,25 38:2 39:3,7,9 40:1,3 40:24 44:3,5 45:9,13 48:20 51:25 80:24 82:12 <b>roads</b> 22:7 45:14 51:24 52:1 76:2 <b>rogelio</b> 47:4 <b>role</b> 50:11 <b>root</b> 12:5 <b>roots</b> 47:16,20 <b>rose</b> 17:11 20:2 26:4,6,10,24 27:2 31:14,16 37:4 39:3,7	44:3,4 45:12 48:20 67:7 <b>roughly</b> 25:4 <b>round</b> 39:5 <b>route</b> 26:25 27:2 28:9 <b>rule</b> 60:21 <b>rules</b> 32:2 34:19 40:9 41:13 <b>run</b> 27:10 31:19 38:2 53:1 56:19 57:23 <b>running</b> 69:10 <b>rural</b> 2:14 30:3  <b>s</b> <b>sac</b> 65:25 <b>safe</b> 40:2 46:22 51:22 <b>safety</b> 27:1,14 33:18 45:10 73:12 <b>salinovich</b> 42:13 <b>saloon</b> 40:16 <b>salutatorian</b> 47:15 <b>satisfaction</b> 63:2 <b>saw</b> 73:5 <b>saying</b> 32:20 35:5 53:1 54:20 56:18 57:7,22,23 59:9
--	---	--	--

59:10 61:8,15 61:18,21 62:15 62:23 63:15 65:9,11 67:2 70:24 71:21,24 75:12 <b>says</b> 50:10 66:11 <b>scalzo</b> 4:25 5:17 6:1,7,9 9:6,11,18,23 10:5 16:19 <b>schedule</b> 69:18 <b>scheduled</b> 19:1 <b>schemes</b> 47:24 <b>school</b> 28:11 40:1 47:13 <b>screaming</b> 45:1 <b>second</b> 4:18 9:19 10:2 14:10 16:10 18:5 19:14 24:2 37:14 39:8 59:8 77:3 80:19 81:6 <b>seconds</b> 23:18 <b>secretary</b> 5:3 17:25 18:4,7 25:12 32:16,20 32:23 42:12 69:2,5 81:9 <b>section</b> 5:21 6:15,16 11:13 17:10,12 19:10 42:17 80:5	<b>see</b> 8:7,15 12:21 15:15 22:22,24 23:8 24:7,11 25:1 35:12 65:19 78:24 <b>seed</b> 13:3 79:1 <b>seek</b> 19:7 <b>seeking</b> 2:6,16 2:25 5:18 6:12 6:15 11:9 17:9 21:2 59:21 <b>seems</b> 40:8 75:21 <b>self</b> 9:1 34:6 <b>selves</b> 20:16 <b>semantics</b> 25:18 <b>seminal</b> 19:15 <b>seniors</b> 27:21 <b>sense</b> 21:16 24:11 31:9 50:10 <b>sensitive</b> 22:12 <b>sent</b> 6:3 <b>sentence</b> 64:5 <b>separate</b> 31:13 45:10 65:21,22 66:3 <b>separately</b> 65:24 <b>september</b> 82:16	<b>serious</b> 27:3 <b>seriously</b> 48:8 <b>serve</b> 7:19 47:1 <b>served</b> 47:13 <b>service</b> 51:22 <b>services</b> 51:23 <b>set</b> 7:12 24:22 <b>setback</b> 3:14,20 19:11 56:9 80:6 <b>setbacks</b> 36:14 36:18 73:22 74:4 <b>sets</b> 32:14 45:21 <b>setting</b> 6:2 <b>settled</b> 50:25 <b>seven</b> 35:8 <b>several</b> 40:11 67:17 <b>shades</b> 44:16 <b>shaking</b> 28:14 <b>shared</b> 13:17 13:20 <b>sharon</b> 10:12 11:8 16:6 <b>shawn</b> 14:2 29:8,9 <b>shelter</b> 44:15 <b>shield</b> 33:2 <b>shoot</b> 31:1 <b>short</b> 51:21 56:6,8,9,15,22 57:2,8,9 60:21	<b>shortened</b> 7:10 <b>show</b> 20:22 21:6 23:5,6,15 24:1 26:9 70:17 76:4,8,12 <b>shower</b> 29:16 <b>showered</b> 37:16 <b>shows</b> 7:19 19:20 37:15 <b>shuttle</b> 27:10 <b>sick</b> 74:21 <b>side</b> 2:20 20:1 20:12,17,19 23:4,13 33:9,17 57:7 74:6,17 75:5 <b>sidehill</b> 74:15 <b>sides</b> 20:3 <b>sight</b> 52:6 <b>signature</b> 82:9 <b>significant</b> 3:3 3:24 <b>similar</b> 8:3,13 8:19 <b>similarly</b> 43:1 <b>single</b> 2:6 74:7 75:1,7 <b>sir</b> 4:24 33:22 34:24 37:2 39:19 41:21 <b>sirens</b> 40:18 <b>sit</b> 20:23 <b>site</b> 58:18 59:5 63:21 64:18,24
---	--	--	--

65:4	<b>sorry</b> 23:5 28:3 32:18,22,23,25 33:25 49:22 58:1 60:10 70:2 71:1 78:1	<b>specifications</b> 73:11 <b>spectacle</b> 33:5 <b>spoke</b> 39:12 55:25	<b>step</b> 54:7 62:25 63:6 76:18,22 <b>sticking</b> 39:6 <b>stones</b> 48:6 <b>stop</b> 40:11 <b>stopping</b> 45:13 <b>stories</b> 74:16 <b>story</b> 20:20 74:25
<b>sites</b> 67:21	<b>sort</b> 18:13 21:4 30:18 52:25 53:8 62:2 75:11	<b>spot</b> 19:25 <b>spraying</b> 16:2 <b>spring</b> 12:5,5 12:10 14:24	<b>straining</b> 62:21 <b>street</b> 20:23 23:3 27:12 30:19,20 31:24 33:9 34:17 37:5,7 45:13
<b>sits</b> 19:24 20:25	<b>sound</b> 76:11,18 <b>sounded</b> 65:8	<b>square</b> 75:7 <b>stables</b> 49:23 50:1 67:7	<b>stress</b> 45:6 <b>strewn</b> 33:8 <b>strings</b> 33:7 <b>stripping</b> 43:11 <b>strive</b> 48:8 <b>striving</b> 47:21
<b>sitting</b> 24:7,13 48:16	<b>south</b> 20:1 31:15	<b>stall</b> 80:12 <b>stammering</b> 20:9	<b>strong</b> 44:1 <b>structure</b> 2:7 2:19,23 3:1,10 3:12,13,13,15 3:17,19 4:4 16:22 17:10 19:18,22 20:8 20:11,11,14,18 20:19 25:14
<b>situated</b> 2:20	<b>space</b> 20:15 80:12	<b>standing</b> 23:3 48:16	<b>structures</b> 79:22 80:6,9,11 80:13,15,16
<b>situation</b> 62:8 70:25	<b>speak</b> 5:5 15:24 32:17 72:11 76:20,25	<b>standstill</b> 37:20 <b>start</b> 26:5 <b>started</b> 58:23 <b>starting</b> 72:14 58:5,6	19:11,13 20:9 21:6 23:16,18
<b>situations</b> 75:10	<b>speaking</b> 53:6 58:5,6	<b>state</b> 26:1 28:6 41:10 66:17 67:20 70:10	
<b>six</b> 25:14	<b>special</b> 19:7 27:17,17 49:9	<b>stated</b> 35:6 39:11 72:19	
<b>size</b> 3:12	<b>someplace</b> 49:10 50:20	<b>statements</b> 31:13	
<b>sizes</b> 8:3,19	15:17 16:21 17:8 32:1 38:6 42:16,20 44:2 46:14 47:10,20 48:2,7,13 70:7	<b>stating</b> 38:17 44:21	
<b>slowly</b> 66:2	<b>somewhat</b> 32:10	<b>station</b> 28:10 <b>stay</b> 13:20 <b>staying</b> 43:7	
<b>small</b> 24:12 35:4 46:3	<b>sonya</b> 82:3	<b>steep</b> 39:4 45:9	
<b>smaller</b> 7:2 54:22	<b>soon</b> 5:15 11:6 17:6	51:2	
<b>sold</b> 13:21			
<b>solely</b> 71:23			
<b>solutions</b> 48:9 82:11			
<b>somebody</b> 75:21 79:23			
<b>someplace</b> 15:17 16:21 17:8 32:1 38:6 42:16,20 44:2 46:14 47:10,20 48:2,7,13 70:7			
<b>somewhat</b> 32:10			
<b>sonya</b> 82:3			
<b>soon</b> 5:15 11:6 17:6			

24:5,15 42:24 42:24 52:18 76:23 80:5 <b>stuck</b> 26:23 37:19 41:5 <b>students</b> 47:24 <b>stuff</b> 14:25 79:20 <b>style</b> 43:8 <b>styled</b> 43:2 <b>subdivide</b> 57:18 65:24 <b>subdivision</b> 6:19 7:1,4 8:4 8:10,16,20 <b>subdivisions</b> 66:3 <b>subject</b> 2:7 63:1 <b>submission</b> 18:19,24 <b>submit</b> 22:21 77:23 <b>submitted</b> 18:18 38:21 <b>subsection</b> 6:16 <b>substantial</b> 8:21 22:5,8 <b>sue</b> 10:18 11:20 <b>sue's</b> 17:22 <b>suite</b> 82:13 <b>sum</b> 48:13 <b>summary</b> 7:21 <b>summers</b> 26:12	<b>supervisor</b> 38:22 <b>supplemental</b> 18:19,24 <b>support</b> 27:7 42:18 48:13 <b>supposed</b> 66:8 <b>supreme</b> 41:10 <b>sure</b> 10:16 12:16 14:8 17:22 23:11 26:8 36:1 50:18 <b>surrounding</b> 3:8 <b>survey</b> 23:24 25:3 <b>suzanne</b> 10:18 10:21 11:18,20 12:3,10,13,15 12:24 13:16,19 14:2 16:14 <b>swimply</b> 69:24 70:6 <b>synopsis</b> 18:14 <b>syrup</b> 67:19 <b>t</b> <b>t</b> 82:1,1 <b>table</b> 7:18 <b>take</b> 5:11 11:2 17:2 41:9 48:7 53:11 71:8,14 <b>taken</b> 13:13 23:2 35:22 43:4 54:3 71:3	73:22 <b>talk</b> 15:11 19:14 23:17 48:18 50:7 54:6 61:10 73:3 <b>talked</b> 64:11 <b>talking</b> 19:4 38:18 <b>tall</b> 74:25 <b>task</b> 43:4 <b>tax</b> 5:21 11:12 17:12 19:4 46:25 66:14,24 <b>tearing</b> 72:3 <b>technically</b> 25:23 <b>telling</b> 40:19 <b>temporary</b> 13:4 <b>tenant</b> 67:17 <b>tenants</b> 46:7 67:10 <b>term</b> 56:6,8,9 56:15,22 57:2,9 60:21 <b>test</b> 11:25 12:1 21:4 <b>tests</b> 3:5 <b>thank</b> 2:1 4:22 4:23 5:25 6:2,6 10:5 11:23 15:20 16:14,15 18:9 24:25 25:8 27:22,23 29:7 31:21,22	34:22 37:1 39:15,16 41:18 41:19,21 47:1 63:13 73:14 78:3 80:22 <b>thing</b> 29:17 30:24,25 40:6 59:18,19 73:23 <b>things</b> 30:4 31:12 51:5 54:8 58:13 68:13 76:12 <b>think</b> 4:14 12:3 15:2 17:22 23:25 29:25 30:6,9,14,17 31:4 37:19 41:14,15 48:9 50:8 51:16 53:23 54:17,23 56:3,24 57:2,15 57:16 58:15 60:6,6,6,7,12 60:13 61:15 62:5,13,15 63:5 63:12,23,24 64:4,4,12 72:5 72:9,12 73:5 78:12 <b>thousands</b> 41:9 <b>threatens</b> 45:23 <b>three</b> 5:4,6 18:12 19:4 20:5 26:2 39:22 49:15
---	---	--	--

50:16 54:13 63:25 64:2,8,13 65:21,22 66:3 71:12 80:10 <b>throw</b> 48:6 <b>thrust</b> 67:2 <b>tie</b> 21:1 <b>time</b> 5:24 10:6 11:16 13:12 14:1 17:15 22:25 25:24 26:16 40:4,17 43:3 44:4 55:18 72:21 74:1 <b>timeline</b> 28:20 <b>timer</b> 5:4 <b>times</b> 18:12 40:11 73:2 <b>today</b> 23:24 42:8 67:12 74:2 <b>today's</b> 42:15 <b>told</b> 30:7 39:13 39:25 41:7 50:4 <b>tomorrow</b> 59:19 <b>tone</b> 53:10 <b>tonight</b> 17:20 19:2 20:22 55:11 58:9,11 68:18 75:23 <b>tony</b> 2:2	<b>took</b> 40:18 74:13 <b>total</b> 19:5 34:18 <b>totally</b> 48:5 <b>touch</b> 47:2 <b>tour</b> 26:23 39:5 45:11 <b>towards</b> 31:7 <b>town</b> 1:13 2:9 5:9,12,13,18,24 7:11 9:24 10:25 11:3,4,9 11:16 16:7 17:1,3,5,9,16 20:4 26:8 27:9 30:10 32:2 34:19 35:5 38:9,22 40:9,10 41:2,7,12,12 42:16 44:9 46:23 47:7,18 48:18 50:22 51:25 53:5,15 68:16,21,23 74:15 <b>tractor</b> 54:20 <b>tracy</b> 47:14 <b>tradename</b> 67:9 <b>traffic</b> 26:25 33:15 40:5 45:8,9,14 51:5 52:8 63:3 68:5 68:12 76:1,10 76:15	<b>trailer</b> 54:12 <b>trailers</b> 54:20 <b>transcript</b> 82:4 <b>transparent</b> 56:18 57:6,23 58:3 <b>travel</b> 12:5 <b>tree</b> 62:6 <b>trees</b> 8:10 33:1 33:8 52:5 <b>tried</b> 24:14 <b>truck</b> 54:12 <b>trucks</b> 40:19 <b>true</b> 43:8 82:4 <b>truth</b> 75:15,17 <b>try</b> 18:15 22:24 26:1 56:20 76:20 <b>trying</b> 21:10 23:5 24:17 30:11,12 32:6 75:19 <b>tucked</b> 20:24 <b>turned</b> 70:21 71:10 <b>turning</b> 44:15 51:16 54:15 <b>turnpike</b> 5:14 11:5 17:5 <b>turns</b> 55:4 <b>tv</b> 44:17 <b>twice</b> 27:4,10 31:19 <b>twisted</b> 74:21	<b>two</b> 6:25 7:2 12:7 13:14 18:12 21:21 23:17 32:8 39:5 42:1,4 44:20 45:10 54:12 72:16 74:24 <b>u</b> <b>ulster</b> 67:7 <b>ultimately</b> 57:22 <b>unable</b> 42:5 45:11 <b>unattractive</b> 33:6 <b>under</b> 21:20 36:12,13 45:20 55:13 56:2,15 60:8 66:15,19 66:20 68:14 80:25,25 <b>undermines</b> 45:22 <b>understand</b> 41:12 54:19 55:9 56:5 59:8 59:9,13 60:25 61:15,25 62:10 71:19 <b>understandable</b> 48:6 <b>understanding</b> 53:15 76:20
---	--	--	---

<b>understood</b>	80:7	<b>vehicle</b>	45:16
58:20,25 62:10	<b>used</b>	54:14 55:5	31:11,20 37:16
63:11 72:24	71:13 75:2	<b>vehicles</b>	53:13 57:23
78:6 81:1	<b>uses</b>	39:10	58:4 61:12,17
<b>undesirable</b>	<b>using</b>	51:14,17 52:1	62:14 65:16
8:1	<b>utilize</b>	54:25	68:7,19 79:21
<b>unfortunately</b>	<b>utilizing</b>	<b>venue</b>	79:23
68:11		27:6	
<b>unique</b>		28:24 30:13	<b>wanted</b>
42:23		41:1,1 44:7,22	15:24
<b>units</b>	<b>v</b>	45:8 69:13	23:15 50:7
80:10	<b>valid</b>	<b>venue's</b>	<b>wants</b>
<b>unnecessary</b>	15:22	44:5	5:5 27:8
46:11	<b>valle</b>	<b>venues</b>	34:13
<b>untenable</b>	26:10 46:5	32:8	<b>warranted</b>
27:6	<b>valuable</b>	35:6 58:23	22:19
<b>uphill</b>	30:10	<b>veritext</b>	<b>watching</b>
23:3	<b>values</b>	82:11	43:6
<b>uphold</b>	34:12	<b>vetted</b>	<b>water</b>
46:13	46:1	53:22	31:25
<b>upholding</b>	<b>variance</b>	75:24 76:14	<b>way</b>
46:19	2:7,19	<b>vibrating</b>	6:18 19:21
<b>upkeep</b>	3:5,7 4:4 5:1	33:12	21:11 22:7,23
43:5	5:19 6:12 7:22	<b>villains</b>	27:1 30:2,2,9
<b>upper</b>	8:22 10:1,13	<b>violate</b>	31:17,21,25
7:8,8	11:25 12:1,3	<b>violated</b>	48:5 53:3,4,23
<b>upset</b>	14:17 16:22	<b>violation</b>	53:24 57:24
61:1	19:16 56:8,20	<b>violations</b>	61:5,7 62:6,7
71:20	73:16 74:10,23	44:9	62:18,25 66:1
<b>upstate</b>	77:15,17,21	45:18 49:4	67:18 70:24
15:17	80:11,13,14,15	53:13 60:19,20	72:21 74:21
16:21 17:8	80:17	61:6 68:25	75:14,18,19
32:1 37:15	<b>variances</b>	<b>volume</b>	76:21
38:6 42:20	17:11	36:9	<b>ways</b>
44:2 46:14	21:2,18 27:17	57:24	53:19
47:10,21 48:3	36:11 42:19	<b>vote</b>	56:4
48:13 70:7	43:22 44:2	14:16	<b>we've</b>
<b>upstate's</b>	46:12 57:1	75:10	2:17
42:16	58:19 72:16	<b>vows</b>	18:11 24:14
<b>urge</b>	77:8 79:17,23	45:5	30:19 35:1,8
46:12	80:4	<b>w</b>	49:4 71:13
<b>use</b>	<b>varication</b>	<b>waiving</b>	81:2
3:2 13:8	16:22	65:18	<b>website</b>
19:21 21:13		<b>wall</b>	38:13
24:14,18 34:6		24:12 53:9	38:17 59:3
49:10 50:20		<b>want</b>	
52:12,12,17		14:6 24:6	
54:1 59:2 63:1		26:5 27:20	

69:15 70:6,10 73:1 <b>websites</b> 38:7 38:24 69:16 70:15 <b>wedding</b> 38:7 69:12,15,16,17 69:18 <b>weddings</b> 32:8 <b>weeds</b> 30:19 <b>week</b> 37:12 <b>weekend</b> 29:15 30:19 33:5 34:15 44:14 <b>weekends</b> 26:12 <b>welcomed</b> 29:12 <b>welcoming</b> 29:24 30:15 <b>wellbeing</b> 46:16 46:21 <b>wells</b> 15:1 <b>went</b> 3:3 7:10 11:24 27:11 54:21 58:13 62:6,6 75:13,17 <b>westshore</b> 40:23 <b>whatsoever</b> 3:8 19:17 <b>wheelbase</b> 55:6 <b>white</b> 2:4 <b>wholly</b> 43:12	<b>wide</b> 33:13 <b>wider</b> 39:4 <b>wife</b> 29:10 47:13 <b>wildlife</b> 45:2 <b>wilklow</b> 10:12 11:9 12:7,12,14 13:3,6,9,15,24 15:6,14 16:6,19 <b>willingness</b> 43:18 <b>winding</b> 10:10 <b>windows</b> 44:16 <b>winston</b> 5:20 6:13,18 <b>wire</b> 69:17 <b>wise</b> 45:5 <b>wish</b> 68:7,18 76:24 <b>witness</b> 33:5 <b>woman</b> 14:24 15:7,11,15,19 15:25 60:9 67:24 68:21 <b>wonderful</b> 28:25 <b>wondering</b> 68:2 <b>woodwork</b> 53:14 <b>word</b> 51:16 <b>work</b> 37:10 52:4 76:21 <b>workarounds</b> 32:5	<b>worked</b> 26:17 <b>working</b> 37:12 <b>world</b> 29:3 <b>worries</b> 10:23 <b>worst</b> 8:9 <b>wring</b> 75:4 <b>write</b> 42:18 <b>writing</b> 43:25 <b>written</b> 3:4 51:1 78:9 <b>wrong</b> 32:10 75:14,18	73:25 <b>yep</b> 18:6 39:18 80:8 <b>yield</b> 66:1 <b>york</b> 2:5 5:14 6:19 11:5 17:5 28:9 31:25 37:15 41:9 66:16 67:20 70:10
			<b>z</b>
			<b>zba</b> 5:13 11:4 17:4
			<b>zero</b> 3:8 76:13
			<b>zion</b> 29:9
			<b>zone</b> 7:15 19:6 19:7 23:24 45:20 50:19,25 58:1,2 65:23 74:4,8
			<b>zoning</b> 1:13 5:10,12,25 11:1 11:3,17 17:1,3 17:16 34:7 42:11 43:25 44:1 45:18,23 46:12,13,15,19 50:23 58:19 64:7 66:11,15 67:1 71:17,23