

B O A R D O F T R U S T E E S
P U B L I C H E A R I N G
Village of Cold Spring, New York

Haldane Central School
15 Craigside Drive
Cold Spring, New York
April 29, 2014

PRESENT:

MAYOR J. RALPH FALLOON

TRUSTEE MICHAEL BOWMAN

TRUSTEE BRUCE CAMPBELL

TRUSTEE CATHRYN FADDE

STEPHANIE HAWKINS

ANNA GEORGIOV, ESQ.

CHUCK VOSS

ALSO PRESENT:

BUTTERFIELD REALTY, LLC

PAUL GUILLARO

UNICORN CONTRACTING CORP.

PAUL GUILLARO

MATT MORAN

TIM MILLER ASSOCIATES

TIM MILLER

ANN CUTIGNOLA

STEVE BARSHOV, ESQ.

1

2

(Time Noted: 7:22 p.m.)

3

4

MR. CAMPBELL: Could I have everybody's attention, please? Would you please stand for the pledge of allegiance?

5

6

(Pledge of Allegiance.)

7

8

9

10

11

12

13

14

MR. CAMPBELL: Welcome, everyone. Thank you for coming. Mayor Falloon will be here. He has been delayed getting out of work. He will be here shortly. One of the first parts of our business today is going to be a quick approval on a request on something other than to do with the zoning change.

(Initial matter)

15

16

17

MR. CAMPBELL: Now, I just want to be able to open up the meeting for when Mayor Falloon gets here.

18

19

20

21

22

23

24

25

This is the meeting of the Board of Trustees scheduled for April 29th, 2014 for the purpose of hearing public comment on a proposed local law to amend Village Code Chapter 134, by amending Village Code Sections 134-2, "Definitions," 134-3, "Listing of Districts," 134-4, "Zoning Map" and 134-15, "Regulations for B 4 Designated Medical, Health Care

1 Facility District."

2 The public hearing is now open. This
3 public hearing was authorized by the Board of
4 Trustees on April 10th, 2014, and an affidavit
5 publication pursuant to notice was entered into
6 the record.

7 A copy of the proposed local law with the
8 test plans and a proposal on the village
9 website was made available at the village
10 clerk's office, village board special counsel
11 or planning board, planning consultant. We ask
12 that you summarize the proposed local law. The
13 board of special counsel, planning consultant
14 will then summarize the local law that would be
15 offered.

16 At this time I'm going to pass off to
17 Anna. But if everybody did sign in, if anyone
18 is interested, state your name if you would and
19 speak at that time.

20 Stephanie Hawkins will eventually be
21 calling out your name. If anyone is
22 interested, state your name if you would, and
23 you can speak at that time.

24 Anna is going to go over some of the
25 guidelines as far as some of that.

1 MS. GEORGIOV: My name is Anna Georgiov, I
2 am Special Counsel to the Board of Trustees and
3 other village boards with regard to this
4 project, and also the rezoning. Next to me is
5 Chuck Voss.

6 Chuck Voss is the planning consultant for
7 the Board of Trustees here and also for the
8 other boards of the village pertaining to the
9 Butterfield redevelopment project.

10 I'm going to read from the public
11 hearing --

12 AUDIENCE: It's really hard to hear back
13 here, can you speak up, please?

14 MS. GEORGIOV: The purpose of this
15 proposed local law is to enact conditional
16 zoning, adding a new subdistrict to the B 4
17 zoning district, the B 4 A zoning district.
18 Medical and health care facility mixed-use
19 district.

20 The local law amends Chapter 134 and the
21 village's zoning map, section 134-4, to rezone
22 property situated on approximately 5.7 acres on
23 tax lot ID 49.5 - 3 - 45 currently zoned B 4
24 for the purpose of redevelopment of the
25 Butterfield Hospital property, located near the

1 intersection of New York State Route 9 D and
2 Paulding Avenue.

3 The zoning map designation of the majority
4 of the subject property would be changed from
5 Zoning District B 4 to Zoning District B 4 A,
6 medical and healthcare facility mixed-use
7 district, and a small portion of the subject
8 property along Paulding Avenue would be changed
9 from Zoning District B4 to R 1, conditioned
10 upon approval of a site plan, that
11 substantially conforms to a concept plan
12 prepared by Stephen Lopez, landscape architect,
13 dated January 18th, 2013, and last revised on
14 May 6th, 2013.

15 The concept plan contemplates a 15,000
16 square foot office retail building located off
17 Route 9 D, a 17,500 square foot office retail
18 building, and 55 market rate condominium units
19 designed for senior citizen housing, to be
20 contained within three buildings, with a
21 resident community center, which will join and
22 link two of the condominium buildings.

23 The Lahey Pavilion, consisting of 11,500
24 square feet, will continue its existing use as
25 a medical office building. Three single family

1 homes will be constructed along the northern
2 portion of the subject property, along Paulding
3 Avenue on lots to be subdivided.

4 Chapter 134 is amended to add a new
5 subdistrict, B 4 A Zoning District, medical and
6 healthcare facility mixed-use district.

7 Section 134-15 a, that includes as
8 permitted uses, up to 55 units of senior
9 citizen housing, municipal and other government
10 uses, retail stores at street level, business
11 and professional offices, banks, personal
12 service shops, mixed uses among other uses, and
13 with minimum requirements, maximum permitted
14 building height of two and a half stories --
15 35 feet -- and supplementary regulations as
16 more fully set forth in said local law.

17 The local law also amends the definition
18 of senior citizen housing in section 134-2B,
19 definitions, so there is compliance with the
20 housing for older persons exception from the
21 Federal Fair Housing Act as amended.

22 Copies of the proposed local law are
23 available at the office of the Village Clerk.

24 Next, before we open this to public
25 comment, I believe the developer/applicant has

1 asked to give us a brief presentation.

2 MR. BARSHOV: Good evening, everyone. My
3 name is Steven Barshov. I'm with the firm of
4 Sive, Paget & Riesel. I'm the counsel for
5 applicant, and I can tell you that we are
6 thrilled to be here tonight. It's been a long,
7 long, long, path to get here tonight. We're
8 really very, very interested in what everyone
9 has to say. We're looking to hear your
10 positive and otherwise constructive
11 suggestions, as well as your criticisms.

12 We will of course have responses for you.
13 We will begin, however, by giving everybody a
14 bit of history and a summary of what the
15 project is, so that those of you who have not
16 followed it as closely as others will have a
17 better idea of what the project entails. So
18 I'll turn it over to Tim Miller, who will give
19 you that presentation.

20 MR. MILLER: Good evening, my name is Tim
21 Miller. I am President of Tim Miller and
22 Associates. We are a planning and
23 environmental consulting firm, actually with
24 offices here in Cold Spring.

25 We've been working with Paul Guillaro, the

1 applicant and the owner of this property since,
2 I think, about 2011, in assisting the team in
3 processing this application.

4 I am going to be a little bit redundant
5 about some of the things that have already been
6 presented, but I want to try to present a
7 little bit of an orderly summary of what the
8 project is, and how we got to this place in
9 time.

10 So this is the Butterfield site.
11 (Pointing.) It's on 5.7 acres. This is the
12 Chestnut Ridge Apartments, the Foodtown is over
13 here, Paulding Avenue -- Route 9 D. This is
14 the Grove House.

15 The site presently supports the Lahey
16 Pavilion, which is a medical office building,
17 totally occupied, and the old remnants of
18 Butterfield Hospital. It's zoned B 4.

19 The existing B 4 zoning, which is what any
20 property owner can come into the village and
21 make an application for to the Planning Board,
22 without any of this type of presentation in
23 front of the trustees, allows for hospitals,
24 nursing homes, health-related facilities, a
25 medical center, a public or private school, a

1 public library, municipal building, and senior
2 citizen housing.

3 Those are all allowed right now under
4 existing zoning. A new building can be built
5 on the site, two and a half stories and up to
6 35 feet in height, with a building coverage of
7 25 percent of the property.

8 So given the size of the property right
9 now, under the existing B 4 zone, the site
10 could support 150,000 to 175,000 square feet of
11 nonresidential uses, or a mix of senior housing
12 and such uses. I want to present this because
13 every project has an option and an alternative.

14 We put this application together -- Paul
15 Guillaro put this application together --
16 largely in response to a lot of comments he had
17 received from the village, the town, and the
18 County -- and if we are not successful in
19 developing the mixed-use project at the
20 property with the B 4 zoning, then this type of
21 level of activity is what would likely occur on
22 the site.

23 The allowable uses under B 4 zoning can
24 include a drug and alcohol rehabilitation
25 center, a not-for-profit charitable operation

1 such as a church or a religious school, a
2 nursing home, and some of these uses may
3 actually be exempt from property taxes.

4 This project, however, is specifically
5 designed to be tax-positive, and be supportive
6 of the various comments and desires of the
7 community, and consistent with the type of
8 development density that would allow a village
9 such as Cold Spring to prosper.

10 Paul purchased the property about seven or
11 eight years ago, and plans for a mixed-use
12 development and a zoning change began evolving
13 after the village, the town, the county
14 executive, and the county legislators met with
15 Paul numerous times to discuss the community's
16 needs and asked Paul if he could consider the
17 community's needs in the redevelopment of the
18 site.

19 In June of 2010, the Village Board
20 recommended using a portion of the site for
21 municipal uses, including a post office, a
22 village police department, a justice court, a
23 senior citizens' center and a firehouse, and a
24 letter of intent was actually sent to Paul
25 requesting their interest in those types of

1 uses.

2 However, as I indicated before, a
3 mixed-use project like that could not occur on
4 the site under the existing B 4 zoning.

5 So Paul agreed to accommodate the
6 village's interests and hence began the process
7 of a zoning amendment in January of 2012.

8 In January of 2012, we made application to
9 the Village Board of trustees for a planned
10 unit development project. We provided a
11 concept plan to the village, showing the
12 aforementioned uses.

13 The village endorsed the concept for the
14 site. It hired a planning consultant in
15 February of 2012, to advise the village on how
16 to move the project forward.

17 Multiple meetings then took place early in
18 2012 with the Planning Board. There were many
19 discussions about the zoning approach and the
20 project design.

21 In March of 2012, however, the Planning
22 Board decided to stop reviewing the plan as
23 presented by our team, and organized a public
24 meeting to obtain community input.

25 In April of 2012, there was a community

1 designed workshop charrette. It was largely
2 attended. The village had its own design
3 consultant named Ray Curran, who was there to
4 listen to various comments about uses, and as a
5 result of that workshop, a number of
6 recommendations were made.

7 It was recommended that a large portion of
8 the Butterfield lawn be preserved as open
9 space, as an open space gateway to the village.

10 It was recommended that there be public
11 space provided for a community center in the
12 project.

13 It was recommended that a traditional
14 pedestrian-oriented streetscape be included in
15 the design. That included zero lot line
16 setbacks and parking hidden behind buildings.
17 It was recommended that the village scale and
18 character be consistent with the village
19 character. Mixed uses were desirable, and the
20 project should reflect existing village
21 architecture.

22 At that time, it was suggested that The
23 Grove building be planned in conjunction with
24 Butterfield, and that a tax-positive
25 development be provided.

1 There was a desire to prevent gated
2 neighborhoods and cul-de-sacs in the project,
3 and eventually an access to the Foodtown area
4 was also desired.

5 So the Village's design consultant, Ray
6 Curran, subsequently produced two plans. One
7 was the conceptual mixed-use development plan,
8 which is actually -- this is his drawing.
9 (Pointing.)

10 This is very similar to the plan that we
11 actually have down in front of the Board of
12 Trustees with the zoning.

13 Another plan was developed based on what
14 could be built under the B 4 zoning, and that's
15 this drawing here -- (pointing) -- which he had
16 anticipated possibly a medical office, a
17 nursing home, and other types of permitted uses
18 in one of the buildings.

19 You can see under this plan, there is a
20 little bit of open space along the frontage
21 here, but the public park space has been
22 utilized, which would be permitted under the B
23 4 zoning.

24 So the recommendations that came out of
25 that charrette were actually incorporated into

1 the project design, with the exception of The
2 Grove building, which was excluded at the
3 request of the Village Board.

4 In May of 2012, the Village Board decided
5 to abandon the PED application, and instead
6 create the new zoning district by amending the
7 B 4 zone. They also wanted conformity to the
8 design plan that came out of the community
9 charrette.

10 It recommended a number of changes. That
11 included adding single family development along
12 Paulding Avenue and rezoning this area to R 1.

13 They requested that all senior housing be
14 market rate housing, as opposed to affordable
15 housing.

16 They emphasized the importance of having a
17 tax-positive project. They emphasized the
18 importance of maintaining the majority of
19 existing lawn as open space and as a gateway to
20 the village, and to provide space for community
21 recreational uses.

22 They requested that there be some portion
23 of the building area available for potentially
24 a community center, and that the project should
25 provide municipal office space and spaces for

1 the post office, possibly a Putnam County
2 office, or a municipally sponsored community
3 center.

4 Of course, in order to implement this
5 plan, the old Butterfield Hospital had to be
6 demolished. So during the balance of 2012, the
7 applicant worked with the Cold Spring Historic
8 District Review Board to secure a Certificate
9 of Appropriateness for demolition of the
10 Butterfield Hospital. That took about half a
11 year. It took the rest of 2012.

12 In November of 2012, the Village Board
13 held a public hearing on the then version of
14 the B 4 zoning. There was strong public
15 support at that time for the redevelopment of
16 the sight, however, the Certificate of
17 Appropriateness for the hospital demolition
18 hadn't occurred yet.

19 In December of 2012, it became very clear
20 that the concept plan that flowed out of the
21 community charrette be specifically tied to the
22 zoning. The Village Board wanted a commitment
23 that that plan would be implemented with a
24 pretty high degree of certainty, because that's
25 what was agreed upon at the community

1 charrette.

2 So the B 4 A Zoning was granted shortly
3 thereafter by the then village attorney, and in
4 it the concept plan was actually tethered to
5 the zoning. In other words, this zoning only
6 becomes valid if the developer substantially
7 adheres to the concept plan. Shortly
8 thereafter, the Certificate of Appropriateness
9 for the hospital demolition was approved.

10 There was a public hearing held in January
11 of 2013 on the proposed B 4 A zoning, which
12 included the concept plan. Public comments on
13 the zoning at that time were mixed, and for a
14 number of months, no progress was made.

15 In June of last year, the Village Board
16 unanimously agreed that the village's drafted
17 law and concept plan was acceptable. They
18 referred it to the Planning Board to carry out
19 the requisite environmental review.

20 In August of 2013, the Planning Board
21 declares them to be lead agency. We, the
22 developers' team, resubmitted the revised
23 environmental assessment form. That's a large
24 document, hundreds of pages of analysis and
25 documentation relating to the project. It

1 includes a traffic study, it includes site
2 lines and additional studies, it includes a
3 fiscal and economic analysis.

4 The EAF went through more than half a
5 dozen revisions as a result of comments from
6 the Planning Board and the Planning Board's
7 advisors. That document is on the village's
8 website.

9 After five months in review by the
10 Planning Board, they made a formal
11 determination that there would be no
12 significant environmental impact as a result of
13 the Butterfield Project. That decision allowed
14 us to come back before the Board of Trustees,
15 because the board cannot make the decision on
16 its own until such a determination has been
17 made, and SEQRA has been complied with.

18 The Planning Board also prepared a report
19 that endorsed a zoning change, and made a
20 number of recommendations and requests to be
21 considered by the Village Board as its
22 deliberations continued.

23 So that's the background, the history of
24 how we got to this point in time. I'm going to
25 spend just a couple of minutes talking about

1 the project itself.

2 The existing B 4 district would remain in
3 the village. A new subdistrict would be named
4 B 4 A, a medical and health care facility
5 mixed-use district.

6 The uses permitted have already been set
7 forth by the village's attorney, and a portion
8 of the property would be zoned to R 1.

9 So the concept at present time includes a
10 15,000 square foot office retail building
11 situated here. (Pointing.) A 17,500 square
12 foot office building situated to the south of
13 the Leahy pavilion. 55 market rate senior
14 units, all located in close proximity to the
15 village's center. A community center for the
16 residents of the senior project, continued use
17 of the 11,500 square foot Lahey Pavilion, and
18 three single family lots.

19 There would be 31 units of senior housing
20 constructed in buildings four, five and six.
21 25 units in building three. There would be a
22 mix of efficiencies, one or two bedroom units.
23 They would be marketed as for sale
24 condominiums. They are projecting a sale in
25 the neighborhood of 300 to 375,000, depending

1 upon market conditions, when they come onto the
2 marketplace.

3 The ownership of the units would be deed
4 restricted. One occupant must be 55 years of
5 age or older, no permanent residents under the
6 age of 18, guests under the age of 18 would be
7 permitted for a maximum stay of three months.

8 Monitoring the restrictions would be the
9 responsibility of the Homeowner's Association,
10 and because the senior housing is tied to the
11 zoning, it would also be a zoning requirement
12 that there are seniors only. There would be no
13 permanent residents under the age of 18.

14 Guests under the age of 18 would be permitted
15 for a maximum stay of three months.

16 Monitoring the restrictions would be the
17 responsibility of the Homeowner's Association,
18 and because the senior housing was tied to the
19 zoning, it would also be a zoning requirement
20 that seniors only reside in the units.

21 There is about 221 parking spaces, a
22 combination of indoor and outdoor parking on
23 the site. The original concept had parking on
24 New York State Route 9D. That is no longer
25 proposed. There's three access points to the

1 property that is largely located where they are
2 today. There is about an acre of Gateway Park
3 area that would be situated in the southern
4 perimeter near Paulding Avenue. This is an
5 area that has been historically used by the
6 public for sledding and farmer's markets, and
7 carnivals, and outdoor recreation.

8 The applicant has volunteered to allow
9 public use of the Gateway Park area, the
10 details of how that would occur would be worked
11 out with the village officials on the Site
12 Planning Board.

13 After this process is over, the applicant
14 has to go back to the Planning Board with
15 detailed site planning. There will be a
16 landscaping and a lighting plan development
17 exhibition which would demonstrate significant
18 landscape treatments for the site, and
19 appropriate tree preservation.

20 There have been preliminary architectural
21 plans developed for the buildings, they are in
22 the EAF.

23 Butterfield intends to use earth-toned
24 materials and colors for the buildings, and an
25 architectural styling that would complement the

1 character of the Village of Cold Spring.

2 The density of the project is similar to
3 other commercial areas in the village. It has
4 been also shaped in part by the desire to
5 provide about 20 percent of the site in open
6 space, and a preference to keep all parking off
7 Route 9 D.

8 I stated previously that the Planning
9 Board is determined that there will not be
10 significant environmental impact expected as a
11 result of this project. The Planning Board has
12 stated its support of the zone and a concept
13 plan, along with a number of recommendations
14 and suggestions.

15 I note again that a school, a hospital or
16 church or drug and alcohol center proposed
17 under the existing B 4 Zone, would not have
18 this type of public hearing before the
19 trustees. Such a project would be allowable by
20 right, and subject only to site plan review by
21 the Planning Board.

22 A Planning Board cannot dictate tenants,
23 it cannot dictate tax-positive projects, it
24 cannot dictate a public park under existing
25 zoning. So these are all some of the benefits

1 of the particular process that we're in.

2 I mention this because it is important to
3 understand from a land use point of view, what
4 options are available if this one is not
5 selected.

6 So that concludes my presentation, and
7 we're very much into hearing your comments.
8 Thank you.

9 MR. CAMPBELL: Again, I started the
10 meeting saying that Mayor Falloon was on his
11 way, but we do have guidelines that we want to
12 stay with.

13 The public may speak only during the
14 meeting public comment period, and then any
15 other time the majority of the Board allows.

16 Speakers must be recognized by presiding
17 officers. Speakers must step in front of the
18 room. Speakers must give their names,
19 addresses, and organizations, if any. Speakers
20 must limit their remarks to five minutes on any
21 given topic. Speakers may not yield any
22 remaining time they may have to another
23 speaker.

24 Board members may, with the permission of
25 the Mayor, interrupt the speaker during their

1 remarks, but only for the purpose of
2 clarification or information.

3 All remarks must be addressed to the Board
4 as a body, and not the individual board
5 members.

6 Speakers must observe the
7 community-accepted rules of courtesy, decorum,
8 dignity and good taste.

9 Interested parties represented may also
10 address the board by written communications,
11 and we do have some written communications that
12 were sent to us.

13 Again, everyone that is signed in has the
14 opportunity to speak. Trustee Hawkins will
15 mention those names, say if you want to speak.
16 If you didn't get a chance to sign in, you will
17 have the opportunity at the end to do so.

18 MS. HAWKINS: Carolyn LeShawn of 24 Paris
19 Street.

20 THE WITNESS: No, I'm not going to be
21 making any comments.

22 MS. HAWKINS: Kathy Kellman?

23 THE WITNESS: No.

24 MS. HAWKINS: Katherine Square? Do you
25 want to make a --

1 THE WITNESS: Not at the moment, but I'd
2 like to reserve my right to speak later if time
3 permits.

4 MS. HAWKINS: Mike Turner.

5 THE WITNESS: No.

6 MS. HAWKINS: Did people just sign in
7 because there was a list here?

8 AUDIENCE: Yes.

9 MS. HAWKINS: Well, we have 51 of you
10 signed in here, so I'm just going to go through
11 the list. You tell me.

12 Linda Lang?

13 MS. LANG: Yes, I'd like to read a
14 statement from someone else who could not be
15 here, who is a registered voter in Cold Spring.

16 My name is Linda Lang and I'm a resident
17 and a registered voter of Cold Spring, and I'm
18 reading a statement that was prepared by
19 Gretchen Dykstra, who is also a resident and
20 registered voter of this community.

21 Bear with me. This was prepared prior to
22 the 3D model that you see, so there was comment
23 about a request for a 3 D.

24 AUDIENCE: Excuse me, could you just speak
25 up a little louder?

1 MS. LANG: You cannot hear me? Okay.

2 AUDIENCE: The acoustics are bad in here.

3 MS. LANG: Dear Cold Spring Board of
4 Trustees, Cold Spring Planning Board. I will
5 not be in Cold Spring on Tuesday, April 29th,
6 2014, otherwise I would attend the public
7 hearing.

8 I am in favor of development at the site,
9 but urge the board to be careful, particularly
10 about the scale of this project. My interest
11 is threefold.

12 To ensure a charming gateway into Cold
13 Spring that addresses practical needs, produces
14 longterm revenues for the village, and
15 maintains trees and green space.

16 Charming is of course a matter of taste,
17 and I for one do not necessarily mean a
18 reproduction of 19th century architecture. I
19 would support good, modern design that alludes
20 to our architectural history. Too much of
21 anything becomes boring and precious in my
22 opinion.

23 However, I believe it is irresponsible of
24 any elected or appointed official in Cold
25 Spring to approve the rezoning or the ultimate

1 site plan without seeing a three dimensional
2 scale model. I am amazed that with all the
3 time and all the discussion, the Village Board
4 has yet to say to the developer, enough, there
5 will be no progress until we see your proposal
6 in context.

7 A senior center and municipal space are
8 both important, and I would support their
9 inclusion. Beyond one large private gift,
10 however, I am not aware of any guaranteed funds
11 for the build out, rent and maintenance of
12 those uses. What happens if those funds are
13 not forthcoming, and the anticipated municipal
14 spaces stand vacant? Will the developer be
15 able to rent to commercial tenants? I would
16 urge the limit on commercial space be lifted
17 with regard to vacant municipal spaces after a
18 reasonable time. I have never been in favor of
19 market rate senior housing, but my greatest
20 fear is that 55 condominiums are too many,
21 whoever lives in them, taking up too much
22 space.

23 Since we have not seen a 3D model, can any
24 of us really visualize how big this development
25 will be? The markers on the sight only add to

1 my fears. I understand the Village Board
2 rejected the notion of some buildings having
3 three stories in order to reduce the footprint.
4 Why?

5 There have long been attractive and
6 appropriate three story buildings and houses
7 along Main Street, 9 D, and side streets such
8 as Church and High Streets. I see several from
9 my house alone. Permitting the increased
10 height of a few buildings at Butterfield would
11 increase the amount of green space. It goes
12 without saying that the gorgeous copper beech
13 tree deserves a glorious green stage.

14 In summary, I would urge the trustees to
15 one, demand a three-dimensional scale model or
16 its electronic equivalent before your vote.
17 Two, allow the Planning Board and the developer
18 to rent to commercial tenants, perhaps with
19 short term leases if funds for the build out of
20 municipal spaces are not forthcoming in a
21 reasonable time frame. Three, increase the
22 total amount of green space by allowing height
23 flexibility.

24 Sincerely, Gretchen Dykstra.

25 MS. HAWKINS: Linda Ann Newman?

1 MS. NEWMAN: I was hoping to hear more
2 comments before I got called.

3 Also, please, is there not a microphone?

4 MS. HAWKINS: We are hoping one is
5 forthcoming.

6 MS. NEWMAN: I'm concerned about the fact
7 that these are all basically going to be high
8 end housing. I'm at Glasbury Court. We are
9 very proud of the fact that the town board made
10 the developer provide housing for the public
11 servants at a reduced rate, so that there are
12 units in our development that have been bought
13 by firepersons, teachers, et cetera.

14 I think that that could be within the
15 purview of the board to seriously consider that
16 a proportion and the contingent on that, was
17 that those houses could not then be resold,
18 except for very moderate increases. In other
19 words, someone could not exploit the service
20 they got.

21 I am basically in favor of the housing,
22 because I am very concerned that along with
23 global climate change, we're facing a huge
24 demographic change. That this country has not
25 confronted the fact that within 10 years, we

1 are just going to have an overwhelming number
2 of seniors, and we have not built the
3 infrastructure to take care of those persons.

4 Now, let me put in a plug for the
5 Philipstown Senior Club, who is having an AARP
6 speaker come in and talk about the AARP concept
7 of aging and place, and we'll have those dates
8 pretty soon and we'll publicize those, because
9 we really want to begin to move the town and
10 our villages into a place where people can feel
11 that their community can support them as they
12 grow older. Thank you.

13 MS. HAWKINS: Eric Freimer (ph.)

14 MR. FREIMER: Hello, I have very short
15 remarks, but thank you for the opportunity for
16 the public to speak. My remarks are very
17 specific about the question of the zoning
18 change that seems to have been felt required
19 for the specific parcel of land.

20 I was curious if the board has put
21 consideration into the idea of this being a
22 spot zone, and if there were a possibility of a
23 legal challenge to this zone, based on being a
24 spot zone, and if the board was prepared to
25 defend that in court?

1 It does seem to me that the two
2 requirements of spot zoning applied to a very
3 limited geographic area, and that it is done
4 without enough consideration of harmonizing
5 with a comprehensive plan. Thank you.

6 MS. HAWKINS: Joy Albrick.

7 MS. ALBRICK: No comment.

8 MS. HAWKINS: Patricia Genjulis.

9 MS. GENJULICK: No comment.

10 MS. HAWKINS: Michael Genjulis?

11 MR. GENJULICK: I just signed in. I'll
12 hold my comments until later.

13 MS. HAWKINS: Barbara Scuccimarra.

14 MR. CAMPBELL: Just to update you. The
15 microphone is not coming because we don't have
16 the capability.

17 MS. SCUCCIMARRA: This is short. I am
18 your County Legislator, and I hear complaints a
19 lot from my constituents. Which is fine. But
20 do you want to know the three top complaints
21 that I hear?

22 Number 1, where is our senior center?
23 Number 2, where is our post office going to go?
24 Number 3, why don't we have County services on
25 this side of the county?

1 Guess what. All of these questions can be
2 answered with this project. So let's get it
3 going. We've gone through so many public
4 hearings, and so many sessions like this. I'm
5 ready to move forward, and I hope you are too.
6 Thank you.

7 MS. HAWKINS: Paul Henderson?

8 MR. HENDERSON: I have just two questions,
9 quick questions, because I'm trying to get
10 familiar with this project. Does the B 4 A
11 zone currently exist anywhere else? And the
12 other one is, can we compare the footprint of
13 these buildings with the footprints, say, of
14 Chestnut Ridge? Half twice as much? Half as
15 much?

16 MS. HAWKINS: Answer questions at the end?

17 MS. GEORGIOV: At the end.

18 MS. HAWKINS: We'll answer at the end.

19 John Falloon, Senior? Oh no, he just
20 signed in.

21 Rich Franco?

22 MR. FRANCO: I had a question. I know the
23 Planning Board had some suggestions for the
24 board to consider at that joint meeting
25 relative to the zoning, and I was just

1 wondering how the discussion with the board
2 went, and what changes were made to the
3 original zoning.

4 MS. HAWKINS: Lane Day, do you have any of
5 your own remarks?

6 MS. DAY: No.

7 MS. HAWKINS: R. Blanchard.

8 MR. BLANCHARD: No comment.

9 MS. HAWKINS: Mary L. Washburn.

10 MS. WASHBURN: My question is about the
11 medical center. What will that be used for,
12 like a nursing home? Will it be like a nursing
13 home there?

14 MS. HAWKINS: At the Lahey Pavilion?

15 MS. WASHBURN: What will the medical
16 center be? That was my question. What will
17 the medical center be like? I just want to
18 know, what will it be like?

19 MS. HAWKINS: Marilyn Schlosser.

20 MS. SCHLOSSER: No comment.

21 MS. HAWKINS: Arineu Sirotus. (ph.)

22 MR. SIROTUS: Can I reserve my comments
23 until later, please?

24 MS. HAWKINS: Okay.

25 Anna Impellizzeri.

1 MS. IMPELLIZZERI: I want to comment on
2 one specific thing, but before I do, much has
3 been made about the extensive public comment,
4 and it really has been extensive and quite
5 wonderful.

6 With one reservation, namely the time at
7 which many of us were quite enthusiastic about
8 the concept that we're working on was indeed
9 similar to what is shown there in green and
10 red, although it didn't have the three single
11 family homes, and there really at that time
12 were no dimensions shown until later.

13 But with that comment, let me get to my
14 specific point that I want to address. In view
15 of the widespread interest in having as much
16 green space lawn and trees as possible on the
17 Butterfield site, I hope -- and please note
18 that I address this as a concern of a caring
19 citizen, and not as a member of the Planning
20 Board on which I proudly serve -- but I hope
21 that the Village Board would reconsider the
22 possibility what was in the draft reviewed on
23 April 10th, but omitted in the version that is
24 now before us. And that possibility would have
25 permitted, but not required, a reduction in the

1 footprint of some -- not all of the buildings,
2 with an increase in the permitted height of the
3 three stories, or 45 feet.

4 It is worth noting, that the provision in
5 the current zoning, which specifies a maximum
6 of two and a half stories, or 35 feet, is not
7 there to protect our traditional village. It
8 has been noted there are a significant number
9 of three-story buildings in the Village of Cold
10 Spring already, particularly in the 19th
11 century traditional areas, but that those
12 limitations, the height limitation, was put in
13 as part of the suburban zoning, which was
14 implemented here in the 60s.

15 During the discussion of possible changes
16 to B 4 A, on April 10, Mr. Guillaro suggested
17 that permitting changes in the footprint and
18 height on perhaps 50 percent of the buildings
19 would be satisfactory, and his attorney
20 suggested that a reduction in the footprint of
21 up to 10 percent, could be acceptable, as
22 opposed to the 25 percent reduction in the
23 draft, but pointed out that they had not
24 requested these changes, these provisions.

25 At this point, it impresses me that

1 whether or not the developer actually wants
2 this flexibility, this possibility, it would be
3 very helpful to permit it in the zoning. It
4 could possibly lead to more varied and
5 interesting design as the developer refines the
6 plans, or could lead to an opportunity for
7 improvements during site plan review.

8 So my question is, why not at least permit
9 it in the zoning? Accordingly, what I hope is
10 that the Village Board will reconsider and put
11 in permission for up to 10 percent of reduction
12 in the footprint, with up to three stories or
13 45 feet in height, on some -- not more than 50
14 percent of the buildings -- in order to
15 increase the green space on the site.

16 Thank you very much for your
17 consideration.

18 MS. HAWKINS: If anyone has prepared
19 remarks, we would like to take them and hold
20 onto them.

21 Tony Bardis (ph).

22 MR. BARDIS: I just have a quick couple of
23 things. Tony Bardis (ph.), village resident.

24 I wrote this down because I always screw
25 up when I get in front of the public.

1 As I understand it, Mr. Guillaro is going
2 to be donating at least one acre of land that's
3 going to have to be maintained and insured by
4 the new owners of the Homeowners' Association.

5 It is my understanding that the village
6 will be able to continue to use that land, even
7 though it's being cared for and maintained by
8 its new owners.

9 If the rezoning does not occur, is it safe
10 to assume that the village green will also go
11 away?

12 Next I ask, Mr. Guillaro has some pretty
13 stellar reputation from what I can see from the
14 previous projects he has. What I'm kind of
15 concerned is that people still question his
16 motives, and the village is still deliberating
17 over a concept plan that has met the village
18 wishes a few years ago.

19 I also wonder what else can someone want
20 to know that hasn't already been asked and
21 answered time and time again?

22 MS. HAWKINS: Mike Armstrong.

23 MR. ARMSTRONG: I'd like to say a couple
24 of things in favor of this B 4 A Zoning. I'm
25 Mark Armstrong, 7 Morris Avenue.

1 I think it's important to look carefully
2 at the comprehensive plan, the village's
3 comprehensive plan that was adopted in January
4 of 2012.

5 The consultants prepared a list of all of
6 the items in that plan, to which this B 4 A
7 zoning is formed. It's something like two
8 pages of bullet items. But I think the central
9 principle of the comprehensive plan that this
10 fits with is called smart growth. The concept
11 is that you take areas where there already is
12 infrastructure in place, and you put your
13 development and region puts its development in
14 those areas, and Cold Spring as it happens, has
15 a great surplus of capacity to process water,
16 to process sewage, to handle garbage. We have
17 surplus capacity which is -- we could probably
18 handle about twice as much as we have in each
19 of those categories.

20 So, from a regional planning perspective,
21 this kind of zoning, this zoning fits with the
22 concept of developing where development should
23 go, which is where you have the capacity to
24 handle people, to handle where to put people.

25 There are several questions that have

1 arisen regarding whether this project is truly
2 tax positive. I did look at the EAF document
3 on the analysis, and frankly I found the
4 analysis very compelling, very simple
5 arithmetic. I don't think it requires some
6 kind of a special fiscal impact study, an
7 independent study. I think the arithmetic is
8 very, very simple and direct.

9 If anything, the tax value, the tax
10 benefit of this project, is probably on the
11 order of two to three times what is actually
12 claimed in the EAF by the developer. That's
13 because of the very conservative assumptions
14 that the developer made in terms of assessing
15 the cost.

16 The developer projects the cost as if they
17 will increase directly with the increased
18 population, and clearly that will not be the
19 case. We won't be hiring more police because
20 of this project, we won't be hiring more
21 garbage collectors, we won't be hiring more
22 village staff. There will be a very, very
23 small increase in the village's cost as a
24 result of this project.

25 So I think clearly the numbers tell the

1 story that this is a tax positive development.
2 There were some questions about whether the
3 market value was fairly appraised, that it was
4 somehow over appraised. Our own town appraiser
5 evaluated those numbers. He's a very honest
6 guy. There's no reason why he would say that
7 they're not right, and he said that these
8 numbers are fair numbers. These are reasonable
9 numbers, and I would go with his evaluation.

10 I think to have this kind of density, I
11 think it's appropriate for the village. It's
12 appropriate in terms of the comprehensive plan,
13 it's part of what the comprehensive plan
14 envisioned in terms of mixed uses, in terms of
15 the density and in terms of even accommodating
16 the future changes in demographics, which were
17 alluded to earlier in terms of a shift to many
18 more -- a higher proportion of the
19 population -- being seniors. So I would urge
20 that this B 4 A zoning be supported.

21 MS. HAWKINS: Shirley Norton.

22 MS. NORTON: My name is Shirley Norton. I
23 live in Cold Spring. I am a senior. I live in
24 the senior housing by Foodtown. I want to say
25 that I remain supportive of the B 4 zoning

1 change. From attending Village Board meetings
2 and the Planning Board meetings, I've come to
3 believe that the EAF study and their
4 conclusions have made it very clear that the
5 Butterfield Site is very appropriate for the
6 Butterfield Project.

7 I think my interest in the project is
8 because Paul Guillaro will have a building
9 there that will house space for a senior
10 center, so that's my interest in the whole
11 thing.

12 So I'm asking the Village Board to approve
13 this zoning change, and move the Butterfield
14 proposal back to the Planning Board as soon as
15 possible.

16 I live directly across the street from the
17 Butterfield site, and I've been waiting
18 patiently far too long with others to see this
19 project underway. We want to see this happen
20 in our lifetime, long before we are in our
21 graves, before I'm in my grave.

22 A proper senior community center is
23 desperately needed for our area. A center
24 similar to the senior center in Mahopac and
25 Pleasant Valley. A place where we can offer

1 computer classes for seniors, gardening
2 workshops, art classes, plans for a community
3 garden, exercise, lectures, ballroom dancing,
4 whatever.

5 Right now, we're confined to a very small,
6 stuffy, basement room at Chestnut Ridge
7 Apartments, while there is a very small space
8 at the American Legion building as well.

9 This is not at all adequate to accommodate
10 and serve the 500-plus seniors that are in our
11 area, and so many of you here who are not
12 seniors will eventually become one of us.

13 We have a very capable developer, who can
14 provide a facility or a space that we so
15 desperately need, and I think that the
16 community needs it as well, not just for us,
17 but for other community events and projects.

18 I also want to say that I hope that the
19 board does not base their decision on this one
20 meeting here tonight, but the other many
21 meetings that have been held in the past five
22 years, or how many years. A large number of
23 seniors are not here tonight. They are not
24 able to be here, but there are a lot of seniors
25 who remain supportive of this project, hoping

1 that we're going to have the senior center.

2 So it's time to make a decision, if not
3 for us, certainly do it for yourself, for you
4 will someday soon be wearing the title of
5 senior, and then you'll know.

6 I didn't know what it was like for my
7 parents, I tried to understand, they had
8 Alzheimer's and everything, you know, strokes
9 and all that stuff. Now, I'm one of them and
10 now I know. Even though you cannot imagine
11 what it's like, have some mercy and compassion.

12 So please do base this decision on common
13 sensibility and a proven adequacy of the
14 proposed Butterfield project and the needs of
15 the citizens of the community whom you
16 represent. Thank you very much.

17 MS. HAWKINS: Aaron Wolfe.

18 MR. WOLFE: Hi, Aaron Wolfe from Church
19 Street. I am not yet a senior citizen but in
20 just a few years, I will be, and I will have a
21 son who will be too young to live at
22 Butterfield. That is not my main point.

23 First my neighbor, James Geppner, sent me
24 something to read. He cannot make it. I'm
25 going to read a letter from him.

1 To the Mayor and Village Board. I recently
2 reviewed the financial projections and claims
3 in the developer's EAF application, and would
4 like to go over what I found during this
5 review.

6 My analysis shows that the project will
7 generate at least \$200,000 less in revenue
8 contributions each year than what is projected
9 in the developer's EAF. This disparity alone
10 causes me to question the reliability of the
11 developers' forecast.

12 In the economic analysis on page 58 of the
13 EAF, the developer assumes that every resident
14 of these units would all continue to earn the
15 equivalent of a full salary while living in the
16 units, even though the occupants will all be of
17 retirement age.

18 The developers' forecast does not seem to
19 account for the use of enhanced STAR discounts
20 which, as you can see from condo units now on
21 the tax roles, can reduce a household school
22 tax payment to zero.

23 The developer's projections do not reflect
24 the loss of tax income to the village if the
25 County should buy or lease one of the

1 commercial buildings. This loss of taxable
2 square footage can reduce tax revenues by more
3 than \$90,000 each year. The developer's
4 projections do not show what would occur if the
5 age restrictions on residents were not enforced
6 locally.

7 This is a likely scenario, as it is
8 difficult to enforce these age restrictions,
9 and it is easy for a municipality to lapse in
10 this responsibility. My analysis shows that a
11 lack of enforcement could result in an annual
12 loss for the village of \$100,000 or more.

13 These are not small issues, and these are
14 not the only shortcomings I found in the
15 developer's calculations. What would give me
16 more confidence in this process is for the
17 developer's tax and income projections to be
18 reviewed or verified by an independent
19 financial authority, which is a standard
20 practice that so far Cold Spring feels happy to
21 shrug off.

22 Of course, there is an alternative to
23 conducting an independent financial analysis.
24 It is for the developer to give the village a
25 full guarantee by a credit-worthy institution

1 of the tax income currently projected by the
2 developer. For the Mayor and the Village Board
3 to fail to seek either of these two options
4 strikes me as both negligent and a failure to
5 live up to the financial responsibilities you
6 accept once you take office.

7 Thank you. James Geppner, village
8 resident.

9 Now, I have a few comments of my own.

10 At the recent workshop when the B 4 A
11 Zoning Amendment was reviewed, a luncheonette
12 was added as an allowable use after the EAF had
13 been completed. So I'm curious if there's a
14 definition of luncheonette that exists in the
15 village code, and how it differs from a
16 restaurant, which is not allowed -- which is
17 not an allowed use.

18 Without the definition of what a
19 luncheonette is, I think that we can just
20 imagine that it's going to be a small
21 restaurant, possibly serving beer, and table
22 service, which, you know, is not necessarily a
23 bad thing, but we should know what we're
24 getting.

25 I question, though, whether a 15-seat

1 restaurant can survive on foot traffic alone,
2 and I think that it would be reasonable to
3 expect such a business to want to cater to the
4 commuter traffic that goes by constantly. This
5 increase in traffic, it could exist, I don't
6 believe it was accounted for in the negative
7 declaration for the EAF, because the
8 luncheonette was not part of the plan at that
9 time.

10 Finally, because this was added after the
11 EAF was approved, I don't believe that the
12 public had a chance to discuss this with the
13 Planning Board, so the Planning Board may not
14 have been aware of the public's views about a
15 luncheonette or other restaurants. I think to
16 add this last minute change without a review
17 would be irresponsible on the part of the
18 board.

19 The negative declaration declared that we
20 would not need another police officer, and we
21 wouldn't need any infrastructure improvements
22 at all. Now, if we accept that as the case, we
23 still have to ask how much closer does
24 Butterfield bring us to needing the next
25 officer, or the next large infrastructure

1 expenditure? So marathon, or perhaps police
2 seen required by parking meters, could push us
3 over the edge, but we don't know. I think that
4 we cannot look at Butterfield in a vacuum, and
5 we really need to have a professional
6 independent financial review to account for
7 those possibilities.

8 Finally, the comprehensive plan, I
9 believe, calls for a walkable, bikable,
10 pedestrian-friendly village, with all parts of
11 the village interconnected, but the Butterfield
12 as we can see it now shows us nothing but
13 parking and facilities for cars.

14 With 220 new spots, you can imagine a lot
15 of car traffic that's going to affect traffic
16 and walking on 9 D. It looks like sidewalks
17 are an afterthought, and I can't tell anywhere
18 where there's any bike infrastructure on this
19 plan.

20 If Butterfield residents are not
21 comfortable walking around the village, they
22 will drive to Main Street and further worsen
23 the parking issues that we have.

24 MAYOR FALLOON: I believe your time is up.

25 MR. WOLFE: I have one last sentence.

1 So before you vote to approve, please
2 understand that these changes contradict what
3 the village has already approved in the
4 comprehensive plan. Thank you.

5 MS. HAWKINS: Frank Haggerty.

6 MR. HAGGERTY: My name is Frank Haggerty,
7 I live at 12 Main Street in Cold Spring. I've
8 been in the village for about five years.
9 Thank you to the board for allowing me to
10 comment.

11 I'm going to discuss a -- I'm going to
12 introduce and kind of summarize and paraphrase
13 a document which I have sent to the board by
14 email on my analysis if you will, or critique,
15 if you will, of the concept, less the zoning
16 per se as it applies to the concept.

17 This is a third version. I've distributed
18 formerly earlier versions of this. I've been
19 thinking about this project, and I realize that
20 due to the scale of the project, it took a lot
21 of time to really put things together and come
22 up with something close to a comprehensive
23 analysis of the project.

24 Even if you decide that you don't agree
25 with everything that is in my analysis or

1 critique, you may find some useful ideas that
2 you may want to put to work somewhere.

3 I'm going to jump around this memo.
4 Hopefully, I assume it's going to be available
5 to the public.

6 AUDIENCE: Can you be a little louder?

7 MR. HAGGERTY: Sorry. I'm very soft
8 spoken. I'm going to jump around this memo,
9 because as I indicated I'm not going to cover
10 it entirely. Presumably it's available -- or I
11 have a few copies here if someone wants to read
12 it in its entirety.

13 I want to indicate that there are, I
14 believe, some positive or needful developments
15 that may be pursued specifically, and then I'm
16 going to touch on my concerns with the plan as
17 it is today as we're seeing it.

18 I'd like to talk about medical services --
19 local medical services. The existing site has
20 a non-used hospital, existing medical facility.
21 The neighboring location there has a very old
22 house that was originally used as a doctors'
23 facility -- doctors' offices -- so that there
24 are longstanding continuities with a medical
25 service or medical services being provided at

1 this location of the village. It went into
2 disuse for various economic reasons.

3 Presumably, a hospital is not economic.
4 However, I think we want to consider the
5 history of this site and the fact that there is
6 an ongoing and increasing need for local
7 medical facilities, a walk-in clinic, and/or an
8 emergency urgent care facility of some kind,
9 and maintain that as a use or a planned use for
10 this location.

11 Failing that, people who have medical
12 needs have to drive outside of the area, have
13 to take the train, have to go outside of the
14 area to their facilities which is time
15 consuming and costly to do that, maybe for
16 routine medical needs. So I want to urge that
17 we look at that as a -- one, continuity as an
18 established use, an established need, in
19 maintaining that.

20 I also will summarize the 10 points that I
21 would like to discuss. This is one of the
22 points -- one point was local medical services
23 and to maintain that.

24 Another concept that I'm going to briefly
25 discuss, or just mention, is a concept of a

1 transit center, or a bus depot. We have a
2 train station. People who arrive in the area
3 arrive primarily by automobile or by train.
4 The train goes north and south and doesn't
5 connect easily with other locations that people
6 may want to visit. For example, the medical
7 facilities at Fishkill, which would require a
8 train and a bus connection or maybe two bus
9 connections. So if you want to read that in
10 detail, my thought which has not been discussed
11 here of a transit center of some kind.

12 Senior services center -- we need a senior
13 services center, I don't know why we focus on
14 this site, per se. I don't why we don't
15 already have a senior services center. It's
16 really baffling. I'm agreeing that we need
17 something of that nature.

18 Am I out of time? Can I talk further?

19 MAYOR FALLOON FALOON: Yes, at the end
20 you'll have another chance.

21 MS. HAWKINS: Donna Anderson?

22 MS. ANDERSON: On March the 10th, I came
23 when they had a Village Trustees and Planning
24 Board meeting here, and I submitted a 10-page
25 petition from the seniors of Philipstown.

1 This is my copy. I don't know if any the
2 board members did get a copy of this here, but
3 I just want to make sure that people know that
4 there are well over 100 signatures here, and
5 just because the seniors are not here, they are
6 not forgotten. So I'm just here to be a voice
7 for them.

8 We need the B 4 A zoning, and that's why
9 I'm here. I've been here for the past five
10 years, speaking for the seniors, I'm not the
11 Philipstown seniors, but the seniors of
12 Philipstown. There are over 2000 seniors in
13 the Town of Philipstown, and I think it's time
14 that we do have community services here for
15 more than just the seniors, for everybody.
16 Motor Vehicle would be wonderful over here.
17 Some of that will pay for itself, you know?

18 We need a larger nutrition center for the
19 seniors, the other one is very small. We need
20 a new kitchen, which hopefully when we do get a
21 new kitchen, it will be fresh food that our
22 seniors will be getting instead of trucked in
23 food, reheated food, that's been sitting on
24 plates for over two hours, where the nutrition
25 is gone as it sits, and gets reheated and

1 reheated and reheated.

2 So that's all I have to say, and I hope
3 that the trustees will put this back to the
4 Planning Board, and approve the B 4 A zoning
5 for the Butterfield project. Amen.

6 MS. GEORGIOV: Excuse me. Do you want to
7 submit the petition into the record?

8 MS. ANDERSON: The Village Board has this
9 here petition already --

10 MS. GEORGIOV: It's here in the record?

11 MS. HANSEN: Yes, it is. From March the
12 11th. Thank you.

13 MS. HAWKINS: Michael Robinson.

14 MR. ROBINSON: No, thank you.

15 MS. HAWKINS: Joseph Patrick.

16 MR. PATRICK: Joseph Patrick of 18 Orchard
17 Street. Two things.

18 First, if somebody could just clarify if
19 there are County services going into these
20 buildings? I know that there's space for them,
21 but as of the firehouse meeting and as of
22 today, no one has said yes or no, that there
23 are County services going in here.

24 Actually, it's kind of funny because,
25 while we were looking at the 3 D model, one of

1 the seniors asked us -- while we were standing
2 around there, she said -- where is the Senior
3 Center going? We had to tell her that right
4 now there is no commitment as far as we know,
5 but there is a home for it if the County
6 chooses to put it there. So there is no
7 commitment, so I'd like to hear if there is or
8 if there isn't.

9 Second, since we are not doing -- since
10 the Village Board is not doing an independent
11 financial analysis, are you guys going to do
12 some sort of, maybe, developers' agreement with
13 Mr. Guillaro, that maybe down the road, if we
14 do have infrastructure problems, or we need a
15 new police officer, will he be able to help
16 foot the bill for part of these expenses?

17 Thank you.

18 MS. HAWKINS: Matt Mancisco. (ph.)

19 MR. MANCISCO: (ph.) I want to thank the
20 board for their countless hours of work
21 reviewing this application under intense
22 scrutiny from the press, public and local
23 officials. I think that we're all lucky to
24 have residents, you know, who live here, who
25 look out for us and our interests as they

1 review these applications. So thank you all
2 for your efforts and the time you take away
3 from your families to do this for us.

4 I was very distressed in an early Village
5 Board meeting to learn that the village would
6 not be obtaining an independent opinion on the
7 finances of the development.

8 As the Mayor explained, he felt that the
9 Planning Board and the assessor had already
10 undertaken the effort and that their opinions
11 were sufficient. I have to say that while I
12 value their opinions, I do not feel they are a
13 replacement for those of a certified municipal
14 financial planner.

15 Furthermore, there is a much larger
16 financial picture well beyond the EAF that
17 should inform any understanding of the
18 financial impacts of this project.

19 Specifically, the village's overall
20 financial picture, such as its means of income,
21 debt structure, bond rating, pressing capital
22 needs, et cetera. The EAF really only
23 addresses what the developer calculates to be
24 the tax revenues to the village.

25 The plan also ignores the possibility if

1 the County, a tax-exempt municipality, were to
2 purchase building number 1 and therefore be
3 removed from the tax roles. Their strong
4 desire for ownership over leasing is well
5 documented in the public record.

6 I can't stress enough how incomplete and
7 insufficient the cursory and isolated financial
8 analysis to date is, and the village takes
9 great risk for all of us in doing so.

10 With respect to the assessor, with all due
11 respect to the members of the board as well as
12 others who have spoken, I happen to think folks
13 are not really clear on how an assessor
14 functions within the municipality and what
15 their actual role is.

16 When I met with Frank Kenney (ph.) three
17 weeks ago, he couldn't really tell me what data
18 he used to provide the opinion in his 2013
19 letter to the board. It was very unclear. The
20 records seemed to indicate that he was using a
21 2013 market analysis that he prepared.

22 The idea was that he was using the current
23 data from the EAF, so it's not clear to me
24 now -- but I do think that that's not really
25 what matters. I think they basically review

1 and comment, but they're very careful in their
2 comments, and they very much take a wait and
3 see position. This was made very clear to me
4 in my meeting with Mr. Kenney.

5 So that brings us here to tonight. The PB
6 has passed a negative debt on the EAF, so they
7 brought us a plan that will largely represent
8 what we'll get.

9 I think Mr. Barshov put it best when he
10 said, this ship has sailed. Should the PB pass
11 the zoning, the Butterfield Development will
12 essentially be the model of the plan that we
13 see tonight. The Planning Board has ensured
14 that piece, as well as the finances of the
15 project, for us all. So the question before
16 this board is, should this ship permanently
17 dock here in Cold Spring?

18 I think the projected \$48,000 in tax
19 revenue is a good thing for the village,
20 potentially, but we need to understand what
21 hidden costs might not have presented
22 themselves yet.

23 The largest potential risk in my mind is
24 that of water and sewer infrastructure. A Mr.
25 Saari of the Planning Board, a licensed civil

1 engineer, expressed those same concerns in the
2 February 12th, 2014, Planning Board meeting.

3 He was stressing the Water
4 Superintendent's position that the water and
5 the waste water had been demonstrated adequate.
6 He said, and I quote, we know the plant
7 capacities are adequate, but I still question
8 if the infrastructure between the projects and
9 the plants will not need some changes.

10 What if we are making statements here that
11 will later be proven not to be accurate? I have
12 serious concerns.

13 Mr. Barshov also addressed this in the
14 informational meeting at the firehouse.
15 Basically, he summed it up, but if the village
16 as a whole has old infrastructure, well then it
17 has old infrastructure. Just as much as it's
18 old infrastructure for your sewage and your
19 neighbor's sewage and everybody else's sewage.
20 So that's not us.

21 So that means it's us. It's the village
22 taxpayers, right, who'll bear this risk if
23 existing piping for Butterfield for the waste
24 water treatment plant needs work?

25 We're projected to have that \$48,000, so

1 my question to the board is, in the absence of
2 an independent financial review, has this board
3 developed a plan on how we will address and pay
4 for this work if it is determined that it's
5 needed?

6 The water main line cost us over a million
7 dollars, so what would the cost of this be?
8 We're still paying for the water main relining,
9 and will soon add the waste water plant with
10 bond debt as well.

11 So if the Planning Board and assessor are
12 our sources of information for financial
13 planning, can they help us with modeling this
14 risk?

15 Finally, to protect any decisions that are
16 made on this application, I think it would be
17 prudent for the Village Board to ensure that
18 there are no conflicts on any of its boards,
19 including their own. Though I doubt any
20 conflicts exist, I think it would be wise to
21 have all board members disclose any financial
22 interests in the project, including any intent
23 to purchase condominium units, or lease space
24 at Butterfield.

25 I am sure there is no issue, but it would

1 certainly reinforce transparency, and protect
2 any challenges later to be fully transparent on
3 this matter now. Thanks.

4 MS. HAWKINS: Susan Kenny.

5 MS. KENNY: Susan Kenny. 36 Paulding.

6 I'm here to speak on behalf of the members of
7 the Paulding Avenue Neighbors' Association, of
8 which I am one.

9 With up to 110 new senior residents and
10 their visitors, plus hundreds of other daily
11 visitors to the offices and businesses at
12 Butterfield, we expect that many people will
13 look to take a nice walk on Paulding Avenue.

14 Unfortunately, there is currently no
15 sidewalk on the Butterfield side of Paulding.
16 We're forcing pedestrians to either walk in the
17 street or to cross to the east side which is
18 especially dangerous to seniors.

19 Our members believe that to accommodate
20 increased foot traffic from Butterfield, there
21 needs to be a sidewalk on the west side of
22 Paulding Avenue, extending from the partial
23 sidewalk on lower Paulding, to the end of the 9
24 D sidewalk in front of Butterfield.

25 Since the proposed Butterfield complex has

1 created the necessity for a sidewalk to safely
2 accommodate an increase in pedestrian foot
3 traffic, our association believes that the
4 developer should be held responsible and
5 required to install it.

6 MS. HAWKINS: Donald McDonald?

7 MR. McDONALD: Donald McDonald, 10 Bee
8 Street, Cold Spring.

9 I want to thank Mr. Guillaro for the
10 model. It's much appreciated, and I know it
11 wasn't cheap. I think it helps a lot in seeing
12 what the project looks like, and I think it
13 shows some positive things, and I think there
14 are some negative things that I think could be
15 improved on.

16 One of them was, I was encouraged when the
17 Planning Board asked for the possibility to
18 make some of the buildings three stories, and
19 cut down on some of the pervious surface, or
20 leave the impervious but add more green, and I
21 was a little sad to see it go out in the last
22 firehouse board meeting.

23 I would encourage you to reconsider that
24 for buildings 3, 4, 5 and 6. Basically, they
25 are very large buildings, and I think you can

1 see that when you compare the footprint of
2 those buildings to -- and you can do it in the
3 model -- you can see the footprint of the
4 senior citizen buildings to the senior citizen
5 buildings next door to Chestnut Ridge. They
6 are very large buildings.

7 I understand why that from Mr. Guillaro's
8 point of view he would say, look, I'm giving
9 you an acre of open space, three residences
10 along Paulding Avenue, all things that take a
11 lot of open space, and he is in a squeeze play
12 with the senior citizen housing. I think that
13 the three-story option in those areas -- I
14 think that even if 10,15 percent will help the
15 situation for the seniors.

16 I'm not going to live there -- not to say
17 that it wouldn't be great to live there -- but
18 it will be nicer to live there with a little
19 more green space between those buildings.

20 Let's see. I would be concerned about --
21 if a municipality -- if the County said -- we
22 don't want to lease, we want to buy. As I
23 understand it, the tax revenue would cease on
24 that portion that they bought. Maybe I'm wrong
25 on that, but I would be concerned about that,

1 and I would hope that the trustees would
2 account for that possibility or see what the
3 implications would be if that happened.

4 The luncheonette that came into it at the
5 firehouse meeting, I understand why somebody
6 might think about having that, but I think that
7 you don't want to undermine the
8 luncheonette-type services that we have around
9 Foodtown. I think also it would encourage
10 pedestrian traffic between Butterfield and
11 Foodtown, and I think that's something we want
12 to see.

13 It's always a great thing to come into the
14 village and see that open space lawn, and then
15 people walking along the sidewalk. I think
16 seeing more of that will feel more like our
17 village, more like what Cold Spring is about.

18 If I was a trustee, I would hope that you
19 would vote for the B 4 A with my comments.
20 Thank you.

21 MS. HAWKINS: Kim Connor.

22 MR. CONNOR: Hi, I'm Kim Connor. I don't
23 live in the village, but I spend a lot of time
24 in the village.

25 AUDIENCE: Speak up.

1 MS. CONNOR: I don't live in the village.
2 I live on East Mountain Road. I spend a lot of
3 time in the Village and it matters to all of
4 us. I'm really here to remind you of the
5 Copper Beech and how important it is, how
6 special it is, how unusual it is.

7 According to this drawing, the edge of the
8 building goes right up to the edge of the tree.
9 Now, I don't know if that's accurate, but I
10 know that these big trees, the roots extend at
11 least as far as the drip line of the tree.

12 It's been my experience watching at my
13 children's school, where they had three of
14 these beautiful big copper beeches, they put in
15 a track, one of them they had to take out
16 altogether. Another, they said oh, it's fine.
17 It's going to be just on the edge, but it's
18 outside. Three years later, it's dead.

19 So often what happens is the developer
20 comes in and has the best intentions, but five
21 years later the tree is gone. So if there is
22 any kind of thing that the board can do to
23 preserve this tree, if maybe building the
24 buildings higher means it could be pushed back
25 a little bit and the tree has a chance, it's a

1 a really special thing in Cold Spring. Thank
2 you.

3 MS. HAWKINS: Patricia Sheehy.

4 MS. SHEEHY: Good evening, my name is Pat
5 Sheehy. I am the Director of the Putnam County
6 Office for the aging. My role is as an
7 advocate for the seniors of Putnam County, many
8 of whom could not be here tonight, and many of
9 whom have approached me and asked me to attend
10 this hearing tonight and voice their opinions.

11 I became the director two years ago last
12 month, and one of my first trips was here to
13 Cold Spring to the Senior Center, which is at
14 the American Legion Hall.

15 It was very interesting, because when I
16 went in there, it was a Saint Patrick's Day
17 party, and I was overwhelmed by the crowd. The
18 one thing I felt was I didn't have to worry
19 about anybody falling, because there was no
20 room for them to fall down.

21 Actually, it always comes to mind when I
22 hear about the Butterfield project, that there
23 were three seniors there that day, and we did
24 talk about the Butterfield project in the hope
25 that we would be able to have a senior center

1 at the Butterfield project, because that was
2 one of the things that our County Executive
3 Mary Ellen O'Dell had said to me that was one
4 of the the things that we really needed to
5 concentrate and look at, developing a new
6 senior center here in Cold Spring.

7 Three of those seniors who spoke to me
8 that day are no longer with us, so I feel in my
9 heart that, you know, there's a special mission
10 that I have to carry for them and all the other
11 seniors that are quickly coming into our ranks
12 here.

13 It's interesting to note that this year
14 has been declared the year of the senior.
15 There's reasons for that. This year Putnam
16 County has become the fastest growing senior
17 population in New York State, with one in every
18 four residents of Putnam County being a senior.
19 83 percent of the seniors in Putnam County own
20 their own homes, and Linda spoke about livable
21 communities and living in place, and one of the
22 real challenges for seniors in Putnam County is
23 that we live in homes that incorporate a great
24 deal of property, and sometimes are just not
25 accessible for the handicapped conditions that

1 come along with aging.

2 So when we talk about livable community
3 and I look at this plan, it really does fit
4 what we are looking to develop. I do believe
5 that many of the citizens of Putnam County who
6 now own their own homes will be interested in
7 moving up into this senior project.

8 One of the other interesting things that I
9 think we should all note too, is that May is
10 older American's month, and we're right on the
11 eve of May, and this project seem to be coming
12 to a very healthy state, perhaps, of
13 approaching approval, and I just think it would
14 be wonderful to be able to do that in May.

15 However, I also think you really have a
16 perfect alignment here, and I've heard some
17 questions about, will the County come in and
18 operate a senior center? Who is going to pay
19 for it, et cetera, et cetera. I think it's in
20 perfect alignment, because we have Mr.
21 Guillaro, who says he will build the center.
22 Then we have a wonderful contribution by the
23 Yales, (ph.) who say that they will outfit the
24 center. And the Office for the Aging, soon to
25 be the Office for Senior Resources, will

1 operate or sustain the program.

2 I think we heard a number of comments
3 about the overcrowding at the American Legion
4 Hall and the inadequacy of the facilities,
5 because it is really only one small room. We
6 do need a space where our seniors can exercise.

7 We talk about computer training -- I was
8 just talking to people about that -- we're
9 going to move away from computer training and
10 really get into mobile device training, because
11 pretty soon our computers are going out the
12 door. We're going to be doing I-Pads and
13 whatever tablets.

14 So you know, the needs are constantly
15 changing, and we need to be able to meet those
16 needs in exercising, and you know when you look
17 at the plan here too, there is a wonderful
18 opportunity for seniors not only to exercise
19 indoors, but outdoors as well. Having the
20 doctors' offices right nearby is also a very
21 wonderful opportunity.

22 So I think that I pretty much covered the
23 importance of this development to the senior
24 community. I just want to say that our goal at
25 the Office for Aging is to keep our seniors out

1 of nursing homes and the services that we
2 provided have --

3 MAYOR FALLOON: Excuse me, is there a lot
4 left, or --

5 MS. SHEEHY: No, two more sentences.

6 MAYOR FALLOON: Thank you.

7 MS. SHEEHY: -- have on average kept the
8 seniors out of nursing homes for two and a half
9 years, and that's a savings of approximately
10 \$160,000.

11 The other really important thing is it is
12 quality of life issues. A center like this
13 could give our seniors an opportunity to remain
14 healthy and viable members of their own
15 communities, in their own communities. Thank
16 you very much.

17 MS. HAWKINS: Stacey Matsen-Zuvik.(ph.)

18 MS. MATSEN-ZUVIK: I'm Stacey
19 Matsen-Zuvik(ph.) I live at 19 Northern Avenue.

20 I have a question for the board. Was
21 there ever any discussion with the developer or
22 with the board on a conservation easement for
23 the Gateway Park area? I'd like to know if
24 that was ever anything that was looked at or
25 discussed for that particular section of the

1 property.

2 Also, I would like to add that in
3 considering the possibility of the swap and
4 trade for height increase to reduce the
5 footprint, I think it's really important to
6 look at what the height increase does to the
7 view shed to the Highlands.

8 When you enter our village, you know
9 you've arrived in Cold Spring. You have those
10 views across the river, you have the views to
11 Crow's Nest, you have the views to the
12 surrounding highlands around us, and you
13 realize that you've arrived in Cold Spring.

14 That's really part of our community
15 campus, our setting. It's part of our scenic
16 area of statewide significance, and I think
17 it's important to look at that when you're
18 looking at the heights.

19 I know I was looking at that with the
20 construction in the context of, what's there
21 now, how much is going to increase? Are you
22 now going to enter the village and not see some
23 of those ridge lines that we love as we enter
24 into our village? So I think that's important
25 to look at.

1 Another question. Also, I'm just
2 wondering if the renderings that were in the
3 EAF, how they compare to the rendering that's
4 on the home page of the developer's web site,
5 which is also illustrated on this board up
6 behind Stephanie. If we could get some
7 clarification on that as well. Just the
8 difference. If it's just a difference in
9 illustrating stylistic details, or what -- if
10 you could just explain that.

11 I think that's it, for now.

12 MS. HAWKINS: Tom Rolston.

13 MR. ROLSTON: Tom Rolston. 10 Grove Court
14 directly next to the proposed buildings, and
15 I'll be honest with you. Myself, Cronin (ph.),
16 we're tired of looking at them. It's been ugly
17 for 25 years, and here in Cold Spring, what do
18 we do? We study, and we delay, and we study,
19 and we delay. I have never seen so much
20 studying in my life.

21 So we are studied out. Right now, we're
22 studied out. Let's get this thing built. We
23 can talk about the seniors, we can talk about
24 the luncheonettes. I'm in the restaurant
25 business. We can talk about all these other

1 things and they don't mean a darn thing. What
2 sold me on this project was the day I picked up
3 the newspaper and saw that beautiful color
4 photograph in there that obviously Mr.
5 Guillaro had had made, and it's beautiful.
6 It's an excellent way to enter our beautiful
7 city of Cold Spring.

8 My idea was to put up a huge municipal
9 center. Something very grand for Cold Spring.
10 That's not really Cold Spring. That's just me,
11 and you have to make a difference there, you
12 know.

13 But his proposals are beautiful. The
14 beautiful lawn -- stop studying. We don't need
15 anymore studies. Let's build the damn thing.

16 2011 -- I sat with a handful of
17 residents -- because I go to a lot of board
18 meetings when I'm not in Florida -- and there
19 was a handful of residents who were sitting
20 there when he made the initial proposal and --
21 we want to start building this thing in six
22 months, he said.

23 Six months, are you kidding? In the Town
24 of Cold Spring? Never in 100 years will it
25 happen that way. So we studied, and now we are

1 four years later, or three years later, however
2 many years later, and we are still studying.
3 There are more proposals out here to study more
4 of the financials. Who cares? I don't care.
5 Get this thing built, and get it built now.

6 MS. HAWKINS: Michael Reisman.

7 MR. REISMAN: Hi, everyone. I am Michael
8 Reisman. I live on Rock Street in the Village.
9 In a few weeks, I'm going to get a tax bill
10 from the Village of Cold Spring. I care about
11 what that number is on that tax bill, because I
12 have to pay it.

13 Then in a few months, I'm going to get an
14 even bigger tax bill from the Haldane school
15 district. I really care about what that number
16 is, because that is a much bigger bill.

17 So, with that said, I support mixed-use
18 development in general, and in particular at
19 the Butterfield site. However, I have concerns
20 about the fiscal impact analysis contained in
21 the EAF dated January 8th, 2014 that's on the
22 village website that was submitted by the
23 applicant.

24 In short, the EAF's property tax revenue
25 projections appear optimistically high and the

1 incremental costs may be understated, which
2 could leave village residents exposed to
3 increased taxes in the future.

4 I am also concerned that no independent
5 fiscal impact analysis of the project has been
6 performed, and that the village may be exposing
7 residents to a financial hit should the
8 applicant's projections prove inaccurate.

9 So significantly, the EAF does not
10 account, in my opinion, for two facts that may
11 dramatically lower the project's tax revenues.

12 Number one, the lower evaluation of condo
13 units under the New York Real Property Law, and
14 two, the STAR Tax exemptions which can exempt a
15 substantial amount, up to \$60,000, of the full
16 value of a home from school taxes.

17 So what I have done is I have submitted to
18 the Village Board -- I assume it's going to be
19 part of the public record that people can
20 access on the village website -- my own
21 analysis of the fiscal impact of the project,
22 and I've done that in an Excel spreadsheet that
23 people can hopefully at some point look at and
24 test and determine if my projections and my
25 analysis is correct.

1 Having done that, and using comparable
2 valuation estimates from the village, I
3 respectfully request that the Village Board
4 review this analysis and explain why it
5 believes that the applicant's projections are
6 correct and my projections and my analysis is
7 incorrect.

8 Having done that, I would also ask that
9 the Village Board consider how the village can
10 protect itself if the revenues are lower and
11 the costs are higher than stated in the EAF,
12 because the project will undoubtedly be the
13 largest development in the village in decades.

14 I think it is incumbent upon the Village
15 Board to exercise due diligence by conducting a
16 searching analysis of the project's fiscal
17 impact and taking protective measures before it
18 amends the zoning law.

19 So just briefly, in my analysis I ran
20 double scenarios to estimate the financial gain
21 or loss to the village, town and school.
22 Essentially, what I came up was applying the
23 STAR tax rebate and looking at comparable
24 values, the net tax revenue to the three taxing
25 districts I found was more than \$ 200,000 less

1 than the EAF's estimate.

2 Then, using the the projections that are
3 actually contained in the EAF, the EAF's
4 projection number for eight additional school
5 age children. I mean, in the EAF it does
6 consider that the single family homes will have
7 school age children. There is an alternate
8 scenario in the EAF that considers eight
9 additional students.

10 IF that happens, I estimated the net tax
11 revenue -- the net gain accounting for the
12 increased cost would be only \$30,000.

13 And then if there are more than eight
14 students, let's say up to sixteen school age
15 children in the development, the project would
16 have a negative tax impact.

17 Now, thank to Mary Sari, who I think does
18 a wonderful job as village clerk, I received,
19 with Mary's aid, a response a letter that I
20 sent last week in connection with the hearing
21 that responded to what I wrote which I think
22 was very helpful, and I got to look it over
23 today thanks to Mary, and all I would say is,
24 because I know I am probably running out of
25 time, there's reference to the analysis that

1 Mr. Kenney, the tax assessor performed last
2 year. It's unclear to me what Mr. Kenney
3 looked at in July of 2013, but Kenney says, as
4 in other instances involving this stage, the
5 developer estimates tax for the proposed
6 municipalities and then when all is said and
7 done they often file tax certiorari cases
8 against those same property assessment
9 estimates that they quoted to begin with!

10 I would propose that if this development
11 goes through, that they informally resolve in a
12 separate agreement against filing any tax case
13 if the final assessments are not in line with
14 those in their proposals.

15 Again I received that today, thanks to
16 Mary, and I assume that's all going to be part
17 of the public record. Those are Mr. Kenney's
18 words, not mine, and I encourage you all to
19 look at that. Thank you.

20 MS. HAWKINS: Cathy Zapeta (ph).

21 MS. ZAPETA: Hi, I would like to thank
22 everyone for taking the time to make sure that
23 the project is accounted for financially. It's
24 really, really important. So I really
25 appreciate the fine level of detail.

1 When you sit here long enough you come up
2 with some other items. So also besides the
3 trees Kim pointed out, I think it's really
4 important to our community to have native
5 plants included in the project. I would be
6 happy to donate those, should the project go
7 through, which I hope it does.

8 MS. HAWKINS: Billy Fields.

9 MR. FIELDS: 11 Locust Ridge. I have been
10 here since 2006, when we drove into Cold Spring
11 and we drove in on 9 D and said, look at the
12 zombie hospital. Because that's what it looks
13 like. It looks like kind of out of a zombie
14 game.

15 I really want to see it developed, but I
16 also think it is imperative that you have an
17 independent financial review of the Developers'
18 plan.

19 Developers by their nature are optimistic,
20 because you have to be optimistic to be a
21 developer. Their numbers are going to be
22 optimistic. Your job as the board is to be
23 very pessimistic, because you have to protect
24 all of us, and I mean all of us.

25 My mother-in-law is 88 years old. She

1 lived in Chestnut for a couple of years, now
2 we're trying to get her back, she can't get in.
3 It's been a year. I would love to have more
4 senior housing in town. She's number 10 on the
5 list, she can't get in. I'd like to make sure
6 it doesn't place undue stress on the community.

7 I'd also like to make sure -- it has been
8 stated very clearly, we want a senior center,
9 let's get a senior center. But from what I
10 understand, that is not guaranteed for the
11 public at this point. The building that's on
12 that map is for the people, I believe, that
13 live in the building. I'd like you to clear
14 that up for me please. Answer that question
15 for me, unequivocally. Yes or no. If it means
16 we have to get a senior center put in somehow
17 for the rest of the seniors, awesome. Let's
18 work towards that.

19 But let's built it -- oh, he's gone. He
20 was great. Big guy, nice voice. Please. But
21 we got to do it right financially. And we have
22 to do it right by the seniors. And let's not
23 parse words, it's not for the community, it's
24 not for the people, but for the people who live
25 in those units, correct? Let's get that clear.

1 Thanks.

2 MS. HAWKINS: Michael Neropol(ph.).

3 MR. NEROPOL: My name is Michael Neropol,
4 I live at 210 Main Street and this is my first
5 year as a New York taxpayer since I was 17.

6 I want to associate myself with the
7 comments of people who say this is a great
8 project, but let's make sure that the village
9 doesn't get hit with an unexpected tax bill
10 over the next 10 years.

11 I am a senior citizen. I expect to live
12 another 10, 20 years here in the village. I
13 don't want to see my taxes skyrocket
14 surprisingly. If they do, I'm sure I can
15 afford it, but I'm not so sure that a lot of
16 people in the village, particularly people who
17 are younger, who have children, who are here,
18 who are working at the frozen wages that we
19 have been experiencing for the last five or 10
20 years. Who knows how long they'll last. I'm
21 not so sure everyone else is going to be able
22 to afford it.

23 So I have great sympathy for those who say
24 it's been studied to death, but it hasn't been
25 studied to death if we aren't sure that the

1 unexpected expenses won't hit us upside the
2 head, so thank you.

3 MS. HAWKINS: Was your hand up? Is there
4 anything you'd like to say?

5 MR. CRONIN: 54 Paulding Avenue. Good
6 evening, everybody. Nice to see all my
7 neighbors. Thank you for doing this tonight.

8 Let me start out by expressing my
9 preference. I don't want any development at
10 Butterfield. I want the buildings knocked
11 down, I want the asphalt taken up. I want The
12 Grove to be rehabilitated as an environmental
13 center, I want the Village of Cold Spring to
14 pay for the purchase of the property and all
15 the improvements. I will pay the taxes if the
16 village does that. Buy the property, let's
17 improve the property.

18 I'm not going to lobby for it, because I'm
19 the only one in the village who thinks so.
20 It's the best thing that could happen to the
21 property. The best things don't always happen.
22 They just don't. Let me tell you what I see
23 when I drive into Cold Spring. I've lived
24 here, by the way, since 1981, and I'm told I'm
25 a senior citizen. I will be 64 in July.

1 When I drive into Cold Spring, here's what
2 I see. I see 33 street signs in about 50 feet.
3 I see a hospital that's falling down. I see
4 three mini malls and two gas stations. Those
5 are the big attractions on Chestnut Street
6 when you drive through.

7 For those of us who live here it's always
8 the same when you drive through. Familiarity
9 breeds contempt. It also breed a certain
10 amount of acceptance. Acceptance means you
11 have been looking at it a long time. Chestnut
12 Street is 70 percent ugly and 30 percent
13 pretty. When this development is built, it
14 will be 50 percent pretty and 50 percent ugly
15 because there's a lot to be done on Chestnut
16 Street.

17 You have to look at this in a fresh kind
18 of way. I understand that change is difficult.
19 I understand that big buildings are awfully
20 hard to swallow, but I've also been looking at
21 this property a long time. It's horrendous,
22 and it's hideous. Kids are starting to get in
23 trouble there. I see it. I watch it. They
24 throw things at my house. The place is
25 becoming a blemish -- not because it's me. I

1 know what you're thinking.

2 I have no problem with independent
3 evaluations, but I have a different request.
4 My request is, I want a clarification on what
5 are the legal reasons we can say no. Because I
6 have seen a lot of reasons why these buildings
7 shouldn't be built. I've seen a lot of them on
8 line. Some of them target seniors for the sake
9 of targeting seniors. I know people don't
10 think so, but that's what underlies it. You
11 cannot refuse to house seniors. So there's a
12 certain line here that we cannot cross. It's
13 good to ask for independent evaluations, but if
14 we do that -- if we go that route -- is there a
15 legal opinion that follows it that says what
16 legal basis we have to say no. Expenses we
17 don't like are not necessary legitimate reasons
18 to turn down a project, just because we don't
19 like them.

20 I understand the infrastructure problems,
21 but you know what? The last person in is not
22 responsible for the infrastructure. Everybody
23 on Paulding is going to be responsible for that
24 infrastructure. Anybody using that name is
25 responsible for the infrastructure. You cannot

1 make a legitimate case that the last person in
2 is responsible for the infrastructure. It's
3 overburdened because it can be overburdened,
4 and I don't know if it's a legitimate reason to
5 say no to the project either.

6 So I appreciate the evaluations, and a few
7 of them I disagree with, but I think there
8 needs to be a clarification publically about
9 what you can actually use to say no.

10 Some of the things you are talking about
11 are not actually reasons to say no. They are
12 reasons to expose the risks and the problems
13 but not necessarily reasons to reject the whole
14 project. That's something we need
15 clarification on.

16 So just to sum up my feelings about this.
17 I don't want any of it. I want us all to chip
18 in to make an open space and rebuild The Grove
19 into an environmental center. Nobody agrees.

20 To move on. The property owner is going
21 to do something with that property. I want it
22 to be attractive. I can tell you that in my
23 meetings with Mr. Guillaro, he's responded to
24 virtually everything we've asked for. I'd be
25 very surprised if he said to the Paulding

1 Neighborhood Association, I'm not building any
2 damn sidewalk. I'd be very surprised at that.

3 And the open space as well. As you might
4 imagine in my work, I've had to -- I've been
5 part of a lot of development projects, opposing
6 a lot of development projects. Mr. Guillardo
7 knows how I feel about this project, because
8 the last meeting I had here, I was very vocal
9 and nasty in my opposition to it. But I will
10 tell you that during my 40 years of doing
11 environmental work, I have never met a
12 developer as cooperative as Mr. Gillardo here,
13 who stepped forward and said, yeah, here's an
14 acre. Yeah, I won't develop Paulding, I'll
15 just put up three houses, here I'll take care
16 of that tree. You don't know what it's like.
17 I'm not going to name names when the developer
18 walks in with all the attorneys and says, oh
19 yeah, you think so, watch my dust, and drags
20 you through court.

21 That's not a reason to approve the
22 project, but let's not lose sight of what we've
23 gotten, what we still can get, and the fact
24 that if this is actually going to be done right
25 it can be a significant improvement to our

1 village compared to what Chestnut Street looks
2 like now.

3 So next time you drive through Chestnut
4 Street, do it with new eyes. I think you'll
5 see what a lot of what I'm talking about.
6 Thank you.

7 MS. HAWKINS: Michael Dejewel. (ph.)

8 MR. DEJEWEL: Good evening, everybody,
9 thank you to the board. Michael Dejewel. 8
10 Pine Street. I can see the old hospital from
11 my house, or remnants of it. My mother-in-law
12 lives at 44 Paulding Avenue. She's not part of
13 the association but she's been there for 42
14 years. We're the oldest members of that
15 street.

16 I just want to say I'm all for the
17 project, I think it looks good. People spoke
18 very well. I've been here for about 20 years
19 of marriage living in the village. I grew up
20 in this town. Going to school. I lived out in
21 the Highlands. Fourth grade. So anything is
22 better. I've been in that hospital in
23 stitches, everything else. If there's not
24 going to be a hospital, I'm all for it. 100
25 percent.

1 A couple of things that people are
2 concerned with. The sidewalk. I'm not sure
3 that would be needed. On my side I have one on
4 Pine Street, I'm right next to it there's a
5 sidewalk on my side only, not on the other
6 side, I don't think they have to have one on
7 their side of street, lots and lots of kids
8 walk there and I don't see a need for a
9 sidewalk going down there in my personal
10 opinion.

11 I was on the school board for 10 years.
12 STAR can effect things, yes it can. 65 years
13 it goes to about \$2000 off your assessed value,
14 so if you use a rough number of 300,000,
15 you're probable going to lose \$3000 off that
16 one unit, because anything below sixty five at
17 your age it's 30,000 off your assessed value.
18 I don't know why that one gentleman said it was
19 going to go to zero. I've never seen that.
20 Maybe I'm wrong. I've been out of the school
21 board for almost a year now. STAR does not go
22 down to zero. It's been going down but it's a
23 fluctuation. It's on the New York State
24 website. In 2014 you had 86 students coming in
25 to Haldane, so 18 people coming in I think we

1 could absorb it. 18 coming in to Kindergarten,
2 I don't know if we could absorb it, but I don't
3 know if the statistics are all the people all
4 the same day coming in at the same time so I'm
5 all for it.

6 I want to say thank you to the board for
7 having this meeting tonight, and thank you to
8 the public too.

9 MS. HAWKINS: (Inaudible.)

10 SPEAKER: Hello. I came with a prepared
11 statement some of this has already addressed by
12 folks in front of us. The very first one was
13 by Tim.

14 I know the answer to the question but I
15 want to ask everyone if they know this? What
16 is, as of right? What does it mean? Does it
17 mean that a person can build or develop based
18 on what is allowed on their property, based on
19 that zoning? Does anyone know that, yes or no?
20 Just understand the property as of right, what
21 your property can or cannot do.

22 I am in favor of B 4 A. I have been in
23 favor for a long time. Nothing new. Most of
24 you probably know that now. The question that
25 are being asked on the financial side, I

1 completely understand. I'm a financial planner
2 by trade, I do a lot of taxes, the questions
3 are valid. However, what I'd like to see you do
4 is flip that a little bit. I came on the board
5 years ago. When I came on the board the budget
6 was \$1.6 million. Our village budget is 2.8.
7 Nothing has been done to raise revenue.
8 Nothing has been done to secure revenue. We're
9 concerned about whether the properties here are
10 going to generate revenue? It will. The
11 numbers are there, it can be substantiated. My
12 biggest concern is if that does not get built,
13 what are we going to suck up every day going
14 forward? There's a two percent cap, great.
15 That two percent cap can be exploded any time
16 by a referendum.

17 It's very emotionally draining watching
18 this go day in and day out. Four plus years,
19 five years, six years. Whatever you want to
20 call it. There has been more deliberation on
21 this project than there was on the health care.
22 There is more consideration on this project --
23 this is becoming our Keystone Pipeline.

24 This will create jobs in the village.
25 People will be able to walk to these jobs. If

1 you want to consider about carbon footprint,
2 yes, I'm glad you find it amusing. The carbon
3 footprint will be reduced. Why? People will
4 be walking. There's a place to go to work.
5 Where we're working now, what are we doing?
6 We're driving north 10, 20 miles, taking our
7 trains into the village to go into the city?
8 Does that reduce our carbon footprint? No.

9 There was questions on -- Mike was great
10 on addressing points on the school. I had been
11 on the board for eight years. I chaired for the
12 first two. Member, last six. The numbers that
13 are being touted are wonderful, but I think
14 they are being exaggerated a little bit.

15 Dr. Mark Villente, the last year that I've
16 spoken to him on this issue, his projection was
17 1.6 children per household. If you have three
18 homes, do the math. Four and a half to five
19 kids, maybe you have a short kid. The point
20 is, eight children. It will never blow out to
21 18. Tim already addressed that earlier. There
22 are conditions in 55-plus communities kids
23 can't live there and everyone under eighteen
24 can go over there later. The question is
25 exacerbated to the point of absurdity at this

1 point, in my opinion. It's my opinion. You
2 can like it or not like it.

3 There's a question that came up -- I thank
4 you all for your original comments. It helped
5 me formulate what I was going to say. It's not
6 here, because what I read to you is not in the
7 original comments.

8 The idea that the County is going to do
9 something or not do something, well you can't
10 ask the County to make a commitment to
11 something that isn't built yet. You can't ask
12 them ask them to set resources aside that we
13 ourselves won't even commit to. They're
14 responsible to us just as much as they're
15 responsible to everyone else. To borrow a line
16 from a famous movie, you have to build it.
17 When you build it, they will come. Thank you.

18 MS. HAWKINS: Is there anyone who signed
19 who wants to speak, or anyone who hasn't signed
20 in wants an opportunity?

21 Thank you all.

22 MAYOR FALLOON: At this time no more
23 public comment. Now the applicant has an
24 opportunity to speak.

25 MR. GUILLARO: We'd like to answer some of

1 these questions, and we're available to do it.

2 MR. BARSHOV: The first question that I
3 had is, has the board considered spot zoning
4 and is the board prepared to defend a lawsuit?

5 I can't say what the board is prepared to
6 defend, but I can certainly speak to spot
7 zoning. The information that was given is
8 almost correct. It is zoning that zones a
9 piece of land different than the land that is
10 around it, and it is not in accordance with a
11 comprehensive plan. That is, it was a part
12 that was sort of fudged.

13 This is not spot building. Obviously, if
14 there has ever been a community that vocalized
15 the planning process about a site, this is it.
16 I mean, my God, you don't have to go very far
17 to look at the history of this. It has been
18 years in the making with charettes, and then
19 just to put icing on the cake and dot the Is,
20 cross the Ts, put a cherry on the top, down to
21 a two-page bullet point list, and was prepared
22 not by us, but by the village's independent
23 planning consultant to indicate all of the ways
24 that it does fit in with a comprehensive plan.

25 Now, let me just get away from the

1 legalities for a moment and drive home one
2 point. When you have a site that is special in
3 some way, it has a big old building that has
4 been there for 22 years, and it demands a
5 comprehensive plan for it's future development,
6 that is precisely the type of plan that you
7 zone special, and that you create a special
8 plan for. That is what the concern is about.
9 No, it is not spot building, and hopefully no
10 one will choose to bring what would be a
11 meritless claim that would force the village to
12 spend tax dollars defending.

13 The next question that I have was, does
14 the B 4 A exist anywhere else? And I believe
15 the answer to that, is no. It will be the
16 first only B 4 A in the community.

17 How does this compare to the Chestnut
18 Ridge footprint? I think -- Matt, I don't want
19 to put you on the spot, but can you address
20 this one point?

21 MR. MORAN: Approximately a month ago, at
22 one of the meetings, we did an analysis. I
23 don't have the analysis with me, but it was
24 suggested with four, five, six and that was
25 proven not to be the case. My only suggestion

1 for the moment is that you go out and take a
2 look at the master model and you would see that
3 it's pretty close.

4 MR. BARSHOV: Next is the status of the
5 Planning Board's recommendation. The Planning
6 Board's recommendation was considered by the
7 Village Board individually. I believe there
8 were multiple meetings, at which was a meeting
9 at which every Planning Board recommendation
10 was discussed. Some of them were discussed at
11 quite a bit of length. Not all were taken.
12 Some were, some were not.

13 I wouldn't want to bore you to tears right
14 now and try to go through all of them and I
15 couldn't do that from my memory anyway, but
16 there was an extensive discussion.

17 What will happen to the Lahey Pavilion,
18 was my next question. I don't believe anything
19 is going to happen to the Lahey Pavilion in
20 terms of its uses changing.

21 The next question that I had, was, will
22 the village green go away if there is no
23 rezoning?

24 The answer to that is, it could. I can't
25 say what would happen definitely, but you

1 certainly have a layout of what would be
2 allowed under the applicable zoning.

3 The next question I have -- oh, no.
4 That's rhetorical. I don't want to repeat one
5 of the comments that was made.

6 The next question that I had was, was
7 there discussion about a conservation easement
8 for Gateway Park?

9 The answer is yes, there was. We have not
10 yet fully discussed and worked through with the
11 Village's attorneys and other professionals
12 exactly the form it will take, but certainly it
13 was discussed, and it is a possible way of
14 protecting that site. It can also be protected
15 by fresh plan approval conditions. There's a
16 variety of ways of doing it.

17 Question of, what does the height increase
18 do to the view shed? Will ridgelines be
19 obscured? Now, I don't believe there was any
20 technical analysis of this done, but I venture
21 to say that if I know the person who was the
22 source of the height increase recommendation on
23 the Planning Board, there would be no impact on
24 the ridgeline. I don't think we're talking
25 about, in all seriousness, enough of a height

1 increase to affect anybody's view of a
2 ridgeline. There's just not that large enough
3 of a differential.

4 The rendering in the EAF compared to what
5 is presented -- Anne, can I put you on the spot
6 to speak to that?

7 MS. CUTIGNOLA: The architectural and the
8 ones on the EAF were an earlier version, and
9 they are simply representative of the ones that
10 are up on the wall here that are also posted on
11 the Butterfield website are a little more
12 current, and a little more accurate, but in
13 both instances they are still conceptual and
14 should be representative, showing the
15 applicant's commitment to designing something
16 that's in keeping with village architecture but
17 the actual final details have yet to be brought
18 out.

19 MR. BARSHOV: The next question I have
20 was, is the senior center guaranteed or isn't
21 it guaranteed?

22 I don't remember exactly who said it, but
23 I think it was Mike who said it, that the
24 County cannot commit to something that has not
25 yet been built. Well, that's obviously true.

1 Mr. Guillaro is committed to building the
2 building, having the space available. I think
3 that has been out in the public domain now, for
4 I don't know for how many years. It has never
5 changed. We don't control what the County does
6 or doesn't do. I understand that there has
7 been a commitment which is referred to by the
8 woman who was the head of the County or Town
9 Aging Department indicating that there is money
10 available for the fit out, and the County has
11 committed to operating it. I don't know what
12 more can be said other than that, and that's
13 about as much can be done at this point, and I
14 know that Mr. Guillaro is committed to making
15 it available to the town if he can.

16 John Cronin asked rhetorical questions,
17 but I'll answer them anyway. What are the
18 reasons for saying no? The implication being,
19 that if you don't say yes you're somehow doing
20 something anti-senior. Let's be totally fair
21 and honest. The Village Board as far as
22 adopting zoning has it's full legislative
23 discretion. It can say no to a rezoning for
24 virtually any reason, and I don't know that I
25 would want to speculate what the rights of

1 seniors would be in that regard.

2 The merits of this project stand on their
3 own, and I think the Village Board should make
4 a decision on that basis, not out of fear that
5 if they do say yes or no that there is some
6 claim that's lurking out there.

7 Mike asked the question of what is "as of
8 right." As of right means a couple of
9 different things in different places, but in
10 this context, as of right means uses that are
11 allowed, without either a variance or a special
12 permit from the village. So they are uses that
13 are listed as permitted uses in the village
14 domain. They require site plan approval if
15 they are not single family homes but for the
16 purposes of evaluating their uses if they're
17 looked at as permitted in the village.

18 There were a couple of things that were
19 not questions, but I would like to address
20 them. I'll follow up on John's statement, or
21 the statement that he said he quoted. I could
22 at least respond.

23 Matt made certain references to things
24 that I said at an informational meeting or at a
25 meeting before the Village Board, and I did say

1 that the ship has sailed. The point that I was
2 making was that the environmental review ship
3 has sailed.

4 Now, a lot of the comments that were
5 brought up tonight speak to the financial
6 analysis session. Financial analysis was part
7 of the environmental review.

8 There were many, many meetings by the
9 Planning Board. They were wide open for
10 anybody to attend. Anybody could have come
11 forward with all of the financial information
12 that has been brought forward since then. I
13 don't know why nobody did, but they didn't.
14 And there was an independent analysis, there
15 was a planning consultant. There was a person
16 who was highly qualified who does environmental
17 review all the time and did subject us to an
18 independent analysis, and that's the Village's
19 Planning Consultant.

20 The fact of the matter is that I have been
21 at this for decades. I have to tell you that
22 I'm baffled. Anybody can make, and you can
23 posit numbers and pull them out of this place
24 or that place, but I can only tell you one
25 thing. I have yet to see a single project that

1 combines senior housing and commercial space
2 that is not tax positive. I have never seen
3 one anywhere.

4 Now, you can debate how tax positive this
5 is going to be, and you can posit all kinds of
6 scenarios. This one will be tax positive.
7 It's just going to be, because what would not
8 make it tax positive? They're not generating
9 school kids. That's the big problem with
10 developments. It's been that way since the
11 1950s. This is really a no brainer when it
12 comes to that. It's just not a close call.

13 Now, as far as the environmental review.
14 I want you to really appreciate that we didn't
15 make this choice. The Village Board was the
16 one that paved the way for the Planning Board
17 to function as the lead agency. And the
18 Village Board and everyone in the community
19 knew that.

20 So you all had an obligation to come to
21 the Planning Board and provide the information.
22 This is not the appropriate forum to do that.
23 There were months and months and months and
24 months of Planning Board meetings. I really
25 would have liked to have heard you there. I

1 really would.

2 But you didn't, and so I'm telling you
3 now, straight up, nothing would have changed
4 had you done it, but you would have had more
5 satisfaction if you did, and I'm telling you
6 that this project is tax-positive or I've just
7 never seen one without schoolkids, retail and
8 senior housing that has been anything but tax
9 positive.

10 Now, those are the questions that I have.
11 Is there more questions Stephanie that you had?

12 MS. HAWKINS: Yes.

13 MR. BARSHOV: Okay, go right ahead.

14 MS. HAWKINS: Thank you.

15 One of the questions was about enforcement
16 of the three month window and how to actually
17 handle it. Also I had a question. If we're
18 allowing people under the age of 55 including
19 children under the age of 18 to live there for
20 three months, then how do you really enforce
21 that and then overall how do you enforce it?

22 MR. BARSHOV: There's two ways of
23 enforcing it. One way of enforcing it is the
24 Homeowner's Association which has liability, if
25 it doesn't enforce the restrictive covenants

1 and the declaration that is there, it can have
2 liability to its own members if it exposes
3 themselves to a fine or other enforcement if
4 they've breached their duties, and then of
5 course you have the village's own enforcement.

6 I will tell you that, quite frankly, I'm
7 very old fashioned when it comes to these
8 things. I believe that the village enforces
9 its laws. I don't turn around and operate from
10 the assumption that villages are delinquent in
11 their responsibilities to enforce their laws,
12 and I don't turn around and fear that when
13 anything gets put in, because if you fear that,
14 then you might as well not have any conditions
15 on any development anywhere, because ultimately
16 you're always depending upon village
17 enforcement. So that's what it is.

18 MS. HAWKINS: Okay, so enforcing the age
19 restriction is the responsibility first of the
20 homeowner --

21 MR. BARSHOV: Not first. It's a
22 co-responsibility. There's no one first. Both
23 have equal responsibility.

24 MS. HAWKINS: Having said that, does
25 someone get to exact any statutory damages, or

1 you said, oh, the HOA is liable --

2 MR. BARSHOV: Sure. Not statutory
3 damages. If the HOA doesn't fulfill it's
4 responsibilities, it can be found to be in
5 violation of its duty to its members. If its
6 members get hit with an assessment because they
7 have not, as the board, enforced the
8 restrictive declaration and the other rules
9 that are applicable to the community, and the
10 village comes in or somebody else comes in and
11 enforces the provision, and it's found that the
12 board was delinquent in its responsibilities,
13 then, yes, they can be liable.

14 MS. HAWKINS: Another question -- I don't
15 think that everybody was just asking questions
16 of you. They were asking questions of the
17 Village Board.

18 MR. BARSHOV: I'm up here to answer
19 anything that you want to direct to me.

20 MS. HAWKINS: Aaron Wolfe had asked about
21 the difference between a luncheonette and a
22 restaurant. I don't have a definition of a
23 restaurant before me. Does someone have a copy
24 of the ordinance that describes it as a coffee
25 shop or luncheonette, counter service for a

1 maximum of 15 customers not exceeding 750
2 square feet, only permitted in a mixed use
3 element.

4 I'm interested in answering the question
5 someone had about how that differs from a
6 restaurant.

7 MR. MILLER: Do you mean the existing
8 code?

9 MS. HAWKINS: Yes. Mr. Miller, ponder
10 that, and while looking that up, another
11 question was, we acknowledged the fact that we
12 didn't have to hire more police officers, but
13 he wondered how much closer this brings us to
14 hiring another police officer. I think that's
15 a reasonable question.

16 I think, Anne, when you spoke to us and
17 provided us with those metrics a couple of
18 weeks ago, you said it was a quarter of a
19 police officer --

20 MS. CUTIGNOLA: 25 percent of a police
21 officer.

22 MS. HAWKINS: And I don't know how you
23 would calculate --

24 MS. CUTIGNOLA: Well, you would do one
25 Butterfield and then another one and another

1 one until eventually you would need a whole
2 police officer.

3 MS. HAWKINS: Another question is how much
4 closer to hiring an additional police officer
5 does this bring us, so and I remember the dots
6 connected to -- was the demand linked to an
7 increased number of residents, was it only
8 about the residents, or was it about the
9 commercial space?

10 MS. CUTIGNOLA: It's both. Something
11 along the lines of one police officer for --
12 and then something per square foot of
13 non-residential space, and after that number,
14 how much would be needed compared to a police
15 officer's salary and then do a cost analysis.

16 MS. HAWKINS: You don't have those numbers
17 and the point is taken that it brings us close
18 to where we might need another police officer.

19 Have we come up with a definition of
20 restaurant?

21 MR. MILLER: You would have to find the
22 definition in the dictionary. There is no
23 definition under the code.

24 MS. HAWKINS: I think it's under the
25 Formula Business Restrictions Law --

1 AUDIENCE: Can you speak louder please?

2 MS. HAWKINS: As part of the Formula
3 Business Restrictions Law, I think that we --
4 did we define restaurant?

5 MS. GEORGIOV: It's not in the definitions
6 section of the code.

7 AUDIENCE: The question is, what's the
8 definition of luncheonette --

9 MS. HAWKINS: Right, and you wanted to
10 know --

11 MS. GEORGIOV: Public comment is over.

12 MS. HAWKINS: Right. You were asking --

13 MAYOR FALLOON: You have the questions
14 right there.

15 MR. MILLER: There's no definition of
16 restaurant and there's no definition of
17 luncheonette in the Cold Spring Code.

18 MS. HAWKINS: Right. The use we're
19 referring to is more descriptive.

20 MR. BOWMAN: This was a discretionary use
21 that was decided by the planning board?

22 MS. HAWKINS: What I'm saying is I'm
23 trying to find out if we recently adopted a
24 definition under the Business Restrictions Law
25 when we addressed the definition of a

1 restaurant. I'm trying to remember, because I
2 don't have it.

3 MR. BOWMAN: For formula luncheonette?

4 MS. HAWKINS: No, we're trying to figure
5 out the definition to distinguish between
6 restaurant and formula restaurant.

7 MS. GEORGIOV: I can clarify that.

8 MS. HAWKINS: You could find formula
9 restaurant?

10 MS. GEORGIOV: No. Restaurant is defined.

11 MS. HAWKINS: Would you read that, please?

12 MS. GEORGIOV: A restaurant is an
13 establishment where prepared food is sold for
14 consumption on the premises or take out. The
15 term restaurant shall include an establishment
16 such as a bar or pub or other establishment
17 that sells limited types of food for
18 consumption on the premises or take out such as
19 ice cream shops, donut shops, delicatessens,
20 coffee houses and similar establishments, but
21 shall not include a pushcart and street
22 vendors.

23 MR. BOWMAN: So this is for formula
24 luncheonette?

25 MS. HAWKINS: This is for restaurant.

1 We're trying to figure out the definition to
2 distinguish between restaurant and formula
3 restaurant. So if we've already excluded as
4 prohibited use here restaurant, but coffee shop
5 and restaurant as described in B 12 seems to be
6 a subcategory of restaurant --

7 MS. GEORGIOV: We're specifically allowing
8 it, though. The language is there. So I don't
9 think that would be an issue.

10 MS. HAWKINS: There was also a question
11 that Mr. Patrick had asked about whether County
12 services were going to come in, whether funds
13 were appropriated. I think that's a question
14 that should be posed directly to Ms.
15 Scuccimarra, the County Legislator --

16 MS. GEORGIOV: We're not doing that.
17 Public comment is over.

18 MS. HAWKINS: These are questions that
19 people asked --

20 MR. BOWMAN: I entertain a motion that we
21 close public and verbal comment on the B 4 A
22 amendment to Village Code section 134.

23 MS. HAWKINS: Wait --

24 MS. FADDE: I second.

25 MS. HAWKINS: Okay, what --

1 MAYOR FALLOON: The motion was --

2 MR. BOWMAN: To close public written and
3 verbal comment on B 4 A rezoning local law to
4 amend those codes under 134.

5 MAYOR FALLOON: Discussion.

6 MS. HAWKINS: I don't understand. Does
7 that mean that we're not going to answer
8 questions that people posed during the meeting?

9 MS. GEORGIOV: We are trying to answer the
10 one's that were asked.

11 MS. HAWKINS: That's what I'm doing.

12 MAYOR FALLOON: We closed the floor to
13 back and forth with the audience and public
14 comment.

15 MS. HAWKINS: I'm trying to answer the
16 questions. Why are we closing public
17 comment --

18 MAYOR FALLOON: We are closing it to
19 public comment because we can't have
20 interaction with the public constantly asking
21 and answering questions.

22 MS. HAWKINS: (Inaudible.)

23 MAYOR FALLOON: Can you speak up please? I
24 can't hear you.

25 MS. HAWKINS: I said, public comment

1 hasn't formerly been closed.

2 MS. GEORGIOV: Public comment is closed.

3 MS. HAWKINS: The public hearing is open
4 but we can't take anymore -- we can't hear
5 anything from the public?

6 MS. GEORGIOV: You have to vote.

7 MAYOR FALLOON: Your motion has to be
8 clarified.

9 MR. BOWMAN: I am making a motion to close
10 the verbal and written comment section in
11 accordance with local law with the rules
12 closing public comment. I suppose we're
13 closing the hearing as well?

14 MS. GEORGIOV: That's something different.

15 Even if you're closing public comment,
16 certainly you can have discussion with the
17 applicant, but in accordance with the rules.
18 It's up to you. Normally, you wouldn't.

19 MAYOR FALLOON: We're closing to public
20 comment.

21 MS. HAWKINS: Why are we closing this to
22 comment?

23 MS. GEORGIOV: A public hearing is not
24 typically a give and take. Typically the
25 public comes up and makes comments for the

1 record. It's not a discussion back and forth
2 with the public on various issues.

3 MS. HAWKINS: I understand that, but a lot
4 of the public comments came with questions,
5 people seeking information. It's our job to
6 answer the questions that our constituents are
7 asking.

8 MR. BOWMAN: What we're doing is closing
9 the public comment section so we can
10 address the questions to the developer.

11 MS. HAWKINS: But they are not asking
12 questions of the developer, they are asking
13 questions of us.

14 MAYOR FALLOON: We're just talking about
15 closing public comment. Any other discussion?
16 All those in favor of closing the public
17 comment --

18 ALL BOARD(EXCEPT HAWKINS): Aye.

19 MAYOR FALLOON: Well, back to you.

20 MS. HAWKINS: No.

21 MAYOR FALLOON: Well, one opposed.

22 MR. CAMPBELL: I am not opposed to
23 statements such as allowing a County legislator
24 to maybe answer the question here, as a public
25 official.

1 MS. HAWKINS: We were discussing County
2 services going in for the building of a senior
3 Center and involvement in running a senior
4 center?

5 MS. SCUCCIMARRA: Yes. The County had
6 committed to be involved in the senior center
7 years ago, over and over again. We haven't
8 appropriated money yet but the County is
9 definitely committed.

10 MS. HAWKINS: Matt Mancisco (ph.) asked
11 whether or not the Village Board has a plan in
12 place if unexpected costs arrive, and to my
13 knowledge the Village Board doesn't have a plan
14 except to look to a bond or out of taxes --
15 anyone else?

16 MAYOR FALLOON: Correct. I think that at
17 some point when you have any additional
18 structure, you take that risk. I think that
19 unless the developer is willing to -- unless
20 you can prove that his addition has caused the
21 infrastructure problem, I don't know that
22 you're going to be able to have that plan, in
23 my personal opinion.

24 Again, I'm not opposed to asking the
25 developer for that, but I mean, but as the

1 statement was made, whoever made the last
2 change to the infrastructure when it is 150
3 years old, that is all of our problems. To say
4 the last guy on created the problem. That
5 being said, if we ask the developer --

6 MR. BARSHOV: One thing I can say for the
7 developer is that the thorough environmental
8 review that was undertaken concluded that there
9 was no adverse impact on the village's
10 infrastructure. It was discussed at some
11 length.

12 I know that Matt referred to the opinion
13 of one Planning Board member, that he wasn't
14 sure at the end of the day whether this was the
15 case, and the other Planning Board members
16 repeatedly said, but all of the information
17 that we have been given, including from the
18 village's own engineer and from the village
19 officials, was that this project would not have
20 an adverse impact on village infrastructure.

21 MS. HAWKINS: Thank you.

22 Somebody did ask whether or not we had
23 entered into an agreement to underwrite the
24 cost for any infrastructure? To my knowledge,
25 we haven't entered into that agreement and we

1 haven't discussed that. Do we have any
2 interest in entering into such an agreement?

3 (No response.)

4 It was asked, why does the Village Board
5 rely solely on the developer's projections and
6 numbers? Would anybody like to answer that
7 question?

8 MR. BARSHOV: The answer is no, they
9 haven't.

10 MS. HAWKINS: I'm sorry, I think that was
11 directed at the board.

12 MR. BARSHOV: Oh, I thought that anyone
13 might include me. So sorry.

14 MS. HAWKINS: The question is, why would
15 the board rely solely on the developer's
16 numbers?

17 Is anyone on the board willing to answer
18 that?

19 MAYOR FALLOON: Our Planning Board, in the
20 EAF looked at the numbers, and I'm not willing
21 personally to spend more money on further
22 input. That's just my opinion.

23 MS. HAWKINS: It was asked specifically
24 where is the senior center envisioned on the
25 plan, because there is a residential facility

1 as well as a community center. Can you
2 actually tell us where?

3 MR. GUILLARO: Either buildings number one
4 and two.

5 MS. HAWKINS: Thank you.

6 MR. BOWMAN: At this stage I'd like to
7 make a motion to close the public hearing.

8 MAYOR FALLOON: There has been a motion
9 made to close the public hearing. Is there a
10 second?

11 MS. FADDE: I second.

12 MS. HAWKINS: I was asking if the Mayor
13 was to allow the residents to view the 3 D
14 model --

15 MAYOR FALLOON: We were addressing a
16 motion on the floor to close the hearing. All
17 in favor?

18 ALL BOARD(EXCEPT HAWKINS): Aye.

19 MAYOR FALLOON: Six in favor. Opposed?

20 MS. HAWKINS: I am trying to answer the
21 questions --

22 MAYOR FALLOON: Your vote? We are voting
23 on a motion to close the hearing.

24 MS. HAWKINS: I know, but I am trying
25 to answer --

1 MAYOR FALLOON: Your vote? All in favor?

2 ALL BOARD(EXCEPT HAWKINS): Aye.

3 MAYOR FALLOON: Opposed?

4 MS. HAWKINS: There are questions --

5 MAYOR FALLOON: I understand, but there is

6 a motion on the floor to have the hearing

7 closed. The motion is seconded. All in favor?

8 ALL BOARD(EXCEPT HAWKINS): Aye.

9 MAYOR FALLOON: All opposed?

10 MS. HAWKINS: There are some questions

11 raised --

12 MAYOR FALLOON: There is a motion on the

13 floor.

14 MS. HAWKINS: I know, but --

15 MAYOR FALLOON: All in favor?

16 ALL BOARD(EXCEPT HAWKINS): Aye.

17 MAYOR FALLOON: Opposed? Are you opposed?

18 MS. HAWKINS: (Inaudible.)

19 MAYOR FALLOON: All in favor?

20 ALL BOARD(EXCEPT HAWKINS): Aye.

21 MAYOR FALLOON: All opposed?

22 MS. HAWKINS: I'm opposed.

23 MAYOR FALLOON: Hearing closed.

24 (Time Noted: 9:12 p.m)

25

CERTIFICATION

I, Karen Strauss, a Stenographic Reporter and Notary Public within and for the State of New York, hereby certify:

That this is to certify that the above Village Hearing hereinbefore set forth is a true and accurate transcription of my stenographic notes; and

That I am not related to any of the parties to this action by blood or marriage and I am in no way interested in the outcome of this matter.



Karen G. Strauss

Court Reporter

	6:18	19th (2) 25:18;34:10	33 (1) 82: 2	
\$	134-3 (1) 2:23		35 (3) 6:15;9: 6;34: 6	5
\$1.6 (1) 89: 6	134-4 (2) 2:24;4:21	2	36 (1) 60: 5	5 (1) 61:24
\$100,000 (1) 44:12	15 (1) 104: 1	2 (1) 30:23	375,000 (1) 18:25	5.7 (2) 4:22;8:11
\$160,000 (1) 69:10	15,000 (2) 5:15;18:10	2.8 (1) 89: 6	3D (2) 24:22;26:23	50 (5) 34:18;35:13;82: 2,14, 14
\$200,000 (1) 43: 7	150 (1) 113: 2	20 (4) 21: 5;80:12;86:18; 90: 6	4	500-plus (1) 41:10
\$2000 (1) 87:13	150,000 (1) 9:10	200,000 (1) 75:25	4 (38) 2:25;4:16,17,23;5: 5, 5;6: 5;8:18,19;9: 9,20, 23;11: 4;13:14,23;14: 7; 15:14;16: 2,11;18: 2, 4; 21:17;31:10;34:16; 36:24;37: 6;39:20,25; 45:10;52: 8;53: 4;61:24; 63:19;88:22;93:14,16; 108:21;109: 3	51 (1) 24: 9
\$30,000 (1) 76:12	15-seat (1) 45:25	2000 (1) 52:12		54 (1) 81: 5
\$3000 (1) 87:15	17 (1) 80: 5	2006 (1) 78:10		55 (6) 5:18;6: 8;18:13;19: 4; 26:20;101:18
\$48,000 (2) 57:18;58:25	17,500 (2) 5:17;18:11	2010 (1) 10:19		55-plus (1) 90:22
\$60,000 (1) 74:15	175,000 (1) 9:10	2011 (2) 8: 2;72:16		58 (1) 43:12
\$90,000 (1) 44: 3	18 (9) 19: 6, 6,13,14;53:16; 87:25;88: 1;90:21; 101:19	2012 (12) 11: 7, 8,15,18,21,25; 14: 4;15: 6,11,12,19; 37: 4	40 (1) 85:10	
1	18th (1) 5:13	2013 (7) 5:13,14;16:11,20; 56:18,21;77: 3	42 (1) 86:13	6
1 (5) 5: 9;14:12;18: 8; 30:22;56: 2	19 (1) 69:19	2014 (6) 2:19;3: 4;25: 6;58: 2; 73:21;87:24	44 (1) 86:12	6 (1) 61:24
1.6 (1) 90:17	1950s (1) 100:11	210 (1) 80: 4	45 (3) 4:23;34: 3;35:13	60s (1) 34:14
10 (13) 28:25;34:16,21;35:11; 50:20;61: 7;71:13;79: 4; 80:10,12,19;87:11;90: 6	1981 (1) 81:24	22 (1) 93: 4	452 (115) 2: ;3: ;4: ;5: ;6: ;7: ; 8: ;9: ;10: ;11: ;12: ; 13: ;14: ;15: ;16: ; 17: ;18: ;19: ;20: ; 21: ;22: ;23: ;24: ; 25: ;26: ;27: ;28: ; 29: ;30: ;31: ;32: ; 33: ;34: ;35: ;36: ; 37: ;38: ;39: ;40: ; 41: ;42: ;43: ;44: ; 45: ;46: ;47: ;48: ; 49: ;50: ;51: ;52: ; 53: ;54: ;55: ;56: ; 57: ;58: ;59: ;60: ; 61: ;62: ;63: ;64: ; 65: ;66: ;67: ;68: ; 69: ;70: ;71: ;72: ; 73: ;74: ;75: ;76: ; 77: ;78: ;79: ;80: ; 81: ;82: ;83: ;84: ; 85: ;86: ;87: ;88: ; 89: ;90: ;91: ;92: ; 93: ;94: ;95: ;96: ; 97: ;98: ;99: ;100: ; 101: ;102: ;103: ; 104: ;105: ;106: ; 107: ;108: ;109: ; 110: ;111: ;112: ; 113: ;114: ;115: ;116:	64 (1) 81:25
10,15 (1) 62:14	1988 (115) 2: ;3: ;4: ;5: ;6: ;7: ; 8: ;9: ;10: ;11: ;12: ; 13: ;14: ;15: ;16: ; 17: ;18: ;19: ;20: ; 21: ;22: ;23: ;24: ; 25: ;26: ;27: ;28: ; 29: ;30: ;31: ;32: ; 33: ;34: ;35: ;36: ; 37: ;38: ;39: ;40: ; 41: ;42: ;43: ;44: ; 45: ;46: ;47: ;48: ; 49: ;50: ;51: ;52: ; 53: ;54: ;55: ;56: ; 57: ;58: ;59: ;60: ; 61: ;62: ;63: ;64: ; 65: ;66: ;67: ;68: ; 69: ;70: ;71: ;72: ; 73: ;74: ;75: ;76: ; 77: ;78: ;79: ;80: ; 81: ;82: ;83: ;84: ; 85: ;86: ;87: ;88: ; 89: ;90: ;91: ;92: ; 93: ;94: ;95: ;96: ; 97: ;98: ;99: ;100: ; 101: ;102: ;103: ; 104: ;105: ;106: ; 107: ;108: ;109: ; 110: ;111: ;112: ; 113: ;114: ;115: ;116:	220 (1) 47:14		65 (1) 87:12
100 (3) 52: 4;72:24;86:24		221 (1) 19:21		6th (1) 5:14
10-page (1) 51:24		24 (1) 23:18		7
10th (3) 3: 4;33:23;51:22		25 (5) 9: 7;18:21;34:22; 71:17;104:20		7 (1) 36:25
11 (1) 78: 9		29th (2) 2:19;25: 5		7:22 (1) 2: 2
11,500 (2) 5:23;18:17				70 (1) 82:12
110 (1) 60: 9		3		750 (1) 104: 1
11th (1) 53:12		3 (6) 4:23;24:23;30:24; 53:25;61:24;115:13		8
12 (2) 48: 7;108: 5		30 (1) 82:12		8 (1) 86: 9
12th (1) 58: 2		30,000 (1) 87:17		83 (1) 66:19
134 (5) 2:21;4:20;6: 4;108:22; 109: 4		300 (1) 18:25		845 (115) 2: ;3: ;4: ;5: ;6: ;7: ; 8: ;9: ;10: ;11: ;12: ; 13: ;14: ;15: ;16: ; 17: ;18: ;19: ;20: ; 21: ;22: ;23: ;24: ; 25: ;26: ;27: ;28: ; 29: ;30: ;31: ;32: ; 33: ;34: ;35: ;36: ;
134-15 (2) 2:24;6: 7		300,000 (1) 87:14		
134-2 (1) 2:22		31 (1) 18:19		
134-2B (1)			49.5 (1) 4:23	

37: ;38: ;39: ;40: ; 41: ;42: ;43: ;44: ; 45: ;46: ;47: ;48: ; 49: ;50: ;51: ;52: ; 53: ;54: ;55: ;56: ; 57: ;58: ;59: ;60: ; 61: ;62: ;63: ;64: ; 65: ;66: ;67: ;68: ; 69: ;70: ;71: ;72: ; 73: ;74: ;75: ;76: ; 77: ;78: ;79: ;80: ; 81: ;82: ;83: ;84: ; 85: ;86: ;87: ;88: ; 89: ;90: ;91: ;92: ; 93: ;94: ;95: ;96: ; 97: ;98: ;99: ;100: ; 101: ;102: ;103: ; 104: ;105: ;106: ; 107: ;108: ;109: ; 110: ;111: ;112: ; 113: ;114: ;115: ;116:	access (3) 13: 3;19:25;74:20 accessible (1) 66:25 accommodate (4) 11: 5;41: 9;60:19; 61: 2 accommodating (1) 39:15 accordance (3) 92:10;110:11,17 According (1) 64: 7 Accordingly (1) 35: 9 account (4) 43:19;47: 6;63: 2; 74:10 accounted (2) 46: 6;77:23 accounting (1) 76:11 accurate (3) 58:11;64: 9;96:12 acknowledged (1) 104:11 acoustics (1) 25: 2 acre (4) 20: 2;36: 2;62: 9; 85:14 acres (2) 4:22;8:11 across (2) 40:16;70:10 Act (1) 6:21 activity (1) 9:21 actual (2) 56:15;96:17 actually (17) 7:23;10: 3,24;13: 8,11, 25;16: 4;35: 1;38:11; 53:24;65:21;76: 3;84: 9, 11;85:24;101:16;115: 2 add (6) 6: 4;26:25;46:16; 59: 9;61:20;70: 2 added (2) 45:12;46:10 adding (2) 4:16;14:11 addition (1) 112:20 additional (5) 17: 2;76: 4, 9;105: 4; 112:17 address (7) 23:10;33:14,18;59: 3; 93:19;98:19;111:10 addressed (5) 23: 3;58:13;88:11;	90:21;106:25 addresses (3) 22:19;25:13;55:23 addressing (2) 90:10;115:15 adequacy (1) 42:13 adequate (3) 41: 9;58: 5, 7 adheres (1) 16: 7 adopted (2) 37: 3;106:23 adopting (1) 97:22 adverse (2) 113: 9,20 advise (1) 11:15 advisors (1) 17: 7 advocate (1) 65: 7 affect (2) 47:15;96: 1 affidavit (1) 3: 4 afford (2) 80:15,22 affordable (1) 14:14 aforementioned (1) 11:12 afterthought (1) 47:17 again (7) 21:15;22: 9;23:13; 36:21;77:15;112: 7,24 against (2) 77: 8,12 age (15) 19: 5, 6, 6,13,14; 43:17;44: 5, 8;76: 5, 7, 14;87:17;101:18,19; 102:18 agency (2) 16:21;100:17 aging (6) 29: 7;65: 6;67: 1,24; 68:25;97: 9 ago (8) 10:11;36:18;56:17; 65:11;89: 5;93:21; 104:18;112: 7 agree (1) 48:24 agreed (3) 11: 5;15:25;16:16 agreeing (1) 51:16 agreement (5) 54:12;77:12;113:23, 25;114: 2	agrees (1) 84:19 ahead (1) 101:13 aid (1) 76:19 Albrick (2) 30: 6, 7 alcohol (2) 9:24;21:16 alignment (2) 67:16,20 allegiance (2) 2: 5, 6 allow (4) 10: 8;20: 8;27:17; 115:13 allowable (3) 9:23;21:19;45:12 allowed (7) 9: 3;17:13;45:16,17; 88:18;95: 2;98:11 allowing (5) 27:22;48: 9;101:18; 108: 7;111:23 allows (2) 8:23;22:15 alluded (1) 39:17 alludes (1) 25:19 almost (2) 87:21;92: 8 alone (3) 27: 9;43: 9;46: 1 along (12) 5: 8;6: 1, 2;13:20; 14:11;21:13;27: 7; 28:22;62:10;63:15; 67: 1;105:11 alternate (1) 76: 7 alternative (2) 9:13;44:22 although (1) 33:10 altogether (1) 64:16 always (6) 35:24;63:13;65:21; 81:21;82: 7;102:16 Alzheimer's (1) 42: 8 amazed (1) 26: 2 Amen (1) 53: 5 amend (2) 2:21;109: 4 amended (2) 6: 4,21 amending (2) 2:22;14: 6	amendment (3) 11: 7;45:11;108:22 amends (3) 4:20;6:17;75:18 American (3) 41: 8;65:14;68: 3 American's (1) 67:10 among (1) 6:12 amount (4) 27:11,22;74:15;82:10 amusing (1) 90: 2 analysis (31) 16:24;17: 3;38: 3, 4; 43: 6,12;44:10,23;48:14, 23,25;54:11;56: 8,21; 73:20;74: 5,21,25;75: 4, 6,16,19;76:25;93:22,23; 95:20;99: 6, 6,14,18; 105:15 and/or (1) 50: 7 Anderson (3) 51:21,22;53: 8 Ann (1) 27:25 Anna (4) 3:17,24;4: 1;32:25 Anne (2) 96: 5;104:16 annual (1) 44:11 answered (2) 31: 2;36:21 anticipated (2) 13:16;26:13 anti-senior (1) 97:20 anwer (1) 115:25 anymore (2) 72:15;110: 4 Apartments (2) 8:12;41: 7 appear (1) 73:25 applicable (2) 95: 2;103: 9 applicant (8) 7: 5;8: 1;15: 7;20: 8, 13;73:23;91:23;110:17 applicant's (3) 74: 8;75: 5;96:15 application (9) 8: 3,21;9:14,15;11: 8; 14: 5;43: 3;54:21;59:16 applications (1) 55: 1 applied (1) 30: 2 applies (1)
86 (1) 87:24 88 (1) 78:25 8th (1) 73:21				
9				
9 (8) 5: 1,17;8:13;21: 7; 27: 7;47:16;60:23;78:11				
9:12 (1) 116:24				
9D (1) 19:24				
A				
Aaron (3) 42:17,18;103:20 AARP (2) 29: 5, 6 abandon (1) 14: 5 able (11) 2:15;26:15;36: 6; 41:24;54:15;65:25; 67:14;68:15;80:21; 89:25;112:22 absence (1) 59: 1 absorb (2) 88: 1, 2 absurdity (1) 90:25 accept (2) 45: 6;46:22 acceptable (2) 16:17;34:21 acceptance (2) 82:10,10				

48:16 applying (1) 75:22 appointed (1) 25:24 appraised (2) 39: 3, 4 appraiser (1) 39: 4 appreciate (3) 77:25;84: 6;100:14 appreciated (1) 61:10 approach (1) 11:19 approached (1) 65: 9 approaching (1) 67:13 appropriate (6) 20:19;27: 6;39:11,12; 40: 5;100:22 appropriated (2) 108:13;112: 8 Appropriateness (3) 15: 9,17;16: 8 approval (5) 2:12;5:10;67:13; 95:15;98:14 approve (5) 25:25;40:12;48: 1; 53: 4;85:21 approved (3) 16: 9;46:11;48: 3 approximately (3) 4:22;69: 9;93:21 April (6) 2:19;3: 4;11:25;25: 5; 33:23;34:16 architect (1) 5:12 architectural (4) 20:20,25;25:20;96: 7 architecture (3) 12:21;25:18;96:16 area (14) 13: 3;14:12,23;20: 3, 5, 9;30: 3;40:23;41:11; 50:12,14;51: 2;69:23; 70:16 areas (5) 21: 3;34:11;37:11,14; 62:13 Arineu (1) 32:21 arisen (1) 38: 1 arithmetic (2) 38: 5, 7 Armstrong (3) 36:22,23,25 around (9) 47:21;49: 3, 8;54: 2;	63: 8;70:12;92:10; 102: 9,12 arrive (3) 51: 2, 3;112:12 arrived (2) 70: 9,13 art (1) 41: 2 aside (1) 91:12 asphalt (1) 81:11 assessed (2) 87:13,17 assessing (1) 38:14 assessment (3) 16:23;77: 8;103: 6 assessments (1) 77:13 assessor (5) 55: 9;56:10,13;59:11; 77: 1 assisting (1) 8: 2 associate (1) 80: 6 Associates (1) 7:22 Association (8) 19: 9,17;36: 4;60: 7; 61: 3;85: 1;86:13; 101:24 assume (4) 36:10;49: 4;74:18; 77:16 assumes (1) 43:13 assumption (1) 102:10 assumptions (1) 38:13 attend (3) 25: 6;65: 9;99:10 attended (1) 12: 2 attending (1) 40: 1 attention (1) 2: 4 attorney (3) 16: 3;18: 7;34:19 attorneys (2) 85:18;95:11 attractions (1) 82: 5 attractive (2) 27: 5;84:22 AUDIENCE (9) 4:12;24: 8,24;25: 2; 49: 6;63:25;106: 1, 7; 109:13 August (1)	16:20 authority (1) 44:19 authorized (1) 3: 3 automobile (1) 51: 3 available (10) 3: 9;6:23;14:23;22: 4; 49: 4,10;92: 1;97: 2,10, 15 Avenue (14) 5: 2, 8;6: 3;8:13; 14:12;20: 4;36:25;60: 7, 13,22;62:10;69:19; 81: 5;86:12 average (1) 69: 7 aware (2) 26:10;46:14 away (5) 36:11;55: 2;68: 9; 92:25;94:22 awesome (1) 79:17 awfully (1) 82:19 Aye (6) 111:18;115:18;116: 2, 8,16,20	103: 2,18;113: 6;114: 8, 12 base (2) 41:19;42:12 based (4) 13:13;29:23;88:17,18 basement (1) 41: 6 basically (5) 28: 7,21;56:25;58:15; 61:24 basis (2) 83:16;98: 4 Bear (2) 24:21;58:22 beautiful (6) 64:14;72: 3, 5, 6,13,14 became (2) 15:19;65:11 become (2) 41:12;66:16 becomes (2) 16: 6;25:21 becoming (2) 82:25;89:23 bedroom (1) 18:22 Bee (1) 61: 7 beech (2) 27:12;64: 5 beeches (1) 64:14 beer (1) 45:21 began (2) 10:12;11: 6 begin (3) 7:13;29: 9;77: 9 behalf (1) 60: 6 behind (2) 12:16;71: 6 believes (2) 61: 3;75: 5 below (1) 87:16 benefit (1) 38:10 benefits (1) 21:25 besides (1) 78: 2 best (4) 57: 9;64:20;81:20,21 better (2) 7:17;86:22 Beyond (2) 26: 9;55:16 big (8) 26:24;64:10,14;79:20; 82: 5,19;93: 3;100: 9 bigger (2)	73:14,16 biggest (1) 89:12 bikable (1) 47: 9 bike (1) 47:18 bill (6) 54:16;73: 9,11,14,16; 80: 9 Billy (1) 78: 8 bit (8) 7:14;8: 4, 7;13:20; 64:25;89: 4;90:14;94:11 Blanchard (2) 32: 7, 8 blemish (1) 82:25 blow (1) 90:20 Board (132) 2:18;3: 3,10,11,13; 4: 2, 7;8:21;10:19;11: 9, 18,22;13:11;14: 3, 4; 15: 8,12,22;16:15,18,20; 17: 6,10,14,15,18,21; 20:12,14;21: 9,11,21,22; 22:15,24;23: 3, 4,10; 25: 3, 4, 9;26: 3;27: 1, 17;28: 9,15;29:20,24; 31:23,24;32: 1;33:20,21; 35:10;40: 1, 2,12,14; 41:19;43: 1;45: 2;46:13, 13,18;48: 9,13;51:24; 52: 2;53: 4, 8;54:10,20; 55: 5, 9;56:11,19;57:13, 16,25;58: 2;59: 1, 2,11, 17,21;61:17,22;64:22; 69:20,22;71: 5;72:17; 74:18;75: 3, 9,15;78:22; 86: 9;87:11,21;88: 6; 89: 4, 5;90:11;92: 3, 4, 5;94: 7, 9;95:23;97:21; 98: 3,25;99: 9;100:15, 16,18,21,24;103: 7,12, 17;106:21;112:11,13; 113:13,15;114: 4,11,15, 17,19 BOARDEXCEPT (6) 111:18;115:18;116: 2, 8,16,20 boards (3) 4: 3, 8;59:18 Board's (3) 17: 6;94: 5, 6 body (1) 23: 4 bond (3) 55:21;59:10;112:14 bore (1) 94:13 boring (1)
		B		
		B4 (1) 5: 9 back (10) 4:12;17:14;20:14; 40:14;53: 3;64:24;79: 2; 109:13;111: 1,19 background (1) 17:23 bad (2) 25: 2;45:23 baffled (1) 99:22 baffling (1) 51:16 balance (1) 15: 6 ballroom (1) 41: 3 banks (1) 6:11 bar (1) 107:16 Barbara (1) 30:13 Bardis (3) 35:21,22,23 BARSHOV (15) 7: 2, 3;57: 9;58:13; 92: 2;94: 4;96:19; 101:13,22;102:21;		

25:21 borrow (1) 91:15 both (5) 26: 8;45: 4;96:13; 102:22;105:10 bought (2) 28:12;62:24 BOWMAN (8) 106:20;107: 3,23; 108:20;109: 2;110: 9; 111: 8;115: 6 brainer (1) 100:11 breached (1) 102: 4 breed (1) 82: 9 breeds (1) 82: 9 brief (1) 7: 1 briefly (2) 50:24;75:19 bring (3) 46:24;93:10;105: 5 brings (3) 57: 5;104:13;105:17 brought (4) 57: 7;96:17;99: 5,12 budget (2) 89: 5, 6 build (7) 26:11;27:19;67:21; 72:15;88:17;91:16,17 building (29) 5:16,18,25;6:14;8:16; 9: 1, 4, 6;12:23;14: 2,23; 18:10,12,21;40: 8;41: 8; 56: 2;64: 8,23;72:21; 79:11,13;85: 1;92:13; 93: 3, 9;97: 1, 2;112: 2 buildings (31) 5:20,22;12:16;13:18; 18:20;20:21,24;27: 2, 6, 10;31:13;34: 1, 9,18; 35:14;44: 1;53:20; 61:18,24,25;62: 2, 4, 5, 6,19;64:24;71:14; 81:10;82:19;83: 6; 115: 3 built (12) 9: 4;13:14;29: 2; 71:22;73: 5, 5;79:19; 82:13;83: 7;89:12; 91:11;96:25 bullet (2) 37: 8;92:21 bus (3) 51: 1, 8, 8 business (7) 2:11;6:10;46: 3;71:25; 105:25;106: 3,24	businesses (1) 60:11 Butterfield (39) 4: 9,25;8:10,18;12: 8, 24;15: 5,10;17:13; 20:23;27:10;33:17; 40: 5, 6,13,17;42:14,22; 46:24;47: 4,11,20;53: 5; 57:11;58:23;59:24; 60:12,15,20,24,25; 63:10;65:22,24;66: 1; 73:19;81:10;96:11; 104:25 buy (3) 43:25;62:22;81:16	C	cake (1) 92:19 calculate (1) 104:23 calculates (1) 55:23 calculations (1) 44:15 call (2) 89:20;100:12 called (2) 28: 2;37:10 calling (1) 3:21 calls (1) 47: 9 came (10) 13:24;14: 8;51:22; 63: 4;75:22;88:10;89: 4, 5;91: 3;111: 4 CAMPBELL (6) 2: 3, 7,15;22: 9;30:14; 111:22 campus (1) 70:15 can (79) 3:23;4:13;7: 5;8:20; 9: 4,23;13:19;26:23; 29:10,11;31: 1,12;32:22; 36:13,19;40:25;41:13; 43:20,21;44: 2;45:19; 46: 1;47:12,14;49: 6; 51:18;59:13;61:25; 62: 2, 3;64:22;68: 6; 71:23,23,25;74:14,19, 23;75: 9;80:14;83: 5; 84: 3, 9,22;85:23,25; 86:10;87:12,12;88:17, 21;89:11,15;90:24; 91: 2;92: 6;93:19;95:14; 96: 5;97:12,13,15,23; 99:22,22,24;100: 4, 5; 102: 1;103: 4,13;106: 1; 107: 7;109:23;110:16; 111: 9;112:20;113: 6;	115: 1 cap (2) 89:14,15 capability (1) 30:16 capable (1) 41:13 capacities (1) 58: 7 capacity (3) 37:15,17,23 capital (1) 55:21 car (1) 47:15 carbon (3) 90: 1, 2, 8 Care (10) 2:25;4:18;18: 4;29: 3; 50: 8;73: 4,10,15;85:15; 89:21 cared (1) 36: 7 careful (2) 25: 9;57: 1 carefully (1) 37: 1 cares (1) 73: 4 caring (1) 33:18 carnivals (1) 20: 7 Carolyn (1) 23:18 carry (2) 16:18;66:10 cars (1) 47:13 case (6) 38:19;46:22;77:12; 84: 1;93:25;113:15 cases (1) 77: 7 categories (1) 37:19 cater (1) 46: 3 Cathy (1) 77:20 caused (1) 112:20 causes (1) 43:10 cease (1) 62:23 center (46) 5:21;8:25;9:25;10:23; 12:11;14:24;15: 3; 18:15,15;21:16;26: 7; 30:22;32:11,16,17; 40:10,22,23,24;42: 1; 51: 1,11,12,13,15;52:18;	54: 3;65:13,25;66: 6; 67:18,21,24;69:12;72: 9; 79: 8, 9,16;81:13;84:19; 96:20;112: 3, 4, 6; 114:24;115: 1 central (1) 37: 8 century (2) 25:18;34:11 certain (3) 82: 9;83:12;98:23 certainly (6) 42: 3;60: 1;92: 6; 95: 1,12;110:16 certainty (1) 15:24 Certificate (3) 15: 8,16;16: 8 certified (1) 55:13 certiorari (1) 77: 7 cetera (4) 28:13;55:22;67:19,19 chaired (1) 90:11 challenge (1) 29:23 challenges (2) 60: 2;66:22 chance (4) 23:16;46:12;51:20; 64:25 change (11) 2:13;10:12;17:19; 28:23,24;29:18;40: 1,13; 46:16;82:18;113: 2 changed (4) 5: 4, 8;97: 5;101: 3 changes (8) 14:10;32: 2;34:15,17, 24;39:16;48: 2;58: 9 changing (2) 68:15;94:20 Chapter (3) 2:21;4:20;6: 4 character (3) 12:18,19;21: 1 charettes (1) 92:18 charitable (1) 9:25 charming (2) 25:12,16 charrette (5) 12: 1;13:25;14: 9; 15:21;16: 1 cheap (1) 61:11 cherry (1) 92:20 Chestnut (10) 8:12;31:14;41: 6;	62: 5;79: 1;82:11,15; 86: 1, 3;93:17 Chestnut (1) 82: 5 children (7) 76: 5, 7,15;80:17; 90:17,20;101:19 children's (1) 64:13 chip (1) 84:17 choice (1) 100:15 choose (1) 93:10 chooses (1) 54: 6 Chuck (2) 4: 5, 6 church (4) 10: 1;21:16;27: 8; 42:18 citizen (11) 5:19;6: 9,18;9: 2; 33:19;42:19;62: 4, 4,12; 80:11;81:25 citizens (2) 42:15;67: 5 citizens' (1) 10:23 city (2) 72: 7;90: 7 civil (1) 57:25 claim (2) 93:11;98: 6 claimed (1) 38:12 claims (1) 43: 2 clarification (5) 23: 2;71: 7;83: 4; 84: 8,15 clarified (1) 110: 8 clarify (2) 53:18;107: 7 classes (2) 41: 1, 2 clear (7) 15:19;40: 4;56:13,23; 57: 3;79:13,25 clearly (3) 38:18,25;79: 8 Clerk (2) 6:23;76:18 clerk's (1) 3:10 climate (1) 28:23 clinic (1) 50: 7 close (12)
---	---	----------	--	--	--	---

18:14;48:22;94: 3; 100:12;105:17;108:21; 109: 2;110: 9;115: 7, 9, 16,23 closed (5) 109:12;110: 1, 2; 116: 7,23 closely (1) 7:16 closer (3) 46:23;104:13;105: 4 clothing (10) 109:16,18;110:12,13, 15,19,21;111: 8,15,16 Club (1) 29: 5 Code (8) 2:21,22;45:15;104: 8; 105:23;106: 6,17;108:22 codes (1) 109: 4 coffee (3) 103:24;107:20;108: 4 Cold (35) 7:24;10: 9;15: 7;21: 1; 24:15,17;25: 3, 4, 5,12, 24;34: 9;37:14;39:23; 44:20;48: 7;57:17;61: 8; 63:17;65: 1,13;66: 6; 70: 9,13;71:17;72: 7, 9, 10,24;73:10;78:10; 81:13,23;82: 1;106:17 collectors (1) 38:21 color (1) 72: 3 colors (1) 20:24 combination (1) 19:22 combines (1) 100: 1 comfortable (1) 47:21 coming (8) 2: 8;30:15;66:11; 67:11;87:24,25;88: 1, 4 comment (31) 2:20;6:25;22:14; 24:22;30: 7, 9;32: 8,20; 33: 1, 3,13;48:10;57: 1; 91:23;106:11;108:17; 21;109: 3,14,17,19,25; 110: 2,10,12,15,20,22; 111: 9,15,17 comments (21) 9:16;10: 6;12: 4; 16:12;17: 5;22: 7;23:21; 28: 2;30:12;32:22;45: 9; 57: 2;63:19;68: 2;80: 7; 91: 4, 7;95: 5;99: 4; 110:25;111: 4 commercial (7)	21: 3;26:15,16;27:18; 44: 1;100: 1;105: 9 commit (2) 91:13;96:24 commitment (6) 15:22;54: 4, 7;91:10; 96:15;97: 7 committed (5) 97: 1,11,14;112: 6, 9 common (1) 42:12 communications (2) 23:10,11 communities (4) 66:21;69:15,15;90:22 community (31) 5:21;10: 7;11:24,25; 12:11;14: 8,20,24;15: 2, 21,25;18:15;24:20; 29:11;40:22;41: 2,16,17; 42:15;52:14;67: 2; 68:24;70:14;78: 4;79: 6, 23;92:14;93:16;100:18; 103: 9;115: 1 community-accepted (1) 23: 7 community's (2) 10:15,17 commuter (1) 46: 4 comparable (2) 75: 1,23 compare (4) 31:12;62: 1;71: 3; 93:17 compared (3) 86: 1;96: 4;105:14 compassion (1) 42:11 compelling (1) 38: 4 complaints (2) 30:18,20 complement (1) 20:25 completed (1) 45:13 completely (1) 89: 1 complex (1) 60:25 compliance (1) 6:19 complied (1) 17:17 comprehensive (12) 30: 5;37: 2, 3, 9;39:12, 13;47: 8;48: 4,22;92:11, 24;93: 5 computer (3) 41: 1;68: 7, 9 computers (1) 68:11	concentrate (1) 66: 5 concept (21) 5:11,15;11:11,13; 15:20;16: 4, 7,12,17; 18: 9;19:23;21:12;29: 6; 33: 8;36:17;37:10,22; 48:15,16;50:24,25 conceptual (2) 13: 7;96:13 concern (3) 33:18;89:12;93: 8 concerned (8) 28: 6,22;36:15;62:20, 25;74: 4;87: 2;89: 9 concerns (4) 49:16;58: 1,12;73:19 concluded (1) 113: 8 concludes (1) 22: 6 conclusions (1) 40: 4 conditional (1) 4:15 conditioned (1) 5: 9 conditions (5) 19: 1;66:25;90:22; 95:15;102:14 condo (2) 43:20;74:12 condominium (3) 5:18,22;59:23 condominiums (2) 18:24;26:20 conducting (2) 44:23;75:15 confidence (1) 44:16 confined (1) 41: 5 conflicts (2) 59:18,20 conformity (1) 14: 7 conforms (1) 5:11 confronted (1) 28:25 conjunction (1) 12:23 connect (1) 51: 5 connected (1) 105: 6 connection (2) 51: 8;76:20 connections (1) 51: 9 Connor (4) 63:21,22,22;64: 1 conservation (2)	69:22;95: 7 conservative (1) 38:13 consider (7) 10:16;28:15;31:24; 50: 4;75: 9;76: 6;90: 1 consideration (4) 29:21;30: 4;35:17; 89:22 considered (3) 17:21;92: 3;94: 6 considering (1) 70: 3 considers (1) 76: 8 consistent (2) 10: 7;12:18 consisting (1) 5:23 constantly (3) 46: 4;68:14;109:20 constituents (2) 30:19;111: 6 constructed (2) 6: 1;18:20 construction (1) 70:20 constructive (1) 7:10 consultant (9) 3:11,13;4: 6;11:14; 12: 3;13: 5;92:23;99:15, 19 consultants (1) 37: 5 consulting (1) 7:23 consuming (1) 50:15 consumption (2) 107:14,18 contained (3) 5:20;73:20;76: 3 contemplates (1) 5:15 contempt (1) 82: 9 context (3) 26: 6;70:20;98:10 contingent (1) 28:16 continue (3) 5:24;36: 6;43:14 continued (2) 17:22;18:16 continuities (1) 49:24 continuity (1) 50:17 contradict (1) 48: 2 contribution (1) 67:22	contributions (1) 43: 8 control (1) 97: 5 cooperative (1) 85:12 Copies (2) 6:22;49:11 copper (3) 27:12;64: 5,14 copy (4) 3: 7;52: 1, 2;103:23 co-responsibility (1) 102:22 cost (8) 38:15,16,23;59: 6, 7; 76:12;105:15;113:24 costly (1) 50:15 costs (4) 57:21;74: 1;75:11; 112:12 counsel (4) 3:10,13;4: 2;7: 4 counter (1) 103:25 countless (1) 54:20 country (1) 28:24 County (34) 9:18;10:13,14;15: 1; 30:18,24,25;43:25; 53:19,23;54: 5;56: 1; 62:21;65: 5, 7;66: 2,16, 18,19,22;67: 5,17;91: 8, 10;96:24;97: 5, 8,10; 108:11,15;111:23; 112: 1, 5, 8 couple (8) 17:25;35:22;36:23; 79: 1;87: 1;98: 8,18; 104:17 course (5) 7:12;15: 4;25:16; 44:22;102: 5 court (5) 10:22;28: 8;29:25; 71:13;85:20 courtesy (1) 23: 7 covenants (1) 101:25 cover (1) 49: 9 coverage (1) 9: 6 covered (1) 68:22 cream (1) 107:19 create (3) 14: 6;89:24;93: 7
--	---	---	--	---

<p>created (2) 61: 1;113: 4</p> <p>credit-worthy (1) 44:25</p> <p>criticisms (1) 7:11</p> <p>critique (2) 48:14;49: 1</p> <p>Cronin (3) 71:15;81: 5;97:16</p> <p>cross (3) 60:17;83:12;92:20</p> <p>crowd (1) 65:17</p> <p>Crow's (1) 70:11</p> <p>cul-de-sacs (1) 13: 2</p> <p>curious (2) 29:20;45:13</p> <p>Curran (2) 12: 3;13: 6</p> <p>current (3) 34: 5;56:22;96:12</p> <p>currently (4) 4:23;31:11;45: 1; 60:14</p> <p>cursor (1) 56: 7</p> <p>customers (1) 104: 1</p> <p>cut (1) 61:19</p> <p>CUTIGNOLA (4) 96: 7;104:20,24; 105:10</p>	<p>dead (1) 64:18</p> <p>deal (1) 66:24</p> <p>Dear (1) 25: 3</p> <p>death (2) 80:24,25</p> <p>debate (1) 100: 4</p> <p>debt (3) 55:21;57: 6;59:10</p> <p>decades (2) 75:13;99:21</p> <p>December (1) 15:19</p> <p>decide (1) 48:24</p> <p>decided (3) 11:22;14: 4;106:21</p> <p>decision (6) 17:13,15;41:19;42: 2, 12;98: 4</p> <p>decisions (1) 59:15</p> <p>declaration (4) 46: 7,19;102: 1;103: 8</p> <p>declared (2) 46:19;66:14</p> <p>declares (1) 16:21</p> <p>decorum (1) 23: 7</p> <p>deed (1) 19: 3</p> <p>defend (3) 29:25;92: 4, 6</p> <p>defending (1) 93:12</p> <p>define (1) 106: 4</p> <p>defined (1) 107:10</p> <p>definitely (2) 94:25;112: 9</p> <p>definition (14) 6:17;45:14,18;103:22; 105:19,22,23;106: 8,15, 16,24,25;107: 5;108: 1</p> <p>Definitions (3) 2:23;6:19;106: 5</p> <p>degree (1) 15:24</p> <p>Dejewel (3) 86: 7, 8, 9</p> <p>delay (2) 71:18,19</p> <p>delayed (1) 2: 9</p> <p>deliberating (1) 36:16</p> <p>deliberation (1) 89:20</p>	<p>deliberations (1) 17:22</p> <p>delicatessens (1) 107:19</p> <p>delinquent (2) 102:10;103:12</p> <p>demand (2) 27:15;105: 6</p> <p>demands (1) 93: 4</p> <p>demographic (1) 28:24</p> <p>demographics (1) 39:16</p> <p>demolished (1) 15: 6</p> <p>demolition (3) 15: 9,17;16: 9</p> <p>demonstrate (1) 20:17</p> <p>demonstrated (1) 58: 5</p> <p>density (4) 10: 8;21: 2;39:10,15</p> <p>department (2) 10:22;97: 9</p> <p>depending (2) 18:25;102:16</p> <p>depot (1) 51: 1</p> <p>described (1) 108: 5</p> <p>describes (1) 103:24</p> <p>descriptive (1) 106:19</p> <p>deserves (1) 27:13</p> <p>design (8) 11:20;12: 2,15;13: 5; 14: 1, 8;25:19;35: 5</p> <p>Designated (1) 2:25</p> <p>designation (1) 5: 3</p> <p>designed (3) 5:19;10: 5;12: 1</p> <p>designing (1) 96:15</p> <p>desirable (1) 12:19</p> <p>desire (3) 13: 1;21: 4;56: 4</p> <p>desired (1) 13: 4</p> <p>desires (1) 10: 6</p> <p>desperately (2) 40:23;41:15</p> <p>detail (2) 51:10;77:25</p> <p>detailed (1) 20:15</p>	<p>details (3) 20:10;71: 9;96:17</p> <p>determination (2) 17:11,16</p> <p>determine (1) 74:24</p> <p>determined (2) 21: 9;59: 4</p> <p>develop (3) 67: 4;85:14;88:17</p> <p>developed (4) 13:13;20:21;59: 3; 78:15</p> <p>developer (28) 16: 6;26: 4,14;27:17; 28:10;35: 1, 5;38:12,14, 16;41:13;43:13;44:24; 45: 2;55:23;61: 4;64:19; 69:21;77: 5;78:21; 85:12,17;111:10,12; 112:19,25;113: 5, 7</p> <p>developer/applicant (1) 6:25</p> <p>Developers (1) 78:19</p> <p>developers' (5) 16:22;43:11,18;54:12; 78:17</p> <p>developer's (9) 43: 3, 9,23;44: 3,15, 17;71: 4;114: 5,15</p> <p>developing (3) 9:19;37:22;66: 5</p> <p>development (27) 10: 8,12;11:10;12:25; 13: 7;14:11;20:16;25: 8; 26:24;28:12;37:13,13, 22;39: 1;55: 7;57:11; 68:23;73:18;75:13; 76:15;77:10;81: 9; 82:13;85: 5, 6;93: 5; 102:15</p> <p>developments (2) 49:14;100:10</p> <p>device (1) 68:10</p> <p>dictate (3) 21:22,23,24</p> <p>dictionary (1) 105:22</p> <p>difference (4) 71: 8, 8;72:11;103:21</p> <p>different (5) 83: 3;92: 9;98: 9, 9; 110:14</p> <p>differential (1) 96: 3</p> <p>differs (2) 45:15;104: 5</p> <p>difficult (2) 44: 8;82:18</p> <p>dignity (1) 23: 8</p>	<p>diligence (1) 75:15</p> <p>dimensional (1) 26: 1</p> <p>dimensions (1) 33:12</p> <p>direct (2) 38: 8;103:19</p> <p>directed (1) 114:11</p> <p>directly (4) 38:17;40:16;71:14; 108:14</p> <p>Director (2) 65: 5,11</p> <p>disagree (1) 84: 7</p> <p>disclose (1) 59:21</p> <p>discounts (1) 43:19</p> <p>discretion (1) 97:23</p> <p>discretionary (1) 106:20</p> <p>discuss (5) 10:15;46:12;48:11; 50:21,25</p> <p>discussed (8) 51:10;69:25;94:10,10; 95:10,13;113:10;114: 1</p> <p>discussing (1) 112: 1</p> <p>discussion (10) 26: 3;32: 1;34:15; 69:21;94:16;95: 7; 109: 5;110:16;111: 1,15</p> <p>discussions (1) 11:19</p> <p>disparity (1) 43: 9</p> <p>distinguish (2) 107: 5;108: 2</p> <p>distressed (1) 55: 4</p> <p>distributed (1) 48:17</p> <p>District (15) 3: 1;4:17,17,19;5: 5, 5, 7, 9;6: 5, 6;14: 6;15: 8; 18: 2, 5;73:15</p> <p>Districts (2) 2:23;75:25</p> <p>disuse (1) 50: 2</p> <p>dock (1) 57:17</p> <p>doctors' (3) 49:22,23;68:20</p> <p>document (4) 16:24;17: 7;38: 2; 48:13</p> <p>documentation (1)</p>
D				
<p>daily (1) 60:10</p> <p>damages (2) 102:25;103: 3</p> <p>damn (2) 72:15;85: 2</p> <p>dancing (1) 41: 3</p> <p>dangerous (1) 60:18</p> <p>darn (1) 72: 1</p> <p>data (2) 56:17,23</p> <p>date (1) 56: 8</p> <p>dated (2) 5:13;73:21</p> <p>dates (1) 29: 7</p> <p>Day (11) 32: 4, 6;65:16,23; 66: 8;72: 2;88: 4;89:13, 18,18;113:14</p>				

<p>16:25 documented (1) 56: 5 dollars (2) 59: 7;93:12 domain (2) 97: 3;98:14 Donald (2) 61: 6, 7 donate (1) 78: 6 donating (1) 36: 2 done (13) 30: 3;74:17,22;75: 1, 8;77: 7;82:15;85:24; 89: 7, 8;95:20;97:13; 101: 4 Donna (1) 51:21 donut (1) 107:19 door (2) 62: 5;68:12 dot (1) 92:19 dots (1) 105: 5 double (1) 75:20 doubt (1) 59:19 down (12) 13:11;35:24;54:13; 61:19;65:20;81:11; 82: 3;83:18;87: 9,22,22; 92:20 dozen (1) 17: 5 Dr (1) 90:15 draft (2) 33:22;34:23 drafted (1) 16:16 drags (1) 85:19 draining (1) 89:17 dramatically (1) 74:11 drawing (3) 13: 8,15;64: 7 drip (1) 64:11 drive (8) 47:22;50:12;81:23; 82: 1, 6, 8;86: 3;93: 1 driving (1) 90: 6 drove (2) 78:10,11 drug (2)</p>	<p>9:24;21:16 due (3) 48:20;56:10;75:15 during (8) 15: 6;22:13,25;34:15; 35: 7;43: 4;85:10;109: 8 dust (1) 85:19 duties (1) 102: 4 duty (1) 103: 5 Dykstra (2) 24:19;27:24</p> <p style="text-align: center;">E</p> <p>EAF (25) 17: 4;20:22;38: 2,12; 40: 3;43: 3, 9,13;45:12; 46: 7,11;55:16,22;56:23; 57: 6;71: 3;73:21;74: 9; 75:11;76: 3, 5, 8;96: 4, 8;114:20 EAF's (3) 73:24;76: 1, 3 earlier (4) 39:17;48:18;90:21; 96: 8 early (2) 11:17;55: 4 earn (1) 43:14 earth-toned (1) 20:23 easement (2) 69:22;95: 7 easily (1) 51: 5 east (2) 60:17;64: 2 easy (1) 44: 9 economic (4) 17: 3;43:12;50: 2, 3 edge (4) 47: 3;64: 7, 8,17 effect (1) 87:12 efficiencies (1) 18:22 effort (1) 55:10 efforts (1) 55: 2 eight (6) 10:11;76: 4, 8,13; 90:11,20 eighteen (1) 90:23 either (5) 45: 3;60:16;84: 5; 98:11;115: 3</p>	<p>elected (1) 25:24 electronic (1) 27:16 element (1) 104: 3 Ellen (1) 66: 3 else (9) 24:14;31:11;36:19; 80:21;86:23;91:15; 93:14;103:10;112:15 else's (1) 58:19 email (1) 48:14 emergency (1) 50: 8 emotionally (1) 89:17 emphasized (2) 14:16,17 enact (1) 4:15 encourage (3) 61:23;63: 9;77:18 encouraged (1) 61:16 end (8) 23:17;28: 8;31:16,17, 18;51:19;60:23;113:14 endorsed (2) 11:13;17:19 enforce (5) 44: 8;101:20,21,25; 102:11 enforced (2) 44: 5;103: 7 enforcement (5) 44:11;101:15;102: 3, 5,17 enforces (2) 102: 8;103:11 enforcing (3) 101:23,23;102:18 engineer (2) 58: 1;113:18 enhanced (1) 43:19 enough (6) 26: 4;30: 4;56: 6; 78: 1;95:25;96: 2 ensure (2) 25:12;59:17 ensured (1) 57:13 entails (1) 7:17 enter (4) 70: 8,22,23;72: 6 entered (3) 3: 5;113:23,25 entering (1)</p>	<p>114: 2 entertain (1) 108:20 enthusiastic (1) 33: 7 entirely (1) 49:10 entirety (1) 49:12 environmental (13) 7:23;16:19,23;17:12; 21:10;81:12;84:19; 85:11;99: 2, 7,16; 100:13;113: 7 envisioned (2) 39:14;114:24 equal (1) 102:23 equivalent (2) 27:16;43:15 Eric (1) 29:13 especially (1) 60:18 essentially (2) 57:12;75:22 established (2) 50:18,18 establishment (3) 107:13,15,16 establishments (1) 107:20 estimate (2) 75:20;76: 1 estimated (1) 76:10 estimates (3) 75: 2;77: 5, 9 et (4) 28:13;55:22;67:19,19 evaluated (1) 39: 5 evaluating (1) 98:16 evaluation (2) 39: 9;74:12 evaluations (3) 83: 3,13;84: 6 eve (1) 67:11 even (9) 36: 6;39:15;42:10; 43:16;48:24;62:14; 73:14;91:13;110:15 evening (5) 7: 2,20;65: 4;81: 6; 86: 8 events (1) 41:17 eventually (4) 3:20;13: 3;41:12; 105: 1 everybody (8)</p>	<p>3:17;7:13;52:15; 58:19;81: 6;83:22;86: 8; 103:15 everybody's (1) 2: 3 everyone (11) 2: 7;7: 2, 8;23:13; 73: 7;77:22;80:21; 88:15;90:23;91:15; 100:18 evolving (1) 10:12 exacerbated (1) 90:25 exact (1) 102:25 exactly (2) 95:12;96:22 exaggerated (1) 90:14 example (1) 51: 6 exceeding (1) 104: 1 Excel (1) 74:22 excellent (1) 72: 6 except (2) 28:18;112:14 exception (2) 6:20;14: 1 excluded (2) 14: 2;108: 3 Excuse (3) 24:24;53: 6;69: 3 executive (2) 10:14;66: 2 exempt (2) 10: 3;74:14 exemptions (1) 74:14 exercise (4) 41: 3;68: 6,18;75:15 exercising (1) 68:16 exhibition (1) 20:17 exist (4) 31:11;46: 5;59:20; 93:14 existing (14) 5:24;8:19;9: 4, 9; 11: 4;12:20;14:19;18: 2; 21:17,24;49:19,20; 58:23;104: 7 exists (1) 45:14 expect (3) 46: 3;60:12;80:11 expected (1) 21:10 expenditure (1)</p>
--	---	--	--	---

47: 1 expenses (3) 54:16;81: 1;83:16 experience (1) 64:12 experiencing (1) 80:19 explain (2) 71:10;75: 4 explained (1) 55: 8 exploded (1) 89:15 exploit (1) 28:19 expose (1) 84:12 exposed (1) 74: 2 exposes (1) 102: 2 exposing (1) 74: 6 expressed (1) 58: 1 expressing (1) 81: 8 extend (1) 64:10 extending (1) 60:22 extensive (3) 33: 3, 4;94:16 eyes (1) 86: 4	39: 3 fall (1) 65:20 falling (2) 65:19;82: 3 Falloon (36) 2: 8,16;22:10;31:19; 47:24;51:19;69: 3, 6; 91:22;106:13;109: 1, 5, 12,18,23;110: 7,19; 111:14,19,21;112:16; 114:19;115: 8,15,19,22; 116: 1, 3, 5, 9,12,15,17, 19,21,23 FALOON (1) 51:19 familiar (1) 31:10 Familiarity (1) 82: 8 families (1) 55: 3 family (6) 5:25;14:11;18:18; 33:11;76: 6;98:15 famous (1) 91:16 far (8) 3:25;40:18;44:20; 54: 4;64:11;92:16; 97:21;100:13 farmer's (1) 20: 6 fashioned (1) 102: 7 fastest (1) 66:16 favor (13) 25: 8;26:18;28:21; 36:24;88:22,23;111:16; 115:17,19;116: 1, 7,15, 19 fear (4) 26:20;98: 4;102:12,13 fears (1) 27: 1 February (2) 11:15;58: 2 Federal (1) 6:21 feel (5) 29:10;55:12;63:16; 66: 8;85: 7 feelings (1) 84:16 feels (1) 44:20 feet (9) 5:24;6:15;9: 6,10; 34: 3, 6;35:13;82: 2; 104: 2 felt (3) 29:18;55: 8;65:18	few (8) 27:10;36:18;42:20; 45: 9;49:11;73: 9,13; 84: 6 Fields (2) 78: 8, 9 figure (2) 107: 4;108: 1 file (1) 77: 7 filing (1) 77:12 final (2) 77:13;96:17 Finally (3) 46:10;47: 8;59:15 finances (2) 55: 7;57:14 financial (22) 43: 2;44:19,23;45: 5; 47: 6;54:11;55:14,16,18, 20;56: 7;59: 2,12,21; 74: 7;75:20;78:17; 88:25;89: 1;99: 5, 6,11 financially (2) 77:23;79:21 financials (1) 73: 4 find (5) 49: 1;90: 2;105:21; 106:23;107: 8 fine (4) 30:19;64:16;77:25; 102: 3 firehouse (5) 10:23;53:21;58:14; 61:22;63: 5 firepersons (1) 28:13 firm (2) 7: 3,23 first (12) 2:10;42:23;53:18; 65:12;80: 4;88:12; 90:12;92: 2;93:16; 102:19,21,22 fiscal (6) 17: 3;38: 6;73:20; 74: 5,21;75:16 Fishkill (1) 51: 7 fit (3) 67: 3;92:24;97:10 fits (2) 37:10,21 five (12) 17: 9;18:20;22:20; 41:21;48: 8;52: 9;64:20; 80:19;87:16;89:19; 90:18;93:24 flexibility (2) 27:23;35: 2 flip (1)	89: 4 floor (4) 109:12;115:16;116: 6, 13 Florida (1) 72:18 flowed (1) 15:20 fluctuation (1) 87:23 focus (1) 51:13 folks (2) 56:12;88:12 follow (1) 98:20 followed (1) 7:16 follows (1) 83:15 food (5) 52:21,23,23;107:13,17 Foodtown (5) 8:12;13: 3;39:24; 63: 9,11 foot (10) 5:16,17;18:10,12,17; 46: 1;54:16;60:20;61: 2; 105:12 footage (1) 44: 2 footprint (13) 27: 3;31:12;34: 1,17, 20;35:12;62: 1, 3;70: 5; 90: 1, 3, 8;93:18 footprints (1) 31:13 force (1) 93:11 forcing (1) 60:16 forecast (2) 43:11,18 forgotten (1) 52: 6 form (2) 16:23;95:12 formal (1) 17:10 formed (1) 37: 7 formerly (2) 48:18;110: 1 Formula (7) 105:25;106: 2;107: 3, 6, 8,23;108: 2 formulate (1) 91: 5 forth (4) 6:16;18: 7;109:13; 111: 1 forthcoming (3) 26:13;27:20;28: 5	forum (1) 100:22 forward (6) 11:16;31: 5;85:13; 89:14;99:11,12 found (6) 38: 3;43: 4;44:14; 75:25;103: 4,11 four (6) 18:20;66:18;73: 1; 89:18;90:18;93:24 Fourth (1) 86:21 frame (1) 27:21 Franco (2) 31:21,22 Frank (3) 48: 5, 6;56:16 frankly (2) 38: 3;102: 6 Freimer (2) 29:13,14 fresh (3) 52:21;82:17;95:15 front (6) 8:23;13:11;22:17; 35:25;60:24;88:12 frontage (1) 13:20 frozen (1) 80:18 fudged (1) 92:12 fulfill (1) 103: 3 full (4) 43:15;44:25;74:15; 97:22 fully (3) 6:16;60: 2;95:10 function (1) 100:17 functions (1) 56:14 funds (4) 26:10,12;27:19; 108:12 funny (1) 53:24 further (3) 47:22;51:18;114:21 Furthermore (1) 55:15 future (3) 39:16;74: 3;93: 5
F				G
facilities (6) 8:24;47:13;50: 7,14; 51: 7;68: 4 Facility (10) 3: 1;4:18;5: 6;6: 6; 18: 4;41:14;49:20,23; 50: 8;114:25 facing (1) 28:23 fact (7) 28: 6, 9,25;50: 5; 85:23;99:20;104:11 facts (1) 74:10 FADDE (2) 108:24;115:11 fail (1) 45: 3 Failing (1) 50:11 failure (1) 45: 4 Fair (3) 6:21;39: 8;97:20 fairly (1)			gain (2) 75:20;76:11 game (1) 78:14	

garbage (2) 37:16;38:21	86: 8,17		2:25;4:18;18: 4;89:21	99:16
garden (1) 41: 3	gorgeous (1) 27:12	H	healthcare (2) 5: 6;6: 6	hire (1) 104:12
gardening (1) 41: 1	government (1) 6: 9	Haggerty (4) 48: 5, 6, 6;49: 7	health-related (1) 8:24	hired (1) 11:14
gas (1) 82: 4	grade (1) 86:21	Haldane (2) 73:14;87:25	healthy (2) 67:12;69:14	hiring (5) 38:19,20,21;104:14; 105: 4
gated (1) 13: 1	grand (1) 72: 9	half (9) 6:14;9: 5;15:10;17: 4; 31:14,14;34: 6;69: 8; 90:18	hear (10) 4:12;7: 9;25: 1;28: 1; 30:18,21;54: 7;65:22; 109:24;110: 4	Historic (1) 15: 7
gateway (7) 12: 9;14:19;20: 2, 9; 25:12;69:23;95: 8	granted (1) 16: 2	Hall (2) 65:14;68: 4	heard (3) 67:16;68: 2;100:25	historically (1) 20: 5
general (1) 73:18	grave (1) 40:21	hand (1) 81: 3	hearing (20) 2:20;3: 2, 3;4:11; 15:13;16:10;21:18; 22: 7;25: 7;65:10;76:20; 110: 3,13,23;115: 7, 9, 16,23;116: 6,23	history (5) 7:14;17:23;25:20; 50: 5;92:17
generate (2) 43: 7;89:10	graves (1) 40:21	handful (2) 72:16,19	hearings (1) 31: 4	hit (4) 74: 7;80: 9;81: 1; 103: 6
generating (1) 100: 8	great (10) 37:15;56: 9;62:17; 63:13;66:23;79:20; 80: 7,23;89:14;90: 9	handicapped (1) 66:25	heart (1) 66: 9	HOA (2) 103: 1, 3
GENJULICK (2) 30: 9,11	greatest (1) 26:19	handle (5) 37:16,18,24,24;101:17	height (13) 6:14;9: 6;27:10,22; 34: 2,12,18;35:13;70: 4, 6;95:17,22,25	hold (2) 30:12;35:19
Genjulis (2) 30: 8,10	green (11) 25:15;27:11,13,22; 33: 9,16;35:15;36:10; 61:20;62:19;94:22	HANSEN (1) 53:11	heights (1) 70:18	home (8) 10: 2;13:17;32:12,13; 54: 5;71: 4;74:16;93: 1
gentleman (1) 87:18	Gretchen (2) 24:19;27:24	happen (8) 40:19;56:12;72:25; 81:20,21;94:17,19,25	held (4) 15:13;16:10;41:21; 61: 4	homeowner (1) 102:20
geographic (1) 30: 3	grew (1) 86:19	happened (1) 63: 3	help (3) 54:15;59:13;62:14	Homeowners' (1) 36: 4
Georgiov (18) 4: 1, 1,14;31:17;53: 6, 10;106: 5,11;107: 7,10, 12;108: 7,16;109: 9; 110: 2, 6,14,23	Grove (6) 8:14;12:23;14: 2; 71:13;81:12;84:18	happens (4) 26:12;37:14;64:19; 76:10	helped (1) 91: 4	Homeowner's (3) 19: 9,17;101:24
Geppner (2) 42:23;45: 7	grow (1) 29:12	happy (2) 44:20;78: 6	helpful (2) 35: 3;76:22	homes (11) 6: 1;8:24;33:11;66:20, 23;67: 6;69: 1, 8;76: 6; 90:18;98:15
gets (3) 2:17;52:25;102:13	growing (1) 66:16	hard (2) 4:12;82:20	helps (1) 61:11	honest (3) 39: 5;71:15;97:21
gift (1) 26: 9	growth (1) 37:10	harmonizing (1) 30: 4	hence (1) 11: 6	hope (10) 31: 5;33:17,20;35: 9; 41:18;53: 2;63: 1,18; 65:24;78: 7
Gillardo (1) 85:12	guarantee (1) 44:25	Hawkins (103) 3:20;23:14,18,22,24; 24: 4, 6, 9;27:25;28: 4; 29:13;30: 6, 8,10,13; 31: 7,16,18;32: 4, 7, 9, 14,19,21,24;35:18; 36:22;39:21;42:17; 48: 5;51:21;53:13,15; 54:18;60: 4;61: 6;63:21; 65: 3;69:17;71:12;73: 6; 77:20;78: 8;80: 2;81: 3; 86: 7;88: 9;91:18; 101:12,14;102:18,24; 103:14,20;104: 9,22; 105: 3,16,24;106: 2, 9, 12,18,22;107: 4, 8,11,25; 108:10,18,23,25;109: 6, 11,15,22,25;110: 3,21; 111: 3,11,18,20;112: 1, 10;113:21;114:10,14,23; 115: 5,12,18,20,24; 116: 2, 4, 8,10,14,16,18, 20,22	Henderson (2) 31: 7, 8	Hopefully (4) 49: 4;52:20;74:23; 93: 9
given (4) 9: 8;22:21;92: 7; 113:17	guaranteed (4) 26:10;79:10;96:20,21	head (2) 81: 2;97: 8	here's (2) 82: 1;85:13	hoping (3) 28: 1, 4;41:25
giving (2) 7:13;62: 8	Guess (1) 31: 1	Health (4)	Hi (4) 42:18;63:22;73: 7; 77:21	hospital (1) 78:12
glad (1) 90: 2	guests (2) 19: 6,14		hidden (2) 12:16;57:21	horrendous (1) 82:21
Glasbury (1) 28: 8	guidelines (2) 3:25;22:11		hideous (1) 82:22	Hospital (13) 4:25;8:18;15: 5,10,17; 16: 9;21:15;49:20;50: 3; 82: 3;86:10,22,24
global (1) 28:23	Guillermo (1) 85: 6		high (4) 15:24;27: 8;28: 7; 73:25	hospitals (1) 8:23
glorious (1) 27:13	Guillermo (15) 7:25;9:15;34:16;36: 1, 12;40: 8;54:13;61: 9; 67:21;72: 5;84:23; 91:25;97: 1,14;115: 3		higher (3) 39:18;64:24;75:11	hours (2) 52:24;54:20
goal (1) 68:24	Guillermo's (1) 62: 7		Highlands (3) 70: 7,12;86:21	House (7) 8:14;27: 9;40: 9; 49:22;82:24;83:11; 86:11
God (1) 92:16	guy (3) 39: 6;79:20;113: 4		highly (1)	household (2)
goes (6) 27:11;46: 4;51: 4; 64: 8;77:11;87:13	guys (1) 54:11			
Good (10) 7: 2,20;23: 8;25:19; 57:19;65: 4;81: 5;83:13;				

43:21;90:17 houses (4) 27: 6;28:17;85:15; 107:20 housing (22) 5:19;6: 9,18,20,21; 9: 2,11;14:13,14,15; 18:19;19:10,18;26:19; 28: 8,10,21;39:24;62:12; 79: 4;100: 1;101: 8 huge (2) 28:23;72: 8 hundreds (2) 16:24;60:10	impresses (1) 34:25 improve (1) 81:17 improved (1) 61:15 improvement (1) 85:25 improvements (3) 35: 7;46:21;81:15 inaccurate (1) 74: 8 inadequacy (1) 68: 4 Inaudible (3) 88: 9;109:22;116:18 INC (115) 2: ;3: ;4: ;5: ;6: ;7: ; 8: ;9: ;10: ;11: ;12: ; 13: ;14: ;15: ;16: ; 17: ;18: ;19: ;20: ; 21: ;22: ;23: ;24: ; 25: ;26: ;27: ;28: ; 29: ;30: ;31: ;32: ; 33: ;34: ;35: ;36: ; 37: ;38: ;39: ;40: ; 41: ;42: ;43: ;44: ; 45: ;46: ;47: ;48: ; 49: ;50: ;51: ;52: ; 53: ;54: ;55: ;56: ; 57: ;58: ;59: ;60: ; 61: ;62: ;63: ;64: ; 65: ;66: ;67: ;68: ; 69: ;70: ;71: ;72: ; 73: ;74: ;75: ;76: ; 77: ;78: ;79: ;80: ; 81: ;82: ;83: ;84: ; 85: ;86: ;87: ;88: ; 89: ;90: ;91: ;92: ; 93: ;94: ;95: ;96: ; 97: ;98: ;99: ;100: ; 101: ;102: ;103: ; 104: ;105: ;106: ; 107: ;108: ;109: ; 110: ;111: ;112: ; 113: ;114: ;115: ;116: include (4) 9:24;107:15,21; 114:13 included (5) 12:14,15;14:11;16:12; 78: 5 includes (5) 6: 7;17: 1, 1, 2;18: 9 including (5) 10:21;59:19,22; 101:18;113:17 inclusion (1) 26: 9 income (4) 43:24;44:17;45: 1; 55:20 incomplete (1)	56: 6 incorporate (1) 66:23 incorporated (1) 13:25 incorrect (1) 75: 7 increase (14) 27:11,21;34: 2;35:15; 38:17,23;46: 5;61: 2; 70: 4, 6,21;95:17,22; 96: 1 increased (6) 27: 9;38:17;60:20; 74: 3;76:12;105: 7 increases (1) 28:18 increasing (1) 50: 6 incremental (1) 74: 1 incumbent (1) 75:14 indeed (1) 33: 8 independent (14) 38: 7;44:18,23;47: 6; 54:10;55: 6;59: 2;74: 4; 78:17;83: 2,13;92:22; 99:14,18 indicate (3) 49:13;56:20;92:23 indicated (2) 11: 2;49: 9 indicating (1) 97: 9 individual (1) 23: 4 individually (1) 94: 7 indoor (1) 19:22 indoors (1) 68:19 inform (1) 55:17 informally (1) 77:11 information (7) 23: 2;59:12;92: 7; 99:11;100:21;111: 5; 113:16 informational (2) 58:14;98:24 infrastructure (21) 29: 3;37:12;46:21,25; 47:18;54:14;57:24; 58: 8,16,17,18;83:20,22, 24,25;84: 2;112:21; 113: 2,10,20,24 Initial (2) 2:14;72:20 input (2)	11:24;114:22 install (1) 61: 5 instances (2) 77: 4;96:13 instead (2) 14: 5;52:22 institution (1) 44:25 insufficient (1) 56: 7 insured (1) 36: 3 intends (1) 20:23 intense (1) 54:21 intent (2) 10:24;59:22 intentions (1) 64:20 interaction (1) 109:20 interconnected (1) 47:11 interest (6) 10:25;25:10;33:15; 40: 7,10;114: 2 interested (6) 3:18,22;7: 8;23: 9; 67: 6;104: 4 interesting (4) 35: 5;65:15;66:13; 67: 8 interests (3) 11: 6;54:25;59:22 interrupt (1) 22:25 intersection (1) 5: 1 into (25) 3: 5;8:20;13:25;22: 7; 25:12;29:10,21;50: 1; 53: 7,19;63: 4,13;66:11; 67: 7;68:10;70:24; 78:10;81:23;82: 1; 84:19;90: 7, 7;113:23, 25;114: 2 introduce (1) 48:12 involved (1) 112: 6 involvement (1) 112: 3 involving (1) 77: 4 I-Pads (1) 68:12 irresponsible (2) 25:23;46:17 isolated (1) 56: 7 issue (3)	59:25;90:16;108: 9 issues (4) 44:13;47:23;69:12; 111: 2 items (3) 37: 6, 8;78: 2
I			J	
ice (1) 107:19 icing (1) 92:19 ID (1) 4:23 idea (5) 7:17;29:21;56:22; 72: 8;91: 8 ideas (1) 49: 1 ignores (1) 55:25 illustrated (1) 71: 5 illustrating (1) 71: 9 imagine (4) 42:10;45:20;47:14; 85: 4 impact (11) 17:12;21:10;38: 6; 73:20;74: 5,21;75:17; 76:16;95:23;113: 9,20 impacts (1) 55:18 Impellizzeri (2) 32:25;33: 1 imperative (1) 78:16 impervious (1) 61:20 implement (1) 15: 4 implemented (2) 15:23;34:14 implication (1) 97:18 implications (1) 63: 3 importance (3) 14:16,18;68:23 important (10) 22: 2;26: 8;37: 1; 64: 5;69:11;70: 5,17,24; 77:24;78: 4			James (2) 42:23;45: 7 January (6) 5:13;11: 7, 8;16:10; 37: 3;73:21 job (3) 76:18;78:22;111: 5 jobs (2) 89:24,25 John (2) 31:19;97:16 John's (1) 98:20 join (1) 5:21 joint (1) 31:24 Joseph (2) 53:15,16 Joy (1) 30: 6 July (2) 77: 3;81:25 jump (2) 49: 3, 8 June (2) 10:19;16:15 justice (1) 10:22	
			K	
			Katherine (1) 23:24 Kathy (1) 23:22 keep (2) 21: 6;68:25 keeping (1) 96:16 Kellman (1) 23:22 Kenney (5) 56:16;57: 4;77: 1, 2, 3 Kenney's (1) 77:17 Kenny (3) 60: 4, 5, 5 kept (1) 69: 7 Keystone (1) 89:23 kid (1) 90:19	

kidding (1) 72:23	83:21;84: 1;85: 8;90:12, 15;113: 1, 4	10:24;42:25;56:19; 76:19	66:23;69:19;73: 8; 79:13,24;80: 4,11;82: 7; 90:23;101:19	63:23;64: 2;69: 3;72:17; 80:15;82:15;83: 6, 7; 85: 5, 6;86: 5;89: 2; 99: 4;111: 3
Kids (5) 82:22;87: 7;90:19,22; 100: 9	later (12) 24: 2;30:12;32:23; 33:12;58:11;60: 2; 64:18,21;73: 1, 1, 2; 90:24	level (3) 6:10;9:21;77:25	lived (3) 79: 1;81:23;86:20	lots (4) 6: 3;18:18;87: 7, 7
Kim (3) 63:21,22;78: 3	law (17) 2:21;3: 7,12,14;4:15, 20;6:16,17,22;16:17; 74:13;75:18;105:25; 106: 3,24;109: 3;110:11	liability (2) 101:24;102: 2	lives (2) 26:21;86:12	louder (3) 24:25;49: 6;106: 1
kind (11) 36:14;37:21;38: 6; 39:10;48:12;50: 8; 51:11;53:24;64:22; 78:13;82:17	laws (2) 102: 9,11	liable (2) 103: 1,13	living (3) 43:15;66:21;86:19	love (2) 70:23;79: 3
Kindergarten (1) 88: 1	lawsuit (1) 92: 4	library (1) 9: 1	lobby (1) 81:18	lower (4) 60:23;74:11,12;75:10
kinds (1) 100: 5	layout (1) 95: 1	licensed (1) 57:25	local (15) 2:21;3: 7,12,14;4:15, 20;6:16,17,22;49:19; 50: 6,22;54:22;109: 3; 110:11	lucky (1) 54:23
kitchen (2) 52:20,21	Leahy (1) 18:13	life (2) 69:12;71:20	locally (1) 44: 6	luncheonette (12) 45:11,14,19;46: 8,15; 63: 4;103:21,25;106: 8, 17;107: 3,24
knew (1) 100:19	learn (1) 55: 5	lifetime (1) 40:20	located (4) 4:25;5:16;18:14;20: 1	luncheonettes (1) 71:24
knocked (1) 81:10	lease (3) 43:25;59:23;62:22	lifted (1) 26:16	location (3) 49:21;50: 1,10	luncheonette-type (1) 63: 8
knowledge (2) 112:13;113:24	leases (1) 27:19	lighting (1) 20:16	locations (1) 51: 5	lurking (1) 98: 6
knows (2) 80:20;85: 7	leasing (1) 56: 4	liked (1) 100:25	Locust (1) 78: 9	M
L	least (5) 35: 8;36: 2;43: 7; 64:11;98:22	likely (2) 9:21;44: 7	long (11) 7: 6, 7, 7;27: 5;40:18, 20;78: 1;80:20;82:11, 21;88:23	Mahopac (1) 40:24
lack (1) 44:11	leave (2) 61:20;74: 2	limit (2) 22:20;26:16	longer (2) 19:24;66: 8	Main (7) 27: 7;42:22;47:22; 48: 7;59: 6, 8;80: 4
Lahey (6) 5:23;8:15;18:17; 32:14;94:17,19	lectures (1) 41: 3	limitation (1) 34:12	longstanding (1) 49:24	maintain (2) 50: 9,23
land (6) 22: 3;29:19;36: 2, 6; 92: 9, 9	left (1) 69: 4	limitations (1) 34:12	longterm (1) 25:14	maintained (2) 36: 3, 7
landscape (2) 5:12;20:18	legal (4) 29:23;83: 5,15,16	limited (2) 30: 3;107:17	look (21) 37: 1;38: 2;47: 4; 50:17;54:25;60:13; 62: 8;66: 5;67: 3;68:16; 70: 6,17,25;74:23;76:22; 77:19;78:11;82:17; 92:17;94: 2;112:14	maintaining (2) 14:18;50:19
landscaping (1) 20:16	legalities (1) 93: 1	Linda (4) 24:12,16;27:25;66:20	looked (4) 69:24;77: 3;98:17; 114:20	maintains (1) 25:15
Lane (1) 32: 4	Legion (3) 41: 8;65:14;68: 3	line (7) 12:15;59: 6;64:11; 77:13;83: 8,12;91:15	looking (10) 7: 9;53:25;67: 4; 70:18,19;71:16;75:23; 82:11,20;104:10	maintenance (1) 26:11
Lang (5) 24:12,13,16;25: 1, 3	legislative (1) 97:22	lines (3) 17: 2;70:23;105:11	looks (6) 47:16;61:12;78:12,13; 86: 1,17	majority (3) 5: 3;14:18;22:15
language (1) 108: 8	Legislator (3) 30:18;108:15;111:23	link (1) 5:22	loose (2) 85:22;87:15	makes (1) 110:25
lapse (1) 44: 9	legislators (1) 10:14	linked (1) 105: 6	loss (4) 43:24;44: 1,12;75:21	making (6) 23:21;58:10;92:18; 97:14;99: 2;110: 9
large (8) 12: 7;16:23;26: 9; 41:22;46:25;61:25; 62: 6;96: 2	legitimate (3) 83:17;84: 1, 4	list (5) 24: 7,11;37: 5;79: 5; 92:21	lot (23) 4:23;9:16;12:15; 30:19;41:24;47:14; 48:20;61:11;62:11;	majority (3) 5: 3;14:18;22:15
largely (4) 9:16;12: 1;20: 1;57: 7	length (2) 94:11;113:11	listed (1) 98:13		malls (1) 82: 4
larger (2) 52:18;55:15	LeShawn (1) 23:18	listen (1) 12: 4		Mancisco (3) 54:18,19;112:10
largest (2) 57:23;75:13	less (3) 43: 7;48:15;75:25	Listing (1) 2:23		many (17) 11:18;26:20;31: 3, 4; 33: 7;39:17;41:11,20,22; 60:12;65: 7, 8;67: 5; 73: 2;97: 4;99: 8, 8
last (17) 5:13;16:15;46:16; 47:25;61:21;65:11; 76:20;77: 1;80:19,20;	letter (4)	live (23) 39:23,23;40:16;42:21; 45: 5,48: 7;54:24;62:16, 17,18;63:23;64: 1, 2;		Map (4) 2:24;4:21;5: 3;79:12
				marathon (1) 47: 1
				March (3)

<p>11:21;51:22;53:11 Marilyn (1) 32:19 Mark (2) 36:25;90:15 markers (1) 26:25 market (7) 5:18;14:14;18:13; 19: 1;26:19;39: 3;56:21 marketed (1) 18:23 marketplace (1) 19: 2 markets (1) 20: 6 marriage (1) 86:19 Mary (5) 32: 9;66: 3;76:17,23; 77:16 Mary's (1) 76:19 master (1) 94: 2 materials (1) 20:24 math (1) 90:18 MATSEN-ZUVIK (1) 69:18 Matsen-Zuvikph (2) 69:17,19 Matt (5) 54:18;93:18;98:23; 112:10;113:12 matter (4) 2:14;25:16;60: 3; 99:20 matters (2) 56:25;64: 3 maximum (5) 6:13;19: 7,15;34: 5; 104: 1 May (19) 5:14;10: 2;14: 4; 22:13,21,22,24;23: 9; 46:13;49: 1, 2,15;51: 6; 67: 9,11,14;74: 1, 6,10 maybe (9) 50:15;51: 8;54:12,13; 62:24;64:23;87:20; 90:19;111:24 Mayor (40) 2: 8,16;22:10,25; 43: 1;45: 2;47:24;51:19; 55: 8;69: 3, 6;91:22; 106:13;109: 1, 5,12,18, 23;110: 7,19;111:14,19, 21;112:16;114:19; 115: 8,12,15,19,22; 116: 1, 3, 5, 9,12,15,17, 19,21,23</p>	<p>McDonald (3) 61: 6, 7, 7 mean (10) 25:17;72: 1;76: 5; 78:24;88:16,17,92:16; 104: 7;109: 7;112:25 means (7) 55:20;58:21;64:24; 79:15;82:10;98: 8,10 measures (1) 75:17 Medical (22) 2:25;4:18;5: 6,25;6: 5; 8:16,25;13:16;18: 4; 32:11,15,17;49:18,19, 20,24,25;50: 7,11,16,22; 51: 6 meet (1) 68:15 meeting (21) 2:16,18;11:24;22:10, 14;31:24;41:20;51:24; 53:21;55: 5;57: 4;58: 2, 14;61:22;63: 5;85: 8; 88: 7;94: 8;98:24,25; 109: 8 meetings (10) 11:17;40: 1, 2;41:21; 72:18;84:23;93:22; 94: 8;99: 8;100:24 MEISTER (115) 2: ;3: ;4: ;5: ;6: ;7: ; 8: ;9: ;10: ;11: ;12: ; 13: ;14: ;15: ;16: ; 17: ;18: ;19: ;20: ; 21: ;22: ;23: ;24: ; 25: ;26: ;27: ;28: ; 29: ;30: ;31: ;32: ; 33: ;34: ;35: ;36: ; 37: ;38: ;39: ;40: ; 41: ;42: ;43: ;44: ; 45: ;46: ;47: ;48: ; 49: ;50: ;51: ;52: ; 53: ;54: ;55: ;56: ; 57: ;58: ;59: ;60: ; 61: ;62: ;63: ;64: ; 65: ;66: ;67: ;68: ; 69: ;70: ;71: ;72: ; 73: ;74: ;75: ;76: ; 77: ;78: ;79: ;80: ; 81: ;82: ;83: ;84: ; 85: ;86: ;87: ;88: ; 89: ;90: ;91: ;92: ; 93: ;94: ;95: ;96: ; 97: ;98: ;99: ;100: ; 101: ;102: ;103: ; 104: ;105: ;106: ; 107: ;108: ;109: ; 110: ;111: ;112: ; 113: ;114: ;115: ;116: member (3) 33:19;90:12;113:13 members (13)</p>	<p>22:24;23: 5;52: 2; 56:11;59:21;60: 6,19; 69:14;86:14;102: 2; 103: 5, 6;113:15 memo (2) 49: 3, 8 memory (1) 94:15 mention (3) 22: 2;23:15;50:25 mercy (1) 42:11 meritless (1) 93:11 merits (1) 98: 2 met (4) 10:14;36:17;56:16; 85:11 meters (1) 47: 2 metrics (1) 104:17 Michael (8) 30:10;53:13;73: 6, 7; 80: 2, 3;86: 7, 9 microphone (2) 28: 3;30:15 might (6) 57:21;63: 6;85: 3; 102:14;105:18;114:13 Mike (5) 24: 4;36:22;90: 9; 96:23;98: 7 miles (1) 90: 6 Miller (8) 7:18,20,21,21;104: 7, 9;105:21;106:15 million (2) 59: 6;89: 6 mind (2) 57:23;65:21 mine (1) 77:18 mini (1) 82: 4 minimum (1) 6:13 minute (1) 46:16 minutes (2) 17:25;22:20 mission (1) 66: 9 mix (2) 9:11;18:22 mixed (5) 6:12;12:19;16:13; 39:14;104: 2 mixed-use (9) 4:18;5: 6;6: 6;9:19; 10:11;11: 3;13: 7;18: 5;</p>	<p>73:17 mobile (1) 68:10 model (10) 24:22;26: 2,23;27:15; 53:25;57:12;61:10; 62: 3;94: 2;115:14 modeling (1) 59:13 moderate (1) 28:18 modern (1) 25:19 moment (3) 24: 1;93: 1;94: 1 money (3) 97: 9;112: 8;114:21 Monitoring (2) 19: 8,16 month (4) 65:12;67:10;93:21; 101:16 months (12) 16:14;17: 9;19: 7,15; 72:22,23;73:13;100:23, 23,23,24;101:20 MORAN (1) 93:21 more (35) 6:16;17: 4;28: 1;35: 4, 13;38:19,20,21;39:18; 44: 2,12,16;52:15;61:20; 62:19;63:16,16,17;69: 5; 73: 3, 3;75:25;76:13; 79: 3;89:20,22;91:22; 96:11,12;97:12;101: 4, 11;104:12;106:19; 114:21 Morris (1) 36:25 Most (1) 88:23 mother-in-law (2) 78:25;86:11 motion (11) 108:20;109: 1;110: 7, 9;115: 7, 8,16,23;116: 6, 7,12 motives (1) 36:16 Motor (1) 52:16 Mountain (1) 64: 2 move (6) 11:16;29: 9;31: 5; 40:13;68: 9;84:20 movie (1) 91:16 moving (1) 67: 7 much (25) 22: 7;25:20;26:21;</p>	<p>31:14,15;33: 2,15;35:16; 37:18;42:16;46:23; 55:15;57: 2;58:17; 61:10;68:22;69:16; 70:21;71:19;73:16; 91:14;97:13;104:13; 105: 3,14 Multiple (2) 11:17;94: 8 municipal (10) 6: 9;9: 1;10:21;14:25; 26: 7,13,17;27:20;55:13; 72: 8 municipalities (1) 77: 6 municipality (4) 44: 9;56: 1,14;62:21 municipally (1) 15: 2 must (7) 19: 4;22:16,17,18,20; 23: 3, 6 Myself (2) 71:15;80: 6</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name (13) 3:18,21,22;4: 1;7: 3, 20;24:16;39:22;48: 6; 65: 4;80: 3;83:24;85:17 named (2) 12: 3;18: 3 namely (1) 33: 6 names (3) 22:18;23:15;85:17 nasty (1) 85: 9 native (1) 78: 4 nature (2) 51:17;78:19 near (2) 4:25;20: 4 nearby (1) 68:20 necessarily (3) 25:17;45:22;84:13 necessary (1) 83:17 necessity (1) 61: 1 need (21) 41:15;46:20,21;47: 5; 50: 6,18;51:12,16;52: 8, 18,19;54:14;57:20; 58: 9;68: 6,15;72:14; 84:14;87: 8;105: 1,18 needed (5) 40:23;59: 5;66: 4; 87: 3;105:14 needful (1)</p>
---	---	--	--	---

<p>49:14 needing (1) 46:24 needs (13) 10:16,17;25:13;41:16; 42:14;50:12,16;55:22; 58:24;60:21;68:14,16; 84: 8 negative (5) 46: 6,19;57: 6;61:14; 76:16 negligent (1) 45: 4 neighbor (1) 42:23 neighborhood (2) 18:25;85: 1 neighborhoods (1) 13: 2 neighboring (1) 49:21 neighbors (1) 81: 7 Neighbors' (1) 60: 7 neighbor's (1) 58:19 Neropol (2) 80: 3, 3 Neropolph (1) 80: 2 Nest (1) 70:11 net (3) 75:24;76:10,11 new (21) 4:16;5: 1;6: 4;9: 4; 14: 6;18: 3;19:24;36: 4, 8;47:14;52:20,21; 54:15;60: 9;66: 5,17; 74:13;80: 5;86: 4;87:23; 88:23 Newman (3) 27:25;28: 1, 6 newspaper (1) 72: 3 Next (17) 4: 4;6:24;36:12;46:24, 25;62: 5;71:14;80:10; 86: 3;87: 4;93:13;94: 4, 18,21;95: 3, 6;96:19 nice (3) 60:13;79:20;81: 6 nicer (1) 62:18 Nobody (2) 84:19;99:13 nonresidential (1) 9:11 non-residential (1) 105:13 non-used (1) 49:20</p>	<p>Normally (1) 110:18 north (2) 51: 4;90: 6 northern (2) 6: 1;69:19 Norton (3) 39:21,22,22 note (4) 21:15;33:17;66:13; 67: 9 Noted (3) 2: 2;34: 8;116:24 not-for-profit (1) 9:25 notice (1) 3: 5 noting (1) 34: 4 notation (1) 27: 2 November (1) 15:12 number (22) 12: 5;14:10;16:14; 17:20;21:13;29: 1; 30:22,23,24;34: 8;41:22; 56: 2;68: 2;73:11,15; 74:12;76: 4;79: 4;87:14; 105: 7,13;115: 3 numbers (13) 38:25;39: 5, 8, 8, 9; 78:21;89:11;90:12; 99:23;105:16;114: 6,16, 20 numerous (1) 10:15 nursing (7) 8:24;10: 2;13:17; 32:12,12;69: 1, 8 nutrition (2) 52:18,24</p>	<p>occur (5) 9:21;11: 3;20:10; 36: 9;44: 4 occurred (1) 15:18 O'Dell (1) 66: 3 off (7) 3:16;5:16;21: 6;44:21; 87:13,15,17 offer (1) 40:25 offered (1) 3:15 office (19) 3:10;5:16,17,25;6:23; 8:16;10:21;13:16;14:25; 15: 1, 2;18:10,12;30:23; 45: 6;65: 6;67:24,25; 68:25 officer (10) 46:20,25;54:15; 104:14,19,21;105: 2, 4, 11,18 officers (2) 22:17;104:12 officer's (1) 105:15 offices (5) 6:11;7:24;49:23; 60:11;68:20 official (2) 25:24;111:25 officials (3) 20:11;54:23;113:19 often (2) 64:19;77: 7 old (11) 8:17;15: 5;49:21; 58:16,17,18;78:25; 86:10;93: 3;102: 7; 113: 3 older (4) 6:20;19: 5;29:12; 67:10 oldest (1) 86:14 omitted (1) 33:23 once (1) 45: 6 One (64) 2:10;13: 6,18;18:22; 19: 4;22: 4;25:17;26: 9; 27:15;28: 4;31:12;33: 2, 6;36: 2;41:12,19;42: 9; 43:25;47:25;50:17,21, 22;52:19;53:22,25; 60: 8;61:16;64:15; 65:12,18;66: 2, 3,17,21; 67: 8;68: 5;74:12;81:19; 87: 3, 6,16,18;88:12; 93: 1,10,20,22;95: 4;</p>	<p>99:24;100: 3, 6,16; 101: 7,15,23;102:22; 104:24,25;105: 1,11; 111:21;113: 6,13;115: 3 ones (2) 96: 8, 9 one's (1) 109:10 ongoing (1) 50: 6 only (19) 16: 5;19:12,20;21:20; 22:13;23: 1;26:25; 44:14;55:22;68: 5,18; 76:12;81:19;87: 5; 93:16,25;99:24;104: 2; 105: 7 onto (2) 19: 1;35:20 open (15) 2:16;3: 2;6:24;12: 8, 9;13:20;14:19;21: 5; 62: 9,11;63:14;84:18; 85: 3;99: 9;110: 3 operate (3) 67:18;68: 1;102: 9 operating (1) 97:11 operation (1) 9:25 opinion (11) 25:22;55: 6;56:18; 74:10;83:15;87:10; 91: 1, 1;112:23;113:12; 114:22 opinions (3) 55:10,12;65:10 opportunity (9) 23:14,17;29:15;35: 6; 68:18,21;69:13;91:20,24 opposed (12) 14:14;34:22;111:21, 22;112:24;115:19; 116: 3, 9,17,17,21,22 opposing (1) 85: 5 opposition (1) 85: 9 optimistic (3) 78:19,20,22 optimistically (1) 73:25 option (2) 9:13;62:13 options (2) 22: 4;45: 3 Orchard (1) 53:16 order (4) 15: 4;27: 3;35:14; 38:11 orderly (1) 8: 7</p>	<p>ordinance (1) 103:24 organizations (1) 22:19 organized (1) 11:23 original (4) 19:23;32: 3;91: 4, 7 originally (1) 49:22 others (3) 7:16;40:18;56:12 otherwise (2) 7:10;25: 6 ourselves (1) 91:13 out (41) 2: 9;3:21;13:24;14: 8; 15:20;16:18;20:11; 26:11;27:19;34:23; 51:18;54:25;61:21; 64:15;68:11,25;69: 8; 71:21,22;73: 3;76:24; 78: 3,13;81: 8;86:20; 87:20;89:18;90:20; 94: 1;96:18;97: 3,10; 98: 4, 6;99:23;106:23; 107: 5,14,18;108: 1; 112:14 outdoor (2) 19:22;20: 7 outdoors (1) 68:19 outfit (1) 67:23 outside (3) 50:12,13;64:18 over (21) 3:24;7:18;8:12;20:13; 36:17;39: 4;43: 4;47: 3; 52: 4,12,16,24;56: 4; 59: 6;76:22;80:10; 90:24;106:11;108:17; 112: 7, 7 overall (2) 55:19;101:21 overburdened (2) 84: 3, 3 overcrowding (1) 68: 3 overwhelmed (1) 65:17 overwhelming (1) 29: 1 own (17) 12: 2;17:16;32: 5; 39: 4;45: 9;59:19;66:19, 20;67: 6, 6;69:14,15; 74:20;98: 3;102: 2, 5; 113:18 owner (3) 8: 1,20;84:20 owners (2)</p>
	O			
	<p>obligation (1) 100:20 obscured (1) 95:19 observe (1) 23: 6 obtain (1) 11:24 obtaining (1) 55: 6 obviously (3) 72: 4;92:13;96:25 occupant (1) 19: 4 occupants (1) 43:16 occupied (1) 8:17</p>			

36: 4, 8 ownership (2) 19: 3;56: 4	65:16 Paul (9) 7:25;9:14;10:10,15, 16,24;11: 5;31: 7;40: 8	19: 5,13 permanently (1) 57:16	98: 9 plan (53) 5:10,11,15;11:11,22; 13: 7,10,13,19;14: 8; 15: 5,20,23;16: 4, 7,12, 17;20:16;21:13,20; 26: 1;30: 5;35: 7;36:17; 37: 2, 3, 6, 9;39:12,13; 46: 8;47: 8,19;48: 4; 49:16;55:25;57: 7,12; 59: 3;67: 3;68:17;78:18; 92:11,24;93: 5, 6, 8; 95:15;98:14;112:11,13, 22;114:25	93: 2,20;97:13;99: 1; 105:17;112:17 pointed (2) 34:23;78: 3 Pointing (4) 8:11;13: 9,15;18:11 points (4) 19:25;50:20,22;90:10 police (14) 10:22;38:19;46:20; 47: 1;54:15;104:12,14, 19,20;105: 2, 4,11,14,18
P	Paulding (18) 5: 2, 8;6: 2;8:13; 14:12;20: 4;60: 5, 7,13, 15,22,23;62:10;81: 5; 83:23;84:25;85:14; 86:12	permission (2) 22:24;35:11	planned (3) 11: 9;12:23;50: 9	ponder (1) 104: 9
page (2) 43:12;71: 4	paved (1) 100:16	permit (3) 35: 3, 8;98:12	planner (2) 55:14;89: 1	population (3) 38:18;39:19;66:17
pages (2) 16:24;37: 8	Pavilion (7) 5:23;8:16;18:13,17; 32:14;94:17,19	permits (1) 24: 3	planning (56) 3:11,11,13;4: 6;7:22; 8:21;11:14,18,21;16:18, 20;17: 6, 6,10,18;20:12, 14,15;21: 8,11,21,22; 25: 4;27:17;31:23; 33:19;37:20;40: 2,14; 46:13,13;51:23;53: 4; 55: 9;57:13,25;58: 2; 59:11,13;61:17;92:15, 23;94: 5, 5, 9;95:23; 99: 9,15,19;100:16,21, 24;106:21;113:13,15; 114:19	portion (7) 5: 7;6: 2;10:20;12: 7; 14:22;18: 7;62:24
paraphrase (1) 48:12	pay (6) 52:17;59: 3;67:18; 73:12;81:14,15	person (5) 83:21;84: 1;88:17; 95:21;99:15	plans (6) 3: 8;10:11;13: 6; 20:21;35: 6;41: 2	posed (2) 108:14;109: 8
parcel (1) 29:19	paying (1) 59: 8	personal (3) 6:11;87: 9;112:23	plant (3) 58: 6,24;59: 9	posit (2) 99:23;100: 5
parents (1) 42: 7	payment (1) 43:22	personally (1) 114:21	plants (2) 58: 9;78: 5	position (2) 57: 3;58: 4
Paris (1) 23:18	PB (2) 57: 5,10	persons (2) 6:20;29: 3	plates (1) 52:24	positive (10) 7:10;38: 2;39: 1; 49:14;61:13;100: 2, 4, 6, 8;101: 9
park (6) 13:21;20: 2, 9;21:24; 69:23;95: 8	ped (1) 14: 5	perspective (1) 37:20	play (1) 62:11	possibilities (1) 47: 7
parking (8) 12:16;19:21,22,23; 21: 6;47: 2,13,23	pedestrian (2) 61: 2;63:10	pertaining (1) 4: 8	Pleasant (1) 40:25	possibility (8) 29:22;33:22,24;35: 2; 55:25;61:17;63: 2;70: 3
parse (1) 79:23	pedestrian-friendly (1) 47:10	pervious (1) 61:19	please (13) 2: 4, 4;4:13;28: 3; 32:23;33:17;42:12; 48: 1;79:14,20;106: 1; 107:11;109:23	possible (4) 33:16;34:15;40:15; 95:13
part (15) 21: 4;34:13;39:13; 46: 8,17;54:16;70:14,15; 74:19;77:16;85: 5; 86:12;92:11;99: 6; 106: 2	pedestrian-oriented (1) 12:14	petition (3) 51:25;53: 7, 9	pledge (2) 2: 5, 6	possibly (4) 13:16;15: 1;35: 4; 45:21
partial (1) 60:22	pedestrians (1) 60:16	ph (11) 29:13;32:21;35:21,23; 54:18,19;67:23;71:15; 77:20;86: 7;112:10	plug (1) 29: 4	post (3) 10:21;15: 1;30:23
particular (3) 22: 1;69:25;73:18	people (31) 24: 6;29:10;36:15; 37:24,24;50:11;51: 2, 5; 52: 3;60:12;63:15;68: 8; 74:19,23;79:12,24,24; 80: 7,16,16;83: 9;86:17; 87: 1,25;88: 3;89:25; 90: 3;101:18;108:19; 109: 8;111: 5	Philipstown (5) 29: 5;51:25;52:11,12, 13	plus (2) 60:10;89:18	posted (1) 96:10
particularly (3) 25: 9;34:10;80:16	per (4) 48:16;51:14;90:17; 105:12	photograph (1) 72: 4	pm (2) 2: 2;116:24	potential (1) 57:23
parties (1) 23: 9	percent (17) 9: 7;21: 5;34:18,21, 22;35:11,14;62:14; 66:19;82:12,12,14,14; 86:25;89:14,15;104:20	phthree (1) 56:16	point (19) 17:24;22: 3;33:14; 34:25;42:22;50:22; 62: 8;74:23;79:11; 90:19,25;91: 1;92:21;	potentially (2) 14:23;57:20
parts (2) 2:10;47:10	perfect (2) 67:16,20	picked (1) 72: 2	practical (1) 25:13	practice (1) 44:20
party (1) 65:17	performed (2) 74: 6;77: 1	picture (2) 55:16,20	precious (1) 25:21	precisely (1) 93: 6
pass (2) 3:16;57:10	perhaps (4) 27:18;34:18;47: 1; 67:12	piece (2) 57:14;92: 9	preference (2) 21: 6;81: 9	preliminary (1) 20:20
passed (1) 57: 6	perimeter (1) 20: 4	Pine (2) 86:10;87: 4	premises (2) 107:14,18	prepared (13)
past (2) 41:21;52: 9	period (1) 22:14	Pipeline (1) 89:23		
Pat (1) 65: 4	permanent (2)	pipng (1) 58:23		
path (1) 7: 7		place (13) 8: 8;11:17;29: 7,10; 37:12;40:25;66:21; 79: 6;82:24;90: 4;99:23, 24;112:12		
patiently (1) 40:18		places (1)		
Patricia (2) 30: 8;65: 3				
Patrick (4) 53:15,16,16;108:11				
Patrick's (1)				

<p>5:12;17:18;24:18,21; 29:24;35:18;37: 5; 56:21;88:10;92: 4, 5,21; 107:13 present (3) 8: 6;9:12;18: 9 presentation (4) 7: 1,19;8:22;22: 6 presented (4) 8: 6;11:23;57:21;96: 5 presently (1) 8:15 preservation (1) 20:19 preserve (1) 64:23 preserved (1) 12: 8 President (1) 7:21 presiding (1) 22:16 press (1) 54:22 pressing (1) 55:21 Presumably (2) 49:10;50: 3 pretty (8) 15:24;29: 8;36:12; 68:11,22;82:13,14;94: 3 prevent (1) 13: 1 previous (1) 36:14 previously (1) 21: 8 primarily (1) 51: 3 principle (1) 37: 9 prior (1) 24:21 private (2) 8:25;26: 9 probable (1) 87:15 probably (4) 37:17;38:10;76:24; 88:24 problem (4) 83: 2;100: 9;112:21; 113: 4 problems (4) 54:14;83:20;84:12; 113: 3 process (7) 11: 6;20:13;22: 1; 37:15,16;44:16;92:15 processing (1) 8: 3 produced (1) 13: 6</p>	<p>produces (1) 25:13 professional (2) 6:11;47: 5 professionals (1) 95:11 program (1) 68: 1 progress (2) 16:14;26: 5 prohibited (1) 108: 4 project (72) 4: 4, 9;7:15,17;8: 8; 9:13,19;10: 4;11: 3,10, 16,20;12:12,20;13: 2; 14: 1,17,24;16:25;17:13; 18: 1,16;21: 2,11,19; 25:10;31: 2,10;38: 1,10, 20,24;40: 6, 7,19;41:25; 42:14;43: 6;48:19,20,23; 53: 5;55:18;57:15; 59:22;61:12;65:22,24; 66: 1;67: 7,11;72: 2; 74: 5,21;75:12;76:15; 77:23;78: 5, 6;80: 8; 83:18;84: 5,14;85: 7,22; 86:17;89:21,22;98: 2; 99:25;101: 6;113:19 projected (4) 43: 8;45: 1;57:18; 58:25 projecting (1) 18:24 projection (2) 76: 4;90:16 projections (11) 43: 2,23;44: 4,17; 73:25;74: 8,24;75: 5, 6; 76: 2;114: 5 projects (7) 21:23;36:14;38:16; 41:17;58: 8;85: 5, 6 project's (2) 74:11;75:16 proper (1) 40:22 properties (1) 89: 9 property (29) 4:22,25;5: 4, 8;6: 2; 8: 1,20;9: 7, 8,20;10: 3, 10;18: 8;20: 1;66:24; 70: 1;73:24;74:13;77: 8; 81:14,16,17,21;82:21; 84:20,21;88:18,20,21 proportion (2) 28:16;39:18 proposal (4) 3: 8;26: 5;40:14;72:20 proposals (3) 72:13;73: 3;77:14 propose (1)</p>	<p>77:10 proposed (12) 2:20;3: 7,12;4:15; 6:22;16:11;19:25;21:16; 42:14;60:25;71:14;77: 5 prosper (1) 10: 9 protect (5) 34: 7;59:15;60: 1; 75:10;78:23 protected (1) 95:14 protecting (1) 95:14 protective (1) 75:17 proud (1) 28: 9 proudly (1) 33:20 prove (2) 74: 8;112:20 proven (3) 42:13;58:11;93:25 provide (7) 14:20,25;21: 5;28:10; 41:14;56:18;100:21 provided (6) 11:10;12:11,25;49:25; 69: 2;104:17 provision (2) 34: 4;103:11 provisions (1) 34:24 proximity (1) 18:14 prudent (1) 59:17 pub (1) 107:16 public (61) 2:20;3: 2, 3;4:10;6:24; 8:25;9: 1;11:23;12:10; 13:21;15:13,14;16:10, 12;20: 6, 9;21:18,24; 22:13,14;25: 6;28:10; 29:16;31: 3;33: 3;35:25; 46:12;49: 5;54:22;56: 5; 74:19;77:17;79:11; 88: 8;91:23;97: 3; 106:11;108:17,21; 109: 2,13,16,19,20,25; 110: 2, 3, 5,12,15,19,23, 25;111: 2, 4, 9,15,16,24; 115: 7, 9 publically (1) 84: 8 publication (1) 3: 5 publicize (1) 29: 8 public's (1) 46:14</p>	<p>pull (1) 99:23 purchase (3) 56: 2;59:23;81:14 purchased (1) 10:10 purpose (4) 2:20;4:14,24;23: 1 purposes (1) 98:16 pursuant (1) 3: 5 pursued (1) 49:15 purview (1) 28:15 push (1) 47: 2 pushcart (1) 107:21 pushed (1) 64:24 put (22) 9:14,15;29: 4,20; 34:12;35:10;37:12,24; 48:21;49: 2;53: 3;54: 6; 57: 9;64:14;72: 8;79:16; 85:15;92:19,20;93:19; 96: 5;102:13 Putnam (8) 15: 1;65: 5, 7;66:15, 18,19,22;67: 5 puts (1) 37:13</p>	<p>66:11 rate (5) 5:18;14:14;18:13; 26:19;28:11 rating (1) 55:21 Ray (2) 12: 3;13: 5 read (8) 4:10;24:13;42:24,25; 49:11;51: 9;91: 6; 107:11 reading (1) 24:18 ready (1) 31: 5 real (2) 66:22;74:13 realize (2) 48:19;70:13 really (35) 4:12;7: 8;26:24;29: 9; 33: 4,11;47: 5;48:21; 51:16;55:22;56:13,17, 24;64: 4;65: 1;66: 4; 67: 3,15;68: 5,10;69:11; 70: 5,14;72:10;73:15; 77:24,24,24;78: 3,15; 100:11,14,24;101: 1,20 reason (4) 39: 6;84: 4;85:21; 97:24 reasonable (5) 26:18;27:21;39: 8; 46: 2;104:15 reasons (9) 50: 2;66:15;83: 5, 6, 17;84:11,12,13;97:18 rebate (1) 75:23 rebuild (1) 84:18 received (3) 9:17;76:18;77:15 recent (1) 45:10 recently (2) 43: 1;106:23 recognized (1) 22:16 recommendation (4) 94: 5, 6, 9;95:22 recommendations (4) 12: 6;13:24;17:20; 21:13 recommended (6) 10:20;12: 7,10,13,17; 14:10 reconsider (3) 33:21;35:10;61:23 record (7) 3: 6;53: 7,10;56: 5; 74:19;77:17;111: 1</p>
Q				
<p>qualified (1) 99:16 quality (1) 69:12 quarter (1) 104:18 quick (3) 2:11;31: 9;35:22 quickly (1) 66:11 quite (4) 33: 4, 7;94:11;102: 6 quote (1) 58: 6 quoted (2) 77: 9;98:21</p>				
R				
<p>raise (1) 89: 7 raised (1) 116:11 ran (1) 75:19 ranks (1)</p>				

records (1) 56:20	relative (1) 31:25	61: 5	46:15	39: 7;41: 5;54: 3;58:22; 64: 8;67:10;68:20; 71:21;79:21,22;85:24; 87: 4;88:16,20;94:13; 98: 8, 8,10;101:13; 106: 9,12,14,18
recreation (1) 20: 7	reliability (1) 43:10	requirement (2) 19:11,19	restricted (1) 19: 4	rights (1) 97:25
recreational (1) 14:21	religious (1) 10: 1	requirements (2) 6:13;30: 2	restriction (1) 102:19	risk (5) 56: 9;57:23;58:22; 59:14;112:18
red (1) 33:10	relining (1) 59: 8	requires (1) 38: 5	restrictions (7) 19: 8,16;44: 5, 8; 105:25;106: 3,24	risks (1) 84:12
redevelopment (4) 4: 9,24;10:17;15:15	rely (2) 114: 5,15	requisite (1) 16:19	restrictive (2) 101:25;103: 8	river (1) 70:10
reduce (5) 27: 3;43:21;44: 2; 70: 4;90: 8	remain (4) 18: 2;39:25;41:25; 69:13	reservation (1) 33: 6	resubmitted (1) 16:22	road (2) 54:13;64: 2
reduced (2) 28:11;90: 3	remaining (1) 22:22	reserve (2) 24: 2;32:22	result (6) 12: 5;17: 5,12;21:11; 38:24;44:11	Robinson (2) 53:13,14
reduction (4) 33:25;34:20,22;35:11	remarks (7) 22:20;23: 1, 3;29:15, 16;32: 5;35:19	reside (1) 19:20	retail (5) 5:16,17;6:10;18:10; 101: 7	Rock (1) 73: 8
redundant (1) 8: 4	remember (3) 96:22;105: 5;107: 1	residences (1) 62: 9	retirement (1) 43:17	role (2) 56:15;65: 6
reference (1) 76:25	remind (1) 64: 4	resident (6) 5:21;24:16,19;35:23; 43:13;45: 8	revenue (9) 43: 7;57:19;62:23; 73:24;75:24;76:11; 89: 7, 8,10	roles (2) 43:21;56: 3
references (1) 98:23	remnants (2) 8:17;86:11	residential (1) 114:25	revenues (5) 25:14;44: 2;55:24; 74:11;75:10	Rolston (3) 71:12,13,13
referendum (1) 89:16	removed (1) 56: 3	residents (15) 18:16;19: 5,13;44: 5; 47:20;54:24;60: 9; 66:18;72:17,19;74: 2, 7; 105: 7, 8;115:13	Review (18) 15: 8;16:19;17: 9; 21:20;35: 7;43: 5;46:16; 47: 6;55: 1;56:25;59: 2; 75: 4;78:17;99: 2, 7,17; 100:13;113: 8	room (4) 22:18;41: 6;65:20; 68: 5
referred (3) 16:18;97: 7;113:12	rendering (2) 71: 3;96: 4	resold (1) 28:17	reviewed (4) 33:22;43: 2;44:18; 45:11	roots (1) 64:10
referring (1) 106:19	renderings (1) 71: 2	resolve (1) 77:11	revised (2) 5:13;16:22	rough (1) 87:14
refines (1) 35: 5	rent (3) 26:11,15;27:18	Resources (2) 67:25;91:12	revisions (1) 17: 5	Route (6) 5: 1,17;8:13;19:24; 21: 7;83:14
reflect (2) 12:20;43:23	repeat (1) 95: 4	respect (2) 56:10,11	rezoned (1) 4:21	routine (1) 50:16
refuse (1) 83:11	repeatedly (1) 113:16	respectfully (1) 75: 3	rezoning (7) 4: 4;14:12;25:25; 36: 9;94:23;97:23; 109: 3	rules (4) 23: 7;103: 8;110:11, 17
regard (3) 4: 3;26:17;98: 1	replacement (1) 55:13	respond (1) 98:22	rezone (1) 4:21	running (2) 76:24;112: 3
regarding (1) 38: 1	report (1) 17:18	responded (2) 76:21;84:23	rezone (1) 4:21	
region (1) 37:13	represent (2) 42:16;57: 7	response (3) 9:16;76:19;114: 3	rezone (1) 4:21	S
regional (1) 37:20	representative (2) 96: 9,14	responses (1) 7:12	rezone (1) 4:21	
registered (3) 24:15,17,20	represented (1) 23: 9	responsibilities (4) 45: 5;102:11;103: 4, 12	rezone (1) 4:21	
Regulations (2) 2:24;6:15	reproduction (1) 25:18	responsibility (5) 19: 9,17;44:10; 102:19,23	rezone (1) 4:21	
rehabilitated (1) 81:12	reputation (1) 36:13	responsible (7) 61: 4;83:22,23,25; 84: 2;91:14,15	rezone (1) 4:21	Saari (1) 57:25
rehabilitation (1) 9:24	request (6) 2:12;14: 3;24:23; 75: 3;83: 3, 4	rest (2) 15:11;79:17	rezone (1) 4:21	sad (1) 61:21
reheated (4) 52:23,25;53: 1, 1	requested (3) 14:13,22;34:24	restaurant (23) 45:16,21;46: 1;71:24; 103:22,23;104: 6; 105:20;106: 4,16;107: 1, 6, 6, 9,10,12,15,25; 108: 2, 3, 4, 5, 6	rezone (1) 4:21	safe (1) 36: 9
reinforce (1) 60: 1	requesting (1) 10:25	restaurants (1) 29:18;33:25;47: 2;	rezone (1) 4:21	safely (1) 61: 1
Reisman (3) 73: 6, 7, 8	requests (1) 17:20		rezone (1) 4:21	sailed (3) 57:10;99: 1, 3
reject (1) 84:13	require (2) 51: 7;98:14		rezone (1) 4:21	Saint (1) 65:16
rejected (1) 27: 2	required (4) 29:18;33:25;47: 2;		rezone (1) 4:21	sake (1) 83: 8
relating (1) 16:25			rezone (1) 4:21	salary (2) 43:15;105:15

<p>sale (2) 18:23,24</p> <p>same (5) 58: 1;77: 8;82: 8; 88: 4, 4</p> <p>Sari (1) 76:17</p> <p>sat (1) 72:16</p> <p>satisfaction (1) 101: 5</p> <p>satisfactory (1) 34:19</p> <p>savings (1) 69: 9</p> <p>saw (1) 72: 3</p> <p>saying (4) 22:10;27:12;97:18; 106:22</p> <p>scale (5) 12:17;25:10;26: 2; 27:15;48:20</p> <p>scenario (2) 44: 7;76: 8</p> <p>scenarios (2) 75:20;100: 6</p> <p>scenic (1) 70:15</p> <p>scheduled (1) 2:19</p> <p>Schlosser (2) 32:19,20</p> <p>SCHMIEDER (115) 2: ;3: ;4: ;5: ;6: ;7: ; 8: ;9: ;10: ;11: ;12: ; 13: ;14: ;15: ;16: ; 17: ;18: ;19: ;20: ; 21: ;22: ;23: ;24: ; 25: ;26: ;27: ;28: ; 29: ;30: ;31: ;32: ; 33: ;34: ;35: ;36: ; 37: ;38: ;39: ;40: ; 41: ;42: ;43: ;44: ; 45: ;46: ;47: ;48: ; 49: ;50: ;51: ;52: ; 53: ;54: ;55: ;56: ; 57: ;58: ;59: ;60: ; 61: ;62: ;63: ;64: ; 65: ;66: ;67: ;68: ; 69: ;70: ;71: ;72: ; 73: ;74: ;75: ;76: ; 77: ;78: ;79: ;80: ; 81: ;82: ;83: ;84: ; 85: ;86: ;87: ;88: ; 89: ;90: ;91: ;92: ; 93: ;94: ;95: ;96: ; 97: ;98: ;99: ;100: ; 101: ;102: ;103: ; 104: ;105: ;106: ; 107: ;108: ;109: ; 110: ;111: ;112: ; 113: ;114: ;115: ;116:</p>	<p>school (16) 8:25;10: 1;21:15; 43:21;64:13;73:14; 74:16;75:21;76: 4, 7,14; 86:20;87:11,20;90:10; 100: 9</p> <p>schoolkids (1) 101: 7</p> <p>screw (1) 35:24</p> <p>scrutiny (1) 54:22</p> <p>Scuccimarra (4) 30:13,17;108:15; 112: 5</p> <p>se (2) 48:16;51:14</p> <p>searching (1) 75:16</p> <p>Second (4) 54: 9;108:24;115:10, 11</p> <p>seconded (1) 116: 7</p> <p>section (8) 4:21;6: 7,18;69:25; 106: 6;108:22;110:10; 111: 9</p> <p>Sections (1) 2:22</p> <p>secure (2) 15: 8;89: 8</p> <p>seeing (4) 26: 1;49:17;61:11; 63:16</p> <p>seek (1) 45: 3</p> <p>seeking (1) 111: 5</p> <p>seem (3) 30: 1;43:18;67:11</p> <p>seemed (1) 56:20</p> <p>seems (2) 29:18;108: 5</p> <p>selected (1) 22: 5</p> <p>sells (1) 107:17</p> <p>senior (56) 5:19;6: 8,18;9: 1,11; 10:23;14:13;18:13,16, 19;19:10,18;26: 7,19; 29: 5;30:22;31:19; 39:23,24;40: 9,22,24; 42: 1, 5,19;51:12,12,15; 54: 2;60: 9;62: 4, 4,12; 65:13,25;66: 6,14,16,18; 67: 7,18,25;68:23;79: 4, 8, 9,16;80:11;81:25; 96:20;100: 1;101: 8; 112: 2, 3, 6;114:24</p> <p>seniors (39)</p>	<p>19:12,20;29: 2;39:19; 41: 1,10,12,23,24;51:25; 52: 5,10,11,11,12,15,19, 22;54: 1;60:18;62:15; 65: 7,23;66: 7,11,19,22; 68: 6,18,25;69: 8,13; 71:23;79:17,22;83: 8, 9, 11;98: 1</p> <p>sensibility (1) 42:13</p> <p>sent (5) 10:24;23:12;42:23; 48:13;76:20</p> <p>sentence (1) 47:25</p> <p>sentences (1) 69: 5</p> <p>separate (1) 77:12</p> <p>SEQRA (1) 17:17</p> <p>serious (1) 58:12</p> <p>seriously (1) 28:15</p> <p>seriousness (1) 95:25</p> <p>servants (1) 28:11</p> <p>serve (2) 33:20;41:10</p> <p>service (5) 6:12;28:19;45:22; 49:25;103:25</p> <p>services (15) 30:24;49:18,19,25; 50:22;51:12,13,15; 52:14;53:19,23;63: 8; 69: 1;108:12;112: 2</p> <p>serving (1) 45:21</p> <p>session (1) 99: 6</p> <p>sessions (1) 31: 4</p> <p>set (3) 6:16;18: 6;91:12</p> <p>setbacks (1) 12:16</p> <p>setting (1) 70:15</p> <p>seven (1) 10:10</p> <p>several (2) 27: 8;37:25</p> <p>sewage (4) 37:16;58:18,19,19</p> <p>sewer (1) 57:24</p> <p>shall (2) 107:15,21</p> <p>shaped (1) 21: 4</p>	<p>shed (2) 70: 7;95:18</p> <p>Sheehy (5) 65: 3, 4, 5;69: 5, 7</p> <p>shift (1) 39:17</p> <p>ship (4) 57:10,16;99: 1, 2</p> <p>Shirley (2) 39:21,22</p> <p>shop (2) 103:25;108: 4</p> <p>shops (3) 6:12;107:19,19</p> <p>short (5) 27:19;29:14;30:17; 73:24;90:19</p> <p>shortcomings (1) 44:14</p> <p>shortly (3) 2:10;16: 2, 7</p> <p>show (1) 44: 4</p> <p>showing (2) 11:11;96:14</p> <p>shown (2) 33: 9,12</p> <p>shows (4) 43: 6;44:10;47:12; 61:13</p> <p>shrug (1) 44:21</p> <p>side (10) 27: 7;30:25;60:15,17, 21;87: 3, 5, 6, 7;88:25</p> <p>sidewalk (10) 60:15,21,23,24;61: 1; 63:15;85: 2;87: 2, 5, 9</p> <p>sidewalks (1) 47:16</p> <p>sight (3) 15:16;26:25;85:22</p> <p>sign (3) 3:17;23:16;24: 6</p> <p>signatures (1) 52: 4</p> <p>signed (6) 23:13;24:10;30:11; 31:20;91:18,19</p> <p>significance (1) 70:16</p> <p>significant (5) 17:12;20:17;21:10; 34: 8;85:25</p> <p>significantly (1) 74: 9</p> <p>signs (1) 82: 2</p> <p>similar (5) 13:10;21: 2,33: 9; 40:24;107:20</p> <p>simple (2) 38: 4, 8</p>	<p>simply (1) 96: 9</p> <p>Sincerely (1) 27:24</p> <p>single (7) 5:25;14:11;18:18; 33:10;76: 6;98:15;99:25</p> <p>Sirotus (2) 32:21,22</p> <p>sit (1) 78: 1</p> <p>site (33) 5:10;8:10,15;9: 5, 9, 22;10:18,20;11: 4,14; 17: 1;19:23;20:11,15,18; 21: 5,20;25: 8;26: 1; 33:17;35: 7,15;40: 5,17; 49:19;50: 5;51:14;71: 4; 73:19;92:15;93: 2; 95:14;98:14</p> <p>sits (1) 52:25</p> <p>sitting (2) 52:23;72:19</p> <p>situated (4) 4:22;18:11,12;20: 3</p> <p>situation (1) 62:15</p> <p>Sive (1) 7: 4</p> <p>six (7) 18:20;72:21,23;89:19; 90:12;93:24;115:19</p> <p>sixteen (1) 76:14</p> <p>sixty (1) 87:16</p> <p>size (1) 9: 8</p> <p>skyrocket (1) 80:13</p> <p>sledding (1) 20: 6</p> <p>small (8) 5: 7;38:23;41: 5, 7; 44:13;45:20;52:19;68: 5</p> <p>smart (1) 37:10</p> <p>soft (1) 49: 7</p> <p>sold (2) 72: 2;107:13</p> <p>solely (2) 114: 5,15</p> <p>somebody (4) 53:18;63: 5;103:10; 113:22</p> <p>someday (1) 42: 4</p> <p>somehow (3) 39: 4;79:16;97:19</p> <p>someone (7) 24:14;28:19;36:19;</p>
--	--	--	---	--

49:11;102:25;103:23; 104: 5 sometimes (1) 66:24 somewhere (1) 49: 2 son (1) 42:21 soon (6) 29: 8;40:14;42: 4; 59: 9;67:24;68:11 Sorry (3) 49: 7;114:10,13 sort (2) 54:12;92:12 source (1) 95:22 sources (1) 59:12 south (2) 18:12;51: 4 southern (1) 20: 3 space (33) 12: 9, 9,11;13:20,21; 14:19,20,25;21: 6;25:15; 26: 7,16,22;27:11,22; 33:16;35:15;40: 9;41: 7, 14;53:20;59:23;62: 9,11, 19;63:14;68: 6;84:18; 85: 3;97: 2;100: 1; 105: 9,13 spaces (5) 14:25;19:21;26:14,17; 27:20 speak (18) 3:19,23;4:13;22:13; 23:14,15;24: 2,24;29:16; 60: 6;63:25;91:19,24; 92: 6;96: 6;99: 5;106: 1; 109:23 speaker (4) 22:23,25;29: 6;88:10 Speakers (6) 22:16,17,18,19,21; 23: 6 speaking (1) 52:10 special (11) 3:10,13;4: 2;38: 6; 64: 6;65: 1;66: 9;93: 2, 7, 7;98:11 specific (4) 29:17,19;33: 2,14 specifically (6) 10: 4;15:21;49:15; 55:19;108: 7;114:23 specifies (1) 34: 5 speculate (1) 97:25 spend (5) 17:25;63:23;64: 2;	93:12;114:21 spoke (4) 66: 7,20;86:17;104:16 spoken (3) 49: 8;56:12;90:16 sponsored (1) 15: 2 spot (9) 29:22,24;30: 2;92: 3, 6,13;93: 9,19;96: 5 spots (1) 47:14 spreadsheet (1) 74:22 Spring (35) 7:24;10: 9;15: 7;21: 1; 24:15,17;25: 3, 4, 5,13, 25;34:10;37:14;39:23; 44:20;48: 7;57:17;61: 8; 63:17;65: 1,13;66: 6; 70: 9,13;71:17;72: 7, 9, 10,24;73:10;78:10; 81:13,23;82: 1;106:17 square (11) 5:16,17,24;9:10; 18:10,11,17;23:24;44: 2; 104: 2;105:12 squeeze (1) 62:11 Stacey (2) 69:17,18 staff (1) 38:22 stage (3) 27:13;77: 4;115: 6 stand (3) 2: 4;26:14;98: 2 standard (1) 44:19 standing (1) 54: 1 STAR (5) 43:19;74:14;75:23; 87:12,21 start (2) 72:21;81: 8 started (1) 22: 9 starting (1) 82:22 state (7) 3:18,22;5: 1;19:24; 66:17;67:12;87:23 stated (4) 21: 8,12;75:11;79: 8 statement (6) 24:14,18;88:11;98:20, 21;113: 1 statements (2) 58:10;111:23 statewide (1) 70:16 station (1)	51: 2 stations (1) 82: 4 statistics (1) 88: 3 status (1) 94: 4 statutory (2) 102:25;103: 2 stay (3) 19: 7,15;22:12 stellar (1) 36:13 step (1) 22:17 Stephanie (3) 3:20;71: 6;101:11 Stephen (1) 5:12 stepped (1) 85:13 Steven (1) 7: 3 still (8) 36:15,16;46:23;58: 7; 59: 8;73: 2;85:23;96:13 stitches (1) 86:23 stop (2) 11:22;72:14 stores (1) 6:10 stories (7) 6:14;9: 5;27: 3;34: 3, 6;35:12;61:18 story (2) 27: 6;39: 1 straight (1) 101: 3 street (23) 6:10;23:19;27: 7; 40:16;42:19;47:22; 48: 7;53:17;60:17;61: 8; 73: 8;80: 4;82: 2, 5,12, 16;86: 1, 4,10,15;87: 4, 7;107:21 streets (2) 27: 7, 8 streetscape (1) 12:14 stress (2) 56: 6;79: 6 stressing (1) 58: 3 strikes (1) 45: 4 strokes (1) 42: 8 strong (2) 15:14;56: 3 structure (2) 55:21;112:18 students (3)	76: 9,14;87:24 studied (5) 71:21,22;72:25;80:24, 25 studies (2) 17: 2;72:15 study (7) 17: 1;38: 6, 7;40: 3; 71:18,18;73: 3 studying (3) 71:20;72:14;73: 2 stuff (1) 42: 9 stuffy (1) 41: 6 styling (1) 20:25 stylistic (1) 71: 9 subcategory (1) 108: 6 subdistrict (3) 4:16;6: 5;18: 3 subdivided (1) 6: 3 subject (5) 5: 4, 7;6: 2;21:20; 99:17 submit (1) 53: 7 submitted (3) 51:24;73:22;74:17 subsequently (1) 13: 6 substantial (1) 74:15 substantially (2) 5:11;16: 6 substantiated (1) 89:11 suburban (1) 34:13 successful (1) 9:18 suck (1) 89:13 sufficient (1) 55:11 suggested (4) 12:22;34:16,20;93:24 suggestion (1) 93:25 suggestions (3) 7:11;21:14;31:23 sum (1) 84:16 summarize (4) 3:12,14;48:12;50:20 summary (3) 7:14;8: 7;27:14 summed (1) 58:15 Superintendent's (1)	58: 4 supplementary (1) 6:15 support (7) 9:10;15:15;21:12; 25:19;26: 8;29:11;73:17 supported (1) 39:20 supportive (3) 10: 5;39:25;41:25 supports (1) 8:15 suppose (1) 110:12 sure (13) 52: 3;59:25;77:22; 79: 5, 7;80: 8,14,15,21, 25;87: 2;103: 2;113:14 surface (1) 61:19 surplus (2) 37:15,17 surprised (2) 84:25;85: 2 surprisingly (1) 80:14 surrounding (1) 70:12 survive (1) 46: 1 Susan (2) 60: 4, 5 sustain (1) 68: 1 swallow (1) 82:20 swap (1) 70: 3 sympathy (1) 80:23
T				
			table (1) 45:21 tablets (1) 68:13 talk (9) 29: 6;49:18;51:18; 65:24;67: 2;68: 7;71:23, 23,25 talking (6) 17:25;68: 8;84:10; 86: 5;95:24;111:14 target (1) 83: 8 targeting (1) 83: 9 taste (2) 23: 8;25:16 tax (36) 4:23;38: 2, 9, 9;39: 1; 43:21,22,24;44: 2,17;	

<p>45: 1;55:24;56: 3;57:18; 62:23;73: 9,11,14,24; 74:11,14;75:23,24; 76:10,16;77: 1, 5, 7,12; 80: 9;93:12;100: 2, 4, 6, 8,101: 8</p> <p>taxable (1) 44: 1</p> <p>taxes (7) 10: 3;74: 3,16;80:13; 81:15;89: 2;112:14</p> <p>tax-exempt (1) 56: 1</p> <p>taxing (1) 75:24</p> <p>taxpayer (1) 80: 5</p> <p>taxpayers (1) 58:22</p> <p>tax-positive (5) 10: 5;12:24;14:17; 21:23;101: 6</p> <p>teachers (1) 28:13</p> <p>team (3) 8: 2;11:23;16:22</p> <p>tears (1) 94:13</p> <p>technical (1) 95:20</p> <p>telling (1) 101: 2</p> <p>telling (1) 101: 5</p> <p>tenants (3) 21:22;26:15;27:18</p> <p>term (2) 27:19;107:15</p> <p>terms (7) 38:14;39:12,14,14,15, 17;94:20</p> <p>test (2) 3: 8;74:24</p> <p>tethered (1) 16: 4</p> <p>Thanks (4) 60: 3;76:23;77:15; 80: 1</p> <p>thereafter (2) 16: 3, 8</p> <p>therefore (1) 56: 2</p> <p>thinking (2) 48:19;83: 1</p> <p>third (1) 48:17</p> <p>thorough (1) 113: 7</p> <p>though (6) 36: 7;42:10;43:16; 45:25;59:19;108: 8</p> <p>thought (2) 51:10;114:12</p>	<p>three (29) 5:20,25;18:18,21; 19: 7,15,25;26: 1;27: 3, 6,21;30:20;33:10;34: 3; 35:12;38:11;61:18; 62: 9;64:13,18;65:23; 66: 7;73: 1;75:24;82: 4; 85:15;90:17;101:16,20</p> <p>three-dimensional (1) 27:15</p> <p>threefold (1) 25:11</p> <p>three-story (2) 34: 9;62:13</p> <p>thrilled (1) 7: 6</p> <p>throw (1) 82:24</p> <p>tied (3) 15:21;19:10,18</p> <p>Tim (5) 7:18,20,21;88:13; 90:21</p> <p>times (2) 10:15;38:11</p> <p>tired (1) 71:16</p> <p>title (1) 42: 4</p> <p>today (6) 2:11;20: 2;49:17; 53:22;76:23;77:15</p> <p>together (3) 9:14,15;48:21</p> <p>told (1) 81:24</p> <p>Tom (2) 71:12,13</p> <p>tonight (11) 7: 6, 7;41:20,23;57: 5, 13;65: 8,10;81: 7;88: 7; 99: 5</p> <p>Tony (2) 35:21,23</p> <p>took (4) 11:17;15:10,11;48:20</p> <p>top (2) 30:20;92:20</p> <p>topic (1) 22:21</p> <p>total (1) 27:22</p> <p>totally (2) 8:17;97:20</p> <p>touch (1) 49:16</p> <p>touted (1) 90:13</p> <p>towards (1) 79:18</p> <p>town (12) 9:17;10:13;28: 9; 29: 9;39: 4;52:13;72:23;</p>	<p>75:21;79: 4;86:20;97: 8, 15</p> <p>track (1) 64:15</p> <p>trade (2) 70: 4;89: 2</p> <p>traditional (3) 12:13;34: 7,11</p> <p>traffic (9) 17: 1;46: 1, 4, 5;47:15, 15;60:20;61: 3;63:10</p> <p>train (5) 50:13;51: 2, 3, 4, 8</p> <p>training (3) 68: 7, 9,10</p> <p>trains (1) 90: 7</p> <p>transit (2) 51: 1,11</p> <p>transparency (1) 60: 1</p> <p>transparent (1) 60: 2</p> <p>treatment (1) 58:24</p> <p>treatments (1) 20:18</p> <p>tree (8) 20:19;27:13;64: 8,11, 21,23,25;85:16</p> <p>trees (4) 25:15;33:16;64:10; 78: 3</p> <p>tried (1) 42: 7</p> <p>trips (1) 65:12</p> <p>trouble (1) 82:23</p> <p>trucked (1) 52:22</p> <p>true (1) 96:25</p> <p>truly (1) 38: 1</p> <p>Trustee (2) 23:14;63:18</p> <p>Trustees (14) 2:19;3: 4;4: 2, 7;8:23; 11: 9;13:12;17:14; 21:19;25: 4;27:14; 51:23;53: 3;63: 1</p> <p>try (2) 8: 6;94:14</p> <p>trying (10) 31: 9;79: 2;106:23; 107: 1, 4;108: 1;109: 9, 15;115:20,24</p> <p>Ts (1) 92:20</p> <p>Tuesday (1) 25: 5</p> <p>turn (4)</p>	<p>7:18;83:18;102: 9,12</p> <p>Turner (1) 24: 4</p> <p>twice (2) 31:14;37:18</p> <p>two (26) 5:22;6:14;9: 5;13: 6; 18:22;27:17;30: 1;31: 8; 34: 6;37: 7;38:11;45: 3; 51: 8;52:24;53:17; 65:11;69: 5, 8;74:10,14; 82: 4;89:14,15;90:12; 101:22;115: 4</p> <p>two-page (1) 92:21</p> <p>type (5) 8:22;9:20;10: 7;21:18; 93: 6</p> <p>types (3) 10:25;13:17;107:17</p> <p>Typically (2) 110:24,24</p>	<p>unit (2) 11:10;87:16</p> <p>units (15) 5:18;6: 8;18:14,19,21, 22;19: 3,20;28:12;43:14, 16,20;59:23;74:13; 79:25</p> <p>unless (2) 112:19,19</p> <p>unusual (1) 64: 6</p> <p>up (43) 2:16;4:13;6: 8;9: 5; 24:25;26:21;34:21; 35:11,12,25;45: 5;47:24; 48:22;58:15;60: 9; 63:25;64: 8;67: 7;71: 5; 72: 2, 8;74:15;75:22; 76:14;78: 1;79:14;81: 3, 11;84:16;85:15;86:19; 89:13;91: 3;96:10; 98:20;99: 5;101: 3; 103:18;104:10;105:19; 109:23;110:18,25</p> <p>update (1) 30:14</p> <p>upon (5) 5:10;15:25;19: 1; 75:14;102:16</p> <p>upside (1) 81: 1</p> <p>urge (5) 25: 9;26:16;27:14; 39:19;50:16</p> <p>urgent (1) 50: 8</p> <p>use (18) 5:24;18:16;20: 9,23; 22: 3;36: 6;43:19;45:12, 17;50: 9, 9,18;84: 9; 87:14;104: 2;106:18,20; 108: 4</p> <p>used (4) 20: 5;32:11;49:22; 56:18</p> <p>useful (1) 49: 1</p> <p>uses (23) 6: 8,10,12,12;9:11,12, 23;10: 2,21;11: 1,12; 12: 4,19;13:17;14:21; 18: 6;26:12;39:14; 94:20;98:10,12,13,16</p> <p>using (6) 10:20;56:20,22;75: 1; 76: 2;83:24</p> <p>utilized (1) 13:22</p>
U				
<p>ugly (3) 71:16;82:12,14</p> <p>ultimate (1) 25:25</p> <p>ultimately (1) 102:15</p> <p>unanimously (1) 16:16</p> <p>unclear (2) 56:19;77: 2</p> <p>under (23) 9: 3, 9,23;11: 4;13:14, 19,22;19: 5, 6,13,14; 21:17,24;54:21;74:13; 90:23;95: 2;101:18,19; 105:23,24;106:24;109: 4</p> <p>underlies (1) 83:10</p> <p>undermine (1) 63: 7</p> <p>understated (1) 74: 1</p> <p>undertaken (2) 55:10;113: 8</p> <p>underway (1) 40:19</p> <p>underwrite (1) 113:23</p> <p>undoubtedly (1) 75:12</p> <p>undue (1) 79: 6</p> <p>unequivocally (1) 79:15</p> <p>unexpected (3) 80: 9;81: 1;112:12</p> <p>Unfortunately (1) 60:14</p>				
V				
<p>vacant (2) 26:14,17</p>				

<p>vacuum (1) 47: 4</p> <p>valid (2) 16: 6;89: 3</p> <p>Valley (1) 40:25</p> <p>valuation (1) 75: 2</p> <p>value (6) 38: 9;39: 3;55:12; 74:16;87:13,17</p> <p>values (1) 75:24</p> <p>variance (1) 98:11</p> <p>varied (1) 35: 4</p> <p>variety (1) 95:16</p> <p>various (4) 10: 6;12: 4;50: 2; 111: 2</p> <p>Vehicle (1) 52:16</p> <p>vendors (1) 107:22</p> <p>venture (1) 95:20</p> <p>verbal (3) 108:21;109: 3;110:10</p> <p>verified (1) 44:18</p> <p>version (4) 15:13;33:23;48:17; 96: 8</p> <p>versions (1) 48:18</p> <p>viable (1) 69:14</p> <p>view (7) 22: 3;33:14;62: 8; 70: 7;95:18;96: 1; 115:13</p> <p>views (4) 46:14;70:10,10,11</p> <p>Village (132) 2:21,22;3: 8, 9,10;4: 3, 8;6:23;8:20;9:17;10: 8, 13,19,22;11: 9,11,13,15; 12: 2, 9,17,18,20;14: 3, 4,20;15:12,22;16: 3,15; 17:21;18: 3;20:11;21: 1, 3;25:14;26: 3;27: 1; 33:21;34: 7, 9;35:10,23; 36: 5,10,16,17;38:22; 39:11;40: 1,12;43: 1,24; 44:12,24;45: 2, 7,15; 47:10,11,21;48: 3, 8; 50: 1;51:23;53: 8;54:10; 55: 4, 5,24;56: 8;57:19; 58:15,21;59:17;63:14, 17,23,24;64: 1, 3;70: 8, 22,24;73: 8,10,22;74: 2,</p>	<p>6,18,20;75: 2, 3, 9, 9,13, 14,21;76:18;80: 8,12,16; 81:13,16,19;86: 1,19; 89: 6,24;90: 7;93:11; 94: 7,22;96:16;97:21; 98: 3,12,13,17,25; 100:15,18;102: 8,16; 103:10,17;108:22; 112:11,13;113:18,20; 114: 4</p> <p>villages (2) 29:10;102:10</p> <p>village's (16) 4:21;11: 6;13: 5; 16:16;17: 7;18: 7,15; 37: 2;38:23;55:19; 92:22;95:11;99:18; 102: 5;113: 9,18</p> <p>Villente (1) 90:15</p> <p>violation (1) 103: 5</p> <p>virtually (2) 84:24;97:24</p> <p>visit (1) 51: 6</p> <p>visitors (2) 60:10,11</p> <p>visualize (1) 26:24</p> <p>vocal (1) 85: 8</p> <p>vocalized (1) 92:14</p> <p>voice (3) 52: 6;65:10;79:20</p> <p>volunteered (1) 20: 8</p> <p>Voss (2) 4: 5, 6</p> <p>vote (6) 27:16;48: 1;63:19; 110: 6;115:22;116: 1</p> <p>voter (3) 24:15,17,20</p> <p>voting (1) 115:22</p>	<p>47:16,21;63:15;90: 4</p> <p>walks (1) 85:18</p> <p>wall (1) 96:10</p> <p>wants (4) 35: 1;49:11;91:19,20</p> <p>Washburn (3) 32: 9,10,15</p> <p>waste (3) 58: 5,23;59: 9</p> <p>watch (2) 82:23;85:19</p> <p>watching (2) 64:12;89:17</p> <p>water (9) 37:15;57:24;58: 3, 4, 5,24;59: 6, 8, 9</p> <p>way (10) 22:11;72: 6,25;81:24; 82:18;93: 3;95:13; 100:10,16;101:23</p> <p>ways (3) 92:23;95:16;101:22</p> <p>wearing (1) 42: 4</p> <p>web (1) 71: 4</p> <p>website (6) 3: 9;17: 8;73:22; 74:20;87:24;96:11</p> <p>week (1) 76:20</p> <p>weeks (3) 56:17;73: 9;104:18</p> <p>Welcome (1) 2: 7</p> <p>west (1) 60:21</p> <p>what's (2) 70:20;106: 7</p> <p>whole (4) 40:10;58:16;84:13; 105: 1</p> <p>who'll (1) 58:22</p> <p>wide (1) 99: 9</p> <p>widespread (1) 33:15</p> <p>willing (3) 112:19;114:17,20</p> <p>window (1) 101:16</p> <p>wise (1) 59:20</p> <p>wishes (1) 36:18</p> <p>with! (1) 77: 9</p> <p>within (4) 5:20;28:14,25;56:14</p> <p>without (8)</p>	<p>8:22;26: 1;27:12; 30: 4;45:18;46:16; 98:11;101: 7</p> <p>WITNESS (4) 23:20,23;24: 1, 5</p> <p>Wolfe (5) 42:17,18,18;47:25; 103:20</p> <p>woman (1) 97: 8</p> <p>wonder (1) 36:19</p> <p>wondered (1) 104:13</p> <p>wonderful (8) 33: 5;52:16;67:14,22; 68:17,21;76:18;90:13</p> <p>wondering (2) 32: 1;71: 2</p> <p>words (4) 16: 5;28:19;77:18; 79:23</p> <p>work (9) 2: 9;49: 2;54:20; 58:24;59: 4;79:18;85: 4, 11;90: 4</p> <p>worked (3) 15: 7;20:10;95:10</p> <p>working (4) 7:25;33: 8;80:18;90: 5</p> <p>workshop (3) 12: 1, 5;45:10</p> <p>workshops (1) 41: 2</p> <p>worry (1) 65:18</p> <p>worsen (1) 47:22</p> <p>worth (1) 34: 4</p> <p>written (4) 23:10,11;109: 2; 110:10</p> <p>wrong (2) 62:24;87:20</p> <p>wrote (2) 35:24;76:21</p>	<p>86:14,18;87:11,12;89: 5, 18,19,19;90:11;92:18; 93: 4;97: 4;112: 7;113: 3</p> <p>yield (1) 22:21</p> <p>York (6) 5: 1;19:24;66:17; 74:13;80: 5;87:23</p> <p>young (1) 42:21</p> <p>younger (1) 80:17</p>
W		Y		
<p>wages (1) 80:18</p> <p>wait (2) 57: 2;108:23</p> <p>waiting (1) 40:17</p> <p>walk (4) 60:13,16;87: 8;89:25</p> <p>walkable (1) 47: 9</p> <p>walk-in (1) 50: 7</p> <p>walking (4)</p>	<p>Yales (1) 67:23</p> <p>year (12) 15:11;16:15;43: 8; 44: 3;66:13,14,15;77: 2; 79: 3;80: 5;87:21;90:15</p> <p>years (38) 10:11;19: 4;28:25; 36:18;41:22,22;42:20; 48: 8;52:10;64:18,21; 65:11;69: 9;71:17; 72:24;73: 1, 1, 2;78:25; 79: 1;80:10,12,20;85:10;</p>			