----------x

CONDENSED

In Re:

TOWN OF HAVERSTRAW ZONING BOARD MEETING

----------x

April 13, 2022
7:00 p.m.

Zoning Board Meeting held at One Rosman Road, Garnerville, New York, before a Notary Public of the State of New York.

DRAFT

SANDY SAUNDERS REPORTING
254 South Main Street, Suite 216
New City, New York 10956
(845) 634-7561

APPEARANCES:

GREGG LAWLESS, CHAIRMAN
CARLOS BARRETT
LARRY MARGIOTTA
PAUL CLEARY

CHRISTIE ADDONO, ZONING BOARD ATTORNEY

MICHELLE CRAFFEY, SECRETARY

Proceedings

CHAIRMAN LAWLESS: Good everyone, everyone. Today is Wednesday, April 13th, 2022. This is the regularly scheduled meeting of the Zoning Board of Appeals. Everyone please rise for the Pledge.

(Pledge of Allegiance.)

CHAIRMAN LAWLESS: I'm going to do a roll call.

Paul Cleary.

MR. CLEARY: Present.

CHAIRMAN LAWLESS: Larry Margiotta.

MR. MARGIOTTA: Here.

CHAIRMAN LAWLESS: Wilbur Aldridge.

(No response.)

CHAIRMAN LAWLESS: Carlos Barrett.

MR. BARRETT: Here.

CHAIRMAN LAWLESS: Can I have a motion for the adoption of minutes for the February 9th, 2022 meeting?

MR. MARGIOTTA: So moved.

MR. BARRETT: I second.

CHAIRMAN LAWLESS: Motion made by Mr. Margiotta. Second by Carlos Barrett. All in favor, say Aye.

(Whereupon, all the Board members

Proceedings

responded "Aye".)

CHAIRMAN LAWLESS: Can I also get an adoption of minutes for the March 9th, 2022 meeting?

MR. MARGIOTTA: So moved.

MR. BARRETT: Second.

CHAIRMAN LAWLESS: Okay. Motion made by Larry Margiotta and second by Carlos Barrett. All in favor say "Aye".

(Whereupon, all the Board members responded "Aye".)

CHAIRMAN LAWLESS: First order of business --

MS. ADDONA: Mr. Chairman, the first application on the agenda is Efrain Castro 69 N. Central Highway, Garnerville, has requested an adjournment of their application for this month. The engineer was not able to make it this evening due to a conflict and the application is required to be re-noticed as was discussed last month.

So the next application on the agenda is 81 West Ramapo Road, LLC, 81 West Ramapo Road, Garnerville. Section: 26:09, Block: 04, Lot: 01. A new notice of a public

Proceedings

hearing was sent to the applicant. Continuation of a public hearing to appeal the decision by the building inspector.

Is anyone here this evening on behalf of the applicant?

CHAIRMAN LAWLESS: Is the applicant here for 81 West Ramapo Road, please step forward.

Make a motion to adjourn the meeting to May?

MR. CLEARY: So moved.

MR. BARRETT: Second.

CHAIRMAN LAWLESS: All in favor say "Aye".

(Whereupon, all the Board members responded "Aye".)

MS. ADDONA: Mr. Chairman, the next application is James and Denise Monte, 9 Cinder Road, Garnerville. Section 20.14, Block: 04, Lot: 42.

Proposed 35X25 addition. Public Hearing. Requesting the following:

Site distance. Relief from Section 172-21(b).

Front yard from South Park Drive,

DRAFT

Proceedings

19.03 ft. variance.

Front yard from Cinder Drive, 7.03 ft. variance.

Accessory building setback, 4.07 ft. variance.

CHAIRMAN LAWLESS: Please state your name and your address for the record.

MR. GDANSKI: Paul Gdanski. My address is 633 Woodmont Lane, Sloatsburg, New York, 19774. I'm here representing the Montes for Anthony Celetano.

CHAIRMAN LAWLESS: You want to let us know what your proposal is, please?

MR. GDANSKI: Sure. So the Amontes are proposing an addition on the side of their home which they live on a corner, a corner lot. So it requires a variance from the site distance triangle, as well as a front yard variance on South Park Road. I believe they were before the board last month and because of the notification for the GML, there wasn't enough time so they had to come back to this meeting.

MS. ADDONA: For housekeeping purposes, there was some confusion last month

Proceedings

about whether the applicant had noticed the application in accordance with the code and it turns out that they did. So it was noticed for the March meeting carried over to the meeting this month. GML was not up at the time of the last meeting, but we did subsequently receive responses.

Have you received those?

MR. GDANSKI: Yes.

MS. ADDONA: Do you have anything to address with respect to them?

MR. GDANSKI: The only issues are the first two where they talk about the variances and that's why we're here.

MS. ADDONA: So what I would propose with respect to the second condition, the second recommendation that they made, would you be amenable to amending the plan to just indicate that a variance was required from that front yard setback on Cinder Road and because it's part of this application that's been noticed?

MR. GDANSKI: Yes. We have no issue with that.

MS. ADDONA: Okay.

Proceedings

CHAIRMAN LAWLESS: Anybody on the board have any questions?

Make a motion to close the public hearing?

MR. MARGIOTTA: So moved.

CHAIRMAN LAWLESS: Mr. Margiotta.

MR. BARRETT: Second.

CHAIRMAN LAWLESS: Mr. Barrett.

MS. ADDONA: So, Mr. Chairman, in advance of this meeting I did prepare a draft resolution that was circulated to the board. If it's amenable to the board, I will read portions of it into the record for your consideration.

CHAIRMAN LAWLESS: Please do.

MS. ADDONA: So, because we have a lot of people here tonight, I will skip over the administrative aspects and just read the findings for the Board's consideration. This is the application of James and Denise Monte, 9 Cinder Road, Garnerville, New York.

Whereas, the ZBA complied with the referral requirements of General Municipal Law Section 239-l and -m and in response to the referral received a letter from the Rockland

Proceedings

County Department of Planning dated March 20, with eight comments that are addressed as follows:

1. The Zoning Board is charged with and authorized to grant area variances in accordance with the statutory criteria set forth in Town Law Section 267-B. As set forth herein, the Board finds the Applicant does satisfy the criteria for the requested area variances. The location where a proposed addition could be placed is limited for practical purposes based upon the existing layout of the house and improvements on the Property. The Property is also a corner lot, and as a result has to comply with the requirements for the front yard setback on two sides. The Board does not believe the addition will result in the overutilization of this Property as even with the proposed addition, the Property will not exceed the permitted building or lot coverage. The Applicant's engineer has stated on the record that there will be no obstruction on sight coverage form the proposed addition because of the driving movements on Cinder Road and South

DRAFT

Park Road. The house is already existing and the proposed condition is intended to accommodate one more person, and therefore, will not significantly impact congestion on local roads, sewer, stormwater or water supply.

2. As a condition of this approval, the Applicant shall revise the Approved Plan to indicate that a variance was required and obtained for the front yard from Cinder Road.

3. As a condition of this approval, the Applicant must have a review done by the Rockland County Department of Health to ensure compliance with the Rockland County Sanitary Code, Article XIX, Mosquito Control.

4. As a condition of this approval, the Applicant must have a review done by the Rockland County Department of Highways, and have any concerns addressed and all required permits obtained.

5. The Village of West Haverstraw was sent notification of this application on March 8, 2022 and more than 30 days have elapsed without a response being received.

6. The procedure for notifying the

County Commissioner of Planning of the ZBA overriding conditions of the GML review is duly noted and the Town will comply with them to the extent necessary.

7. The procedure for notifying the County Commissioner of Planning of the ZBA overriding conditions of the GML review is duly noted and as a condition of this approval, the Applicant must comply with them to the extent necessary.

8. Comments 8.1 through 8.5 are not required to be complied with as part of the GML process, notwithstanding such, they are addressed as follows:

A. The Applicant shall comply with comments 8.1 through 8.4 as a condition of this approval.

B. With respect to comment 8.5, the ZBA sent the GML referral to County Planning in advance of the public hearing being opened, but adjourned the March public hearing in order to ensure sufficient time for County Planning to respond as required by law. This is the general practice of the ZBA and it does not vote on applications subject to GML review

unless 30 days have elapsed since the referral was sent to County Planning.

WHEREAS, having made personal inspection of the premises and being familiar therewith and after duly considering all the proofs and evidence before it, this Board determines as follows:

IT IS HEREBY RESOLVED, this is a Type II action under the State Environmental Quality Review Act and therefore, no further action is required.

AND IT IS FURTHER RESOLVED, based upon the facts set forth above and the representations made by the Applicant, the findings of this Board are as follows:

A. There will be no undesirable change produced in the character of the neighborhood or detriment to nearby properties as a result of the variances. The house with the proposed addition is consistent with the character of the neighborhood as other houses in the neighborhood have also put additions on their homes.

B. The benefit sought by the Applicant cannot be achieved by some method

feasible for the applicant to pursue, other than the area variances. The Applicant is seeking the addition to accommodate their elderly mother. Based upon the existing location of the house and the configuration of the lot, there is no other feasible location to put the addition.

C. The Board finds that overall the variances are not substantial. The sight distance triangle is only slightly encroached upon as a result of the addition. The shed is located in the corner of the Property which is shielded from view and is in an existing condition, as is the front yard setback off Cinder Road. While the front yard variance off South Park Road resulting from the addition could be considered substantial, this is partially due to the fact that the Property is a corner lot that must comply with two front yard setbacks.

D. There will be the no adverse effect or impact on the physical or environmental conditions in the neighborhood or district from the requested variances. The addition is proposed to be located in the

DRAFT

southeast corner of lot facing South Park Road. There is existing screening on the Property off of South Park Road that will reduce the visibility of the addition from the street and the neighboring property on the other side of South Park Road. The addition will only be one story, which is lower than the height of the existing house.

E. The difficulty is self-created because the Applicant wants to install an addition that does not comply with the requirements of the Zoning Code, but this factor is not determinative and does not preclude the granting of the area variances where the balancing test establishes that the benefit to the Applicant will outweigh any potential detriment to the community.

It includes the Board's standard conditions, that it's limited to the approved plans as amended as provided in the resolution, the applicant has to obtain all other permits and approvals, has to comply with all the conditions outlined in the resolution with respect to County Planning's comments and one that is specific that was

included in this resolution is that the property must remain a single family residence.

Then IT IS FURTHER RESOLVED, while the ZBA believes it has adequately addressed County Planning's Comment 1, out of abundance of caution for the reasons set forth in the ZBA's response set forth on page 1, the ZBA by supermajority vote, hereby overrides the County's Comment 1.

Dated as of April 13, 2022.

And just to clarify for the record, because there is an override out of abundance of caution, one of the Planning Board's comments, it does require all board members present today to vote in favor of the resolution.

CHAIRMAN LAWLESS: Someone make a motion to vote.

MR. MARGIOTTA: I'm going to make a motion to accept the proposed variances.

MR. BARRETT: Second.

CHAIRMAN LAWLESS: Approved by Mr. Margiotta and second by Mr. Barrett. All in favor say "Aye".

(Whereupon, all the Board members responded "Aye".)

CHAIRMAN LAWLESS: 4-0.

MR. GDANSKI: Thank you. Have a good night.

CHAIRMAN LAWLESS: Good luck.

Next item on the agenda is 62 Riverglen Drive.

MR. EMANUEL: Good evening, Mr. Chairman, members. Ira Emanuel, Ira Emanuel Law, PC. I'm the attorney for the applicant and I also have with me Dennis Rocks from Brooker Engineering, who are the project engineers for this project.

This is a continuation of a public hearing. At the last public hearing session in March, we gave a full presentation with respect to the proposal and we have nothing further to add this evening. We're here to answer any questions you may have.

CHAIRMAN LAWLESS: Thank you.

MS. ADDONA: Mr. Chairman, we do have the Town's traffic engineering consultant, Andrew Villari, from Stonefield Engineering who has been working with the Town

Board on this project to review it and explore potential mitigation methods and he will be addressing the issue.

MR. VILLARI: Good evening. For the benefit of the record, my name is Andrew Villari, V-I-L-L-A-R-I-m I'm a traffic engineer with the firm Stonefield Engineering and Design. My office has been retained, my firm has been retained by the Town Board to review the application and also, prepare some recommendations.

We did issue a letter that the applicant had responded to. What I'd like to do very briefly, is give the board my understanding of the application and give you some important facts to consider and introduce a recommendation that we are currently working withing the town board on.

The applicant has made the representation that the proposed house of worship will have a maximum of 107 congregants. They did actually in response to a comment that we had raised, they did go as far as to say it's not anticipated that more than 107 people will be using the building at

DRAFT

any one time. I think that's important to consider.

The daily operations of this facility, there will be morning and evening prayer services. The question that we had asked the applicant was how frequently how many people would be using that on a daily basis, a question that the Board should have the answer to. The answer to that question is about 25 to 30 congregants every morning and every evening, and we compared that number to how much parking is proposed.

There are 27 total parking spaces and there's a requirement of I believe 37. That's why they're requesting a variance in front of this board. If you have a daily occurrence of 25 to 30 people and parking for 27, if you consider the fact that some congregants may carpool, some congregants may walk, you should feel pretty comfortable for the daily operation of this facility.

Now, the next question is what happens when there's 107 people in this building. It's important to consider that that would be during the Sabbath or High Holy

Days where it is legally restricted that congregants cannot drive. So on those days it's very unlikely that there will be a parking issue that could occur here.

Now, there is the potential issue for a congregant coming before sundown, dropping their car off and leaving it there overnight. That is a possibility. And it's also important to note that the town does have a restriction on on-street parking overnight during the winter months. We've identified this to the applicant and their response was that they would make sure that all congregants are aware of this. If there are any violations, those vehicles are subject to fines and being towed. So the applicant is well aware of all of this.

So what we have been doing more recently with the Town Board is, coming up with a plan that is a fail safe, if you will. So if the applicant has undershot the amount of parking that they need, if the facility operates in a way that we didn't anticipate, what's the fail safe. So that's the exhibit that I would just like to put on the easel and

I believe everyone on the board does have a copy of this on a smaller scale.

This is an aerial exhibit with the proposed site plan overload. What's also the focus of this exhibit is on-street parking regulations that we recommend to the Town Board. That is the jurisdiction of the Town Board to make any changes to on-street parking.

Essentially, what is proposed is -- a symptom of the street that this project would be located is a standard residential roadway in the town. It's about 30 feet wide and it has two-way traffic. 30 feet wide, it's a bit oversized for the minimum for a two-way traffic road. So what that says is that there's actually the capability to have on-street parking on this type of residential road; however, it should be permitted only on one side of the roadway.

If there were to be parked cars on both side of the street, the travel way ended up being very narrow. Maybe 12 feet, 14 feet at its maximum and that just doesn't really work for two-way traffic. It would just be a

little bit problematic.

So what we are recommending to do is as a fail safe, to recommend to the Town Board that on-street parking be restricted on the far side of the street. That would be the east side of the street. And on-street parking would be allowed in front of 62 Riverglen on the west side of the street.

Just on the view that you see before you, between Dunnigan and Dawson, on the west side of the street alone, there would be additional parking for about 12 extra vehicles. And we selected the west side of the street because that gives congregants getting out of their cars and walking to the facility, it limits the likelihood that they'll need to cross the street. If we did it on the opposite side, everybody would have to across the street. Maybe not a good idea.

And it's important to consider that the side of the street where parking would be restricted is only between Dawson and Dunnigan and there are two houses on that stretch of the road, except both of those houses also have frontage on Dawson and Dunnigan. So it's

DRAFT

not like those residents would be prohibited from having on-street parking. They would just have to do so on the additional public streets.

So as I mentioned, that's under consideration for the Town Board, but since this board is contemplating the approval of a parking variance, we thought we should discuss some of the facts here. If we can answer any questions.

Thank you.

CHAIRMAN LAWLESS: Can you speak to the size of the proposed fire lane, striping and that stuff?

MR. VILLARI: Absolutely. In addition to the parking regulations that we're recommending, we've also proposed an emergency vehicle lane that would also be in front of the site. That's been sized to be exactly 40 feet long and that's anticipated to the size of the fire apparatus vehicle that may need to service the facility and that would be located just north of the proposed driveway.

I have a laser pointer here. The driveway is approximately here and then

40 feet north of it, that would be stripped off for no parking, emergency vehicles only.

MR. BARRETT: Can the congregants make some kind of arrangement for transportation in case there's excessive issue with the parking in the street?

MR. VILLARI: It's a good question for the applicant. I'll let them answer that question.

CHAIRMAN LAWLESS: Anybody else have any questions?

MR. VILLARI: Thank you.

CHAIRMAN LAWLESS: Thank you.

Anybody in the public wish to be heard? Please step forward and state your name for the record. Sign in, please.

MS. SHAPIRO: I prepared -- well, hello. My name is Susan Shapiro. I'm an attorney for the neighbors that formed an organization called Citizen's United to Protect our neighborhood of Haverstraw. I prepared a nine page submission that I'd like to hand out to each one of you. I don't expect you to read it right now, but I hope you will read it before you make any

determinations with regard to this application and I hope you'll give me a couple of extra minutes so I can present some of the issues that we'd like to bring to your attention.

First of all, there is no question that a house of worship is permitted in any district in the Town of Haverstraw. Haverstraw has extremely, as you well know, non-restrictive zoning with regards to houses of worship and does not in any way prohibit the right to exercise religion. The town board -- the town, the ZBA and all the other town boards should feel confident in upholding this nonrestricted zoning code and recognize that any RLUIPA threats are a red herring.

While federal and state regulations make it clear that zoning should be liberally construed and not be a burden to religious uses, nowhere do these regulations exempt a house of worship from reasonable and permissive local zoning like you have in Haverstraw. And the bulk standards that you've enacted long ago, enable a peaceful coexistence between residential and religious uses.

Nothing in RLUIPA requires the ZBA to discard well established community planning tools and land use regulations. It was designed, RLUIPA was designed to prevent enacting of laws to support religious assembly. That is clearly not the case here.

My client ask that ZBA require mitigation impacts of the excessive and large and substantial zoning variances that are being requested. This is a single family home. Under your code, under a single family home that is being used or added to for religious purposes, should be applying for a special use permit. I don't believe that has occurred and I think that that's the procedure that needs to take place. That is necessary so that you can protect the existing neighborhood and you can protect the conservation easement which encroaches and is constraining this lot on two sides and it was known that it existed when the applicant bought the property. Your zoning codes were known to the applicant when they brought the property. If they had done their due diligence, and it was their obligation to do

DRAFT

their due diligence. It's not the ZBA's obligation to fix the problems that were created by buying a lot that may be too small for their uses.

One real consideration and concern I have even listening right now to the traffic expert, is that they're claiming they're only going to have 107 congregants at any time. However, it's very clear in their narrative that this a congregation that's growing and has grown to 60 families. Using an average, maybe a low average, we're talking about four people per family. We're talking about 240 congregants in this congregation. How are they going to restrict 107 people showing up? What are they going to do when the 108th person shows up? Are there going to be restrictions? Are there going to have to be reservations? Will there be a covenant that runs with approvals that requires that there's only 107 people in the building at any time? Who's going to enforce that? Is the town going to enforce that? These are really big questions because it applies to the parking, the traffic, the noise and the use of this

land. This is an overuse of a small lot that is highly constrained.

In my paper that I handed out, I go into depth about various issues, but I'll just give you a summary of the things that I think are the highlights. The FEAS is inconsistent with the site plan and the narrative. All of these materials need to be consistent, and we ask you to really look at that before anything moves forward.

The land use boards, including the ZBA, should require submission of floor plans to confirm the occupancy and the plans as they relate to the baseline parking requirement. We don't know whether there is room -- the site plans have not been provided as far as I understand and so there's no knowledge as to whether there are areas for weddings, large parties, those kinds of activities and that will bring not only the congregants, but also their guests. So, maybe we're talking about more than 240 people will be using this structure, this single family home.

As I said before that under your code for a single family home to be turned

into a house of worship, it's considered a gathering place and those requirements and those regulations should be followed. They're very reasonable. And actually, the bulk tables for a house of worship are also very reasonable and very lenient. What they're asking for is excessive variances from that. So, for example, the floor to area ratio. They're asking for a 88 percent variance on that. That is clearly substantial.

On the side yard there's only 17 feet on one side and less than the required of I think 35 feet. I think it's about 20 feet on the other side. So they're impacting the neighborhood. They're adversely impacting the neighborhood.

The question is, why are they adding such a large square footage to this building. If they're really claiming that only 107 people are going to be there at any one time, they currently have approximately a 3,000 square foot building. They're making it an 8,000 square foot building. Why if there's only going to be 107 people there? I think that's a question that needs to be discussed

and asked. If it's true that they want to contain this to 107 people, there's no reason for such a large footprint and such a large building in a neighborhood where all the houses are small.

This will be a total change in community character. It's going be like nothing else in the neighborhood it will look different. It's going to be much larger and it makes a change. A religious use is allowed. The change of the community character is not.

The parking is really a very large consideration. I'm not sure where the number 37, how that was created, because if you look at 240 congregants, we're talking about -- and your code says that per, for four people in a house of worship you need to have one parking space. So we're talking about 60 parking spaces, plus the accessory uses which looks like there's about ten more additional parking spaces. So maybe we're talking about 70 parking spaces is actually what's needed. But we're talking now about 27 parking spaces and maybe some additional parking on the street.

DRAFT

That doesn't even seem adequate for this congregation.

So I think these things have to be looked at and a site plan has to be provided to you, so you can understand what is actually being applied for here. Your code is very clear that even if you give a variance for parking, the maximum is a 25 percent reduction. So at 60 parking spaces you're talking about a maximum reduction that you're allowed to give is 45 parking spaces, not 27. So once again, I ask you to look at the site plan.

I'm glad that the traffic consultant acknowledged the narrowness of Riverglen and that parking can only be on one side of the street. I was there yesterday. I don't thing even parking on one side of the street would be adequate to allow the two-way traffic. I think it would be worth everyone going out and taking a look at that.

And now we should talk about the conservation easement. This conservation easement was irrevocably dedicated to the town when a subdivision was made in 1983. The town

has an obligation to protect that conservation easement. Your code is very clear about conservation easements and their purpose, and it's to remain in the natural state. To put the majority of the parking lot, to make it impervious surface to construct the parking lot, is certainly not what a conservation easement is intended for.

And so, yes, you can grant variances, but to grant something that substantial, you really need to do a full environmental review. You need to go through the SEQRA process and take a hard look and make mitigation measures to determine, maybe they need to reduce the size of the building. Maybe that's the mitigation. Maybe it's a congregation that bought the wrong property for their uses. Maybe they really need a larger property that isn't so constrained.

This is a site that not only has two sides of a hundred foot conservation easement. It also has a majority of sleep slopes, extremely sleep slopes. So there's a lot of environmental constraints on this property already that existed when they bought the

property. So, you know, I think as -- I believe the planning board is the lead agency. Are you the lead agency on this?

MS. ADDONA: The Planning Board.

MS. SHAPIRO: Planning Board. So I know that's the next meeting, but I believe that the lead agency should require the Part II and III be completed of the FEAF and should acknowledge, and you should acknowledge, that this project has unavoidable adverse impacts on traffic and on zoning, and on community character and on the neighbors, and require that a limited DEIS be done.

They're asking for a three-fold increase in the size of the existing house. That's not a little. That's quite a large variance that they're asking for and their bulk standards are not met.

So, instead of demanding that the town with its well established and well considered planning regulations and zoning code, accommodate the needs of the 60 family congregation, maybe there has to be mitigation. Maybe they have to consider that this one property can't meet the needs of

their growing congregation and that this is a neighborhood, this is a residential neighborhood and the neighbors who are your constituents ask that you carefully consider this before you grant any use variances to protect public health and safety and the community character. Thank you very much.

CHAIRMAN LAWLESS: Does anybody else wish to be heard? Please step forward and sign the book.

MR. VERSHUBSKY: Hi. My name is Rueven Vershubsky. I live here on 7 Dawson Road.

I am not a lawyer, not an attorney. I'm just an observer. The lady on my left asked the question about enforcing the number of members, of the participants. My question is only if other religious institutions also have an enforcement code? Do other religious institutions also have groups that come and bring up all their public health and safety concerns?

So I'm just asking, how would it make more sense if they were to be -- if she's saying that we're a growing community and we

DRAFT

have many, many members coming in droves, I don't see that, but she does, then would it make more sense for us to have thirty small congregations? Would that help the character of the community? Number one.

Number two, I just wanted to know, I'm not an attorney, I'm not asking, I just want to know, is there a bigger property that is suited for this community in that area or is there another property that she has in mind? May be we can talk about buying that property.

Number three, I just wanted to know if we're talking about the change of character, we're talking about the traffic. We're talking about things that we as neighbors also care about. We moved here, we want to have the character stay the way it is. We like the beautiful grass and greens. We like public safety and that's why we're here. So we have the same concerns. We're also neighbors and we're also here and we also want to see this being done in the most beautiful way.

Thank you.

CHAIRMAN LAWLESS: Thank you.

Anybody else wish to speak? Please step forward. Sign the book. State your name for the record. Please state your name for the record.

MR. NIFOROS: My name is Nick Niforos. 3 Meadow Court, Thiells, New York.

CHAIRMAN LAWLESS: Thank you.

MR. NIFOROS: Let me know if I'm leaning to close because I have a loud voice.

I understand exactly what the young lady here was saying because why would you deliberately, if they have a committee that's overlooking places to put a religious building, why would they look at something that is suitable for only maybe four or five people to live there? But we're supposed to say, come on down, let's do whatever you want, we'll change the rules, just because, because. I won't get into all of that, but that's what it is. We have a right to be able to live in the community that we've been here for thirty, forty years, if not longer for some people, okay?

And what are we allowing to be done?

It doesn't seem possible that a building of 3000 square feet, if that's what it is, would be picked and chosen after somebody actually looked at the variances and looked at what the place is and what it's going to affect on the other people in that neighborhood. I think we should take that into consideration and not just say, oh, we're going to step back every time and usurp our rights. And I'm a retired military veteran. I blood and sweat for our county. No offense, I don't want to back up any more. Thank you.

CHAIRMAN LAWLESS: Please state your name and address.

MR. GONZALEZ: My name is Tom Gonzalez. I live on 2 Dawson Road in Thiells, which is directly across the street, just a couple of houses down from the applicant. Like the gentleman that just spoke here, some of our neighbors have been living here for thirty, forty years. I have not. I've been living here for six years. I'm a New York City school teacher for 24 years. I lived in a beautiful neighborhood in the Bronx, Riverdale. But my wife and I wanted to live

that American dream and live in the suburbs and we did that and we settled at 2 Dawson Road in Thiells, a beautiful, quant neighborhood. Tiny roads, beautiful landscape, beautiful animals, deers, turkeys, you name it that reside on that easement, on that property that we're talking about now.

And from the traffic consult, how is that going to impact me particularly, and my family, according to that chart, one of the houses that they will park on the street is on my driveway. When I go outside on Friday and Saturday morning, I don't want to look at 25 cars. I really don't. Down on Riverglen currently, to push back on the gentleman that spoke over here, keeping things quiet, not many cars, their are congregations going on. I'm not sure if they're legal or illegal on Riverglen. I look right outside my door, I've counted up to 25 cars. 25 cars on the street. I've called the police many times. They've knocked on their door many times.

I don't believe what they're saying. They're going to tell you one number. It's not going to be the number. Add 50 to

DRAFT

75 percent to that number. We all live it firsthand. We live it firsthand. Every Friday, every Saturday. We live it already in a bilevel home right across, three houses down from what the applicant is introducing to you all now. Two houses down in a bilevel.

I am just in shock that this is even being considered. I am in absolute shock. Again, I feel terrible for my neighbors. Great people, hard working people, ex-cops, ex-firemen that have been living here for 35 years.

WOMAN IN AUDIENCE: 47 years.

MR. GONZALEZ: Everyone deserves a place of worship, absolutely, but it is not our fault that the applicant did not investigate that property before they bought it. There's no way that they can build a 9,000 square foot facility in the middle, I can guarantee you none of you up here respectfully, would want that in your neighborhood. There's no way. It will change. It will change the fabric of that community forever.

Then the parking is another --

that's going to directly affect me, okay? I left the Bronx because I didn't want to look at cars all over the street. That's why I left. I really hope that you all can go out personally to that property and take a look. You'll probably run into fifteen deer and five turkeys on the easement because they're there and I know my neighbors are passing it around and showing herds of deer and turkeys and you name whatever animals are over there. They should have done their homework first. They did not.

And again, I'm asking all of you to please personally go out, look through the neighborhood, see the homes, they're all 3,000 square foot, give or take, not 9,000 square feet.

Thank you for your time.

CHAIRMAN LAWLESS: Anybody else in the public wish to be heard? Please sign in and state your name for the record.

MS. CORITSIDIS: My name is Tina Coritsidis and my address is 60 Riverglen Drive.

Peace, calm, serenity. These were

the qualities of our neighborhood when my husband John and I moved into our home at 60 Riverglen Drive in 1984. After months and months of searching for a perfect home, we found exactly what we were hoping to find, a beautiful quiet place to grow old together and to raise our son. We loved it. Coming from the hustle and bustle of New York City, our arrival in Thiells was more than a dramatic change of scenery. It was a blessing.

You see, both my husband and I worked long and odd hours for many, many years. Coming to Thiells offered us a much needed contrast to our very busy lives where we could unwind in our backyard and take in the beautiful nature just outside our door. It was an oasis, one that contributed not only to our own enjoyment and quality of life, but to that of our son and the entire neighborhood. Community actually.

As we are immediate neighbors to the proposed house of worship of 62 Riverglen Drive, I felt it was important to come forward and share our point of view with the entire community this evening. We one hundred

percent believe that the right to worship clearly and openly applies to all who wish to do so. We are not opposed to any group doing just that. However, when we moved to Thiells some forty years ago, it was the promise of not only the conservation of its natural beauty, but its character as a low density residential neighborhood.

So with the added house of worship, we do have concerns. Namely, those of natural conservation and zoning changes, but also those of increased traffic and street density throughout the neighborhood. Riverglen Drive is an active street. It provides connection for communities within the towns of Thiells, Pomona, Garnerville, with a proposal of no parking zones and other traffic restrictions I doubt the day to day efficacy can maintain safe roads in front of my home, on my street, our street.

So the restriction of parking to only one side of Riverglen Drive is not a solution when we discuss safe two-way traffic for our residents. In fact, it will have the opposite effect entirely in that it encourages

DRAFT

unsafe parking areas legally permissible.

An in times of medical emergencies, I question the serious impact this will have on the rear moments of life and death when God forbid one of our loved ones, our husband, wife, child, mother or father, is in need of immediate attention and an emergency service vehicle is delayed all due to overcrowding Riverglen Drive.

Our doubts and concerns are real for the entire community, its people, its nature, its wild life. The peace, calm and serenity my husband and I have loved from our first day in Thiells remains in our hearts today. I pray that that will not change. I thank you for your time.

CHAIRMAN LAWLESS: Anybody else in the public like to speak?

MR. PAGAN: My name is Pagan. At present I live at 5 Dawson Road and I didn't come here to make comments. I came here to ask questions. Since you're the chairman, I'm going to direct them to you.

MS. ADDONA: That's not the function of a public hearing. It's for you to make

comments into the record that the board can consider and the applicant shall respond to.

MR. PAGAN: Are you suggesting I can't make inquiries here?

MS. ADDONA: You can absolutely make inquiries. I'm just not saying that the Board will be in a position to respond to them.

MR. PAGAN: Well, my inquiry is this gentleman here handed copies of this. I'm sitting over there. I can't see it. Is there a chance I can have your copy?

MS. ADDONA: If you want to call the building department they can certainly provide you with anything.

MR. PAGAN: That's fair, but I think that the board knew about this meeting and they should had this handout available to all the residents here so we could assess it.

The other questions that I have, with respect to the parking between Dawson and Dunnigan at best, maybe six car lengths and this gentleman suggested parking on one side of the street. So what's going to happen to the back fill of cars because this gentleman at 2 Dawson is correct, parking is all over

the place and now it spills into Dawson, further down on Dunnigan and on Riverglen. What's going to happen to the back fill parking? Any answers?

MS. ADDONA: Sir, I explained, this is an opportunity for you to make your comments and for the board to consider them.

MR. PAGAN: Is the board actually going to consider them? That's my question, because it would seem to me --

MS. ADDONA: There's a stenographer who's here taking down every word that you say.

MR. PAGAN: Because I'm hoping that the board is objective. There's been a lot of observations here that have a lot of merit and I would think that if you're objective, you would entertain the merits of it because if I'm not mistaken, the board members here, do any one of you -- again I'm asking questions -- do any one of you live on Dawson? No. Riverglen? No. Dunnigan? No. So you're not impacted by what is going to happen, if you let it happen. But I believe that if you're going to handle this

objectively, you shouldn't let it happen. So we'll see how the board votes that down the line. Thank you.

CHAIRMAN LAWLESS: Anybody else in the public wish to speak?

MR. BORDEN: Kenneth Borden, 22 Dunnigan.

I built my house at 22 Dunnigan thirty years ago. I moved from Pomona Park condominiums. The main reason was to get away from a crowded environment surrounded by lots of neighbors coming and going and concrete buildings. I sought out residential areas that had peaceful settings for my health and well being. I built my current home because of the conservation easement knowing the restrictions. I was informed by the realtor that there would be -- no one would be able to modify the preexisting landscape.

So I was able to come home from my twelve, fourteen hour day at the time and sit on my deck with my wife, enjoy a glass of wine while looking at the nature go about its daily routine.

I don't have a problem with a house

DRAFT

of worship. I could careless if there was a mosque, a church, a kingdom hall. That's America. We enjoy religious freedom. My problem is that the applicant is asking to change the use of variance of the conservation easement and the tranquil way of life as it exists now. The applicants knew about the restrictions of the conservation easement just like everyone else who bought properties along the conservation easement. By changing the view there will be an increase of visual and noise impact. There will a paved parking lit parking lot with cars going in and out within 25 feet of my property line. This is not a peaceful environment.

There are many areas in the town of Haverstraw that are suitable for what they are requesting. Just like I sought my suitable needs without infringing upon anyone else's freedom. The Town of Haverstraw is very accommodating to all religious faiths. Haverstraw embraces religions. There are AME Zion, one AME Zion, two Baptist churches, one Christian church, two Episcopalian churches, two Gospel churches, two Jehovah Witnesses,

two Pentecostal and one Presbyterian and the list goes on. As our small town is just a sample of how inclusive Haverstraw is.

This is not about preventing anybody from practicing their faith. It's about the use of variances in the conservation easement. How this use of the variance is going to infringe upon my mental health. I found that a location -- this location was ideal for myself and my family. What is being considered about the applicant just is not fair for my family and my needs.

Thank you.

MR. MILLET: Marcus Millet, 19 Ossman Drive.

I just want to say something about the parking that may have been passed over. There's talk about 107 congregants. The applicant's own narrative summary concedes that -- there's not just a sanctuary, there's also a social hall. There's certainly noting nefarious about that. Most religious buildings include a social hall, but that social hall even according to the applicant's summary, will be used for weddings, bar

mitzvahs and other religious events. Again, nothing wrong. Every religious building hosts big events.

The parking calculations based on 107 occupants in my mind they're based on a fiction. I mean how many people are going to attend those events? Nothing wrong with a religious building being used as a community gathering place, but how many people are going to be at those events?

Thank you.

MS. HARPER: I'm Maddalena Harper representing CUPON-Haverstraw. I'm here to support my neighborhood who feels their rights should be taken into consideration in making a decision for the use variance of the conservation easement.

The Zoning Board and Planning Boards represent all parties involved in making decisions to use the town's recognized conservation easement. The applicant knew the restrictions of the conservation easement just like all the adjacent neighbors. The neighbors are fine having 62 Riverglen be a house of worship adhering to pre-existing town

codes, but must they extend the home and subsequently encroach on the conservation easement that for the neighbors, represents a place of peace and tranquility and escape from the hustle and bustle of everyday life, something that they need for their health.

Haverstraw is very permissible in allowing all faiths to practice. It is very lenient and accommodating. But, I ask, why encroach on a conservation easement at the expense of the mental health of the neighbors who have been there for so many years?

I have four questions. As I was doing research and looking at all the minutes from the previous meetings and speaking with Deck (phonetic), I'm wondering why the deed for the conservation easement was not filed. Why was only the map filed with the Rockland County Clerk?

2. Has anyone on the ZBA and Planning Board physically gone to the site to see the slopes, to see the land, with the map?

3. Did the applicant approach the neighbors and ask them their intent for 62 Riverglen before they even started the whole

DRAFT

process? Did any of you who live in that neighborhood get approached? I'm asking the neighbors who have already there.

Why did they choose this property knowing there was a conservation easement?

So those are the four questions I would like answered. Thank you.

MR. ROZYCKI: My name is George Rozycki.

I just have a question since at times the parking lot could be full with cars and all that, but it's a peaceful neighborhood. Kids play and all that. Now you have a parking lot. A lot of religious parking lots are used for other things. The kids play, they put up basketball courts, they play volleyball. So no longer is it six kids or maybe playing in your own parking lot, you know, driveway or the front of your lawn. Now it could be 40, 50 whatever. Now where's the piece and quiet with them running out to get a ball which I've stopped several times because they're playing ball, run out to the street and I have to stop. That's another consideration we should take into account.

What else is going to be going on there? Is somebody going to be out there, their kids are going to be out there playing. It's just a safety issue.

Thank you.

CHAIRMAN LAWLESS: Anybody else from the public wish to be heard?

MR. CORITSIDIS: Christopher Coritsidis, 60 Riverglen Drive.

Prior to delivering my statement, I do have a land survey of our property that I would like to submit to the board. It also includes a copy of the site plan proposed by the applicant.

Mr. Chairman, members of the board, under Article 8, Part 2 of the Town of Haverstraw Zoning Code entitled Specific Bulk Regulations, Section 167-58, House of Worship and other religious uses, specifies a minimum side yard of 35 feet and a minimum total side yard of 80 feet under items 5 and 6.

Now, if you kindly take a look at the survey lot 10, block 8, also known as 60 Riverglen Drive, my home, and that of the site plan submitted by the applicant, you will

observe that in order for the applicant to meet the code requirements for the proposed house of worship at 62 Riverglen Drive, any variance issued would require the property owners of 60 Riverglen Drive, my parents, John and Tina, to forfeit 18.2 feet of private property from their south side yard.

At 62 Riverglen Drive as the site plan denotes, the north facing side yard from the structure to the abutting property line measures just 16.8 feet. This is 40 percent or 18.2 feet below the dimensions stated by the Town of Haverstraw per its code. And this is just on one side.

For us at 60 Riverglen Drive, should any allowance or variance be granted to the applicant to accommodate a 35 foot side yard, the south facing side yard at 60 Riverglen Drive will be reduced from 22.8 feet to four and a half feet. Four and a half feet. That's an approximate reduction of 80 percent from our south side yard to accommodate the town's house of worship development regulations. This, from my understanding of the site plan, is the only way to meet town

code.

Also worthy of note, under Part B of Article 1, Part 2 of the Town Code, entitled General Provisions, 167-1 purposes, considerations, it states in relation to zoning and I quote, "Regulations shall be made with reasonable consideration among other things as to the character of the district and its peculiar suitability for particular uses and with view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town of Haverstraw."

So I stand here and I question, as the board and those present reflect on the points that I have just raised this evening, if the possible granting of a variance will reasonably consider the impact on the character of our district, its peculiar suitability for particular uses and in particular, the conservation of the value of our buildings. In the case of 60 Riverglen Drive, our family home where we are looking at a potential loss of property and thus, property value, I ask that you, the Zoning and

DRAFT

Planning Board, review it carefully.

Thank you.

CHAIRMAN LAWLESS: Anybody else in the public wish to be heard? Please step forward.

MS. AGUILAR: Nina Maria Aguilar, 16 Harding.

In 2021 when the first application was submitted, we all know the application was set for 200 people. And then the applicant graciously reduced occupancy for the applicant's self-interest to reduce the needed parking. When that application was submitted, it was for a building size of over 8,000 square feet. To this day that application still has 8,000 square feet. Why wasn't that reduced? You said 8,000 square feet was needed for 200 people. Again, to this day, why isn't that 4,000 square feet?

Thank you.

MR. CALLIGARIS: Eugene Calligaris, 53 Riverglen.

I won't take too much of your time because I've been up before you a couple of times. I just want to make sure that if you

guys can't get to the site, take a look at the pictures I handed out.

The first picture is the easement which the parking lot is going to be on. That whole picture. That's it. And I actually caught a deer in that picture. The front picture of the facade of the building. This is what it looks like now and hopefully it will stay that way. And again, the wild life.

And the third picture some people might get a chuckle, it's not November yet, but there are the turkeys going by, okay? This conservation easement is 100 feet. It goes from 62 Riverglen at the corner all the way down Riverglen, Stonecrest, wraps around Dawson and back up behind me and connects with 62 Riverglen. It's 100 feet. It's a circle. If you look at the topographical maps, it's the top of Thiells Mountain. Deer gravitate to the top, okay?

In my belief the conservation easement is there for the wild life. All right? And to keep the surroundings the way they were and not just go back to living in Queens, you know, where I couldn't even find a

parking space when I came home at night.

The second point I'd like to bring up, it goes with the topographical map. Looking at the site plan provided by the applicant's engineer, it looks like there's cherry picking and jerrymandering about the slope of the property. I would like to have another opinion. Maybe the building inspector is appropriate for this job to go there and do a separate appraisal of the slope of the property. I went there personally on the adjoining property and looked at the slope and from the topographical maps it looks like from the back of the house to the end of the property there's a 30-foot drop. A 19 foot, 18 feet retaining wall in the back, so they can get this parking lot. 30 feet in a 120, is 25 percent grade which means that you can only count 50 percent of that area as acreage in the minimum acreage, minimum use, okay, and that would bring this property under an acre.

So I would like a second opinion on the grading of this property because if you get there and you walk into the backyard be careful, okay, because you're not going to be

able to stand up too long.

Thank you.

MS. SHAPIRO: Susan Shapiro again. May I just add something briefly.

Your town code 167-7(a)(c) requires that if you are to grant variances, that you have to make at least six findings and that they're required and it says that you have to make each and every one of those findings. I'm sure you're aware of that. However, in this situation the ZBA will be unable to make at least five of those findings because the facts do not allow it.

So that's all I want to say. I enumerate that in my paper that I presented to you, but I just want to say that I don't believe the ZBA has the authority to grant the variances being requested.

Thank you.

CHAIRMAN LAWLESS: Anybody else wish to be heard?

MS. ADDONA: Mr. Chairman, there has been no SEQRA determination made as of this time and so the board is not in a position to close the public hearing or act on this

DRAFT

application. So I would recommend that the board adjourn the application to its May meeting with the caveat that any written submissions on this application be made seven days before the date of the meeting, so that the board can adequately take into consideration everything that's being submitted in advance of the meeting date.

CHAIRMAN LAWLESS: Can I get a motion to put it over to May's meeting?

MR. MARGIOTTA: So moved.

MR. BARRETT: Second.

CHAIRMAN LAWLESS: All in favor say "Aye."

(Whereupon, all the Board members responded "Aye".)

CHAIRMAN LAWLESS: So carried.

MR. EMANUEL: Thank you.

CHAIRMAN LAWLESS: Applicants from 15 Strachan Place, come forward.

MS. DURAN: Good evening. My name is Mary Duran. I live at 15 Strachan Place.

I feel very nervous. This is the first time I've ever been to a hearing of this kind, so I hope you guys are not that tired.

My time to be up here.

Well, I was born and raised here in Haverstraw. These are my parents in support that I'm interested in doing a little side patio on the side of my kitchen. I've been living in the house for three years and it's like a little landing that's falling apart and I need variances for. That's why I'm here.

And I'm also interested in expanding my kitchen. I have a very tiny kitchen. I love to cook and the kitchen is too small. I have a husband and two children and when I come home from work I have to cook and the kitchen is too small. So that's why I'm here requesting.

I have a letter from one of my neighbors. She's granting that I get the variances. And I also have all the letters that I sent to my neighbors. I don't see anybody here. But I just want the little porch that's falling apart because it's a little safety hazard and the kitchen to be bigger.

CHAIRMAN LAWLESS: Does anybody on the board have any questions?

MR. BARRETT: Do you have any plans? Have you contacted any engineer?

MS. DURAN: Well, I'm taking baby steps. I first did the survey with the variances. I did a little plan of what I want. I haven't gone to -- my husband is a carpenter. So is my dad. So they'll be doing the work, but for the framing and stuff like that I might need a company, but --

MR. BARRETT: A sketch?

MS. DURAN: There is a sketch there and like I said, I'm taking baby steps because if you go and get a plan and architect it's a lot of money. So I first wanted to know if I would get the permission to build what I want to build.

MR. BARRETT: Okay, thank you.

MS. DURAN: Thank you. With the pandemic and stuff you need to save money, so I'm trying to budget.

CHAIRMAN LAWLESS: Anybody else on the board have any questions?

MS. ADDONA: So, Mr. Chairman, this application was sent to the County Planning Department for GML review. We have to wait

thirty days from the time that it's sent before the board can take any action. So the board cannot take action on this application tonight, but since it is a public hearing, maybe perhaps you can confirm that there is no one here from the public to speak on this.

CHAIRMAN LAWLESS: Would anyone from the public like to be heard on this matter, please step forward.

I make a motion that we adjourn to the May meeting?

MR. BARRETT: So moved.

MR. MARGIOTTA: Second.

CHAIRMAN LAWLESS: Second by Mr. Barrett. All in favor say "Aye."

(Whereupon, all the Board members responded "Aye".)

CHAIRMAN LAWLESS: Motion carries.

Can I get make a motion to adjourn the meeting?

MR. CLEARY: I'll make the motion.

MR. BARRETT: Second.

CHAIRMAN LAWLESS: Motion made by Mr. Cleary. Second by Mr. Barrett. All in favor say "Aye."

DRAFT

Proceedings

(Whereupon, all the Board members responded "Aye".)

CHAIRMAN LAWLESS: So carried. Meeting is closed.

* * * *

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

Certified to be a true and accurate transcript of the stenographic minutes taken within.

Debbie Kline

Debbie Kline,
Senior Court Reporter.

Dated: April 17, 2022

Errata Sheet

NAME OF CASE: In Re: TOWN OF HAVERSTRAW ZONING BOARD MEETING
DATE OF DEPOSITION: 04/13/2022
NAME OF WITNESS:
Reason Codes:
1. To clarify the record.
2. To conform to the facts.
3. To correct transcription errors.

Page _____ Line _____ Reason _____
From _____ to _____
Page _____ Line _____ Reason _____
From _____ to _____
Page _____ Line _____ Reason _____
From _____ to _____
Page _____ Line _____ Reason _____
From _____ to _____
Page _____ Line _____ Reason _____
From _____ to _____
Page _____ Line _____ Reason _____
From _____ to _____
Page _____ Line _____ Reason _____
From _____ to _____

_____

DRAFT

-

-m 8:24

0

01 4:25

04 4:25 5:20

1

1 9:4 15:6,8,10 53:3

10 51:23

100 55:13,17

107 17:21,25 18:23 26:8,15,21 28:19,24 29:2 47:18 48:5

108th 26:16

12 20:23 21:12

120 56:17

13 15:11

13th 3:2

14 20:23

15 58:20,22

16 54:6

16.8 52:11

167-1 53:4

167-58 51:18

167-7(a)(c) 57:5

17 28:11

172-21(b) 5:24

18 56:16

18.2 52:6,12

19 47:14 56:15

19.03 6:1

19774 6:10

1983 30:25

1984 40:3

2

2 10:7 36:16 37:2 43:25 49:20 51:16 53:3

20 9:1 28:13

20.14 5:19

200 54:10,18

2021 54:8

2022 3:3,19 4:3 10:23 15:11

22 45:6,8

22.8 52:19

239-I 8:24

24 36:23

240 26:13 27:22 29:16

25 18:10,17 30:8 37:13,20 46:14 56:18

267-B 9:7

26:09 4:24

27 18:13,18 29:24 30:11

3

3 10:11 35:7 49:23

3,000 28:22 39:16

30 10:23 12:1 18:10,17 20:13,14 56:17

30-foot 56:15

3000 36:2

35 28:13 38:11 51:20 52:17

35X25 5:21

37 18:14 29:15

4

4 10:16

4,000 54:19

4-0 16:3

4.07 6:4

40 22:20 23:1 50:20 52:11

42 5:20

45 30:11

47 38:13

5

5 10:21 42:20 51:21

50 37:25 50:20 56:19

53 54:22

6

6 10:25 51:21

60 26:11 29:19 30:9 32:22 39:23 40:2 51:9,23 52:5, 15,18 53:22

62 16:7 21:7 40:22 48:24 49:24 52:3,8 55:14,17

633 6:9

69 4:15

7

7 11:5 33:12

7.03 6:2

70 29:22

75 38:1

8

8 10:23 11:11 51:16,23

8,000 28:23 54:14, 16,17

8.1 11:11,16

8.4 11:16

8.5 11:11,18

80 51:21 52:21

81 4:23 5:7

88 28:9

9

9 5:18 8:21

9,000 38:19 39:17

9th 3:19 4:3

A

able 4:18 35:21 45:18,20 57:1

above 12:13

absolute 38:8

absolutely 22:15 38:15 43:5

abundance 15:6, 13

abutting 52:10

accept 15:21

accessory 6:4 29:20

accommodate 10:3 13:3 32:22 52:17,22

accommodating 46:21 49:9

accordance 7:2 9:6

according 37:10 47:24

account 50:25

achieved 12:25

acknowledge 32:9

acknowledged 30:15

acre 56:21

acreage 56:19,20

across 21:19 36:17 38:4

act 12:10 57:25

action 12:9,11

active 41:14

activities 27:19

actually 17:22 20:17 28:4 29:23 30:5 36:3 40:20 44:8 55:5

add 16:19 37:25 57:4

added 25:12 41:9

adding 28:17

addition 5:21 6:15 9:11,18,20,24 12:20 13:3,7,11, 17,25 14:4,6,11 22:16

additional 21:12 22:3 29:21,25

additions 12:22

ADDONA 4:14 5:17 6:24 7:10,15, 25 8:9,16 16:22 32:4 42:24 43:5,12 44:5,11 57:22

address 6:7,9 7:11 36:14 39:23

addressed 9:2 10:19 11:14 15:5

addressing 17:3

adequate 30:1,19

adequately 15:5 58:6

adhering 48:25

adjacent 48:23

adjoining 56:12

adjourn 5:9 58:2

adjourned 11:21

adjournment 4:17

administrative 8:18

adoption 3:18 4:3

advance 8:10 11:20 58:8

DRAFT

adverse 13:21 32:10
adversely 28:15
aerial 20:3
affect 36:5 39:1
after 12:5 36:3 40:3
again 30:12 38:9 39:13 44:20 48:1 54:18 55:9 57:3
agency 32:2,3,7
agenda 4:15,23 16:7
ago 24:23 41:5 45:9
Aguilar 54:6
Aldridge 3:13
all 3:23,25 4:9,10 5:13,15 10:19 12:5 14:21,23 15:15,24 16:1 19:13,17 24:5,12 27:7 29:4 33:21 35:20 38:1,6 39:3,4,13,15 41:2 42:8 43:17,25 46:21 48:19,23 49:8,14 50:12,13 54:9 55:14,22 57:14 58:13,15
Allegiance 3:6
allow 30:19 57:13
allowance 52:16
allowed 21:7 29:11 30:11
allowing 35:25 49:8
along 46:9
already 10:1 31:25 38:3 50:3
also 4:2 9:14 12:22 16:12 17:10 19:9 20:4 21:24 22:17,18 27:20 28:5 31:22 33:18, 20 34:17,21,22 41:11 47:21 51:12, 23 53:2
am 33:14 38:7,8
AME 46:22,23
amenable 7:18 8:12
amended 14:20
amending 7:18
America 46:3
American 37:1
among 53:7
Amontes 6:14
amount 19:21
an 4:2,17 6:15 13:13 14:10 15:13 20:3 22:17 23:18, 19 26:11 27:1 28:23 31:1 33:14, 15,19 34:7 40:17 41:14 42:2,7 44:6 46:11 52:21 56:21
Andrew 16:24 17:5
animals 37:5 39:10
another 34:10 38:25 50:24 56:8
answer 16:20 18:9 22:9 23:8
answered 50:7
answers 44:4
Anthony 6:11
anticipate 19:23
anticipated 17:24 22:20
any 8:2 10:19 14:16 16:20 18:1 19:14 20:8 22:9 23:11,25 24:6,10, 15 26:8,21 28:20 33:5 36:12 41:3 44:4,20,21 50:1 52:3,16 58:3
anybody 8:1 23:10,14 33:8 35:2 39:19 42:17 45:4 47:4 51:6 54:3 57:20
anyone 5:4 46:19 49:20
anything 7:10 27:9 43:14
apparatus 22:21
appeal 5:2
Appeals 3:4
applicant 5:1,5,6 7:1 9:8 10:8,12,17 11:9,15 12:14,25 13:1,2 14:10,16,21 16:11 17:13,19 18:6 19:12,16,21 23:8 25:21,23 36:18 38:5,16 43:2 46:4 47:11 48:21 49:23 51:14,25 52:1,17 54:10
applicant's 9:22 47:19,24 54:12 56:5
applicants 46:7 58:19
application 4:15, 17,20,22 5:18 7:2, 21 8:20 10:22 17:10,15 24:1 54:8,9,13,15 58:1, 2,4
applications 11:25
applied 30:6
applies 26:24 41:2
applying 25:13
appraisal 56:10
approach 49:23
approached 50:2
appropriate 53:11 56:9
approval 10:7,11, 16 11:9,17 22:7
approvals 14:22 26:20
approved 10:8 14:19 15:23
approximate 52:21
approximately 22:25 28:21
April 3:2 15:11
area 9:5,9 13:2 14:14 28:8 34:9 56:19
areas 27:18 42:1 45:13 46:16
around 39:8 55:15
arrangement 23:4
arrival 40:9
Article 10:15 51:16 53:3
ask 25:7 27:9 30:12 33:4 42:22 49:9,24 53:25
asked 18:6 29:1 33:16
asking 28:7,9 32:14,17 33:23 34:7 39:13 44:20 46:4 50:2
aspects 8:18
assembly 25:6
assess 43:18
at 7:5 16:16 17:25 20:24 26:8,21 27:9 28:20 29:16 30:4, 9,12,21 35:15 36:4 37:2,13 39:3 40:2 42:19,20 43:21,25 45:8,21,23 48:10 49:10,14 50:10 51:22 52:3,8,15,18 53:23 55:1,14,18 56:1,4,12 57:7,12 58:22
attend 48:7
attention 24:4 42:7
attorney 16:11 23:19 33:14 34:7
AUDIENCE 38:13
authority 57:17
authorized 9:5
available 43:17
average 26:11,12
aware 19:14,17 57:10
away 45:10
Aye 3:24 4:1,9,11 5:14,16 15:25 16:2 58:14,16

B

back 6:22 36:8,11 37:15 43:24 44:3 55:16,24 56:14,16
backyard 40:15 56:24
balancing 14:15
ball 50:22,23
Baptist 46:23
bar 47:25
Barrett 3:15,16, 21,23 4:6,9 5:12 8:7,8 15:22,24 23:3 58:12
based 9:12 12:12 13:4 48:4,5
baseline 27:14
basis 18:8
basketball 50:16
beautiful 34:19, 23 36:24 37:3,4,5 40:6,16
beauty 41:7
because 6:20 7:21 8:16 9:24 14:10 15:13 21:14 26:24 29:15 35:10, 12,19 39:2,7 43:24 44:10,14,18 45:15 50:22 54:24 56:23, 25 57:12
been 7:22 16:25 17:8,9 19:18 22:19 27:16 35:22 36:20, 21 38:11 44:15 47:17 49:12 54:24

DRAFT

57:23 58:24

before 6:20 12:6 19:6 21:9 23:25 27:9,24 33:5 38:17 49:25 54:24 58:5

behalf 5:5

behind 55:16

being 10:24 11:20 12:4 19:16 20:23 25:10,12 30:6 34:23 38:8 45:15 47:10 48:8 57:18 58:7

belief 55:21

believe 6:19 9:17 18:14 20:1 25:14 32:2,6 37:23 41:1 44:24 57:17

believes 15:5

below 52:12

benefit 12:24 14:16 17:5

best 43:21

between 21:10,22 24:24 43:20

big 26:23 48:3

bigger 34:8

bilevel 38:4,6

bit 20:15 21:1

blessing 40:10

block 4:25 5:20 51:23

blood 36:10

board 3:4,25 4:10 5:15 6:20 8:2,11, 12 9:4,8,17 12:6, 15 13:8 15:15 16:1 17:1,9,14,18 18:8, 16 19:19 20:1,7,8 21:3 22:6,7 24:12 32:2,4,5 43:1,6,16 44:7,8,15,19 45:2 48:18 49:21 51:12, 15 53:15 54:1 57:24 58:2,6,15

Board's 8:19 14:18 15:14

boards 24:13 27:11 48:18

book 33:10 35:3

Borden 45:6

both 20:22 21:24 40:11

bought 25:22 31:17,25 38:17 46:9

briefly 17:14 57:4

bring 24:4 27:20 33:21 56:2,21

Bronx 36:24 39:2

Brooker 16:13

brought 25:23

build 38:18

building 5:3 6:4 9:21 17:25 18:24 26:21 28:18,22,23 29:4 31:15 35:15 36:1 43:13 48:2,8 54:14 55:7 56:8

buildings 45:13 47:23 53:11,22

built 45:8,15

bulk 24:22 28:4 32:18 51:17

burden 24:18

business 4:13

bustle 40:8 49:5

busy 40:14

but 7:6 11:21 14:12 22:6 23:24 27:4,20 29:23 31:10 32:6 34:2 35:17,20 36:25 38:15 40:18 41:7, 11 43:15 44:24 47:23 48:9 49:1,9 50:12 55:12 57:16

buying 26:3 34:11

C

calculations 48:4

call 3:8 43:12

called 23:20 37:21

Calligaris 54:21

calm 39:25 42:12

came 42:21 56:1

can 3:17 4:2 22:9, 12 23:3 24:3 25:17,18 30:5,16 31:9 34:11 38:18, 20 39:4 41:18 43:1,5,11,13 56:17,18 58:6,9

can't 32:25 43:4, 10 55:1

cannot 12:25 19:2

capability 20:17

car 19:7 43:21

care 34:17

careful 56:25

carefully 33:4 54:1

careless 46:1

Carlos 3:15,23 4:8

carpool 18:19

carried 7:4 58:17

cars 20:21 21:15 37:14,17,20 39:3 43:24 46:13 50:11

case 23:5 25:6 53:22

Castro 4:15

caught 55:6

caution 15:7,14

caveat 58:3

Celetano 6:11

Central 4:16

certainly 31:7 43:13 47:21

chairman 3:1,7, 11,13,15,17,22 4:2,7,12,14 5:6,13, 17 6:6,12 8:1,6,8, 9,15 15:18,23 16:3,6,10,21,22 22:12 23:10,13 33:8 35:1,8 36:13 39:19 42:17,22 45:4 51:6,15 54:3 57:20,22 58:9,13, 17,19

chance 43:11

change 12:17 29:6,10,11 34:14 35:19 38:23 40:10 42:15 46:5

changes 20:8 41:11

changing 46:10

character 12:17, 21 29:7,12 32:12 33:7 34:4,15,18 41:7 53:8,19

charged 9:4

chart 37:10

cherry 56:6

child 42:6

choose 50:4

chosen 36:3

Christian 46:24

Christopher 51:8

chuckle 55:11

church 46:2,24

churches 46:23, 24,25

Cinder 5:19 6:2 7:20 8:21 9:25 10:10 13:15

circle 55:17

circulated 8:11

Citizen's 23:20

City 36:23 40:8

claiming 26:7 28:19

clarify 15:12

clear 24:17 26:9 30:7 31:2

clearly 25:6 28:10 41:2

Cleary 3:9,10 5:11

Clerk 49:19

client 25:7

close 8:3 35:10 57:25

code 7:2 10:15 14:12 24:14 25:11 27:25 29:17 30:6 31:2 32:22 33:19 51:17 52:2,13 53:1,3 57:5

codes 25:22 49:1

coexistence 24:24

come 6:22 33:20 35:18 40:23 42:21 45:20 58:20

comfortable 18:20

coming 19:6,19 34:1 40:7,13 45:12

comment 11:18 15:6,10 17:23

comments 9:2 11:11,16 14:25 15:15 42:21 43:1 44:7

Commissioner 11:1,6

committee 35:13

communities 41:15

community 14:17 25:2 29:7,11 32:11 33:7,25 34:5,9 35:22 38:24 40:20, 25 42:11 48:8

compared 18:11

completed 32:8

compliance 10:14

complied 8:22 11:12

comply 9:15 11:3, 9,15 13:19 14:11, 22

concedes 47:19

DRAFT

concern 26:5
concerns 10:19 33:22 34:21 41:10 42:10
concrete 45:12
condition 7:16 10:2,7,11,16 11:8, 16 13:14
conditions 11:2,7 13:23 14:19,23
condominiums 45:10
confident 24:13
configuration 13:5
confirm 27:13
conflict 4:19
confusion 6:25
congestion 10:4
congregant 19:6
congregants 17:22 18:10,19 19:2,13 21:14 23:3 26:8,14 27:20 29:16 47:18
congregation 26:10,14 30:2 31:17 32:23 33:1
congregations 34:4 37:17
connection 41:14
connects 55:16
conservation 25:19 30:23 31:1, 3,7,21 41:6,11 45:16 46:5,8,10 47:6 48:17,21,22 49:2,10,17 50:5 53:21 55:13,21
conserving 53:10
consider 17:16 18:2,18,24 21:20 32:24 33:4 43:2 44:7,9 53:18
consideration 8:14,19 22:6 26:5 29:14 36:7 48:15 50:25 53:7 58:7
considerations 53:5
considered 13:17 28:1 32:21 38:8 47:11
considering 12:5
consistent 12:20 27:8
constituents 33:4
constrained 27:2 31:19
constraining 25:20
constraints 31:24
construct 31:6
construed 24:18
consult 37:8
consultant 16:24 30:14
contain 29:2
contemplating 22:7
continuation 5:2 16:15
contrast 40:14
contributed 40:17
Control 10:15
copies 43:9
copy 20:2 43:11 51:13
Coritsidis 39:22, 23 51:8,9
corner 6:16 9:14 13:12,19 14:1 55:14
correct 43:25
could 9:11 13:17 19:4 40:15 43:18 46:1 50:11,20
couldn't 55:25
count 56:19
counted 37:20
county 9:1 10:13, 14,18 11:1,6,19,22 12:2 14:24 15:6 36:11 49:19
County's 15:10
couple 24:2 36:18 54:24
Court 35:7
courts 50:16
covenant 26:19
coverage 9:21,24
created 26:3 29:15
criteria 9:6,9
cross 21:17
crowded 45:11
CUPON-HAVERSTRAW 48:13
current 45:15
currently 17:17 28:21 37:15

D

daily 18:3,7,16,21 45:23
date 58:5,8
dated 9:1 15:11
Dawson 21:10,22, 25 33:12 36:16 37:2 42:20 43:20, 25 44:1,21 55:16
day 41:18 42:13 45:21 54:15,18
days 10:23 12:1 19:1,2 58:5
death 42:4
decision 5:3 48:16
decisions 48:20
deck 45:22 49:16
dedicated 30:24
deed 49:16
deer 39:6,9 55:6, 19
deers 37:5
DEIS 32:13
delayed 42:8
deliberately 35:13
delivering 51:10
demanding 32:19
Denise 5:18 8:20
Dennis 16:12
denotes 52:9
density 41:7,12
department 9:1 10:13,18 43:13
depth 27:4
deserves 38:14
Design 17:8
designed 25:4
determination 57:23
determinations 24:1
determinative 14:13
determine 31:14
determines 12:7
detriment 12:18 14:17
development 52:23
didn't 19:23 39:2 42:20
different 29:9
difficulty 14:9
diligence 25:25 26:1
dimensions 52:12
direct 42:23
directly 36:17 39:1
discard 25:2
discuss 22:8 41:23
discussed 4:21 28:25
distance 5:23 6:18 13:10
district 13:24 24:7 53:8,19
does 9:8,17 11:24 14:11,13 15:15 19:9 20:1 24:10 33:8 34:2
doesn't 20:24 30:1 36:1
doing 19:18 41:3 49:14
don't 23:23 25:14 27:15 30:17 34:2 36:11 37:13,14,23 45:25 57:16
done 10:12,17 25:24 32:13 34:23 35:25 39:11
door 37:19,22 40:16
doubt 41:18
doubts 42:10
down 35:18 36:18 37:14 38:4,6 44:2, 12 45:2 55:15
draft 8:10
dramatic 40:9
dream 37:1
drive 5:25 6:2 16:8 19:2 39:24 40:3,23 41:13,22 42:9 47:15 51:9,24 52:3,5,8,15,19 53:23
driveway 22:23, 25 37:12 50:19
driving 9:25
drop 56:15

DRAFT

dropping 19:7
droves 34:1
due 4:19 13:18 25:24 26:1 42:8
duly 11:3,8 12:5
Dunnigan 21:10, 22,25 43:21 44:2, 22 45:7,8
Duran 58:21,22
during 18:25 19:11

E

each 23:23 57:9
easel 19:25
easement 25:19 30:23,24 31:2,8,21 37:6 39:7 45:16 46:6,8,10 47:6 48:17,21,22 49:3, 10,17 50:5 55:3, 13,22
easements 31:3
east 21:6
effect 13:22 41:25
efficacy 41:18
Efrain 4:15
eight 9:2
elapsed 10:24 12:1
elderly 13:4
else 23:10 29:8 33:8 35:2 39:19 42:17 45:4 46:9 51:1,6 54:3 57:20
else's 46:19
Emanuel 16:9,10 58:18
embraces 46:22
emergencies 42:2
emergency 22:17 23:2 42:7
enable 24:23
enacted 24:23
enacting 25:5
encourages 41:25
encouraging 53:11
encroach 49:2,10
encroached 13:10
encroaches 25:19
end 56:14
ended 20:22
enforce 26:22,23
enforcement 33:19
enforcing 33:16
engineer 4:18 9:22 17:7 56:5
engineering 16:13,23,25 17:7
engineers 16:14
enjoy 45:22 46:3
enjoyment 40:18
enough 6:22
ensure 10:13 11:22
entertain 44:18
entire 40:19,24 42:11
entirely 41:25
entitled 51:17 53:3
enumerate 57:15
environment 45:11 46:15
environmental 12:9 13:23 31:12, 24
Episcopalian 46:24
escape 49:4
Essentially 20:10
established 25:2 32:20
establishes 14:15
Eugene 54:21
even 9:19 26:6 30:1,7,18 38:7 47:24 49:25 55:25
evening 4:19 5:4 16:9,19 17:4 18:4, 11 40:25 53:16 58:21
events 48:1,3,7, 10
ever 58:24
every 18:10,11 36:8 38:2,3 44:12 48:2 57:9
everybody 21:18
everyday 49:5
everyone 3:1,2,4 20:1 30:20 38:14 46:9
everything 58:7
evidence 12:6
ex-cops 38:10
ex-firemen 38:11
exactly 22:19 35:11 40:5
example 28:8
exceed 9:20
except 21:24
excessive 23:5 25:8 28:7
exempt 24:19
exercise 24:11
exhibit 19:24 20:3,5
existed 25:21 31:25
existing 9:12 10:1 13:4,13 14:2,8 25:17 32:15
exists 46:7
expect 23:24
expense 49:11
expert 26:7
explained 44:5
explore 17:1
extend 49:1
extent 11:4,10
extra 21:12 24:2
extremely 24:8 31:23

F

fabric 38:23
facade 55:7
facility 18:4,21 19:22 21:16 22:22 38:19
facing 14:1 52:9, 18
fact 13:18 18:18 41:24
factor 14:13
facts 12:13 17:16 22:9 57:13
fail 19:20,24 21:3
fair 43:15 47:12
faith 47:5
faiths 46:21 49:8
familiar 12:4
families 26:11
family 15:2 25:10, 11 26:13 27:23,25 32:22 37:10 47:10, 12 53:23
far 17:24 21:5 27:16
father 42:6
fault 38:16
favor 3:24 4:9 5:13 15:16,25 58:13
FEAF 32:8
FEAS 27:6
feasible 13:1,6
February 3:19
federal 24:16
feel 18:20 24:13 38:9 58:23
feels 48:14
feet 20:13,14,23 22:20 23:1 28:12, 13 36:2 39:17 46:14 51:20,21 52:6,11,12,19,20 54:15,16,17,19 55:13,17 56:16,17
felt 40:23
fiction 48:6
fifteen 39:6
filed 49:17,18
fill 43:24 44:3
find 40:5 55:25
findings 8:19 12:15 57:7,9,12
finds 9:8 13:8
fine 48:24
fines 19:16
fire 22:13,21
firm 17:7,9
first 4:12,14 7:13 24:5 39:11 42:13 54:8 55:3 58:24
firsthand 38:2
five 35:16 39:6 57:12
fix 26:2
floor 27:12 28:8
focus 20:5
followed 28:3
following 5:22
follows 9:3 11:14 12:7,15
foot 28:22,23 31:21 38:19 39:16 52:17 56:15

DRAFT

footage 28:18
footprint 29:3
forbid 42:5
forever 38:24
forfeit 52:6
form 9:24
formed 23:19
forth 9:7 12:13 15:7,8
forty 35:23 36:21 41:5
forward 5:8 23:15 27:10 33:9 35:3 40:23 54:5 58:20
found 40:5 47:8
four 26:12 29:17 35:16 49:13 50:6 52:19,20
fourteen 45:21
freedom 46:3,20
frequently 18:6
Friday 37:12 38:3
from 5:23,25 6:2, 17 7:19 8:25 10:10 13:13,16,24 14:4 16:12,24 22:2 24:20 28:7 36:18 37:8 38:5 40:7 42:13 45:9,11,20 47:5 49:4,15 51:6 52:7,9,19,22,24 55:14 56:13 58:19
front 5:25 6:2,18 7:20 9:16 10:10 13:14,15,20 18:16 21:7 22:18 41:19 50:19 55:6
frontage 21:25
ft 6:1,3,5
full 16:17 31:11 50:11
function 42:24
further 12:10,12 15:4 16:19 44:2

G

Garnerville 4:16, 24 5:19 8:21 41:16
gathering 28:2 48:9
gave 16:17
Gdanski 6:8,14 7:9,12,23 16:4
general 8:23 11:24 53:4
gentleman 36:19 37:15 43:9,22,24
George 50:8
get 4:2 35:20 45:10 50:2,21 55:1,11 56:17,24 58:9
getting 21:15
give 17:14,15 24:2 27:5 30:7,11 39:16
gives 21:14
glad 30:14
glass 45:22
GML 6:21 7:5 11:2,7,13,19,25
go 17:23 27:3 31:12 37:12 39:4, 14 45:23 55:24 56:9
God 42:4
goes 47:2 55:14 56:3
going 3:7 15:20 26:8,15,16,17,18, 22,23 28:20,24 29:7,9 30:20 36:5, 8 37:9,17,24,25 39:1 42:23 43:23 44:3,9,23,25 45:12 46:13 47:7 48:6,9 51:1,2,3 55:4,12 56:25
gone 49:21
Gonzalez 36:15, 16 38:14
good 3:1 16:5,6,9 17:4 21:19 23:7 58:21
Gospel 46:25
graciously 54:11
grade 56:18
grading 56:23
grant 9:5 31:9,10 33:5 57:6,17
granted 52:16
granting 14:14 53:17
grass 34:19
gravitate 55:19
Great 38:10
greens 34:19
group 41:3
groups 33:20
grow 40:6
growing 26:10 33:1,25
grown 26:11
guarantee 38:20
guests 27:21
guys 55:1 58:25

H

half 52:20
hall 46:2 47:21,23, 24
hand 23:23
handed 27:3 43:9 55:2
handle 44:25
handout 43:17
happen 43:23 44:3,24 45:1
happens 18:23
hard 31:13 38:10
Harding 54:7
Harper 48:12
has 4:16 9:15,22 14:21,22 15:5 16:25 17:8,9,19 19:21 20:14 24:8 25:14 26:11 30:4 31:1,20,22 32:10, 23 34:10 49:20 54:16 57:17,22
Haverstraw 10:21 23:21 24:7, 8,22 46:17,20,22 47:3 49:7 51:17 52:13 53:13
having 12:3 22:2 48:24
he 17:2
health 10:13 33:6, 21 45:14 47:8 49:6,11
heard 23:15 33:9 39:20 51:7 54:4 57:21
hearing 5:1,2,22 8:4 11:20,21 16:16 42:25 57:25 58:24
hearts 42:14
height 14:8
hello 23:18
help 34:4
herds 39:9
here 3:12,16 5:4,7 6:10 7:14 8:17 16:19 19:4 22:9, 24,25 25:6 30:6 33:12 34:17,20,22 35:12,22 36:19,20, 22 37:16 38:11,20 42:21 43:4,9,18 44:12,16,19 48:13 53:14
hereby 12:8 15:9
herein 9:8
herring 24:15
Hi 33:11
High 18:25
highlights 27:6
highly 27:2
Highway 4:16
Highways 10:18
Holy 18:25
home 6:16 25:11, 12 27:23,25 38:4 40:2,4 41:19 45:15,20 49:1 51:24 53:23 56:1
homes 12:23 39:15
homework 39:11
hope 23:24 24:2 39:4 58:25
hopefully 55:8
hoping 40:5 44:14
hosts 48:2
hour 45:21
hours 40:12
house 9:13 10:1 12:19 13:5 14:8 17:20 24:6,20 28:1,5 29:18 32:15 40:22 41:9 45:8,25 48:25 51:18 52:3, 23 56:14
housekeeping 6:24
houses 12:21 21:23,24 24:9 29:5 36:18 37:11 38:4,6
how 18:6,12 26:14 29:15 33:23 37:8 45:2 47:3,7 48:6,9
however 20:19 26:9 41:4 57:10
hundred 31:21 40:25
husband 40:2,11 42:5,13
hustle 40:8 49:5

I

I'D 17:13 23:22 56:2

DRAFT

I'LL 23:8 27:4
I'VE 36:21 37:19, 21 50:22 54:24 58:24
idea 21:19
ideal 47:9
identified 19:11
II 12:9 32:8
III 32:8
illegal 37:18
immediate 40:21 42:7
impact 10:4 13:22 37:9 42:3 46:12 53:18
impacted 44:23
impacting 28:14, 15
impacts 25:8 32:10
impervious 31:6
important 17:16 18:1,24 19:9 21:20 40:23
improvements 9:13
include 47:23
included 15:1
includes 14:18 51:13
including 27:11
inclusive 47:3
inconsistent 27:6
increase 32:15 46:11
increased 41:12
indicate 7:19 10:9
informed 45:17
infringe 47:8
infringing 46:19
inquiries 43:4,6
inquiry 43:8
inspection 12:4
inspector 5:3 56:8
install 14:10
instead 32:19
institutions 33:18,20
intended 10:2 31:8
intent 49:24
into 8:13 27:4 28:1 35:20 36:7 39:6 40:2 43:1 44:1 48:15 50:25 56:24 58:6
introduce 17:16
introducing 38:5
investigate 38:17
involved 48:19
Ira 16:10
irrevocably 30:24
isn't 31:19 54:19
issue 7:23 17:3,12 19:4,5 23:5 51:4
issued 52:4
issues 7:12 24:3 27:4
item 16:7
items 51:21
its 20:24 32:20 41:6,7 42:11,12 45:23 52:13 53:9, 19 58:2

J

James 5:18 8:20
Jehovah 46:25
jerrymandering 56:6
job 56:9
John 40:2 52:5
jurisdiction 20:7
just 7:18 8:18 15:12 19:25 20:24, 25 21:9 22:3,23 27:4 33:15,23 34:6,7,13 35:19 36:8,17,19 38:7 40:16 41:4 43:6 46:8,18 47:2,11, 16,20 48:22 50:10 51:3 52:11,14 53:16 54:25 55:24 57:4,16

K

keep 55:23
keeping 37:16
Kenneth 45:6
kids 50:13,16,17 51:2
kind 23:4 58:25
kindly 51:22
kinds 27:19
kingdom 46:2
knew 43:16 46:7 48:21
knocked 37:22
know 6:13 24:8 27:15 32:1,6 34:6, 8,13 35:9 39:8 50:19 54:9 55:25
knowing 45:16 50:5
knowledge 27:17
known 25:21,23 51:23

L

lady 33:15 35:12
land 25:3 27:1,11 49:22 51:11 53:12
landscape 37:5 45:19
lane 6:9 22:13,18
large 25:8 27:18 28:18 29:3,13 32:16
larger 29:9 31:19
Larry 3:11 4:8
laser 22:24
last 4:21 6:20,25 7:6 16:16
law 8:23 9:7 11:23 16:11
LAWLESS 3:1,7, 11,13,15,17,22 4:2,7,12 5:6,13 6:6,12 8:1,6,8,15 15:18,23 16:3,6,21 22:12 23:10,13 33:8 35:1,8 36:13 39:19 42:17 45:4 51:6 54:3 57:20 58:9,13,17,19
lawn 50:19
laws 25:5
lawyer 33:14
layout 9:13
lead 32:2,3,7
leaning 35:10
least 57:7,12
leaving 19:7
left 33:15 39:2,4
legal 37:18
legally 19:1 42:1
lengths 43:21
lenient 28:6 49:9
less 28:12
let 6:12 23:8 35:9 44:24 45:1
let's 35:18
letter 8:25 17:12
liberally 24:17
life 40:18 42:4,12 46:6 49:5 55:9,22
like 17:13 19:25 22:1 23:22 24:4,21 29:7,21 34:19,20 36:19 42:18 46:9, 18 48:23 50:7 51:12 55:8 56:2,5, 7,13,22
likelihood 21:16
limited 9:11 14:19 32:13
limits 21:16
line 45:3 46:14 52:10
list 47:2
listening 26:6
lit 46:12
little 21:1 32:16
live 6:16 33:12 35:17,21 36:16,25 37:1 38:1,2,3 42:20 44:21 50:1 58:22
lived 36:23
lives 40:14
living 36:20,22 38:11 55:24
LLC 4:23
local 10:5 24:21
located 13:12,25 20:12 22:23
location 9:10 13:5,6 47:9
long 22:20 24:23 40:12 57:1
longer 35:23 50:17
look 27:9 29:8,15 30:12,21 31:13 35:15 37:13,19 39:2,5,14 51:22 55:1,18
looked 30:4 36:4 56:12
looking 45:23 49:14 53:23 56:4
looks 29:20 55:8 56:5,13
loss 53:24

DRAFT

lot 4:25 5:20 6:17 8:17 9:14,21 13:6, 19 14:1 25:20 26:3 27:1 31:5,7,23 44:15,16 46:13 50:11,14,18 51:23 55:4 56:17

lots 45:11 50:15

loud 35:10

loved 40:7 42:5, 13

low 26:12 41:7

lower 14:7

luck 16:6

M

Maddalena 48:12

made 3:22 4:8 7:17 12:3,14 17:19 30:25 53:6 57:23 58:4

main 45:10

maintain 41:18

majority 31:5,22

make 4:18 5:9 8:3 15:18,20 19:13 20:8 23:4,25 24:17 31:5,14 33:24 34:3 42:21,25 43:4,5 44:6 54:25 57:7,9, 11

makes 29:10

making 28:22 48:15,19

many 18:7 34:1 37:17,21,22 40:12 46:16 48:6,9 49:12

map 49:18,22 56:3

maps 55:18 56:13

March 4:3 7:4 9:1 10:23 11:21 16:17

Marcus 47:14

Margiotta 3:11, 12,20,23 4:5,8 8:5, 6 15:20,24 58:11

Maria 54:6

Mary 58:22

materials 27:8

maximum 17:21 20:24 30:8,10

may 5:10 16:20 18:19 22:21 26:3 34:11 47:17 57:4 58:2

May's 58:10

maybe 20:23 21:19 26:12 27:21 29:22,25 31:14,16, 18 32:23,24 35:16 43:21 50:18 56:8

me 16:12 24:2 35:9 37:9 39:1 44:10 55:16

Meadow 35:7

mean 48:6

means 56:18

measures 31:14 52:11

medical 42:2

meet 32:25 52:2, 25

meeting 3:3,19 4:4 5:9 6:23 7:4,5, 6 8:10 32:6 43:16 58:3,5,8,10

meetings 49:15

members 3:25 4:10 5:15 15:15 16:1,10 33:17 34:1 44:19 51:15 58:15

mental 47:8 49:11

mentioned 22:5

merit 44:16

merits 44:18

met 32:18

method 12:25

methods 17:2

middle 38:19

might 55:11

military 36:10

Millet 47:14

mind 34:11 48:5

minimum 20:15 51:19,20 56:20

minutes 3:18 4:3 24:3 49:14

mistaken 44:19

mitigation 17:2 25:8 31:14,16 32:24

mitzvahs 48:1

modify 45:19

moments 42:4

Monte 5:18 8:20

Montes 6:10

month 4:18,21 6:20,25 7:5

months 19:11 40:3,4

more 10:3,23 17:24 19:18 27:22 29:21 33:24 34:3 36:12 40:9

morning 18:4,10 37:13

mosque 46:2

Mosquito 10:15

most 34:23 47:22 53:11

mother 13:4 42:6

motion 3:18,22 4:7 5:9 8:3 15:19, 21 58:10

Mountain 55:19

moved 3:20 4:5 5:11 8:5 34:17 40:2 41:4 45:9 58:11

movements 9:25

moves 27:10

Mr 3:10,12,16,20, 21,23 4:5,6,14 5:11,12,17 6:8,14 7:9,12,23 8:5,6,7, 8,9 15:20,22,24 16:4,9,22 17:4 22:15 23:3,7,12 33:11 35:6,9 36:15 38:14 42:19 43:3, 8,15 44:8,14 45:6 47:14 50:8 51:8,15 54:21 57:22 58:11, 12,18

MS 4:14 5:17 6:24 7:10,15,25 8:9,16 16:22 23:17 32:4,5 39:22 42:24 43:5, 12 44:5,11 48:12 54:6 57:3,22 58:21

much 18:12 29:9 33:7 40:13 54:23

Municipal 8:23

must 10:12,17 11:9 13:19 15:2 49:1

my 6:8 17:5,8,14 23:18 25:7 27:3 33:11,15,17 35:6 36:15,25 37:9,12, 19 38:9 39:8,22,23 40:1,11 41:19 42:13,19 43:8 44:9 45:8,14,15,20,22 46:3,14,18 47:8, 10,12 48:5,14 50:8 51:10,24 52:5,24 55:21 57:15 58:21

myself 47:10

N

name 6:7 17:5 23:16,18 33:11 35:3,4,6 36:14,15 37:6 39:10,21,22 42:19 50:8 58:21

Namely 41:10

narrative 26:9 27:7 47:19

narrow 20:23

narrowness 30:15

natural 31:4 41:6, 10

nature 40:16 42:11 45:23

nearby 12:18

necessary 11:4, 10 25:16

need 19:22 21:17 22:22 27:8 29:18 31:11,12,15,18 42:6 49:6

needed 29:23 40:14 54:12,18

needs 25:16 28:25 32:22,25 46:19 47:12

nefarious 47:22

neighborhood 12:18,21,22 13:23 23:21 25:18 28:15, 16 29:4,8 33:2,3 36:6,24 37:4 38:22 39:15 40:1,20 41:8,13 48:14 50:2,13

neighboring 14:5

neighbors 23:19 32:12 33:3 34:17, 22 36:20 38:9 39:8 40:21 45:12 48:23, 24 49:3,11,24 50:3

nervous 58:23

new 4:25 6:9 8:21 35:7 36:22 40:8

next 4:22 5:17 16:7 18:22 32:6

Nick 35:6

Niforos 35:6,7,9

night 16:5 56:1

Nina 54:6

nine 23:22

no 3:14 7:23 9:23 12:10,16 13:6,21 23:2 24:5 27:17 29:2 36:11 38:18, 22 41:16 44:22 45:18 50:17 57:23

noise 26:25 46:12

non-restrictive

DRAFT

24:9

none 38:20

nonrestricted 24:14

north 22:23 23:1 52:9

not 4:18 7:5 9:17, 20 10:4 11:11,25 13:9 14:11,13 17:24 21:19 22:1 24:10,18 25:6 26:1 27:16,20 29:12,14 30:11 31:7,20 32:16,18 33:14 34:7 35:23 36:7,21 37:16,18,25 38:15, 16 39:12,16 40:17 41:3,6,22 42:15,24 43:6 44:19,23 46:14 47:4,11,20 49:17 55:11,24 56:25 57:13,24 58:25

note 19:9 53:2

noted 11:3,8

nothing 16:18 25:1 29:8 48:2,7

notice 4:25

noticed 7:1,3,22

notification 6:21 10:22

notifying 10:25 11:5

noting 47:21

notwithstanding 11:13

November 55:11

now 18:22 19:5 23:24 26:6 29:24 30:22 37:7 38:6 44:1 46:7 50:13, 19,20 51:22 55:8

nowhere 24:19

number 18:11 29:14 33:16 34:5, 6,13 37:24,25 38:1

O

oasis 40:17

objective 44:15, 17

objectively 45:1

obligation 25:25 26:2 31:1

observations 44:16

observe 52:1

observer 33:15

obstruction 9:23

obtain 14:21

obtained 10:10, 20

occupancy 27:13 54:11

occupants 48:5

occur 19:4

occurred 25:15

occurrence 18:17

odd 40:12

off 13:14,16 14:3 19:7 23:2

offense 36:11

offered 40:13

office 17:8

oh 36:8

okay 4:7 7:25 35:24 39:1 55:12, 20 56:20,25

old 40:6

on 4:15,22 5:4 6:15,16,19 7:20 8:1 9:13,16,22,23, 25 10:4,22 11:25 12:22 13:22 14:2,5 15:8 16:7 17:1,18 18:7 19:2,10,25 20:1,2,18,19,21 21:4,8,9,10,18,23, 25 22:3 25:20 28:9,11,12,14 29:25 30:16,18 31:24 32:3,11,12 33:12,15 35:18 36:5,16 37:6,11, 12,14,15,17,18,20, 22 39:7 41:19 42:4 43:22 44:2,21 45:22 47:2 48:4,5 49:2,10,20 51:1 52:14 53:15,18 55:4 56:11,22 57:25 58:4

on-street 19:10 20:5,8,18 21:4,6 22:2

once 30:12

one 10:3 14:7,25 15:14 18:1 20:20 23:23 26:5 28:12, 20 29:18 30:16,18 32:25 34:5 37:10, 24 40:17,25 41:22 42:5 43:22 44:20, 21 45:18 46:23 47:1 52:14 57:9

ones 42:5

only 7:12 13:10 14:7 20:19 21:22 23:2 26:7,21 27:20 28:11,19,24 30:16 31:20 33:18 35:16 40:17 41:6,22 49:18 52:25 56:19

opened 11:20

openly 41:2

operates 19:23

operation 18:21

operations 18:3

opinion 56:8,22

opportunity 44:6

opposed 41:3

opposite 21:18 41:25

order 4:12 11:22 52:1

organization 23:20

Ossman 47:15

other 12:21 13:1,6 14:6,22 24:12 28:14 33:18,19 36:6 41:17 43:19 48:1 50:15 51:19 53:7

our 23:21 36:9,10, 20 38:16 40:1,2,7, 8,14,15,16,18,19, 24 41:20,24 42:5, 10,13,14 47:2 51:11 52:22 53:19, 22,23

out 7:3 15:6,13 21:15 23:23 27:3 30:20 39:4,14 45:13 46:13 50:21, 23 51:2,3 55:2

outlined 14:23

outside 37:12,19 40:16

outweigh 14:16

over 7:4 8:17 37:16 39:3,10 43:10,25 47:17 54:14 58:10

overall 13:8

overcrowding 42:8

overload 20:4

overlooking 35:14

overnight 19:8,10

override 15:13

overrides 15:9

overriding 11:2,7

oversized 20:15

overuse 27:1

overutilization 9:18

own 40:18 47:19 50:18

owners 52:5

P

Pagan 42:19 43:3, 8,15 44:8,14

page 15:8 23:22

paper 27:3 57:15

parents 52:5

park 5:25 6:19 10:1 13:16 14:1,3, 6 37:11 45:9

parked 20:21

parking 18:12,13, 17 19:4,10,22 20:5,9,18 21:4,7, 12,21 22:2,8,16 23:2,6 26:24 27:14 29:13,18,19,21,23, 24,25 30:8,9,11, 16,18 31:5,6 38:25 41:17,21 42:1 43:20,22,25 44:4 46:12,13 47:17 48:4 50:11,14,15, 18 54:13 55:4 56:1,17

part 7:21 11:12 32:7 51:16 53:2,3

partially 13:18

participants 33:17

particular 53:9, 20,21

particularly 37:9

parties 27:19 48:19

passed 47:17

passing 39:8

Paul 3:9 6:8

paved 46:12

PC 16:11

peace 39:25 42:12 49:4

peaceful 24:23 45:14 46:15 50:12

peculiar 53:9,19

Pentecostal 47:1

people 8:17 17:25 18:7,17,23 26:13, 15,21 27:22 28:20,

DRAFT

24 29:2,17 35:17, 23 36:6 38:10 42:11 48:6,9 54:10,18 55:10

per 26:13 29:17 52:13

percent 28:9 30:8 38:1 41:1 52:11,21 56:18,19

perfect 40:4

permissible 42:1 49:7

permissive 24:21

permit 25:14

permits 10:20 14:22

permitted 9:21 20:19 24:6

person 10:3 26:17

personal 12:3

personally 39:5, 14 56:11

phonetic 49:16

physical 13:22

physically 49:21

picked 36:3

picking 56:6

picture 55:3,5,6,7, 10

pictures 55:2

piece 50:21

place 25:16 28:2 36:5 38:15 40:6 44:1 48:9 49:4 58:20,22

placed 9:11

places 35:14

plan 7:18 10:8 19:20 20:4 27:7 30:4,13 51:13,25 52:9,25 56:4

planning 9:1 11:1,6,19,23 12:2 15:14 25:2 32:2,4, 5,21 48:18 49:21 54:1

Planning's 14:24 15:6

plans 14:20 27:12,13,16

play 50:13,16,17

playing 50:18,23 51:3

please 3:5 5:7 6:6,13 8:15 23:15, 16 33:9 35:2,4 36:13 39:14,20 54:4

pledge 3:5,6

plus 29:20

point 40:24 56:2

pointer 22:24

points 53:16

police 37:21

Pomona 41:16 45:9

portions 8:13

position 43:7 57:24

possibility 19:8

possible 36:1 53:17

potential 14:17 17:2 19:5 53:24

practical 9:12

practice 11:24 49:8

practicing 47:5

pray 42:15

prayer 18:5

pre-existing 48:25

preclude 14:14

preexisting 45:19

premises 12:4

prepare 8:10 17:10

prepared 23:17, 22

Presbyterian 47:1

present 3:10 15:16 24:3 42:20 53:15

presentation 16:17

presented 57:15

pretty 18:20

prevent 25:4

preventing 47:4

previous 49:15

Prior 51:10

private 52:6

probably 39:6

problem 45:25 46:4

problematic 21:1

problems 26:2

procedure 10:25 11:5 25:15

process 11:13 31:13 50:1

produced 12:17

prohibit 24:10

prohibited 22:1

project 16:13,14 17:1 20:11 32:10

promise 41:5

proofs 12:6

properties 12:18 46:9

property 9:14,19, 20 13:12,18 14:3,5 15:2 25:22,24 31:17,19,24 32:1, 25 34:8,10,12 37:7 38:17 39:5 46:14 50:4 51:11 52:4,7, 10 53:24,25 56:7, 11,12,15,21,23

proposal 6:13 16:18 41:16

propose 7:15

proposed 5:21 9:10,19,24 10:2 12:20 13:25 15:21 17:20 18:12 20:4, 10 22:13,17,23 40:22 51:13 52:2

proposing 6:15

protect 23:21 25:17,18 31:1 33:6

provide 43:13

provided 14:20 27:16 30:4 56:4

provides 41:14

Provisions 53:4

public 4:25 5:2,21 8:3 11:20,21 16:15,16 22:3 23:14 33:6,21 34:20 39:20 42:18, 25 45:5 51:7 54:4 57:25

purpose 31:3

purposes 6:25 9:12 25:13 53:4

pursue 13:1

push 37:15

put 12:22 13:7 19:25 31:4 35:14 50:16 58:10

Q

qualities 40:1

quality 12:10 40:18

quant 37:3

Queens 55:25

question 18:5,8, 9,22 23:7,9 24:5 28:17,25 33:16,17 42:3 44:9 50:10 53:14

questions 8:2 16:20 22:10 23:11 26:24 42:22 43:19 44:21 49:13 50:6

quiet 37:16 40:6 50:21

quite 32:16

quote 53:6

R

raise 40:7

raised 17:23 53:16

Ramapo 4:23,24 5:7

ratio 28:8

re-noticed 4:20

read 8:12,18 23:24,25

real 26:5 42:10

really 20:24 26:23 27:9 28:19 29:13 31:11,18 37:14 39:4

realtor 45:17

rear 42:4

reason 29:2 45:10

reasonable 24:20 28:4,6 53:7

reasonably 53:18

reasons 15:7

receive 7:7

received 7:8 8:25 10:24

recently 19:19

recognize 24:14

recognized 48:20

recommend 20:6 21:3 58:1

recommendation 7:17 17:17

recommendations 17:11

recommending 21:2 22:17

record 6:7 8:13 9:22 15:12 17:5

DRAFT

23:16 35:4,5 39:21 43:1

red 24:15

reduce 14:4 31:15 54:12

reduced 52:19 54:11,17

reduction 30:9,10 52:21

referral 8:23,25 11:19 12:1

reflect 53:15

regard 24:1

regards 24:9

regularly 3:3

regulations 20:6 22:16 24:16,19 25:3 28:3 32:21 51:18 52:24 53:6

relate 27:14

relation 53:5

Relief 5:23

religion 24:11

religions 46:22

religious 24:18, 24 25:5,13 29:10 33:18,19 35:14 46:3,21 47:22 48:1,2,8 50:14 51:19

remain 15:2 31:4

remains 42:14

represent 48:19

representation 17:20

representations 12:14

representing 6:10 48:13

represents 49:3

requested 4:16 9:9 13:24 25:10 57:18

requesting 5:22 18:15 46:18

require 15:15 25:7 27:12 32:7,12 52:4

required 4:20 7:19 10:9,19 11:12,23 12:11 28:12 57:8

requirement 18:14 27:14

requirements 8:23 9:16 14:12 28:2 52:2

requires 6:17 25:1 26:20 57:5

research 49:14

reservations 26:19

reside 37:6

residence 15:3

residential 20:12, 18 24:24 33:2 41:8 45:13

residents 22:1 41:24 43:18

resolution 8:11 14:21,24 15:1,17

RESOLVED 12:8, 12 15:4

respect 7:11,16 11:18 14:24 16:18 43:20

respectfully 38:21

respond 11:23 43:2,7

responded 4:1, 11 5:16 16:2 17:13 58:16

response 3:14 8:24 10:24 15:8 17:22 19:12

responses 7:7

restrict 26:15

restricted 19:1 21:4,22

restriction 19:10 41:21

restrictions 26:18 41:17 45:17 46:8 48:22

result 9:15,18 12:19 13:11

resulting 13:16

retained 17:8,9

retaining 56:16

retired 36:9

review 10:12,17 11:2,7,25 12:10 17:1,10 31:12 54:1

revise 10:8

right 23:24 24:11 26:6 35:21 37:19 38:4 41:1 55:23

rights 36:9 48:14

rise 3:5

Riverdale 36:25

Riverglen 16:8 21:8 30:15 37:14, 19 39:23 40:3,22 41:13,22 42:9 44:2,22 48:24 49:25 51:9,24 52:3,5,8,15,18 53:22 54:22 55:14, 15,17

RLUIPA 24:15 25:1,4

road 4:23,24 5:7, 19 6:19 7:20 8:21 9:25 10:1,10 13:15,16 14:2,3,6 20:16,19 21:24 33:13 36:16 37:3 42:20

roads 10:5 37:4 41:19

roadway 20:13,20

Rockland 8:25 10:13,14,18 49:18

Rocks 16:12

roll 3:8

room 27:15

routine 45:24

Rozycki 50:8,9

Rueven 33:12

rules 35:19

run 39:6 50:23

running 50:21

runs 26:20

S

Sabbath 18:25

safe 19:20,24 21:3 41:19,23

safety 33:6,21 34:20 51:4

said 27:24 54:17

same 34:21

sample 47:3

sanctuary 47:20

Sanitary 10:14

satisfy 9:9

Saturday 37:13 38:3

say 3:24 4:9 5:13 15:25 17:24 35:18 36:8 44:13 47:16 57:14,16 58:13

saying 33:25 35:12 37:23 43:6

says 20:16 29:17 57:8

scale 20:2

scenery 40:10

scheduled 3:3

school 36:23

screening 14:2

searching 40:4

second 3:21,23 4:6,8 5:12 7:16,17 8:7 15:22,24 56:2, 22 58:12

Section 4:24 5:19,23 8:24 9:7 51:18

see 21:9 34:2,23 39:15 40:11 43:10 45:2 49:22

seeking 13:3

seem 30:1 36:1 44:10

selected 21:13

self-created 14:9

self-interest 54:12

sense 33:24 34:3

sent 5:1 10:22 11:19 12:2

separate 56:10

SEQRA 31:13 57:23

serenity 39:25 42:12

serious 42:3

service 22:22 42:7

services 18:5

session 16:16

set 9:6,7 12:13 15:7,8 54:10

setback 6:4 7:20 9:16 13:14

setbacks 13:20

settings 45:14

settled 37:2

seven 58:4

several 50:22

sewer 10:5

shall 10:8 11:15 43:2 53:6

Shapiro 23:17,18 32:5 57:3

share 40:24

she 34:2,10

she's 33:24

shed 13:11

shielded 13:13

DRAFT

shock 38:7,8

should 18:8,20 20:19 22:8 24:13, 17 25:13 27:12 28:3 30:22 32:7,8, 9 36:7 39:11 43:17 48:15 50:25 52:15

shouldn't 45:1

showing 26:15 39:9

shows 26:17

side 6:15 14:6 20:20,22 21:5,6,8, 11,13,18,21 28:11, 12,14 30:16,18 41:22 43:22 51:20 52:7,9,14,17,18,22

sides 9:17 25:20 31:21

sight 9:23 13:9

sign 23:16 33:10 35:3 39:20

significantly 10:4

since 12:1 22:6 42:22 50:10

single 15:2 25:10, 11 27:23,25

Sir 44:5

sit 45:21

site 5:23 6:17 20:4 22:19 27:7,16 30:4,12 31:20 49:21 51:13,24 52:8,25 55:1 56:4

sitting 43:10

situation 57:11

six 36:22 43:21 50:17 57:7

size 22:13,21 31:15 32:15 54:14

sized 22:19

skip 8:17

sleep 31:22,23

slightly 13:10

Sloatsburg 6:9

slope 56:7,10,12

slopes 31:22,23 49:22

small 26:3 27:1 29:5 34:3 47:2

smaller 20:2

social 47:21,23,24

solution 41:23

some 6:25 12:25 17:10,16 18:18,19 22:9 23:4 24:3 29:25 35:23 36:19 41:5 55:10

somebody 36:3 51:2

Someone 15:18

something 31:10 35:15 47:16 49:6 57:4

son 40:7,19

sought 12:24 45:13 46:18

south 5:25 6:19 9:25 13:16 14:1,3, 6 52:7,18,22

southeast 14:1

space 29:19 56:1

spaces 18:13 29:20,22,23,24 30:9,11

speak 22:12 35:2 42:18 45:5

speaking 49:15

special 25:14

specific 14:25 51:17

specifies 51:19

spills 44:1

spoke 36:19 37:16

square 28:18,22, 23 36:2 38:19 39:16,17 54:15,16, 17,19

stand 53:14 57:1

standard 14:18 20:12

standards 24:22 32:18

started 49:25

state 6:6 12:9 23:15 24:16 31:4 35:3,4 36:13 39:21

stated 9:22 52:12

statement 51:10

states 53:5

statutory 9:6

stay 34:18 55:9

stenographer 44:11

step 5:7 23:15 33:9 35:3 36:8 54:4

still 54:16

Stonecrest 55:15

Stonefield 16:24 17:7

stop 50:24

stopped 50:22

stormwater 10:5

story 14:7

Strachan 58:20, 22

street 14:5 20:11, 22 21:5,6,8,14,17, 19,21 23:6 29:25 30:17,18 36:17 37:11,20 39:3 41:12,14,19,20 43:23 50:23

street alone 21:11

streets 22:4

stretch 21:23

striping 22:13

stripped 23:1

structure 27:23 52:10

stuff 22:14

subdivision 30:25

subject 11:25 19:15

submission 23:22 27:12

submissions 58:4

submit 51:12

submitted 51:25 54:9,13 58:8

subsequently 7:7 49:2

substantial 13:9, 17 25:9 28:10 31:11

suburbs 37:1

such 11:13 28:18 29:3

sufficient 11:22

suggested 43:22

suggesting 43:3

suitability 53:9, 20

suitable 35:16 46:17,18

suited 34:9

summary 27:5 47:19,25

sundown 19:6

supermajority 15:9

supply 10:6

support 25:5 48:14

supposed 35:17

sure 6:14 19:13 29:14 37:18 54:25 57:10

surface 31:6

surrounded 45:11

surroundings 55:23

survey 51:11,23

Susan 23:18 57:3

sweat 36:10

symptom 20:11

T

tables 28:5

take 25:16 31:13 36:7 39:5,16 40:15 50:25 51:22 54:23 55:1 58:6

taken 48:15

taking 30:21 44:12

talk 7:13 30:22 34:11 47:18

talking 26:12,13 27:21 29:16,19,22, 24 30:10 34:14,15, 16 37:7

teacher 36:23

tell 37:24

ten 29:21

terrible 38:9

test 14:15

than 10:23 13:2 14:7 17:25 27:22 28:12 40:9

thank 16:4,21 22:11 23:12,13 33:7 34:25 35:1,8 36:12 39:18 42:15 45:3 47:13 48:11 50:7 51:5 54:2,20 57:2,19 58:18

that's 7:14,21 18:1,15 19:24 22:5,19,20 25:15 26:10 28:25 31:16 32:6,16 34:20 35:13,20 36:2 39:1,3 42:24 43:15 44:9 46:2 50:24 52:21 55:5 57:14 58:7

their 4:17 6:15 12:23 13:3 19:7,12

DRAFT

21:15 25:24,25 26:1,4,9 27:21 31:3,18 32:17 33:1,21 37:17,22 39:11 47:5 48:14 49:6,24 51:2 52:7

them 7:11 11:3,9 23:8 42:23 43:7 44:7,9 49:24 50:21

then 15:4 22:25 34:2 38:25 54:10

there 6:21,25 9:23 12:16 13:6,21 14:2 15:13 18:4,13 19:3,5,7,14 20:21 21:11,23 24:5 26:17,18,19 27:15, 18 28:20,24 30:17 32:23 34:8,10 35:17 39:7,10 43:10 45:18 46:1, 11,12,16,22 49:12 50:3,5 51:1,2,3 55:12,22 56:9,11, 24 57:22

there's 18:14,23 20:17 23:5 26:20 27:17 28:11,23 29:2,21 31:23 38:18,22 44:11,15 47:18,20,21 56:5, 15

therefore 10:3 12:10

therewith 12:5

these 24:19 26:23 27:8 30:3 39:25

they 6:16,19,22 7:3,13,17 11:13 17:22,23 19:13,22 22:2 25:23,24 26:15,16 27:13 28:17,21 29:1 31:15,18,25 32:24 33:24 35:13,15 37:11 38:17,18 39:10,11 43:13,17 46:17 49:1,6,25 50:4,16 55:24 56:16

they'll 21:17

they're 18:15 26:7 28:3,6,9,14,15,19, 22 32:14,17 37:18, 23,24 39:7,15 48:5 50:23 57:8

They've 37:21

Thiells 35:7 36:16 37:3 40:9,13 41:4, 15 42:14 55:19

thing 30:17

things 27:5 30:3 34:16 37:16 50:15 53:8

think 18:1 25:15 27:5 28:13,24 30:3,20 32:1 36:6 43:15 44:17

third 55:10

thirty 34:3 35:22 36:21 45:9

those 7:8 19:2,15 21:24 22:1 27:19 28:2,3 41:10,12 48:7,10 50:6 53:15 57:9,12

thought 22:8

threats 24:15

three 34:13 38:4

three-fold 32:14

through 11:11,16 31:12 39:14

throughout 41:13 53:12

thus 53:24

time 6:22 7:6 11:22 18:1 26:8,21 28:20 36:9 39:18 42:16 45:21 54:23 57:24 58:24

times 37:21,22 42:2 50:11,22 54:25

Tina 39:22 52:6

Tiny 37:4

tired 58:25

today 3:2 15:16 42:14

together 40:6

Tom 36:15

tonight 8:17

too 26:3 54:23 57:1

tools 25:3

top 55:19,20

topographical 55:18 56:3,13

total 18:13 29:6 51:20

towed 19:16

town 9:7 11:3 16:25 17:9,18 19:9,19 20:6,7,13 21:3 22:6 24:7,11, 12,13 26:22 30:24, 25 32:20 46:16,20 47:2 48:25 51:16 52:13,25 53:3,12 57:5

town's 16:23 48:20 52:23

towns 41:15

traffic 16:23 17:6 20:14,16,25 26:6, 25 30:14,19 32:11 34:15 37:8 41:12, 17,23

tranquil 46:6

tranquility 49:4

transportation 23:5

travel 20:22

triangle 6:18 13:10

true 29:1

turkeys 37:5 39:7, 9 55:12

turned 27:25

turns 7:3

twelve 45:21

two 7:13 9:16 13:19 21:23 25:20 31:20 34:6 38:6 46:23,24,25 47:1

two-way 20:14, 16,25 30:19 41:23

type 12:9 20:18

U

unable 57:11

unavoidable 32:10

under 12:9 22:5 25:11 27:24 51:16, 21 53:2 56:21

undershot 19:21

understand 27:17 30:5 35:11

understanding 17:15 52:24

undesirable 12:16

United 23:20

unless 12:1

unlikely 19:3

unsafe 42:1

unwind 40:15

up 7:5 19:19 20:23 26:15,17 33:21 36:11 37:20 38:20 50:16 54:24 55:16 56:3 57:1

upholding 24:13

upon 9:12 12:13 13:4,11 46:19 47:8

use 25:3,14 26:25 27:11 29:10 33:5 46:5 47:6,7 48:16, 20 53:12 56:20

used 25:12 47:25 48:8 50:15

uses 24:19,25 26:4 29:20 31:18 51:19 53:9,20

using 17:25 18:7 26:11 27:22

usurp 36:9

V

V-I-L-L-A-R-I-M 17:6

value 53:10,21,25

variance 6:1,3,5, 17,19 7:19 10:9 13:15 18:15 22:8 28:9 30:7 32:17 46:5 47:7 48:16 52:4,16 53:17

variances 7:14 9:5,10 12:19 13:2, 9,24 14:14 15:21 25:9 28:7 31:10 33:5 36:4 47:6 57:6,18

various 27:4

vehicle 22:18,21 42:8

vehicles 19:15 21:13 23:2

Vershubsky 33:11,12

very 17:14 19:3 20:23 26:9 28:4,5, 6 29:13 30:6 31:2 33:7 40:14 46:20 49:7,8 58:23

veteran 36:10

view 13:13 21:9 40:24 46:11 53:10

Village 10:21

Villari 16:24 17:4, 6 22:15 23:7,12

violations 19:15

visibility 14:4

visual 46:11

voice 35:10

volleyball 50:17

vote 11:25 15:9, 16,19

votes 45:2

DRAFT

W

walk 18:20 56:24

walking 21:15

wall 56:16

want 6:12 29:1 34:8,18,22 35:18 36:11 37:13 38:21 39:2 43:12 47:16 54:25 57:14,16

wanted 34:6,13 36:25

wants 14:10

wasn't 6:21 54:16

water 10:5

way 19:23 20:22 24:10 34:18,24 38:18,22 46:6 52:25 55:9,15,23

we'd 24:4

we'll 35:19 45:2

we're 7:14 16:19 22:16 26:12,13 27:21 29:16,19,22, 24 33:25 34:14,15, 16,20,21,22 35:17 36:8 37:7

we've 19:11 22:17 35:22

weddings 27:18 47:25

Wednesday 3:2

well 6:18 19:17 23:17 24:8 25:2 32:20 43:8 45:15

went 56:11

were 6:20 20:21 25:22 26:2 33:24 39:25 40:5 55:24

west 4:23 5:7 10:21 21:8,10,13

what 6:13 7:15 17:13 18:22 19:18 20:10,16 21:2 26:16 28:6 30:5 31:7 35:11,20,25 36:2,4,5 37:23 38:5 40:5 44:23 46:17 47:10 51:1 55:8

what's 19:24 20:4 29:23 43:23 44:3

whatever 35:18 39:10 50:20

when 18:23 25:21, 23 26:16 30:25 31:25 37:12 40:1 41:4,23 42:4 54:8, 13 56:1

where 7:13 9:10 14:15 19:1 21:21 29:4,14 40:14 53:23 55:25

where's 50:20

Whereas 8:22 12:3

whereupon 3:25 4:10 5:15 16:1 58:15

whether 7:1 27:15,18

which 6:16 13:12 14:7 25:19 29:20 36:17 50:22 55:4 56:18

while 13:15 15:4 24:16 45:23

who 16:13,25 33:3 41:2 46:9 48:14 49:12 50:1,3

who's 26:22 44:12

whole 49:25 55:5

why 7:14 18:15 28:17,23 34:20 35:12,15 39:3 49:9,16,18 50:4 54:16,19

wide 20:13,14

wife 36:25 42:6 45:22

Wilbur 3:13

wild 42:12 55:9,22

wine 45:22

winter 19:11

wish 23:14 33:9 35:2 39:20 41:2 45:5 51:7 54:4 57:20

with 7:2,11,16,24 8:22 9:2,4,6,15,19 10:14 11:3,9,12, 15,18 12:19,20 13:19 14:11,23,24 16:12,17,25 17:7 19:19,20 20:3 23:6 24:1,9 26:20 27:7 32:20 40:24 41:9, 16 43:14,20 45:22, 25 46:13 48:7 49:15,18,22 50:11, 21 53:7,10 55:16 56:3 58:3

within 41:15 46:13

withing 17:18

without 10:24 46:19

Witnesses 46:25

WOMAN 38:13

won't 35:20 54:23

wondering 49:16

Woodmont 6:9

word 44:12

work 20:25

worked 40:12

working 16:25 17:17 38:10

worship 17:21 24:6,10,20 28:1,5 29:18 38:15 40:22 41:1,9 46:1 48:25 51:18 52:3,23

worth 30:20

worthy 53:2

would 7:15,17 18:7,25 19:13,25 20:12,25 21:5,7, 11,18,21 22:1,2, 18,22 23:1 30:18, 20 33:23 34:2,4 35:12,15 36:2 38:21 44:10,17,18 45:18 50:7 51:12 52:4 56:7,21,22 58:1

wraps 55:15

written 58:3

wrong 31:17 48:2, 7

X

XIX 10:15

Y

yard 5:25 6:2,18 7:20 9:16 10:10 13:14,15,20 28:11 51:20,21 52:7,9, 17,18,22

years 35:23 36:21,22,23 38:12, 13 40:13 41:5 45:9 49:12

yes 7:9,23 31:9

yesterday 30:17

yet 55:11

York 6:10 8:21 35:7 36:22 40:8

you'll 24:2 39:6

you're 30:9,10 42:22 44:17,23,25 56:25 57:10

you've 24:23

young 35:11

your 6:6,7,13 8:13 23:15 24:4 25:11, 22 27:24 29:17 30:6 31:2 33:3 35:3,4 36:13 38:21 39:18,21 42:16 43:11 44:6 50:18, 19 54:23 57:5

Z

ZBA 8:22 11:1,6, 19,24 15:5,8 24:12 25:1,7 27:12 49:20 57:11,17

ZBA's 15:8 26:1

Zion 46:23

zones 41:17

zoning 3:4 9:4 14:12 24:9,14,17, 21 25:9,22 32:11, 21 41:11 48:18 51:17 53:6,25

DRAFT