

TOWN OF CORTLANDT  
TOWN BOARD

-----X

PUBLIC HEARING:  
MOD SEQR DGEIS/DEIS AND PROPOSED LOCAL LAW

-----X

November 19, 2019  
Town of Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567  
7:11 p.m.

BEFORE:  
LINDA D. PUGLISI, Supervisor  
JAMES F. CREIGHTON  
FRANCIS X. FARRELL  
RICHARD H. BECKER  
DEBRA A. COSTELLO

PRESENT:  
TOM WOOD, ESQ., Town Attorney  
MICHAEL J. CUNNINGHAM, ESQ., Assistant Town Attorney  
LAROUÉ ROSE SHATZKIN, Town Clerk  
CHRISTINE B. COTHREN, Deputy Town Clerk  
PATRICIA ROBCKE, Comptroller  
STEPHEN FERREIRA, Director of DES  
MICHAEL PREZIOSI, Director of DOTS

FOR EVERGREEN MANOR:  
ZARIN & STEINMETZ  
DAVID STEINMETZ, ESQ.  
81 Main Street  
White Plains, New York 10601

FOR GYRODYNE:  
CAMERON ENGINEERING & ASSOCIATES, LLP  
KEVIN M. McANDREW, R.L.A., AICP  
177 Crossways Park Drive  
Woodbury, New York 11797

Ilana Michael Nathanson, Court Reporter



1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 MS. PUGLISI: First of all, as I said  
3 before, there will be no vote taken tonight.  
4 There will be -- we're going to be adjourning  
5 it to January or February --

6 MR. WOOD: January 14th.

7 MS. PUGLISI: -- January 14th in 2020.

8 Can't believe it's 2020 already. Can you? And  
9 so you'll have many opportunities to voice your  
10 concerns, your issues, to put your comments in  
11 writing if you so desire, email, text, writing,  
12 whatever. And I just want to say to you, the  
13 town board has heard me talk about -- and we --  
14 I have issues, concerns, reservations as well,  
15 just like you, which I've been voicing over the  
16 last couple of years to the property owner. So  
17 my commentary, town board's commentary, will be  
18 part of this DEIS as well. So many of the  
19 issues you're bringing up tonight, I also  
20 concur.

21 Our public hearing process tonight will be  
22 and include the following: Our town attorney,  
23 Thomas Wood; Michelle Robbins, a planner in our  
24 planning division; Michael Preziosi, our town  
25 engineer and Director of Department of

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 Technical Services; a consultant, AKRF, our  
3 traffic consultant, which, of course, is a  
4 major concern of all of us. Then you'll have a  
5 brief overview from the property owners, the  
6 developers. These are their projects. It's  
7 important for you to know that. And then it  
8 will be the public's opportunity to come up to  
9 the podium to succinctly make your statements  
10 and to ask your questions, which will be part  
11 of the record. It will go then to the  
12 developers to answer and comment and make  
13 comments on your suggestions and input.

14 Please, if you haven't already, if you  
15 want to speak at the podium, sign in.

16 Rosemary's back there. You can  
17 (indiscernible.) The sign-in list is back  
18 there. The sign-in list will come up to the  
19 town clerk. She'll read your name.

20 We're going to ask then probably three or  
21 four people to come up at one time so that we  
22 can move the public hearing along; right,  
23 Laroue?

24 THE CLERK: Yeah.

25 MS. PUGLISI: Okay. So I'm reemphasizing

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 this: No vote is going to be taken tonight.

3 This meeting is taped. It's streamed in a

4 couple of days. You can stream it on your

5 computer or you can watch it on the public

6 access station, Channel 78. I now will turn it

7 over to our town attorney, Thomas Wood.

8 The lights went out, Tom. I don't know --

9 okay. Tom, take it away, please.

10 MR. WOOD: Thank you, Supervisor.

11 Good evening, ladies and gentlemen. So my

12 role this evening is just to give you a little

13 overview of the process that we've been engaged

14 in and will be engaged in. So that -- as the

15 supervisor indicated, this is the first opening

16 of the public comment part of the process. And

17 in any -- any time that a town board considers

18 any type of land use application, it must

19 comply with the New York State Environmental

20 Quality Review Act. SEQRA is the acronym. And

21 what that requires, before any action can be

22 taken, is that a comprehensive gathering of

23 information about the proposals must be

24 received, analyzed, and all -- any potential

25 impacts must be identified with respect to

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 those projects and proposals. So with respect  
3 to what we have before us tonight is that  
4 inner-town master plan. And you'll hear more  
5 details about some of these things from town  
6 planner.

7 There was a part of the town master plan  
8 wherein a medical-oriented district was  
9 proposed based around the NewYork-Presbyterian  
10 Hospital, Hudson Valley Hospital. And so the  
11 master plan is a document that the town does  
12 once every ten years or so. It's recommended  
13 for ten years. And in that, it's a committee  
14 of residents who work for one and a half to two  
15 years to put together a master plan to analyze  
16 needs of the community, et cetera.

17 So one of the concepts was this medical  
18 overlay district -- medical-oriented district.  
19 And so the property owners, who own property on  
20 Lafayette Avenue and 202, made proposals to the  
21 town that they would like to develop their  
22 properties in accordance with the guidelines of  
23 the master plan. But the master plan is only a  
24 guide. So there's an interim step. Is -- that  
25 the town board would have to consider whether

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 or not the town zoning ordinance should be  
3 amended to allow the planning board to consider  
4 the proposals.

5 So the process started in that the  
6 developers refined and analyzed their proposals  
7 and submitted concepts. Town staff reviews it.  
8 We started to identify various impacts that  
9 were perceived, and we had two outreach  
10 meetings here in this room. Over a thousand  
11 residents in the area received letters. They  
12 came in. They received a presentation. They  
13 could meet with the applicants to understand a  
14 little bit more about their projects. And  
15 they -- those were taped. They've been played  
16 on our website, on our municipal access  
17 channel.

18 So then, based on preliminary comments  
19 received, the staff and the applicants worked  
20 to come up with a scoping document. And that  
21 is a document which -- if you go -- any  
22 document I refer to is online, the town  
23 website. But the index -- it's -- a scoping  
24 document is like an index to a book. And there  
25 are about 24 different chapters, and each one

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 discusses a different part of the proposal and  
3 a different impact from -- from land use  
4 impacts, traffic impacts, et cetera.

5 So that scoping document came to the town  
6 board. It was adopted by the town board and  
7 then the applicants worked on preparing what's  
8 known as a draft environmental impact study,  
9 which is the volume that's now available  
10 online, and for which we'll be taking input  
11 tonight. And in that draft environmental  
12 impact study are various chapters discussing  
13 the various issues that have been perceived.  
14 That document came back to the town -- came to  
15 the town board for the first time in September,  
16 and the town board accepted it as complete  
17 enough for public discussion -- to open a  
18 public discussion.

19 MS. PUGLISI: But not fully completed.

20 MR. WOOD: Right.

21 MS. PUGLISI: Not fully completed.

22 MR. WOOD: Right. They accepted it for  
23 public discussion. And voila, we're here  
24 tonight to start that discussion process.

25 So the way SEQRA works is that anyone who

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 speaks tonight, your comments will be recorded  
3 both by the stenographer and also by the town  
4 clerk. Those comments are all compiled and  
5 then must be analyzed to see, is there  
6 information already in the DEIS that addresses  
7 it? If there is, it has to be identified,  
8 where that is. If there isn't, then that  
9 information has to be put together in a  
10 satisfactory format. So with that process,  
11 we're going to commence it tonight.

12 Between now is -- the board will adjourn  
13 the public input part until its meeting in  
14 January. January 14th. You can go online.  
15 You can file questions/concerns online during  
16 the entire period. All of those questions will  
17 become part of the record. And even if the  
18 town board closed the public hearing in  
19 January, there would be a period of time until  
20 the end of January for your final comments.

21 All of those comments, as I said, will be  
22 listed, analyzed, and addressed. That will  
23 culminate in the preparation of what's known as  
24 a final impact statement, which then comes  
25 through a public process and more input. And

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 all of that must be accomplished before the  
3 town board could even ponder or consider  
4 whether or not the application should be  
5 approved as is, modified, revised, or changed  
6 or whatever the case may be.

7 MS. PUGLISI: Reduced.

8 MR. WOOD: In addition to all of the  
9 community having input, this document has been  
10 sent to other agencies that are involved in the  
11 process. So those agencies are, without giving  
12 you a whole list, but the New York State DOT,  
13 the Department of Transportation, which has the  
14 final say with respect to the Route 202 traffic  
15 corridor, its capacity, what can be allowed,  
16 the number of -- what has to be done to improve  
17 it; the New York State DEC, which regulates the  
18 wetlands on most of the site, what can be done,  
19 if anything, within a hundred feet of those  
20 wetlands; New York State Office of Historic  
21 Preservation, to determine if there's any  
22 historical significance in the property or any  
23 structures on the property; the Army Corps of  
24 Engineers with respect to the wetlands; the  
25 Westchester County Department of Health for

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 water and sewer, and the list goes on and on.

3 All of those agencies will, during this time  
4 period, be commenting and asking for responses  
5 with respect to those comments.

6 Because of the fact that all of your  
7 comments are going to be addressed between now  
8 and the preparation of the FEIS, this evening,  
9 when you make a comment here, obviously  
10 everyone listens, but there's not going to be  
11 an immediate response, because it has to be  
12 analyzed and placed into the FEIS. So if --  
13 and, also, a point to be made is that if one  
14 person mentions your issue, traffic, that has  
15 to be analyzed then, whatever your traffic  
16 concern might be, particular intersection,  
17 et cetera. It doesn't mean -- it doesn't  
18 matter if there's one comment about it or 500  
19 comments about it. It will be addressed in the  
20 same -- with the same importance, all of the  
21 issues that are raised. So I think that covers  
22 the process.

23 MS. PUGLISI: I just want to ask you a  
24 question, Tom, if I may.

25 MR. WOOD: Yes.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 MS. PUGLISI: Thank you for that overview,  
3 Tom. I appreciate it.

4 How many people here went to the one or  
5 two public information meetings that we had?  
6 Just raise your hand. Okay. About a third  
7 went to the information meeting. All right.  
8 Okay. Now we're going to turn it over --

9 MR. WOOD: I'd just like just to --

10 MS. PUGLISI: Yeah.

11 MR. WOOD: One final statement is just  
12 that the role of the town board, obviously, is  
13 to listen, to make a decision as to whether  
14 they may or may not amend the zoning ordinance.  
15 But another role of the town board is to ensure  
16 that due process is had not only for the  
17 community, but for the property owners. So  
18 we're -- we're attempting to keep the process  
19 as transparent as possible, as involving as  
20 possible for all parties. And that's why  
21 you'll hear many times tonight, we have part of  
22 our website dedicated to this project. All the  
23 information from all our meetings, videos,  
24 whatever there is, is available there. And  
25 feel free to review that. But the due process

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 rights is for everyone. And certainly, we're

3 very mindful of that and respectful of that.

4 So with that, I believe --

5 MS. PUGLISI: All right. Tom, thank you.

6 We're going to turn it over to Michelle

7 Robbins, I believe, a planner in our planning

8 division of Department of Technical Services.

9 Michelle, please.

10 MS. ROBBINS: Hi. Can everyone hear me?

11 My name is Michelle Robbins, and I'm the

12 assistant planner in Cortlandt. I'm going to

13 talk to you tonight about the origins of the

14 medical-oriented district or MOD, as it is

15 often referred to.

16 Tonight, as previously mentioned, we are

17 here for the public hearing on the MOD draft

18 environmental impact statement, which is part

19 of the SEQRA process for the project. And as

20 Tom mentioned, SEQRA provides for an

21 environmental review process that allows

22 agencies, project sponsors, and the public to

23 consider the potential for environmental

24 impacts from a proposed action, as well as

25 alternatives to the proposed action and

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 mitigation. The environmental review or SEQRA  
3 process facilitates the weighing of social,  
4 economic, and environmental factors throughout  
5 the planning and decision making stages of a  
6 project.

7 So what are the origins of the MOD? The  
8 MOD concept originated during the town's most  
9 recent comprehensive planning process, which  
10 culminated in the adoption of the town  
11 comprehensive plan called Envision Cortlandt in  
12 March of 2016. As some of you may know, and as  
13 Tom referred to, a comprehensive master plan is  
14 a document designed to guide the future actions  
15 of a community. It lays out a vision for the  
16 future with long-range goals and policies  
17 necessary to achieve the vision. It is used as  
18 a guide by town staff, the various boards in  
19 the town, and residents when discussing future  
20 land use actions, capital expenditures, and  
21 proposing new zoning. It is typically updated  
22 approximately every ten years.

23 So in late 2013, when the town board  
24 decided to prepare a new comprehensive master  
25 plan, they appointed a citizens committee that

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 represented a cross section of the community  
3 and included several representatives from  
4 various boards and committees. And in  
5 December 2013, Cortlandt was lucky to be  
6 awarded a New York State Energy Research and  
7 Development Authority Cleaner Greener  
8 Communities Grant in the amount of \$175,000,  
9 which was used to complete the plan.

10 The master plan committee and the staff  
11 began meeting monthly and sometimes more often  
12 for more than two years, and the plan started  
13 to develop. The plan focused on issues of  
14 sustainability and economic development and  
15 included nine chapters with 205 policies. As  
16 part of the master planning process, a townwide  
17 survey was conducted, which we received around  
18 800 responses to. There were two public  
19 workshops and a public hearing to gather input  
20 on the plan.

21 One of the most consistent themes we heard  
22 from residents was a desire -- as a result of  
23 the planning process was a desire to age in  
24 place near services and the need for a  
25 continuum of care. So for those of you who are

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 unfamiliar with the term "continuum of care,"  
3 it covers the delivery of health care over a  
4 period of time and may refer to care that is  
5 provided from birth to the end of your life.  
6 Ultimately, the plan focused around four key  
7 economic development strategies, and they are  
8 the waterfront sustainability district, the  
9 transit-oriented district, the Cortlandt  
10 Boulevard area, and what we're here to talk  
11 about tonight, which is the medical-oriented  
12 district.

13 So as Tom mentioned, the first thing that  
14 needs to happen in order for the  
15 medical-oriented district to be established is  
16 to implement MOD zoning. And the zone -- and  
17 the town board would have the authority  
18 under -- under the zoning to grant an eligible  
19 parcel a MOD designation. So the first thing  
20 that would have to happen is the parcels that  
21 would be considered must be located within the  
22 proposed MOD zoning area to be eligible. And  
23 once a parcel receives a MOD designation, the  
24 parcel would be governed by the uses and the  
25 dimensional requirements and other provisions

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 of the zoning regulations.

3 So where is the MOD? The MOD, right now,  
4 is proposed along the Route 202/35/Crompond  
5 Road corridor, in proximity to the  
6 NewYork-Presbyterian Hospital. The proposed  
7 MOD boundary is shown in yellow around the  
8 parcels on the map on the screen.

9 What is the MOD? It's a new trend in  
10 health care, where patients can access a range  
11 of health care services in one central area.  
12 The intent of the MOD is to create a dynamic  
13 mixed-use district that benefits residents and  
14 employees, as well as patients and families  
15 visiting the MOD in the surrounding area. It's  
16 a place that would allow residents to age in  
17 place and have a continuum of care throughout  
18 various life stages and would also provide a  
19 variety of housing options, including workforce  
20 development, as well as recreational  
21 opportunities, such as walking trails and  
22 restaurants.

23 The MOD seeks to leverage the health care  
24 industry, which is one of the anchors of  
25 Westchester's economy. And it is also a

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 concept that is consistent with statewide  
3 economic development initiatives known as Live,  
4 Work, Play, which encourages the creation of  
5 places that have housing, employment,  
6 entertainment options, within a small  
7 geographic area.

8 So now I'm going to hand over the mic to  
9 Michael Preziosi, town engineer, and he's going  
10 to introduce our traffic consultants.

11 MR. PREZIOSI: Good evening, everyone.  
12 Thank you for joining us tonight.

13 Understanding that any potential  
14 development along the Route 202/Crompond Road  
15 corridor could adversely impact traffic  
16 conditions, the Town of Cortlandt engaged its  
17 traffic consultant, AKRF, to perform a due  
18 diligence traffic study, which was paid for by  
19 the applicants. The initial goal of the study  
20 was to evaluate potential traffic growth from  
21 and within the contemplated medical-oriented  
22 district, along with external sources from  
23 neighboring communities. The study brought in  
24 taking into account potential traffic that  
25 would be generated by the site-specific

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 developments, whose presentations are to  
3 follow, to more closely evaluate potential  
4 impacts and provide means of mitigation.

5 The town is fully aware that traffic is a  
6 major concern and has incorporated initial  
7 public concerns about traffic volume and safety  
8 along the corridor into this initial traffic  
9 study published within the environmental impact  
10 study. The town and its consultants are  
11 appreciative of the public's input and will  
12 continue to listen and evaluate comments,  
13 resulting in the refinement of this traffic  
14 study as the public process unfolds.

15 With us tonight to present the initial  
16 traffic report is Anthony Russo and Marissa  
17 Tarallo of AKRF. They are here tonight to  
18 summarize their findings, discuss potential  
19 mitigation measures, and, should developments  
20 ultimately attain approval, listen to public  
21 comment and incorporate a response.

22 So with that, I'm going to turn it over to  
23 both Anthony and Marissa to go through the  
24 initial findings.

25 MS. PUGLISI: Just right into the mic.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 Thank you.

3 MS. TARALLO: Yes. Good evening. I am  
4 Marissa Tarallo, as Michael mentioned, with  
5 AKRF, and we are the town's traffic consultant  
6 for the Cortlandt MOD development. As Michael  
7 mentioned, we've been doing a due diligence  
8 traffic study, the initial due diligence  
9 traffic study, and that came from traffic being  
10 a consistent issue on Route 202 presently as  
11 well as the development that is going on in the  
12 neighboring communities, which is creating  
13 greater congestion along Route 202 currently.

14 So we were tasked with doing our initial  
15 due diligence assessment. From that, we  
16 received feedback from the town, the community,  
17 as well as DOT. This expanded the scope of our  
18 traffic study from the due diligence portion to  
19 include 23 intersections along Route 202 and  
20 Route 6. What is published for the traffic  
21 study and the DEIS and DGEIS includes an  
22 assessment of both traffic and safety  
23 conditions for all 23 of these intersections.  
24 It includes an assessment of the impacts  
25 generated by the proposed development as well

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 as potential improvement measures, which I'm  
3 going to summarize here and are shown on the  
4 overhead, albeit a little difficult to read.

5 So beginning from the western portion of  
6 the study area at Dayton Lane and Route 202,  
7 the proposed improvement would be a traffic  
8 signal at Dayton Lane and dedicated turn lanes  
9 from Dayton Lane onto Route 202. And it should  
10 be noted that this traffic signal would be  
11 needed with today's traffic.

12 Moving to the east, at the intersection of  
13 Gyrodyne's proposed driveway, the entrance  
14 driveway to NewYork-Presbyterian Hospital.  
15 This intersection is currently un-signalized,  
16 the potential improvement would be  
17 signalization of the intersection as well as  
18 geometric improvements associated with the  
19 Gyrodyne driveway. Further to the east, at the  
20 intersection of Lafayette Avenue and Route 202,  
21 the approach of Lafayette Avenue would be  
22 widened to include an additional left-turn lane  
23 from Lafayette Avenue onto Route 202. The  
24 opposing NewYork-Presbyterian Hospital driveway  
25 would be re-stripped to allow both the hospital

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 and Lafayette Avenue to exit onto Route 202  
3 simultaneously. Currently, Lafayette Avenue  
4 has to wait and everything goes separately. So  
5 it would make the signal more efficient.

6 Further to the east, kind of in the end of  
7 the immediate portion of the project, at  
8 Conklin Avenue, with Evergreen's proposed  
9 driveway, the signal would be rebuilt for the  
10 four-legged intersection, and there would be  
11 dedicated westbound left-turn lane as well as  
12 protected -- we say "protected," as there would  
13 be no conflicted movements with the left turns.  
14 A phase of the traffic signal. So you'd be  
15 making a left turn without having to wait for a  
16 gap in traffic. That would be the proposed  
17 improvement.

18 For these four intersections with the  
19 signalization, the traffic signals would be  
20 coordinated to improve and smooth traffic flow  
21 to try to reduce the number of red lights you  
22 hit as you travel through these four traffic  
23 lights. And another potential improvement that  
24 may come either with this development or with  
25 the full build-out would be an adaptive traffic

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 control system, similar to what you have up on  
3 Route 6 by the Cortlandt Town Center, which  
4 further helps to smooth traffic and to react to  
5 traffic as it happens.

6 Continuing to the east in the study area,  
7 other improvements would include a dedicated  
8 eastbound left-turn lane from Route 202 onto  
9 the Bear Mountain Parkway to alleviate the  
10 queue that is waiting to travel through when a  
11 car is blocking to make a left turn. And then  
12 at Lexington Avenue and 202, there would be  
13 signal timing modifications, efficiencies and  
14 improvements, as well as a dedicated turn lane  
15 from Lexington Avenue onto 202.

16 So that is a summary of the proposed  
17 improvements as they relate to the potential  
18 impacts of the proposed development.

19 MS. PUGLISI: Okay. Thank you.

20 I just want to also say to the community,  
21 this is what it looks like in the -- you know,  
22 the hard copy. Right. You are more than  
23 welcome to come in at any time. Make an  
24 appointment to talk to staff, town engineer,  
25 our planning department, to review this. If

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 all of your questions are not answered in a  
3 timely fashion, please come in and talk to  
4 staff about it.

5 As I -- as we said before -- we keep  
6 reiterating this: You'll have many  
7 opportunities to give us your concerns, your  
8 issues. We want to hear from you, obviously.  
9 That's what a public hearing is. So we're  
10 looking forward to a very civil exchange -- not  
11 exchange -- but commentary period from the  
12 public after we hear from the two property  
13 owners.

14 Which one are we starting with, Michael?

15 MR. PREZIOSI: We're going to be starting  
16 with the Gyrodyne development. I believe Peter  
17 Pitsiokos and Kevin McAndrew of Cameron  
18 Engineering are the representatives that will  
19 be speaking tonight.

20 MS. PUGLISI: Okay. Fine. So they're  
21 going to introduce themselves to the community  
22 and walk us through the details of their  
23 project.

24 MR. McANDREW: Good evening, Supervisor  
25 Puglisi, fellow town board members. My name is

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 Kevin McAndrew, partner with Cameron  
3 Engineering, 177 Crossways Park Boulevard,  
4 Woodbury, New York; engineers, planners, and  
5 landscape architects for Gyrodyne. Present  
6 this evening from Gyrodyne is Peter Pitsiokos,  
7 executive vice president and chief operating  
8 officer. Also present from Cameron Engineering  
9 is Michael DeGiglio, who has participated in  
10 this process from its outset.

11 I have two components to my brief  
12 presentation this evening. I'm going to start  
13 with several comments with regard to the MOD  
14 process and then transition into a high-level  
15 overview of the -- of the site plan image that  
16 you see for the Gyrodyne proposal.

17 Madame Supervisor, on behalf of Gyrodyne,  
18 I'd like to start by expressing that it's been  
19 a privilege to participate in such a  
20 progressive and important planning initiative  
21 for the town. Gyrodyne is most interested in  
22 seeing the town's award-winning Envision  
23 Cortlandt, specifically the key strategy of a  
24 MOD, move from a vision to a reality.

25 Over the past four years -- and much of

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 this had been alluded to in some of the opening  
3 remarks. This process has been highly  
4 technically focused and detailed. There have  
5 been dozens of technical meetings with town  
6 staff, with the town's planning and traffic  
7 consultant, with New York State DOT, with  
8 Westchester Department of Health, with  
9 Westchester Department of Environmental  
10 Facilities, with Cortlandt Consolidated Water.  
11 All of these meetings, all of this  
12 coordination, guiding the advancement of  
13 detailed engineering plans, stormwater  
14 management plans, landscape plans, erosion  
15 control plans, utility plans, all of this  
16 contained within the draft generic  
17 environmental impact statement. And why I am  
18 pointing and emphasizing this to the board and  
19 to the public here this evening is because all  
20 of this coordination and this detailed effort  
21 to date on behalf of Gyrodyne, and in the case  
22 also with Evergreen, has really facilitated a  
23 highly analytical and comprehensive  
24 environmental impact statement.

25 This -- this plan that has been produced

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 is not a qualitative document. This plan  
3 includes much more than the traffic. The  
4 traffic being a very significant portion of it,  
5 but it includes ecological. It includes  
6 stormwater management and all of these related  
7 considerations that, rightfully so, the public  
8 should be interested in. But we are quite  
9 confident that the detail in this document,  
10 like I said, is quite comprehensive.

11 For Gyrodyne, while the core land use mix  
12 of state-of-the-art medical office and  
13 multifamily residential apartments has remained  
14 constant from the outset, this process over the  
15 past four years has resulted in significant  
16 refinement of this plan. In fact, both the  
17 medical office as well as the multifamily  
18 residential have undergone a substantial  
19 reduction in density from its first concept  
20 plan that was presented at work sessions with  
21 the town.

22 The plan, as it's been updated and evolved  
23 and is part of the DGEIS, is a plan that  
24 remains focused on what we believe are the core  
25 goals of the -- of the town, and that is a

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 viable market-driven plan, a plan that's  
3 complementary and synergistic with really the  
4 economic engine of this district, New York --  
5 NewYork-Presbyterian Hospital, as well as the  
6 Evergreen proposal, and a plan aligned with the  
7 town's vision and goals, all of this occurring  
8 while maintaining an economically viable plan.  
9 This has been the focus of Gyrodyne from the  
10 outset.

11 The Gyrodyne proposal, as shown on the  
12 screen, is a 13.8 sustainable mixed-use campus  
13 development plan with medical office use.  
14 There is a proposed 100,000-square-foot  
15 building. In clarifying that for the public,  
16 there is a net increase of 67,000 square feet.  
17 Today, there's approximately 33,000 square feet  
18 of medical office on the campus. That will be  
19 rolled into this new state-of-the-art medical  
20 office building.

21 There is a proposed market rate highly  
22 amenitized multifamily residential building of  
23 200 units and a small complimentary component  
24 of retail, approximately 4,000 square feet.  
25 That will be part of the -- the medical office

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 building, all of this land use and the  
3 organization of this plan around open space.  
4 And when I mean open space, there is the MOD  
5 green. There is the adjacent wellness plaza,  
6 which has been designed for special events.  
7 There's a half a mile nature trail, outdoor  
8 educational learning center, all adjacent to  
9 Orchard Lake. In total, out of the 13.8 acres,  
10 5 acres or approximately 36 percent of this  
11 property is set aside in the form of open  
12 space. The property is located directly across  
13 from the NewYork-Presbyterian Hospital, with  
14 frontage on 202 as well as frontage on  
15 Lafayette Avenue.

16 Couple of more key design drivers that we  
17 think are important associated with the  
18 Gyrodyne proposal: One of the important  
19 concepts was -- with this district was to  
20 create a gateway treatment or what we call a  
21 sense of arrival, an announcement that you've  
22 entered into a vibrant district. And this will  
23 be achieved through a comprehensive streetscape  
24 treatment, bioswales, decorative lighting, a  
25 public bus stop, new sidewalks, consistent

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 signage with all of the stakeholders in the  
3 district, all of this announcing your arrival  
4 into the MOD district.

5 The medical office building is purposely  
6 sited closer to Crompond or 202, directly  
7 across from -- from the hospital complex,  
8 again, to reinforce this district, health care,  
9 wellness, accessibility to health care options,  
10 with the residential component being sited  
11 within the interior of the property.

12 Exemplary architecture is a mandate of  
13 Gyrodyne. Exemplary landscape detail in  
14 buffering, in revegetation of the property with  
15 indigenous plant material. Green building  
16 techniques. This -- this project is developed  
17 in what's referred to as low-impact  
18 development. The use of permeable pavement  
19 treatments, bioswales, rain gardens, LED  
20 lighting, all of this integral to the Gyrodyne  
21 proposal.

22 The Gyrodyne plan will -- will -- is -- or  
23 I should say is projected to generate  
24 approximately 450 high-quality jobs, an annual  
25 economic output of approximately \$80, and an

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 annual net increase in taxes of \$2.1 million.

3 The Gyrodyne plan is approximately a

4 \$90 million investment that is an integral

5 piece of the overall MOD, contributing to a

6 vibrant district and a distinctive sense of

7 place, advancing the award-winning vision to an

8 award-winning reality.

9 MS. PUGLISI: Okay. Thank you.

10 MR. McANDREW: Thank you.

11 MS. PUGLISI: That's the presentation for  
12 this evening from Gyrodyne.

13 The next one, Michael, do you want to  
14 introduce?

15 MR. PREZIOSI: Absolutely.

16 Our next presenter would be David  
17 Steinmetz, representing the VS Construction  
18 site off of Route 202 and Lafayette Avenue.

19 MR. STEINMETZ: Good evening, Madame  
20 Supervisor, members of the town board, members  
21 of the professional staff, and members of the  
22 public. David Steinmetz from the law firm of  
23 Zarin & Steinmetz. Pleased to be here tonight  
24 representing the Evergreen project. We have  
25 all been working together for quite some time.

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 Our entire development team is here  
3 tonight: Val and Mandy Santucci, the property  
4 owners; Mark Gratz from our project engineer,  
5 Divney, Tung & Schwalbe. Trammell Crow is  
6 represented this evening by Anup Misra; the  
7 Hudson Park Group, by Glen Ventromile. My  
8 colleague, Matt Acocella, is here as well. As  
9 you've all heard, we're here tonight in  
10 connection with a public hearing on both the  
11 DGEIS and the MOD rezoning.

12 The Evergreen project, as far as we're  
13 concerned, is a true mixed-use MOD project with  
14 senior-oriented housing for aging in place, a  
15 much needed hotel to support the area as well  
16 as the NewYork-Presbyterian Hospital, modest  
17 retail, pharmacy, other potential retail spots,  
18 rental apartment housing for the community, to  
19 provide an alternative housing product for the  
20 Cortlandt community, as well as a feeder for  
21 employment opportunities here, restaurants,  
22 open space, and some lovely areas. I'm going  
23 to make my presentation in four parts this  
24 evening. I'm going to talk about the  
25 developers. I'm going to describe the project

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 in some detail, talk about the impacts that  
3 we've studied in the EIS, and talk about  
4 project phasing, which has been so important  
5 and stressed throughout this project.

6 Let me start with a few words about our  
7 developers. We've actually brought with us  
8 this evening two of the major developers who  
9 are part of this project, and we thought that  
10 they should be brought before the community and  
11 introduced. Hudson Park Group, Glen  
12 Ventromile, a regional real estate development  
13 and investment firm focused on creating  
14 attractive, well amenitized, multifamily  
15 projects in the tri-state area. Glen and his  
16 firm have been responsible for more than 1500  
17 units of all types of housing, numerous  
18 projects in various stages of development. He  
19 actually -- his company represents more than  
20 \$400 million in gross capital investment and  
21 commitment throughout the area.

22 Trammell Crow. That's something to be  
23 very proud of here in Cortlandt. Trammell Crow  
24 Company, founded in Dallas, Texas, in 1948.  
25 Literally one of the nation's oldest and most

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 prolific real estate developers and investors  
3 in commercial real estate. The company has  
4 developed more than 2,700 buildings throughout  
5 the nation, valued at nearly \$65 billion and  
6 totaling over 590 million square feet. That  
7 means we have two major developing companies  
8 that are interested in investing money here in  
9 your community and helping you realize the  
10 vision of the MOD. Trammell Crow is currently  
11 actively involved in the pursuit of all types  
12 of senior housing, market rate apartments,  
13 active adult apartments, and industrial  
14 warehouses.

15 And last, but certainly not least, is VS  
16 Construction, a Cortlandt-based, family-run  
17 company. I'm -- I'm proud to be able to say I  
18 can call Val Santucci a friend, a client, and I  
19 know Val is an institution here in the Town of  
20 Cortlandt. So for Val Santucci, his son,  
21 Mandy, and their entire family to finally be  
22 able to bring their years of effort in building  
23 housing, commerce, job creation in Cortlandt,  
24 to really bring it into fruition with this MOD  
25 project, I think, is really a crowning

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 achievement for Val. And he, I know, is proud  
3 to have been part of this process with the  
4 town.

5 So let's talk about the project.

6 Evergreen Manor, 20-acre parcel of property  
7 located on the south side of Crompond Road,  
8 202, 35, directly across from the hospital.  
9 We're proposing, as I said, a mixed-use  
10 development with a compatible mix of uses, all  
11 within a walkable setting. We studied the  
12 Envision Cortlandt comp plan at length. We  
13 conferred with tremendous professionals, and we  
14 ended up devising what we think is entirely  
15 consistent with the vision that was  
16 communicated. It will include connections to  
17 the other uses within the MOD, connection  
18 across the street from the hospital, access  
19 into the site directly across from Conklin  
20 Avenue with a new, improved, currently  
21 signalized intersection.

22 Like you heard from Mr. McAndrew, we're  
23 looking to try to make this as aesthetically  
24 pleasing as your vision has communicated to us.  
25 Tree-lined main entry drive, emergency access

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 capability out to Lafayette Drive, interior  
3 circulation routes. And in terms of the design  
4 character, a streetscape with trees, open  
5 plazas, sidewalks, areas to actually walk in  
6 our town and enjoy it. Internal curbed  
7 roadways with pedestrian lighting.

8 The Evergreen proposal, we think, is  
9 precisely consistent with the Envision  
10 Cortlandt sustainable comprehensive plan.  
11 Services and uses that are complementary and  
12 convenient to the hospital. You can't get more  
13 convenient to the hospital, and we think we  
14 work hand in glove with the hospital and the  
15 other medical uses. Senior housing, true  
16 independent living and assisted living housing,  
17 a housing product that you do not have  
18 currently in the Town of Cortlandt of this  
19 nature, of this quality.

20 Retail, restaurant, medical laboratory  
21 space, and a hotel. Finally, a hotel in the  
22 Town of Cortlandt. Provide a range of housing  
23 options that allow for a continuum of care,  
24 allow people to age in place, live -- live in  
25 an apartment, graduate to true senior

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 independent housing, have the ability to  
3 graduate into assisted living housing and  
4 remain in your own community.

5 The assisted and independent living units  
6 that Trammell Crow envisions: 83 -- and I  
7 think we can change slides, if you have our  
8 second -- perfect. 83 assisted living units,  
9 31 independent living units. These two types  
10 of housing would be on the same lot, in  
11 separate buildings, to allow for separate  
12 programming of both of those uses. This is, as  
13 you've heard from other speakers, the true,  
14 quote, continuum of care for seniors. A range  
15 of support services that Cortlandt, its  
16 families, its qualified caregivers, an  
17 individual between the ages of 45 and 65 who  
18 needs to provide for care for their parents.  
19 Those QCGs can finally have a true continuum of  
20 care here in the community. So not only will  
21 Cortlandt seniors be able to be serviced by  
22 this, but those of us in and around the area in  
23 that QCG category, 45 to 65, who have parents  
24 that you want to keep close to home, and you  
25 want them to have supportive services, that's

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 what you can get here.

3 A residential component. Look around the  
4 rest of the county. In the rest of the county  
5 and the rest of the region, we're seeing a  
6 proliferation of new amenitized rental housing.  
7 That's what people want. That's what this  
8 community deserves. Mr. Ventromile and his  
9 company are talking about 166 units of  
10 multifamily residential rental apartments,  
11 primarily studios and one-bedrooms. There  
12 would only be 12 two-bedroom units. So this is  
13 not a schoolchildren generator. This is for  
14 folks working in the community, empty nesters  
15 who want to remain in the community. This is  
16 not a place that you come and you have multiple  
17 children, if any. 152 studios and one-bedroom  
18 units. Lovely walking trails, views of the  
19 open space, and conservation and preservation  
20 area.

21 Hotel. A 100-room hotel with adequate  
22 parking and space within it. A two-story  
23 commercial building, 15,000 square feet of  
24 retail on the first floor, approximately 15,000  
25 square feet of medical and dental lab-type

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 space on the second floor, all located in  
3 conjunction with a hotel and restaurant. The  
4 restaurant. We're envisioning a  
5 7,000-square-foot restaurant with adequate  
6 parking situated along Crompond Road.

7 Interestingly, like you heard from  
8 Mr. McAndrew, as the board knows, and as the  
9 community should know, this project has been  
10 substantially scaled down from that which was  
11 originally presented. The residential was  
12 scaled down. The assisted and independent  
13 living was scaled down. And you actually  
14 made -- throughout this process, we've gotten  
15 some constructive feedback about suggestions on  
16 how to deal with the restaurant and medical  
17 space. So this project too has evolved  
18 throughout this process.

19 Impacts, economic benefit from the  
20 Evergreen project, employment opportunities.  
21 Something that we don't talk about a lot in the  
22 Town of Cortlandt in land use meetings, and  
23 it's something that we need to talk about more,  
24 and that is the generation of jobs. Employment  
25 associated with this project: 195 permanent

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 jobs once the site is fully built out, 780  
3 construction jobs throughout the entire  
4 process.

5 Tax revenue: Currently, this site is  
6 generating \$62,480 of real property taxes. It  
7 is projected to generate \$2.259 million.  
8 \$2,259,000. That includes over 1.6 million to  
9 the local school district. In terms of  
10 schoolchildren, the draft generic environmental  
11 impact statement prepared by the town's  
12 consultants with assistance from the various  
13 contributors on behalf of the two private  
14 applicants, there would be approximately 29  
15 schoolchildren generated from the two projects  
16 as a result of the size of the units.

17 Preservation and enhancement of wetlands  
18 and open space. We, too, are very proud about  
19 the sustainable features of our proposed  
20 mixed-use project. We have wetlands on-site  
21 which will be preserved, enhanced. There will  
22 be invasive species that are currently on the  
23 site that don't belong there that will be  
24 removed. We expect to expand the wetlands with  
25 a two to one mitigation ratio and improve water

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 quality and habitat.

3 In terms of roadways, we anticipate a  
4 public road entering the site with adequate  
5 stormwater and infrastructure. And I'm very  
6 pleased that Marissa and AKRF have been here to  
7 discuss in great detail the traffic analysis  
8 and the traffic improvements that have been  
9 studied by AKRF, presented and reviewed by the  
10 DOT, and would be incorporated into the MOD.

11 Phasing of the project. The town board  
12 has stressed the importance to the developers  
13 of making sure that if the MOD is realized, it  
14 has to be realized with appropriate timing,  
15 phasing, and sequencing. Phase 1 for our  
16 project: The main entry road and related  
17 stormwater and utilities would be installed  
18 first. We made that clear in the DEIS. Next,  
19 the assisted and independent living facilities,  
20 along with the residential apartment building,  
21 would be constructed along the roadway. Not  
22 until the second phase, later into the project,  
23 would the hotel, the retail, and lab space be  
24 recognized and constructed.

25 In closing, the public needs to know that

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 all of these -- all these developers waited  
3 quite patiently throughout this process as the  
4 town carefully and deliberately went through  
5 its master plan process. I know how proud you  
6 are and your professional staff is about  
7 Envision Cortlandt. Envision Cortlandt was a  
8 townwide effort. And for the members of the  
9 community that may not have heard the phrase  
10 from Michelle, it is an award-winning  
11 comprehensive plan. As a land use practitioner  
12 in the county, I go to a lot of these functions  
13 and a lot of these events and a lot of these  
14 speeches, and that document is talked about  
15 throughout Westchester County.

16 That extensive document resulted in an  
17 extensive SEQRA process that your town board  
18 insisted upon. It was the product of community  
19 outreach meetings, a detailed scoping document,  
20 and a rather extensive traffic analysis with  
21 mitigation recommendations from the town's  
22 consultants. It's important for the community  
23 to understand that that extensive traffic  
24 analysis was not borne by the Town of  
25 Cortlandt. That extensive traffic analysis was

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 borne by the two private applicants, both of  
3 which paid approximately \$200,000, both  
4 developers, to enable the town's consultants to  
5 study existing conditions, analyze how best to  
6 deal with existing conditions, and then model  
7 these projects and the MOD on top of that and  
8 figure out how to make 202 and 35 in this area  
9 work.

10 I'm very pleased that you hired a  
11 preeminent consulting firm to handle this. It  
12 is unusual. Normally, the applicant teams have  
13 their own professionals and traffic engineers  
14 providing that data. That is not the way  
15 Cortlandt wanted to do it. That is not the way  
16 Cortlandt did it.

17 We're very pleased to be able to now have  
18 the opportunity to work with the community, to  
19 remain consistent with Envision Cortlandt and  
20 your comprehensive plan vision, and to actually  
21 generate housing for senior living, medical  
22 components that are consistent and  
23 complementary to your NewYork-Presbyterian  
24 Hospital, jobs, revenue, and truly, the  
25 innovative concepts that you have been talking

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 about in this town literally for years. The  
3 entire Evergreen Manor team is delighted to be  
4 here and be part of this.

5 We listen to the comments from the public  
6 this evening. And as Mr. Wood said at the  
7 outset, and I just want to, kind of, underscore  
8 in closing, all of the comments tonight are  
9 being taken down by a stenographer. It is  
10 customary at a DEIS public hearing for a  
11 stenographer to be present so that we don't  
12 miss anything that the public says. These  
13 comments will be taken down. They will be  
14 categorized and determined by the town's  
15 consultants, how and who responds to them.

16 All of the comments that are appropriate  
17 and relevant to the DEIS and the MOD will then  
18 be responded to in the FEIS. We look forward  
19 to doing that together with our other  
20 stakeholder, Gyrodyne, as well as the town  
21 staff, and we look forward to continuing to  
22 work with the town as you go through this  
23 process. Thank you for allowing us to be part  
24 of tonight's hearing, and we shall listen to  
25 the public with -- with great interest. Thank

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 you.

3 MS. PUGLISI: Okay. Thank you. And now  
4 is an opportunity for the community to come up  
5 to the podium. I believe we have the sign-in  
6 list.

7 Rosemary -- have they been given to you,  
8 Town Clerk Laroue?

9 THE CLERK: Yes, I have it.

10 MS. PUGLISI: And we're going to call up  
11 about four at a time.

12 THE CLERK: We'll do three. Six people  
13 have signed up.

14 MS. PUGLISI: Okay. All right.

15 THE CLERK: Okay. The first three people  
16 have signed up: Mr. Cassidy, Mr. Doerr, and  
17 Mr. Walsh.

18 MS. PUGLISI: All right. And once again,  
19 please, for the record, state your name,  
20 address, because we want to get back to you  
21 with all of your questions and commentary.  
22 Thank you very much.

23 Right into the microphone.

24 MR. CASSIDY: Okay. Thank you. I had to  
25 lower it. Vertically challenged. What can I

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 tell you?

3 My name's Jim Cassidy. I'm a resident of  
4 Buttonwood Avenue. So, obviously, a very  
5 vested interest in this.

6 I notice that you have what's called a  
7 residence in the Gyrodyne. However, you don't  
8 really specify what this residence is being  
9 used for. I heard talk of it possibly being  
10 used as a drug or alcohol rehabilitation  
11 facility. So my request as we move forward is  
12 if, within the plan, it can be designated what  
13 are planned and what are not planned, so that  
14 the town board will know exactly what they are  
15 actually voting on.

16 From the artist rendition, it appears that  
17 your parking lot as well as an access into and  
18 out to, i.e., your driveway, is going right  
19 into Buttonwood Avenue. This is a residential  
20 road. You are changing the character of that  
21 residential road. I would like to know -- or I  
22 would like the environmental impact statement  
23 to understand and to address the issues in  
24 terms of how this will affect the residents on  
25 Buttonwood Avenue itself.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 And for a final point of interest that I  
3 noticed, the last time I had a survey done on  
4 my property, it actually extended out into this  
5 Orchard Lake that you're calling it. So  
6 please, when you redo this, make sure that your  
7 alignments of the properties are accurate,  
8 because I have not requested that my property  
9 be changed into an MOD. Thank you.

10 MS. PUGLISI: Thank you so much. Okay.

11 Next.

12 MR. DOERR: Good evening. My name is  
13 Jason Doerr, and I'm also a resident of  
14 Buttonwood Avenue. It so happens that my home  
15 is the home that is right adjacent to the  
16 wooded area that is for the proposed parking  
17 lot. So, clearly, I have a lot of personal  
18 vested interest in this as well.

19 My main concern is quality of life for my  
20 family. I have two young children. And I know  
21 that in these plans, the home on the other side  
22 of that -- on that lot will be used as well and  
23 taken down and used for the parking lot. So  
24 during construction, I don't know the  
25 contaminants in that house, if there's asbestos

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 or anything. That's super close to where I  
3 live and my family. It's a big health concern  
4 for me, as well -- as well as the other medical  
5 buildings that are right across the lake that  
6 will be redone as well.

7 Additionally, the last speaker referenced  
8 the parking lot. So again, there will be an  
9 increase in traffic, because there is a  
10 proposed entry into that parking lot on  
11 Buttonwood Avenue. And I have children that  
12 play outside the front of my house. And  
13 it's -- because I am the house that's right  
14 next to that parking lot, you know, people  
15 overshoot the entrance into that parking lot on  
16 Buttonwood Avenue. Will they be turning around  
17 in my driveway? Will they be zooming past my  
18 house? Again, I have two young children that  
19 are out there that I'm very concerned about.

20 I'm also concerned about home value. I  
21 purchased this house on a residential street.  
22 And again, now they're rezoning it for medical  
23 use and there will be a parking lot there. And  
24 I know if -- when I was buying this house, I  
25 probably wouldn't have bought a house next to a

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 parking lot. I spoke to different real estate  
3 brokers, and they told me, you know, it could  
4 affect my property value, which is a concern.  
5 It's the biggest investment I've ever made in  
6 my life.

7 You know, it will -- if -- if the -- if  
8 there wasn't an entrance on Buttonwood Avenue,  
9 I think it would be a lot better. But, you  
10 know, just in looking at the different  
11 renderings -- the original rendering, there was  
12 a much larger buffer between my house and the  
13 parking lot, as there is -- as there -- it  
14 looks like it was revised, because in some of  
15 the appendices that were just released for the  
16 environmental impact statements, there's now  
17 parking lot -- parking spaces right on my  
18 property line.

19 So, you know, there's noise pollution.  
20 There's light pollution. My children's windows  
21 are right across from where the proposed  
22 parking lot is. So I don't know what kind of  
23 buffer is being proposed or if that's -- if  
24 that's, you know, up for debate. But again,  
25 you know, there's really a lot of issues that

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 personally will affect myself and my family.

3 Thank you.

4 MS. PUGLISI: Thank you so much.

5 Do you want to call up one or two more  
6 people, Laroue?

7 THE CLERK: Certainly. The next three are  
8 Mr. Reber -- I hope I'm saying this  
9 correctly -- Mr. Delaeno [ph.], and Mr. -- oh,  
10 I'm sorry. Mr. Walsh, Mr. Reber, and  
11 Mr. Delaeno.

12 MS. PUGLISI: Thank you.

13 Hi.

14 MR. WALSH: Hello. My name's Tom Walsh.  
15 I'm also a resident of Buttonwood Avenue, and  
16 I'd like to speak again about the parking  
17 that's proposed for the Gyrodyne project.

18 I did a quick parking calculation based on  
19 the 4,000 square feet of retail, 100,000 square  
20 feet of medical, and then the 200 apartment  
21 space on the studio, one-bedroom, and  
22 two-bedrooms, and I come up with about 973  
23 parking spaces should be available. And the  
24 SEQRA that was just issued on 10/23 is only  
25 listing 635 parking places that are going to be

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 provided. So with this access to Buttonwood  
3 Avenue, I see the major overflow of the  
4 300-plus parking -- cars trying to find places  
5 to park on Buttonwood.

6 This is a very residential -- this is a  
7 residential street. It's an R10, everything  
8 outside of the MOD. We have, you know, about  
9 quarter-acre lots all the way down through the  
10 Buttonwood. It is a dead-end street. So I'm  
11 seeing -- cars are going to be coming up and  
12 down the street.

13 I have two young children. Many families.  
14 We have a lot of young families. I bought my  
15 house from the original owners. I've seen a  
16 lot of turnover in the eight years that we've  
17 had it. A lot of kids riding their bikes up  
18 and down Buttonwood, a lot of learning to ride  
19 their bikes. It's great to see. And I see a  
20 huge change being proposed with a very large  
21 residential development at the end of our  
22 street and with direct access to Buttonwood.

23 Getting out onto Route 35 or 202 is a  
24 challenge already in the morning with the --  
25 you know, the hospital shift changing. You

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 also have Holy Spirit Church CCD at night. Try  
3 making a left out on Buttonwood at any given  
4 time, and it's -- it is a challenge. And this  
5 is only going to be compounded with adding  
6 additional cars to this -- to Buttonwood and  
7 coming out from the Gyrodyne project. So I ask  
8 that the town board take a look at access onto  
9 Buttonwood, the parking calculations that have  
10 been provided. I know it's probably going to  
11 be some simultaneous use or non-simultaneous  
12 use is going to be allowed. But 300 places --  
13 or 300 spaces deficit is very -- a lot.

14 I also had some questions regarding,  
15 during construction, hours of operation. I was  
16 seeing 7 a.m. to 7 p.m., Monday through Friday,  
17 also, I think, on Saturday, with no  
18 construction on Sundays. A lot of us have  
19 young children. Especially -- the house right  
20 next door has young children. I would ask it  
21 be cut down to a 6 p.m. cutoff time. And  
22 Saturday, maybe start at 9:00 and again to  
23 6 p.m., because it is abutting an R10 District  
24 with full residential all the way around this  
25 MOD district.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 So, also, reading through the SEQRA, I see  
3 the archeological site. I didn't see what it  
4 was actually listed it said yes for, the  
5 Gyrodyne site. I know Evergreen, we have  
6 Evergreen Manor Hotel. I read through the  
7 state archeological site today, stating that  
8 the study that was sent in by the Evergreen  
9 developers -- that it wasn't eligible for that.  
10 But I would ask that that be re-looked at for  
11 that -- that building and that site. So thank  
12 you very much.

13 MS. PUGLISI: Thank you so much. Thank  
14 you. All right.

15 Next.

16 MR. REBER: Good evening. My name is  
17 Raymond Reber. I live on Bonnie Hollow Lane in  
18 Montrose. I have a letter from the president  
19 of the Hudson Valley Gateway Chamber of  
20 Commerce that I'd like to read, stating the  
21 Chamber's position, recognizing that the scope  
22 of the project, obviously, has got to be sorted  
23 out. And we're not endorsing any particular  
24 scope, but we are endorsing the basic concept.  
25 The letter is addressed to the supervisor and

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 town board.

3 Honorable Supervisor Puglisi and Town  
4 Board, on behalf of the 522 members of the  
5 Hudson Valley Gateway Chamber of Commerce, this  
6 letter is submitted for your consideration.  
7 The Chamber supports the proposed establishment  
8 of the MOD district in the area that surrounds  
9 the NewYork-Presbyterian Hudson Valley  
10 Hospital. The MOD is a logical step in  
11 fulfilling many of the objectives of the town's  
12 sustainable comprehensive master plan. It will  
13 foster a dynamic mixed-use district that will  
14 improve traffic, be sufficiently pleasing, and  
15 provide much needed state-of-the-art medical  
16 and health care. In addition, it will  
17 facilitate employment growth and augment the  
18 tax base. The MOD, as envisioned, will promote  
19 walkability with sidewalks and streetscapes.  
20 It will make health care more convenient and  
21 accessible for residents of the Hudson Valley  
22 Gateway Chamber service area.

23 As our population ages and increasingly  
24 lives longer, the need for health care  
25 facilities and services will continue to grow

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 over the coming decades, and the MOD helps meet  
3 that need. The MOD will create well-paying  
4 jobs that will promote economic growth as these  
5 new employees patronize local business and help  
6 sustain them, as they will soon be impacted by  
7 the closure of Indian Point. Signed by Deb  
8 Milone, President, Hudson Valley Gateway  
9 Chamber of Commerce.

10 I also would like to comment on traffic.  
11 Traffic always is the key element in so many of  
12 these development projects. No matter what  
13 ultimately is approved for these projects,  
14 there's no question, traffic has to be  
15 addressed. And I think the proposals that  
16 they've recommended seem to be quite  
17 appropriate, and I, personally, would certainly  
18 endorse them.

19 I would also comment that in my lifetime  
20 here in Cortlandt, I've seen many projects  
21 come. I've listened to many traffic studies.  
22 I've heard the woes of how it's going to be a  
23 disaster. What I learned over the years is  
24 that when you address the traffic issues, when  
25 you make the investments to fix the

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 intersections, put in turning lanes, do the  
3 right thing, it alleviates a lot of the  
4 problems. And we've seen a lot of projects  
5 develop in the town that have not had a  
6 disastrous effect on traffic. I'm not going to  
7 list them, but I've seen it. I've watched it.  
8 So I have the same caution here. The key:  
9 Make sure we upgrade the traffic system, we  
10 make the investment that is recommended,  
11 regardless of how much development actually  
12 goes into this project. Thank you for your  
13 time, and I'll leave the letter.

14 MS. PUGLISI: Mr. Reber, could you give it  
15 to the town clerk for the records? Thank you.

16 THE CLERK: Thank you.

17 MS. PUGLISI: All right. Next.

18 And then read a couple more names, Laroue,  
19 please.

20 THE CLERK: Mr. Soyka, Mr. Ramaswamy, and  
21 Mr. Lusso [ph.].

22 MR. DeLORENZO: Hi. Richard D. Lorenzo.  
23 Just celebrated 50 years at my residence  
24 address at 2 Ogden Avenue. So been here 50  
25 years and very happy to be here.

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 I just wanted to point the board to the --  
3 to one section of the zoning code, which is  
4 307-60 -- 60, and provides for offices for  
5 doctors, dentists, and other health care  
6 practitioners. Says, "The purpose of this  
7 section is to allow the medical office  
8 buildings to serve the needs for medical care  
9 of residents of the town and to ensure that  
10 such facilities are conveniently located and  
11 provided."

12 Now, the -- to my knowledge, there's only  
13 three houses, including my house, that are in  
14 this medical zone, because to qualify, you need  
15 20,000 square feet. You have to have frontage  
16 on a state highway, which I do. I'm on Route  
17 202, directly on Route 202. And have to be  
18 within 1,000 feet of the Crompond frontage of  
19 the Peekskill Community Hospital. I'm 539 feet  
20 from that. So there's -- what I'm asking for  
21 is inclusion into the medical -- into the MOD.

22 There's -- and I notice there's five  
23 houses on -- on Lafayette, including a lot on  
24 the corner, that are -- that don't meet those  
25 requirements. Also, there's five -- four

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 houses on one side of Buttonwood that don't  
3 meet those requirements and four -- three or  
4 four houses on the other side of Buttonwood  
5 that don't meet those requirements. So what  
6 I'm asking for is inclusion into the medical --  
7 into the MOD.

8 There's only three houses that meet those  
9 requirements. Actually, if we were included in  
10 the MOD, we could actually do away with this  
11 section of the code. So this section of the  
12 code has been in effect for many, many years.  
13 I can remember talking to John Felt, the town  
14 planner many, many years ago, about this. And  
15 this was actually considered the medical zone.  
16 So what we're asking -- I'm asking for is  
17 inclusion in that medical zone.

18 Also, the Holy Spirit Church is a part of  
19 that -- of this MOD, the property of the Holy  
20 Spirit Church, and also the Peekskill Animal  
21 Hospital. So if they can be in the zone, we  
22 feel that we should be in the zone also. So  
23 thank you.

24 MS. PUGLISI: Thank you.

25 Okay. Next.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 MR. SOYKA: My name is Ed Soyka. I'm a  
3 resident of Cortlandt for over 40 years. I'm a  
4 very old person. And I happen to have property  
5 that is partly in wetlands, in which I have a  
6 significant pond. And I've spent my life  
7 building around the pond, making it a true  
8 environment, a special environment to enjoy  
9 nature. I have skunk cabbage that grows in the  
10 wetland, and it's a really special place. So  
11 my concern is the impact of this major  
12 development on the wetlands and the lake that  
13 support my pond.

14 If my pond doesn't get its water, my pond  
15 is dead. My property value is worthless, et  
16 cetera, et cetera. This is significant. And,  
17 obviously, this is a small thing that I'm sure  
18 has not yet been investigated. And since we're  
19 talking about what needs to be looked into, I  
20 think this is one of them.

21 In the summer -- in the summer, there --  
22 during the spring, there's plenty of water that  
23 comes into my pond from Dickey Brook and from  
24 the lake. But in the summer, especially -- we  
25 had three weeks' worth of dry time at the end

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 of the summer. The water leaving my pond and  
3 coming into my pond is sort of like you put on  
4 a water faucet in a sink. It's that little  
5 amount of water, and everybody needs to  
6 understand that. So when we start talking  
7 about mega buildings and mega parking and mega  
8 whatever, okay, my pond -- it has to be  
9 affected somehow, and it doesn't seem like it  
10 would be a very good thing. So there are  
11 significant wetlands on the Evergreen Manor  
12 project that would negatively be affected by  
13 these monumental buildings.

14 And, also, let me say, what is a wetlands?  
15 Wetlands are like a sponge. When it's wet, it  
16 absorbs the water. And when it's dry, that  
17 water seeps out and supplies my pond. But,  
18 also, it supplies all the wetlands around.  
19 Okay. So what you're talking about with this  
20 thing is downstream, where there's significant  
21 wetlands to (indiscernible) Avenue. A lot of  
22 that will be negatively affected. A lot of  
23 that beautiful, from my point of view, wetlands  
24 will be converted into something other than  
25 that. And I think we have environmental laws

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 now that protect this kind of thing.

3 I'm only one person. Okay. But I will  
4 demand of the town -- I will request of the  
5 town to make sure that my rights are protected  
6 and, at the same time, the rights of everybody  
7 else to not be negatively affected by something  
8 that is obviously too freaking big for that  
9 particular place. When you're building on  
10 wetlands -- excuse me -- all over the place,  
11 how could it not affect everything and  
12 everybody?

13 What else do I -- according to the initial  
14 posted environmental impact statement, among a  
15 number of other significant environmental  
16 impacts, one of them is including filling of  
17 1800 square feet of wetlands for roads. Excuse  
18 me. 1800 square feet. Where is that water  
19 going? It's not just about the fill. It's  
20 about the filter system that's taken billions  
21 of years, whatever, to develop. And all that  
22 stuff -- look, I live -- I've been watching my  
23 pond all these years. I'm very much into that.  
24 It all filters. Okay. So you come along and  
25 put a big stake in something. What's going to

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 happen? It's going to get stuck, and the water  
3 isn't going to flow. And if you put a building  
4 on top of it -- when I hear parking -- oh, the  
5 water absorbs. What about the weight of all  
6 that asphalt pushing down over years?

7 MR. PREZIOSI: Can you speak into the  
8 microphone, please. We're having trouble  
9 hearing you on the audio. Speak into the  
10 microphone. We're having trouble hearing you.

11 MR. SOYKA: Oh, I'm not yelling loud  
12 enough. Okay. All right.

13 MS. PUGLISI: Mr. Soyka -- Mr. Soyka, just  
14 address us, if you don't mind, Ed. Okay?

15 MR. SOYKA: Oh, okay.

16 MS. PUGLISI: All right. Thanks.

17 MR. SOYKA: Fine. I sometimes get a  
18 little --

19 MS. PUGLISI: We know each other.

20 MR. SOYKA: -- into my twilight zone.  
21 Okay.

22 I'm the chair of a large college program,  
23 FIT Illustration Department. We're one of the  
24 largest illustration departments in the  
25 country. I have written curriculum. I have

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 helped to develop technology in our program.

3 I've been a freelance illustrator for 30 years

4 before I became chair for 20 years. Why am I

5 telling you this? Because one thing I do

6 understand is design.

7 Design -- there's a universal design

8 principle that every designer needs to know.

9 It's called form follows function. Form

10 follows function means when you create

11 something, you, first of all, figure out what

12 it is you're trying to accomplish. Then you

13 see what your options are, and then you

14 consolidate and create your design or your

15 finished product based upon what is

16 functionally purposeful and will work to solve

17 the problem.

18 When I see this thing, there's absolutely

19 no concern about the environment or about the

20 people or anything else like that. It's like

21 someone just sat down and came up with a

22 science fiction version of -- let's see how

23 much stuff we can get on as little property as

24 possible. Again, this is my point of view. So

25 I'm sorry if I offend anybody, but I am very

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 nervous about this.

3 One thing about this town and you people:  
4 There's always been state of objectivity and  
5 concern about the people, unlike other places.  
6 And I hope in the future, especially with this  
7 project, that would be continued. Thank you  
8 very much.

9 MS. PUGLISI: Okay. Just before we get to  
10 the --

11 MR. STEINMETZ: Can we get the gentleman's  
12 address for the record, because we didn't get  
13 that.

14 MS. PUGLISI: Pardon me?

15 MR. STEINMETZ: The gentleman's address  
16 for the record.

17 THE CLERK: I can provide you -- I can  
18 provide it.

19 MS. PUGLISI: Yeah. We can get that.

20 Just before you begin, okay, if I may, I'm  
21 going to deviate for one second. Just for the  
22 record, I've known Mr. Soyka for many, many  
23 years. He is a guru when he's talking about  
24 wetlands. He knows what he's talking about.  
25 He and -- he and a group called Cortlandt

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 Watch, many years ago, helped us write the  
3 first ever town wetlands laws. I just want to  
4 say that. So he deserves your applause. Okay.  
5 Let us proceed.

6 Name and address for the town clerk's  
7 record.

8 MR. RAMASWAMY: Srinivasan Ramaswamy,  
9 5 Lakeview Road. So, first, let me put this  
10 out there: I'm not personally impacted by the  
11 proposed development. My property is nowhere  
12 near it. My concern is the 202 problem,  
13 which -- you know, with the current level of  
14 commercial activity, 202 still remains  
15 (indiscernible) for us. Route 6, which has  
16 evolved into a commercial zone, has two lanes  
17 on either side. So the fundamental problem  
18 that I see with the proposed development is,  
19 what is the traffic implications of the  
20 proposed development?

21 I did hear the traffic consultant speak  
22 before. I was wondering if they had done a  
23 volumetric assessment of the proposed traffic  
24 that's going to be impacting this area given  
25 the proposed development. I haven't seen that

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 in the -- in the report that was provided.

3 So I think -- I mean, I'm all for economic  
4 development. I mean, we've lost Indian Point.  
5 The economic loss from that needs to be  
6 supplemented with other economic development.  
7 And I think a medically -- a medical overlay  
8 district would be the -- would be one of the  
9 options as per the plan. But I think,  
10 fundamentally, we need to think about  
11 infrastructure and how well it can support the  
12 proposed development. And I think it behooves  
13 us to see what infrastructure improvements we  
14 need to do to support the MOD.

15 I come from a country where infrastructure  
16 is given the last priority, and that's shown  
17 some real bad impacts. If we can lobby the  
18 state in terms of expansion of 202, make it a  
19 two-lane road where the proposed development is  
20 being proposed, perhaps that might alleviate  
21 some of the traffic conditions that we see  
22 today with the current level of commercial  
23 activity on that road. So my concern is around  
24 the quality of life that comes from the  
25 proposed development, especially around traffic

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 conditions and the -- and the collateral damage  
3 it provides in terms of quality of life not  
4 just for the residents in that neighborhood,  
5 but also for the community as a whole. So  
6 that -- I think that's an area that  
7 (indiscernible) area of concern. And I think  
8 we need to think about the infrastructure  
9 improvements we need to think about in terms of  
10 the roads that we need to do to support the  
11 development.

12 I mean, I'm in favor of the development.  
13 Just from a personal standpoint, I think it's a  
14 great economic boom to the town, and I think  
15 it -- I think it will go a long way in  
16 supplementing the loss of tax income from  
17 Indian Point, to help us do that. But I think  
18 we need to have a more pragmatic vision around  
19 what infrastructure improvements we need to do  
20 that can sustain this economic activity that  
21 you are embarking on. That's it.

22 MS. PUGLISI: Thank you so much. Okay.

23 Next speaker, please. And do we have some  
24 more?

25 THE CLERK: Yeah. We have Mr. Fraietta --

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 Fraietta, Ms. Rivera, and Mr. Connor.

3 MS. PUGLISI: Okay. Just name and  
4 address, once again, for Laroue's records.

5 MR. CONNOR: Hello. My name is Greg  
6 Connor. I live on Lafayette Avenue. One thing  
7 I did not hear anybody address is the amount of  
8 traffic that is going to be put on Lafayette  
9 Avenue.

10 Lafayette now -- I leave for work at 6 --  
11 6:00 in the morning, and alls I see is traffic  
12 heading from the southern part of the town  
13 to -- to the hospital. Now, obviously, I  
14 understand. I've been living in the town for  
15 40 years, so I understand. It's -- the  
16 hospital has grown. With that growth, we've  
17 gotten more workers, more doctors, and  
18 everything else that goes with a medical  
19 service. But Lafayette Avenue is a two-lane  
20 road that goes all the way back to the 17th  
21 century.

22 Do you realize on Lafayette Avenue,  
23 General Washington and Lafayette -- Lafayette.  
24 That's where it got its name from -- had their  
25 troops on their way to Yorktown, Virginia, for

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 the final battle of the Revolution. It's of --  
3 and now we have a two-lane road that's turning  
4 into traffic night and day. We are -- had it.  
5 And now we're talking about another 7 to 800  
6 trips between 202 and -- because Lafayette's  
7 one of the main routes that people get down to  
8 202 from the southern part of the town. It's  
9 not only the hospital. They go to, you know,  
10 Route 6. So my concern is all this traffic and  
11 what we're going to do about this, because  
12 it's -- like I said, you know, we're talking  
13 about the size of the buildings, the number of  
14 buildings. It's -- we're just too many people  
15 living in this neighborhood. We're going to  
16 see their style of life go down the drain.  
17 Thank you.

18 MS. PUGLISI: Thank you for being here.

19 Thank you. Okay.

20 Next.

21 MR. RUSSO: Tommy Russo, 241 Buttonwood  
22 Avenue. Madame Mayor, distinguished board  
23 members, just a couple of quick points.

24 Listening to the presentations of the  
25 developers, calling this a medically-oriented

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 district, to me, is, at best, a reach. Okay.  
3 Because, obviously, they said the first  
4 development is going to be the residential and  
5 so forth, so I don't see how we could use  
6 medical or medical in -- as the first word.

7 The Gyrodyne presenter used the political  
8 term "low impact." I could tell you that I've  
9 been on Buttonwood -- my family's been there  
10 for 20-plus years now, and I have a neighbor  
11 that I think is going to speak shortly that --  
12 she's been there her whole life. And I can  
13 assure you, nobody on Buttonwood Avenue is  
14 going to view this as low impact. Okay.

15 Third point: To the people that did the  
16 traffic -- the traffic research, I don't care  
17 how nicely you time out the lights. It's going  
18 to be a disaster. It's going to be an  
19 unmitigated disaster. As some of the people  
20 that spoke -- have spoken before me said, it  
21 sometimes can take you three, four, five  
22 minutes to make a left-hand turn out onto 202  
23 to get over to the Beach if you want to go pick  
24 up a pizza or some Kentucky Fried Chicken.  
25 Okay. It's going to be a disaster.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 And then the last thing I want to just say  
3 is that, you know, Envision Cortlandt, that's  
4 about the future and what might be. And I just  
5 -- a little bit of reality. Okay. Some of my  
6 neighbors on Buttonwood, our kids grew up  
7 together. They played basketball out on the  
8 street, because we have some hoops at the end  
9 of driveways. And the kids would get together  
10 and shoot hoops or play touch football in the  
11 street or play Wiffle ball in somebody's  
12 backyard. Okay.

13 And my reality is this -- okay. My  
14 reality is this: Is that -- I don't care what  
15 any environmental study says. Okay. My  
16 children, when they were little until --  
17 they're both in high school now. They saw  
18 turtles and tortoises walking through the yard  
19 at times, several different species of snakes.  
20 We have deer that come and visit us, which I  
21 don't mind. It's nice. We have owls and hawks  
22 living in the woods. And if anybody thinks  
23 that this development is not going to destroy  
24 the local flora and fauna, they're -- I mean,  
25 it's just -- that's insane. Okay.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 And then the last thing I'm going to say  
3 is: The artist rendition, that's terrific. I  
4 looked at that and I said, Well, if I wanted to  
5 live in Florida, I would have moved to Florida,  
6 because that's what -- that picture that 202 is  
7 going to look at at the end of Buttonwood. It  
8 looks like something that you would see driving  
9 down one of those main roads in Florida. So I  
10 hope you don't adopt this evil measure. Thank  
11 you.

12 MS. PUGLISI: Thanks for being here.

13 We have to move along the speakers. So,  
14 you know, as I said from the onset, you know,  
15 traffic, density, quality of life are the  
16 issues that we're going to be taking into  
17 consideration at the end of this process.

18 Go ahead.

19 MR. FRAIETTA: Steve Fraietta. I live at  
20 49 Tamarack Drive. And, obviously, it's  
21 traffic. The 202 corridor, especially during  
22 the rush hour period, is a disaster, so to  
23 speak. And I'm just curious as to whether  
24 adding a few lights and increasing what I call  
25 the occupant load of this area -- there's going

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 to be hundreds or thousands of more people  
3 coming into this area to use the facilities or  
4 live there. Is just by doing -- adding these  
5 few lights going to be -- solve the issue that  
6 we already have a problem with right now?

7 That's my basic question for tonight. I'll  
8 have more.

9 Oh, one other thing. On the website, it  
10 said adjourned, and it got -- it was very  
11 confusing. I almost didn't come to this  
12 meeting because I thought it was being  
13 adjourned to January. Maybe if that was worded  
14 a little differently -- I don't know if you've  
15 seen it. But if you looked at the website, it  
16 said meeting adjourned until January 14th. I  
17 almost didn't come because, again, I thought it  
18 was --

19 MS. PUGLISI: What, that this meeting was  
20 going to be adjourned?

21 MR. FRAIETTA: Yeah. Yeah. Take a look  
22 at it. It's confusing. Look at the agenda.  
23 I'm sorry.

24 MS. PUGLISI: It's -- let me put my  
25 glasses on.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 MR. FRAIETTA: Yeah. If you look at the  
3 last one, it says adjourned. And I thought,  
4 Oh, wow, this got adjourned. I'll come out in  
5 December --

6 MS. PUGLISI: Oh, I see.

7 MR. FRAIETTA: -- or January, and then I  
8 can --

9 MS. PUGLISI: I see.

10 MR. FRAIETTA: It's kind of confusing.

11 MS. PUGLISI: Okay.

12 MR. FRAIETTA: Okay. That's all.

13 MS. PUGLISI: It didn't mean that this  
14 meeting was going to be adjourned. I can  
15 understand why you thought it --

16 MR. FRAIETTA: It looks like it. I almost  
17 didn't come, and Walter was the one who found  
18 out that it was still on.

19 MS. PUGLISI: Sorry for the confusion.

20 MR. FRAIETTA: Okay. Thank you.

21 MS. PUGLISI: This public hearing --  
22 you're here tonight -- will be adjourned for  
23 January 14th. Fair enough?

24 MR. FRAIETTA: Fair enough. Thank you.

25 MS. PUGLISI: Okay. All right.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 Hi.

3 MS. RIVERA: Hi. Good evening. Stacy  
4 Rivera, also from Buttonwood Avenue, 246. I  
5 know we've discussed the traffic, and I'm just  
6 going to piggyback a little bit of that.

7 From my research, I did see that during  
8 the traffic analysis, it was done in 2016 and  
9 2017. And the projected from Dayton to Conklin  
10 showed a 29 percent increase going eastbound  
11 and westbound on 202. And as some of my  
12 neighbors have already said, getting out of  
13 Buttonwood -- just the other night, I had to  
14 turn right to go into the hospital to turn  
15 around to get into Holy Spirit to pick up my  
16 son from CCD. I live the closest. I was the  
17 last one there to pick up my child. So if  
18 that's already happening now, giving us a  
19 29 percent increase in volume -- my child's  
20 going to be there the whole night.

21 I also just want to say, also from doing  
22 my research, 307.5 showed that residential  
23 districts are intended to be free from uses  
24 other than residential uses, except those which  
25 are both compatible with and convenient to the

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 residents of such districts. If we're talking  
3 about putting a road from this parking lot into  
4 Buttonwood Avenue, that medical facility that  
5 you're talking about, that's not residential  
6 use. That's not compatible with our needs. So  
7 I -- I would ask that you address that and look  
8 into that possible road that we're going to  
9 see.

10 And just want to piggyback one other  
11 thing. Talking about the wildlife: It is  
12 going to be affected no matter what you do. My  
13 seven-year-old got to grab an apple the other  
14 day and chase after a fawn that he saw and roll  
15 it down the street. Those deer are -- those  
16 deer are going to go running. We're not going  
17 to see them on a winter morning outside in the  
18 backyard. They're going to end up straying --  
19 who knows -- right across 202, and we're going  
20 to have more accidents that way. Thank you for  
21 your time.

22 MS. PUGLISI: Thank you for being here.  
23 Thank you so much.

24 THE CLERK: Mr. Verlin.

25 MS. PUGLISI: Okay. Go ahead.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 MS. ROTH: Hi. I'm Amy Roth. I'm also a  
3 resident of Buttonwood Avenue, 233. I wanted  
4 to emphasize what some of my predecessors have  
5 just said, talking about that it is a  
6 residential street. My children still run up  
7 and down the street. That's very important to  
8 us. And we like being surrounded by woods and  
9 by turtles and fawns and hawks and coyotes. We  
10 like that, so we don't want those things to go  
11 away.

12 Also, one of the things that I hadn't  
13 heard, when the Evergreen and Gyrodyne were  
14 talking about the advances in the number of  
15 apartments and things, is they didn't talk  
16 about, like, what the plan is for water use in  
17 terms of, like, the septic use. We've been  
18 told many, many years in a row that the reason  
19 we don't have sewers in Cortlandt is because we  
20 don't have the capacity or the -- the water  
21 treatment plants don't have the capacity for  
22 that. And so -- for large parts of Cortlandt.  
23 And so I'm concerned about why a hotel would be  
24 able to go in there and have that ability, as  
25 well as all the medical facilities and the

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 assisted living and that kind of thing. So  
3 that hasn't really been discussed.

4 And secondly, when you talk about traffic  
5 and the -- what the traffic effects are, if you  
6 could also describe it using real terms, not  
7 just -- you -- when you estimated how many  
8 lights were needed in order to handle the  
9 increase in traffic, you must have had some  
10 kind of an estimate number of cars that you are  
11 anticipating. And so you should talk in those  
12 terms and -- to make it understandable to  
13 everybody. Not just say, Well, we're going to  
14 handle this increase in traffic with adding  
15 four additional lights. That doesn't -- that's  
16 not being realistic. Be more transparent to  
17 talk about the actual number that you think are  
18 going to be affected or in that area. Thank  
19 you.

20 MS. PUGLISI: Thank you. Thank you.

21 Thank you. Okay.

22 THE CLERK: Ms. Mangione and Mr. Cotchen.

23 MS. PUGLISI: Right into the mic. Thank  
24 you.

25 MR. VERLIN: Sure. Good evening. My name

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 is Sean Verlin. My family and I, we moved in  
3 on -- about a year and a half ago onto  
4 Lafayette. Our property abuts the back --  
5 there's what I thought was a pond there until I  
6 learned it's called Orchard Lake. So it's nice  
7 to have a lake in the backyard. But,  
8 basically, I guess, I'll speak for some of the  
9 people on Lafayette, on that side of the road.

10 I know there's some older folks who live  
11 up and down that road. But me, as I feel like  
12 a fairly young guy -- you still have to go  
13 across the street to grab our mail, and it's  
14 pretty crazy. So I know that with the  
15 additional traffic that will come down there,  
16 it will inevitably get, kind of, more congested  
17 and might, you know, pose a risk to anybody  
18 coming into the neighborhood.

19 I guess, beyond that -- I know we talked  
20 about traffic. But the -- the bottlenecks down  
21 Crompond Road -- I don't think it's so much --  
22 I mean, I know that there's issues right in and  
23 around the immediate area. And I know that  
24 traffic was -- you know, they looked into, you  
25 know, elements of that going down eastward.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 But, you know, we have our son in day care  
3 probably about a mile and a half down the road.  
4 It takes about 20 minutes to get home some  
5 nights. It's absolutely, you know, crazy. And  
6 I -- a 29 percent increase is, you know, from  
7 one of the former speakers. But that just  
8 seems like it's going to be a lot. And it's  
9 not just so much the immediate area, as it  
10 affects down the road there.

11 The walkability was addressed by two of  
12 the proposed properties. I'm just wondering if  
13 that walkability would extend beyond the  
14 compound of each property or whether that's  
15 just -- if it's going to, you know, add more  
16 walkability to the town, which would be nice.

17 The sewer system. That was just  
18 mentioned. The water quality. We want runoff  
19 well water. We rely on, you know, clean water  
20 source. Obviously, up the hill, where that  
21 hotel -- I didn't know we were in a desperate  
22 need for a hotel. But, basically -- basically,  
23 that's -- that's running down there, and my --  
24 you know, my concern is our -- you know,  
25 immediately, our well.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 The proposed prices of the residence was  
3 never addressed. I don't know what the cost of  
4 one of these, you know, single, you know, units  
5 is going to cost. You know, just good to know.  
6 And the boundary of the public park. More  
7 immediate also. It's just anybody who's  
8 around, whether on Buttonwood or on Lafayette  
9 like us, just want to make sure we know, you  
10 know, if that's going to be a public area, how  
11 it's going to be, you know, finished, how it's  
12 going to look, all this stuff. Someone else  
13 said this previously. I appreciate, you know,  
14 economic development, but these are very real  
15 concerns. Thank you.

16 MS. PUGLISI: Okay. Fair enough. Thank  
17 you. Thank you. Fair enough. Okay.

18 Yes. Come on up, please. Just going to  
19 have to put the mic down a little bit.

20 FEMALE SPEAKER: I'm too short for this.

21 MS. PUGLISI: Thanks.

22 FEMALE SPEAKER: Is that okay?

23 I don't have much to say, but what I'm  
24 going to say -- I speak for everybody that  
25 moved from Queens, Brooklyn, and all those

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 areas down there. We left that part of the  
3 towns. And personally, I left Queens. I left  
4 Queens after living there for 30 years because  
5 of all the confusion, all the traffic, all the  
6 stores. I moved up here 15 years ago because  
7 it was a nice, quiet, residential area.

8 Hotel? Stores? Retails? I'm sorry. I  
9 don't see that in Cortlandt Manor. Not on  
10 Buttonwood Avenue, not by the hospital. I do  
11 not see that. Sorry.

12 MS. PUGLISI: Okay.

13 AUDIENCE SPEAKER: That's all I have to  
14 say.

15 MS. PUGLISI: We hear you. Thank you.

16 MR. COTCHEN: Yeah. Hello. Jon Cotchen,  
17 221 Lafayette. Perfect segue. I just moved  
18 from Queens in August to get out of the city.

19 MS. PUGLISI: I'm sorry. You just have to  
20 face us.

21 MR. COTCHEN: Okay. To get out of the  
22 same chaos that's in Queens. My wife and I  
23 have a year-and-a-half-year-old daughter. We  
24 specifically moved to Cortlandt because of the  
25 trees, because of the wooded areas. We wanted

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 to give her a place to go in the woods where  
3 she can go play to grow up. So -- yeah. A  
4 parking lot -- we would have just stayed in  
5 Queens.

6 My question to the developers is what kind  
7 of occupancy rates you're assuming in your  
8 multifamily housing units. Because, honestly,  
9 I just have a hard time believing that there's  
10 enough demand for 800 single-family  
11 multi-housing units. I know -- yeah. So  
12 that's my question.

13 And then, again, I'll reiterate the  
14 traffic concerns. I basically have to play  
15 Frogger to get -- get my mail on Lafayette  
16 across the road. If there's a 26 percent  
17 increase in travel, that's going to basically  
18 be impossible, you know. My daughter  
19 eventually -- you know, hopefully she could  
20 cross the road to ride her bike on some of  
21 those developments across the street on  
22 Lafayette Avenue. So maybe make like a bridge  
23 or something across it. Yeah. Thank you.

24 MS. PUGLISI: Thank you.

25 THE CLERK: Ms. Thomasell [ph.] and

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 Mr. Weaver.

3 MS. THOMASSET: I'm Thomasset, but that's  
4 cool.

5 THE CLERK: Thomasset.

6 MS. THOMASSET: Okay. Yeah. Hi. Can  
7 everybody hear me? I'm like an old person,  
8 like other people are saying. I've been in  
9 this area -- we moved up from the Bronx when I  
10 was seven years old. So I lived in Yorktown.  
11 And when I got married, I didn't choose  
12 Yorktown. I choose Cortlandt because of what  
13 it really represented. It represented an area  
14 where I was going to be happy to bring up my  
15 children.

16 I live on Clinton Avenue. I am totally  
17 not impacted in this outside of never being  
18 able to make a left-hand turn. And the rule in  
19 our house is that on Saturday, you only make  
20 right-hand turns until you hit BJs. You make a  
21 turn there, and then you head the other way to  
22 make more right turns.

23 I guess what I'm concerned with is the  
24 redundancies. To make a statement that we  
25 don't have nursing homes and facilities in this

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 area is just not accurate. Okay. It just  
3 isn't. There's several nursing homes that have  
4 different types of services for people.

5 My other concern is regarding occupancy.  
6 We currently have a medical center -- medical  
7 offices that are not occupied. My concern is  
8 with Hudson Valley Hospital, is with regard to  
9 Columbia. Are they driving that many  
10 physicians into that medical building that you  
11 need such a large medical building?

12 The other question I have really for the  
13 whole area -- and I really appreciate the  
14 effort and the time that went in for the design  
15 element to the facility. We got to do  
16 something. Indian Point is closing. We got to  
17 do something. We've got to come up with some  
18 more dollars. Makes total sense. But I don't  
19 know if this is really the answer to that.

20 The other thing is with regard to not just  
21 the redundancies -- about what -- our quality  
22 of life is going to be impacted and changed by  
23 this. You know, again, I've lived in my  
24 house -- I know I may not -- only my  
25 hairdresser knows for sure, but I've lived in

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 my house for 30 years. We are 30-year  
3 residents. Clinton Avenue is very blessed.  
4 We -- we're very fortunate not to have the  
5 freeway that's on Dimond Avenue now, which  
6 impacts everybody's quality of life. So I  
7 think in the areas, my concern is, number one,  
8 that it's a redundancy.

9 Do we need a hotel? Does everybody have a  
10 demand of a hotel in Cortlandt Manor? You have  
11 two hotels. Two. We need another hotel? We  
12 need more restaurants in Cortlandt Manor? I'm  
13 not sure if that's really a requirement. Do we  
14 need walking paths? We've got plenty of  
15 walking paths. We do needs services for -- to  
16 keep people.

17 I was told by somebody who was on the  
18 original meetings around this idea that went  
19 around, and they were talking about keeping  
20 young people in the area and servicing our  
21 older folks that are staying in the area. For  
22 somebody who's coming up to retire, I'm not  
23 living in New York State, with all due respect,  
24 with the taxes. So we're moving on out. But  
25 as far as the kids are concerned, the kids are

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 not interested in Cortlandt Manor. They're  
3 interested in Peekskill, where there's a bar  
4 scene and lots of things to do.

5 When I talk to my 23 and 26-year-old, they  
6 are hightailing it out of here, because this is  
7 not what they're looking at at that age. So if  
8 the thought process with this million --  
9 800-unit facility that you want to build is for  
10 younger people, you're not going to get the  
11 younger people here. And if somebody on that  
12 original board that was discussing this -- I  
13 understand you want to keep young people in.  
14 They're going to go to Peekskill, where they  
15 can walk to the train, where they can walk to  
16 the bar, and they can have a good time.  
17 They're not going to live in Cortlandt Manor,  
18 across the street from a hospital.

19 MS. PUGLISI: Okay.

20 MS. THOMASSET: So that's just really my  
21 concern. I appreciate the whole effort that  
22 everybody put into this, a lot of work for many  
23 years. This is the first I had heard.

24 Like I said, I live on Clinton Avenue. I  
25 would love sewers. You know, again, I live in

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 a wetlands too. But understanding what the  
3 purpose of this -- not that I want to just  
4 scrap it and say start over again, because  
5 that's really an insult to all the people's  
6 efforts here. But I'm just saying, let's step  
7 back. Do we really need what you're projecting  
8 here? Do we really need it? We don't have  
9 that in this community? I don't think that's  
10 accurate. So thank you for your time today,  
11 and thank you for all of your efforts. I  
12 really am very appreciative.

13 MS. PUGLISI: We appreciate it. Thank you  
14 very much. Okay. Well said. Thank you.

15 Next.

16 MR. WEAVER: Good evening. Elmer Weaver,  
17 Lafayette Avenue.

18 A couple of things I didn't hear  
19 addressed: There was a lot of talk about aging  
20 in place and the need for housing for people  
21 when they retire in this community. There  
22 wasn't any talk of the projected costs for  
23 these units that are being contemplated for the  
24 senior living component. I know a lot of  
25 people have issues, when their parents go into

## 1 MOD SEQR DGEIS/DEIS &amp; LOCAL LAW - PUBLIC HEARING

2 retirement homes, finding a place that they can  
3 afford that's still a quality place for them to  
4 live. There's a lot of talk about all the  
5 amenities that will be provided in these units  
6 that are going to be built, which is great.  
7 But are they going to be luxury units? Are  
8 they going to be things that people in this  
9 community can actually afford to put their  
10 parents into when they need to move out of  
11 their own homes?

12 Next, there was talk of the tax revenue  
13 that will be generated by these developments,  
14 how much money it's going to generate for the  
15 town, which is great. There was no talk of how  
16 much tax money these developments will use on  
17 an annual basis. I guess that has to be  
18 estimated. But presumably, developers and  
19 planners understand that. So you don't just  
20 generate tax revenue and not use any money.  
21 You use services. You use water. You use  
22 electricity. You have roads that need to be  
23 maintained, you need plowed. You need police  
24 services, et cetera. So that should be  
25 balanced out. You shouldn't just say, you

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 know, this vacant lot is generating \$60,000 in  
3 tax revenue now, and in the future, it could be  
4 developing -- generating \$4 million tax revenue  
5 for the town. That's a ridiculous comparison.

6 Regarding the taxes, my children will  
7 attend Hendrick Hudson School District. From  
8 my understanding of this proposal, the tax  
9 revenue generated by these developments will go  
10 to Lakeland School District. My understanding  
11 of the situation is that the school district  
12 impacted by Indian Point's closure is Hendrick  
13 Hudson, not Lakeland. So if a primary focus of  
14 the medical-oriented district is to address the  
15 tax losses by Indian Point's closure, we need  
16 to understand why that money's not going to  
17 fund the things that are going to lose money  
18 when Indian Point closes. For example, the  
19 school district.

20 MS. PUGLISI: Okay. Let him finish. Let  
21 him finish, please.

22 MR. WEAVER: A few more brief comments. I  
23 think it's kind of ridiculous to say that  
24 clearcutting a giant wood lot is going to  
25 remove invasive species and that equals

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 environmental improvement. Similarly, calling  
3 parking lots open space or green space is -- I  
4 don't know -- fanciful.

5 Regarding the traffic studies, if changing  
6 traffic signal timing would improve traffic  
7 problems and congestion problems, we should  
8 just do that. We should find ways to do that.  
9 And, of course, there are costs associated with  
10 that, but the proposed development would not be  
11 the only way to pay for those costs. And if  
12 that's a major concern, there should be  
13 alternative approaches considered as well.

14 Finally, one very brief question. There  
15 was mention of an emergency exit onto Lafayette  
16 Avenue from the Gyrodyne development, and I'd  
17 be interested to know some more details about  
18 that emergency exit, under what conditions it  
19 would be used. Who would have access to it?  
20 Would that become a shortcut for residents or  
21 customers or patients in this area? Would it  
22 strictly be accessible to emergency vehicles,  
23 and under what conditions? And what expected  
24 flows would be associated with that? Would it  
25 be routine responses by fire trucks to every

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 alarm, or would it only be for a burning  
3 building or a police response? Would police  
4 use it any time there was a call, an ambulance  
5 any time there's a call, et cetera? Thank you.

6 MS. PUGLISI: And you -- by the way -- by  
7 the way, you are -- this is Lakeland School  
8 District, this area, as everybody knows. It's  
9 not Hendrick Hudson. So that was his point.  
10 That was his point. All right.

11 Is there anybody else, Madame Clerk?

12 THE CLERK: No. That completes the list.

13 MS. PUGLISI: That completes the public  
14 hearing. I would just like to thank everybody  
15 for -- don't leave yet. I'd like to thank  
16 everybody for coming out tonight and staying  
17 here on these -- on these important subjects.  
18 A lot of you know me. I've been supervisor for  
19 a while. I raised my kids here. And the  
20 quality of life and all of your lives is near  
21 and dear to my heart. We're going to take all  
22 of your comments strongly into consideration.  
23 That's what this exercise was all about. We  
24 needed to hear from you. The public  
25 information meetings, we only heard a little

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 bit of feedback. But this was certainly a lot  
3 more, and this was what all of us needed to  
4 hear and need to hear. It will be adjourned.

5 I want everybody to have a happy  
6 Thanksgiving. All right. Don't be stressed.  
7 Okay. This is a great town board, and they're  
8 going to take all of your comments and  
9 suggestions and excellent points strongly into  
10 consideration and will ultimately do the right  
11 thing. Fair enough? All right. So that  
12 concludes the public hearing.

13 MR. WOOD: You need to adjourn. Motion to  
14 adjourn.

15 MS. PUGLISI: So I need a motion and a  
16 second to adjourn this public hearing, Town  
17 Board, to January 14th. I can't believe I'm  
18 saying 2020.

19 MR. BECKER: So moved.

20 MR. CREIGHTON: Second.

21 MS. PUGLISI: Any further discussion?

22 All in favor?

23 BOARD MEMBERS: Aye.

24 MS. PUGLISI: So moved.

25 (Time noted: 8:54 p.m.)

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

I, ILANA M. NATHANSON, a Certified Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

*Ilana Nathanson*

ILANA M. NATHANSON

**This Page Intentionally Left Blank**

	<b>75:20</b>	<b>20:22;51:6;77:15;</b>	<b>86:25;87:4</b>	<b>54:11;63:4</b>
<b>\$</b>	<b>accomplish (1)</b> 62:12	<b>78:15</b> <b>Additionally (1)</b> 47:7	<b>age (4)</b> 14:23;16:16;35:24; 86:7	<b>ambulance (1)</b> 91:4
<b>\$175,000 (1)</b> 14:8	<b>accomplished (1)</b> 9:2	<b>address (12)</b> 44:20;45:23;54:24; 55:24;61:14;63:12, 15:64:6;67:4,7;75:7; 89:14	<b>agencies (4)</b> 9:10,11;10:3;12:22	<b>amend (1)</b> 11:14
<b>\$2,259,000 (1)</b> 39:8	<b>accordance (1)</b> 5:22	<b>addresses (1)</b> 8:6	<b>agenda (1)</b> 72:22	<b>amended (1)</b> 6:3
<b>\$2.1 (1)</b> 30:2	<b>according (1)</b> 60:13	<b>addressed (8)</b> 8:22;10:7,19; 52:25;54:15;79:11; 80:3;87:19	<b>ages (2)</b> 36:17;53:23	<b>amenities (1)</b> 88:5
<b>\$2,259 (1)</b> 39:7	<b>account (1)</b> 17:24	<b>adequate (3)</b> 37:21;38:5;40:4	<b>aging (2)</b> 31:14;87:19	<b>amenitized (3)</b> 27:22;32:14;37:6
<b>\$200,000 (1)</b> 42:3	<b>accurate (3)</b> 46:7;84:2;87:10	<b>adjacent (3)</b> 28:5,8;46:15	<b>ago (4)</b> 57:14;64:2;78:3; 81:6	<b>among (1)</b> 60:14
<b>\$4 (1)</b> 89:4	<b>achieve (1)</b> 13:17	<b>adjourn (4)</b> 8:12;92:13,14,16	<b>alarm (1)</b> 91:2	<b>amount (3)</b> 14:8;59:5;67:7
<b>\$400 (1)</b> 32:20	<b>achieved (1)</b> 28:23	<b>adjourned (9)</b> 72:10,13,16,20; 73:3,4,14,22;92:4	<b>ahead (2)</b> 71:18;75:25	<b>Amy (1)</b> 76:2
<b>\$60,000 (1)</b> 89:2	<b>achievement (1)</b> 34:2	<b>adjoining (1)</b> 2:4	<b>AKRF (6)</b> 3:2;17:17;18:17; 19:5;40:6,9	<b>analysis (5)</b> 40:7;41:20,24,25; 74:8
<b>\$62,480 (1)</b> 39:6	<b>Acocella (1)</b> 31:8	<b>adopt (1)</b> 71:10	<b>alignments (1)</b> 46:7	<b>analytical (1)</b> 25:23
<b>\$65 (1)</b> 33:5	<b>acres (2)</b> 28:9,10	<b>adoption (1)</b> 13:10	<b>albeit (1)</b> 20:4	<b>analyze (2)</b> 5:15;42:5
<b>\$80 (1)</b> 29:25	<b>acronym (1)</b> 4:20	<b>adult (1)</b> 33:13	<b>alcohol (1)</b> 45:10	<b>analyzed (6)</b> 4:24;6:6;8:5,22; 10:12,15
<b>\$90 (1)</b> 30:4	<b>across (13)</b> 28:12;29:7;34:8, 18,19;47:5;48:21; 75:19;78:13;82:16, 21,23;86:18	<b>advancement (1)</b> 25:12	<b>aligned (1)</b> 27:6	<b>anchors (1)</b> 16:24
<b>[</b>	<b>Act (1)</b> 4:20	<b>advances (1)</b> 76:14	<b>alignments (1)</b> 46:7	<b>Animal (1)</b> 57:20
<b>[ph] (3)</b> 49:9;55:21;82:25	<b>action (3)</b> 4:21;12:24,25	<b>advancing (1)</b> 30:7	<b>alleviate (2)</b> 22:9;65:20	<b>announcement (1)</b> 28:21
<b>A</b>	<b>actions (2)</b> 13:14,20	<b>adversely (1)</b> 17:15	<b>alleviates (1)</b> 55:3	<b>announcing (1)</b> 29:3
<b>ability (2)</b> 36:2;76:24	<b>active (1)</b> 33:13	<b>aesthetically (1)</b> 34:23	<b>allow (7)</b> 6:3;16:16;20:25; 35:23,24;36:11;56:7	<b>annual (3)</b> 29:24;30:2;88:17
<b>able (6)</b> 33:17,22;36:21; 42:17;76:24;83:18	<b>actively (1)</b> 33:11	<b>affect (4)</b> 45:24;48:4;49:2; 60:11	<b>allowed (2)</b> 9:15;51:12	<b>answered (1)</b> 23:2
<b>Absolutely (3)</b> 30:15;62:18;79:5	<b>activity (3)</b> 64:14;65:23;66:20	<b>affected (6)</b> 59:9,12,22;60:7; 75:12;77:18	<b>allowing (1)</b> 43:23	<b>Anthony (2)</b> 18:16,23
<b>absorbs (2)</b> 59:16;61:5	<b>actual (1)</b> 77:17	<b>affects (1)</b> 79:10	<b>allows (1)</b> 12:21	<b>anticipate (1)</b> 40:3
<b>abuts (1)</b> 78:4	<b>actually (13)</b> 32:7,19;35:5; 38:13;42:20;45:15; 46:4;52:4;55:11; 57:9,10,15;88:9	<b>afford (2)</b> 88:3,9	<b>alls (1)</b> 67:11	<b>anticipating (1)</b> 77:11
<b>abutting (1)</b> 51:23	<b>adaptive (1)</b> 21:25	<b>again (15)</b> 29:8;44:18;47:8, 18,22;48:24;49:16; 51:22;62:24;67:4; 72:17;82:13;84:23;	<b>alluded (1)</b> 25:2	<b>Anup (1)</b> 31:6
<b>accepted (2)</b> 7:16,22	<b>add (1)</b> 79:15		<b>almost (3)</b> 72:11,17;73:16	<b>apartment (4)</b> 31:18;35:25;40:20; 49:20
<b>access (10)</b> 4:6;6:16;16:10; 34:18,25;45:17;50:2, 22;51:8;90:19	<b>adding (4)</b> 51:5;71:24;72:4; 77:14		<b>along (12)</b> 3:22;16:4;17:14, 22;18:8;19:13,19; 38:6;40:20,21;60:24; 71:13	<b>apartments (5)</b> 26:13;33:12,13; 37:10;76:15
<b>accessibility (1)</b> 29:9	<b>addition (2)</b> 9:8;53:16		<b>alternative (2)</b> 31:19;90:13	<b>appears (1)</b> 45:16
<b>accessible (2)</b> 53:21;90:22	<b>additional (4)</b>		<b>alternatives (1)</b> 12:25	<b>appendices (1)</b> 48:15
<b>accidents (1)</b>			<b>always (2)</b>	<b>applause (1)</b> 64:4

<b>apple (1)</b> 75:13	66:18;74:15;78:23; 80:8;85:18,19	76:3;81:10;82:22; 83:16;85:3,5;86:24; 87:17;90:16	14:11	<b>boards (2)</b> 13:18;14:4
<b>applicant (1)</b> 42:12	<b>arrival (2)</b> 28:21;29:3	<b>awarded (1)</b> 14:6	<b>begin (1)</b> 63:20	<b>board's (1)</b> 2:17
<b>applicants (6)</b> 6:13,19;7:7;17:19; 39:14;42:2	<b>artist (2)</b> 45:16;71:3	<b>award-winning (4)</b> 24:22;30:7,8;41:10	<b>beginning (1)</b> 20:5	<b>Bonnie (1)</b> 52:17
<b>application (2)</b> 4:18;9:4	<b>asbestos (1)</b> 46:25	<b>aware (1)</b> 18:5	<b>behalf (4)</b> 24:17;25:21;39:13; 53:4	<b>book (1)</b> 6:24
<b>appointed (1)</b> 13:25	<b>aside (1)</b> 28:11	<b>away (3)</b> 4:9;57:10;76:11	<b>behooves (1)</b> 65:12	<b>boom (1)</b> 66:14
<b>appointment (1)</b> 22:24	<b>asphalt (1)</b> 61:6	<b>Aye (1)</b> 92:23	<b>believing (1)</b> 82:9	<b>borne (2)</b> 41:24;42:2
<b>appreciate (5)</b> 11:3;80:13;84:13; 86:21;87:13	<b>assessment (4)</b> 19:15,22,24;64:23		<b>belong (1)</b> 39:23	<b>both (11)</b> 8:3;18:23;19:22; 20:25;26:16;31:10; 36:12;42:2,3;70:17; 74:25
<b>appreciative (2)</b> 18:11;87:12	<b>assistance (1)</b> 39:12	<b>B</b>	<b>benefit (1)</b> 38:19	<b>bottlenecks (1)</b> 78:20
<b>approach (1)</b> 20:21	<b>assistant (1)</b> 12:12	<b>back (7)</b> 3:16,17;7:14; 44:20;67:20;78:4; 87:7	<b>benefits (1)</b> 16:13	<b>bought (2)</b> 47:25;50:14
<b>approaches (1)</b> 90:13	<b>assisted (7)</b> 35:16;36:3,5,8; 38:12;40:19;77:2	<b>backyard (3)</b> 70:12;75:18;78:7	<b>best (2)</b> 42:5;69:2	<b>Boulevard (2)</b> 15:10;24:3
<b>appropriate (3)</b> 40:14;43:16;54:17	<b>associated (5)</b> 20:18;28:17;38:25; 90:9,24	<b>bad (1)</b> 65:17	<b>better (1)</b> 48:9	<b>boundary (2)</b> 16:7;80:6
<b>approval (1)</b> 18:20	<b>assuming (1)</b> 82:7	<b>balanced (1)</b> 88:25	<b>beyond (2)</b> 78:19;79:13	<b>bridge (1)</b> 82:22
<b>approved (2)</b> 9:5;54:13	<b>assure (1)</b> 69:13	<b>ball (1)</b> 70:11	<b>big (3)</b> 47:3;60:8,25	<b>brief (4)</b> 3:5;24:11;89:22; 90:14
<b>approximately (10)</b> 13:22;27:17,24; 28:10;29:24,25;30:3; 37:24;39:14;42:3	<b>attain (1)</b> 18:20	<b>bar (2)</b> 86:3,16	<b>biggest (1)</b> 48:5	<b>bring (3)</b> 33:22,24;83:14
<b>archeological (2)</b> 52:3,7	<b>attempting (1)</b> 11:18	<b>base (1)</b> 53:18	<b>bike (1)</b> 82:20	<b>bringing (1)</b> 2:19
<b>architects (1)</b> 24:5	<b>attend (1)</b> 89:7	<b>based (4)</b> 5:9;6:18;49:18; 62:15	<b>bikes (2)</b> 50:17,19	<b>brokers (1)</b> 48:3
<b>architecture (1)</b> 29:12	<b>attorney (2)</b> 2:22;4:7	<b>basic (2)</b> 52:24;72:7	<b>billion (1)</b> 33:5	<b>Bronx (1)</b> 83:9
<b>area (35)</b> 6:11;15:10,22; 16:11,15;17:7;20:6; 22:6;31:15;32:15,21; 36:22;37:20;42:8; 46:16;53:8,22;64:24; 66:6,7;71:25;72:3; 77:18;78:23;79:9; 80:10;81:7;83:9,13; 84:2,13;85:20,21; 90:21;91:8	<b>attractive (1)</b> 32:14	<b>basically (5)</b> 78:8;79:22,22; 82:14,17	<b>billions (1)</b> 60:20	<b>Brook (1)</b> 58:23
<b>areas (5)</b> 31:22;35:5;81:2, 25;85:7	<b>AUDIENCE (1)</b> 81:13	<b>basis (1)</b> 88:17	<b>bioswales (2)</b> 28:24;29:19	<b>Brooklyn (1)</b> 80:25
<b>Army (1)</b> 9:23	<b>audio (1)</b> 61:9	<b>basketball (1)</b> 70:7	<b>birth (1)</b> 15:5	<b>brought (3)</b> 17:23;32:7,10
<b>around (19)</b> 5:9;14:17;15:6; 16:7;28:3;36:22; 37:3;47:16;51:24; 58:7;59:18;65:23,25;	<b>augment (1)</b> 53:17	<b>battle (1)</b> 68:2	<b>bit (5)</b> 6:14;70:5;74:6; 80:19;92:2	<b>buffer (2)</b> 48:12,23
	<b>August (1)</b> 81:18	<b>Beach (1)</b> 69:23	<b>BJs (1)</b> 83:20	<b>buffering (1)</b> 29:14
	<b>Authority (2)</b> 14:7;15:17	<b>Bear (1)</b> 22:9	<b>blessed (1)</b> 85:3	<b>build (1)</b> 86:9
	<b>available (3)</b> 7:9;11:24;49:23	<b>beautiful (1)</b> 59:23	<b>blocking (1)</b> 22:11	<b>building (16)</b> 27:15,20,22;28:2; 29:5,15;33:22;37:23; 40:20;52:11;58:7; 60:9;61:3;84:10,11; 91:3
	<b>Avenue (40)</b> 5:20;20:20,21,23; 21:2,3,8;22:12,15; 28:15;30:18;34:20; 45:4,19,25;46:14; 47:11,16;48:8;49:15; 50:3;55:24;59:21; 67:6,9,19,22;68:22; 69:13;74:4;75:4;	<b>became (1)</b> 62:4	<b>board (31)</b> 2:13;4:17;5:25; 6:3;7:6,6,15,16;8:12; 18;9:3;11:12,15; 13:23;15:17;23:25; 25:18;30:20;38:8; 40:11;41:17;45:14; 51:8;53:2,4;56:2; 68:22;86:12;92:7,17, 23	<b>buildings (8)</b> 33:4;36:11;47:5; 56:8;59:7,13;68:13,

<p>14  <b>build-out (1)</b>                  21:25  <b>built (2)</b>                  39:2;88:6  <b>burning (1)</b>                  91:2  <b>bus (1)</b>                  28:25  <b>business (1)</b>                  54:5  <b>Buttonwood (29)</b>                  45:4,19,25;46:14;                  47:11,16;48:8;49:15;                  50:2,5,10,18,22;51:3,                  6,9;57:2,4;68:21;                  69:9,13;70:6;71:7;                  74:4,13;75:4;76:3;                  80:8;81:10  <b>buying (1)</b>                  47:24</p>	<p>9:15;76:20,21  <b>capital (2)</b>                  13:20;32:20  <b>car (1)</b>                  22:11  <b>care (22)</b>                  14:25;15:2,3,4;                  16:10,11,17,23;29:8,                  9;35:23;36:14,18,20;                  53:16,20,24;56:5,8;                  69:16;70:14;79:2  <b>carefully (1)</b>                  41:4  <b>caregivers (1)</b>                  36:16  <b>cars (4)</b>                  50:4,11;51:6;77:10  <b>case (2)</b>                  9:6;25:21  <b>Cassidy (3)</b>                  44:16,24;45:3  <b>categorized (1)</b>                  43:14  <b>category (1)</b>                  36:23  <b>caution (1)</b>                  55:8  <b>CCD (2)</b>                  51:2;74:16  <b>celebrated (1)</b>                  55:23  <b>Center (3)</b>                  22:3;28:8;84:6  <b>central (1)</b>                  16:11  <b>century (1)</b>                  67:21  <b>certainly (5)</b>                  12:2;33:15;49:7;                  54:17;92:2  <b>cetera (7)</b>                  5:16;7:4;10:17;                  58:16,16;88:24;91:5  <b>chair (2)</b>                  61:22;62:4  <b>challenge (2)</b>                  50:24;51:4  <b>challenged (1)</b>                  44:25  <b>Chamber (5)</b>                  52:19;53:5,7,22;                  54:9  <b>Chamber's (1)</b>                  52:21  <b>change (2)</b>                  36:7;50:20  <b>changed (3)</b>                  9:5;46:9;84:22  <b>changing (3)</b></p>	<p>45:20;50:25;90:5  <b>Channel (2)</b>                  4:6;6:17  <b>chaos (1)</b>                  81:22  <b>chapters (3)</b>                  6:25;7:12;14:15  <b>character (2)</b>                  35:4;45:20  <b>chase (1)</b>                  75:14  <b>Chicken (1)</b>                  69:24  <b>chief (1)</b>                  24:7  <b>child (1)</b>                  74:17  <b>children (11)</b>                  37:17;46:20;47:11,                  18;50:13;51:19,20;                  70:16;76:6;83:15;                  89:6  <b>children's (1)</b>                  48:20  <b>child's (1)</b>                  74:19  <b>choose (2)</b>                  83:11,12  <b>Church (3)</b>                  51:2;57:18,20  <b>circulation (1)</b>                  35:3  <b>citizens (1)</b>                  13:25  <b>city (1)</b>                  81:18  <b>civil (1)</b>                  23:10  <b>clarifying (1)</b>                  27:15  <b>clean (1)</b>                  79:19  <b>Cleaner (1)</b>                  14:7  <b>clear (1)</b>                  40:18  <b>clearcutting (1)</b>                  89:24  <b>clearly (1)</b>                  46:17  <b>clerk (19)</b>                  3:19,24;8:4;44:8,9,                  12,15;49:7;55:15,16,                  20;63:17;66:25;                  75:24;77:22;82:25;                  83:5;91:11,12  <b>clerk's (1)</b>                  64:6  <b>client (1)</b></p>	<p>33:18  <b>Clinton (3)</b>                  83:16;85:3;86:24  <b>close (2)</b>                  36:24;47:2  <b>closed (1)</b>                  8:18  <b>closely (1)</b>                  18:3  <b>closer (1)</b>                  29:6  <b>closes (1)</b>                  89:18  <b>closest (1)</b>                  74:16  <b>closing (3)</b>                  40:25;43:8;84:16  <b>closure (3)</b>                  54:7;89:12,15  <b>code (3)</b>                  56:3;57:11,12  <b>collateral (1)</b>                  66:2  <b>colleague (1)</b>                  31:8  <b>college (1)</b>                  61:22  <b>Columbia (1)</b>                  84:9  <b>coming (8)</b>                  50:11;51:7;54:2;                  59:3;72:3;78:18;                  85:22;91:16  <b>commence (1)</b>                  8:11  <b>comment (7)</b>                  3:12;4:16;10:9,18;                  18:21;54:10,19  <b>commentary (4)</b>                  2:17,17;23:11;                  44:21  <b>commenting (1)</b>                  10:4  <b>comments (19)</b>                  2:10;3:13;6:18;8:2,                  4,20,21;10:5,7,19;                  18:12;24:13;43:5,8,                  13,16;89:22;91:22;                  92:8  <b>commerce (4)</b>                  33:23;52:20;53:5;                  54:9  <b>commercial (5)</b>                  33:3;37:23;64:14,                  16;65:22  <b>commitment (1)</b>                  32:21  <b>committee (3)</b>                  5:13;13:25;14:10</p>	<p><b>committees (1)</b>                  14:4  <b>communicated (2)</b>                  34:16,24  <b>Communities (3)</b>                  14:8;17:23;19:12  <b>community (28)</b>                  5:16;9:9;11:17;                  13:15;14:2;19:16;                  22:20;23:21;31:18,                  20;32:10;33:9;36:4,                  20;37:8,14,15;38:9;                  41:9,18,22;42:18;                  44:4;56:19;66:5;                  87:9,21;88:9  <b>comp (1)</b>                  34:12  <b>companies (1)</b>                  33:7  <b>company (5)</b>                  32:19,24;33:3,17;                  37:9  <b>comparison (1)</b>                  89:5  <b>compatible (3)</b>                  34:10;74:25;75:6  <b>compiled (1)</b>                  8:4  <b>complementary (3)</b>                  27:3;35:11;42:23  <b>complete (2)</b>                  7:16;14:9  <b>completed (2)</b>                  7:19,21  <b>completes (2)</b>                  91:12,13  <b>complex (1)</b>                  29:7  <b>complimentary (1)</b>                  27:23  <b>comply (1)</b>                  4:19  <b>component (4)</b>                  27:23;29:10;37:3;                  87:24  <b>components (2)</b>                  24:11;42:22  <b>compound (1)</b>                  79:14  <b>compounded (1)</b>                  51:5  <b>comprehensive (12)</b>                  4:22;13:9,11,13,                  24;25:23;26:10;                  28:23;35:10;41:11;                  42:20;53:12  <b>computer (1)</b>                  4:5  <b>concept (4)</b></p>
<b>C</b>				
<p><b>cabbage (1)</b>                  58:9  <b>calculation (1)</b>                  49:18  <b>calculations (1)</b>                  51:9  <b>call (7)</b>                  28:20;33:18;44:10;                  49:5;71:24;91:4,5  <b>called (5)</b>                  13:11;45:6;62:9;                  63:25;78:6  <b>calling (3)</b>                  46:5;68:25;90:2  <b>came (6)</b>                  6:12;7:5,14,14;                  19:9;62:21  <b>Cameron (3)</b>                  23:17;24:2,8  <b>campus (2)</b>                  27:12,18  <b>Can (40)</b>                  2:8;3:16,22;4:4,5,                  21;8:14,15;9:15,18;                  12:10;16:10;33:18;                  36:7,19;37:2;44:25;                  45:12;57:13,21;61:7;                  62:23;63:11,17,17,                  19;65:11,17;66:20;                  69:12,21;73:8,14;                  82:3;83:6;86:15,15,                  16;88:2,9  <b>capability (1)</b>                  35:2  <b>capacity (3)</b></p>	<p><b>category (1)</b>                  36:23  <b>caution (1)</b>                  55:8  <b>CCD (2)</b>                  51:2;74:16  <b>celebrated (1)</b>                  55:23  <b>Center (3)</b>                  22:3;28:8;84:6  <b>central (1)</b>                  16:11  <b>century (1)</b>                  67:21  <b>certainly (5)</b>                  12:2;33:15;49:7;                  54:17;92:2  <b>cetera (7)</b>                  5:16;7:4;10:17;                  58:16,16;88:24;91:5  <b>chair (2)</b>                  61:22;62:4  <b>challenge (2)</b>                  50:24;51:4  <b>challenged (1)</b>                  44:25  <b>Chamber (5)</b>                  52:19;53:5,7,22;                  54:9  <b>Chamber's (1)</b>                  52:21  <b>change (2)</b>                  36:7;50:20  <b>changed (3)</b>                  9:5;46:9;84:22  <b>changing (3)</b></p>	<p><b>children's (1)</b>                  48:20  <b>child's (1)</b>                  74:19  <b>choose (2)</b>                  83:11,12  <b>Church (3)</b>                  51:2;57:18,20  <b>circulation (1)</b>                  35:3  <b>citizens (1)</b>                  13:25  <b>city (1)</b>                  81:18  <b>civil (1)</b>                  23:10  <b>clarifying (1)</b>                  27:15  <b>clean (1)</b>                  79:19  <b>Cleaner (1)</b>                  14:7  <b>clear (1)</b>                  40:18  <b>clearcutting (1)</b>                  89:24  <b>clearly (1)</b>                  46:17  <b>clerk (19)</b>                  3:19,24;8:4;44:8,9,                  12,15;49:7;55:15,16,                  20;63:17;66:25;                  75:24;77:22;82:25;                  83:5;91:11,12  <b>clerk's (1)</b>                  64:6  <b>client (1)</b></p>	<p><b>Clinton (3)</b>                  83:16;85:3;86:24  <b>close (2)</b>                  36:24;47:2  <b>closed (1)</b>                  8:18  <b>closely (1)</b>                  18:3  <b>closer (1)</b>                  29:6  <b>closes (1)</b>                  89:18  <b>closest (1)</b>                  74:16  <b>closing (3)</b>                  40:25;43:8;84:16  <b>closure (3)</b>                  54:7;89:12,15  <b>code (3)</b>                  56:3;57:11,12  <b>collateral (1)</b>                  66:2  <b>colleague (1)</b>                  31:8  <b>college (1)</b>                  61:22  <b>Columbia (1)</b>                  84:9  <b>coming (8)</b>                  50:11;51:7;54:2;                  59:3;72:3;78:18;                  85:22;91:16  <b>commence (1)</b>                  8:11  <b>comment (7)</b>                  3:12;4:16;10:9,18;                  18:21;54:10,19  <b>commentary (4)</b>                  2:17,17;23:11;                  44:21  <b>commenting (1)</b>                  10:4  <b>comments (19)</b>                  2:10;3:13;6:18;8:2,                  4,20,21;10:5,7,19;                  18:12;24:13;43:5,8,                  13,16;89:22;91:22;                  92:8  <b>commerce (4)</b>                  33:23;52:20;53:5;                  54:9  <b>commercial (5)</b>                  33:3;37:23;64:14,                  16;65:22  <b>commitment (1)</b>                  32:21  <b>committee (3)</b>                  5:13;13:25;14:10</p>	<p><b>committees (1)</b>                  14:4  <b>communicated (2)</b>                  34:16,24  <b>Communities (3)</b>                  14:8;17:23;19:12  <b>community (28)</b>                  5:16;9:9;11:17;                  13:15;14:2;19:16;                  22:20;23:21;31:18,                  20;32:10;33:9;36:4,                  20;37:8,14,15;38:9;                  41:9,18,22;42:18;                  44:4;56:19;66:5;                  87:9,21;88:9  <b>comp (1)</b>                  34:12  <b>companies (1)</b>                  33:7  <b>company (5)</b>                  32:19,24;33:3,17;                  37:9  <b>comparison (1)</b>                  89:5  <b>compatible (3)</b>                  34:10;74:25;75:6  <b>compiled (1)</b>                  8:4  <b>complementary (3)</b>                  27:3;35:11;42:23  <b>complete (2)</b>                  7:16;14:9  <b>completed (2)</b>                  7:19,21  <b>completes (2)</b>                  91:12,13  <b>complex (1)</b>                  29:7  <b>complimentary (1)</b>                  27:23  <b>comply (1)</b>                  4:19  <b>component (4)</b>                  27:23;29:10;37:3;                  87:24  <b>components (2)</b>                  24:11;42:22  <b>compound (1)</b>                  79:14  <b>compounded (1)</b>                  51:5  <b>comprehensive (12)</b>                  4:22;13:9,11,13,                  24;25:23;26:10;                  28:23;35:10;41:11;                  42:20;53:12  <b>computer (1)</b>                  4:5  <b>concept (4)</b></p>

13:8;17:2;26:19; 52:24 <b>concepts (4)</b> 5:17;6:7;28:19; 42:25 <b>concern (19)</b> 3:4;10:16;18:6; 46:19;47:3;48:4; 58:11;62:19;63:5; 64:12;65:23;66:7; 68:10;79:24;84:5,7; 85:7;86:21;90:12 <b>concerned (6)</b> 31:13;47:19,20; 76:23;83:23;85:25 <b>concerns (6)</b> 2:10,14;18:7;23:7; 80:15;82:14 <b>concludes (1)</b> 92:12 <b>concur (1)</b> 2:20 <b>conditions (8)</b> 17:16;19:23;42:5, 6;65:21;66:2;90:18, 23 <b>conducted (1)</b> 14:17 <b>conferred (1)</b> 34:13 <b>confident (1)</b> 26:9 <b>conflicted (1)</b> 21:13 <b>confusing (3)</b> 72:11,22;73:10 <b>confusion (2)</b> 73:19;81:5 <b>congested (1)</b> 78:16 <b>congestion (2)</b> 19:13;90:7 <b>conjunction (1)</b> 38:3 <b>Conklin (3)</b> 21:8;34:19;74:9 <b>connection (2)</b> 31:10;34:17 <b>connections (1)</b> 34:16 <b>Connor (3)</b> 67:2,5,6 <b>conservation (1)</b> 37:19 <b>consider (4)</b> 5:25;6:3;9:3;12:23 <b>consideration (4)</b> 53:6;71:17;91:22; 92:10	<b>considerations (1)</b> 26:7 <b>considered (3)</b> 15:21;57:15;90:13 <b>considers (1)</b> 4:17 <b>consistent (8)</b> 14:21;17:2;19:10; 28:25;34:15;35:9; 42:19,22 <b>consolidate (1)</b> 62:14 <b>Consolidated (1)</b> 25:10 <b>constant (1)</b> 26:14 <b>constructed (2)</b> 40:21,24 <b>Construction (6)</b> 30:17;33:16;39:3; 46:24;51:15,18 <b>constructive (1)</b> 38:15 <b>consultant (6)</b> 3:2,3;17:17;19:5; 25:7;64:21 <b>consultants (6)</b> 17:10;18:10;39:12; 41:22;42:4;43:15 <b>consulting (1)</b> 42:11 <b>contained (1)</b> 25:16 <b>contaminants (1)</b> 46:25 <b>contemplated (2)</b> 17:21;87:23 <b>continue (2)</b> 18:12;53:25 <b>continued (1)</b> 63:7 <b>Continuing (2)</b> 22:6;43:21 <b>continuum (6)</b> 14:25;15:2;16:17; 35:23;36:14,19 <b>contributing (1)</b> 30:5 <b>contributors (1)</b> 39:13 <b>control (2)</b> 22:2;25:15 <b>convenient (4)</b> 35:12,13;53:20; 74:25 <b>conveniently (1)</b> 56:10 <b>converted (1)</b> 59:24	<b>cool (1)</b> 83:4 <b>coordinated (1)</b> 21:20 <b>coordination (2)</b> 25:12,20 <b>copy (1)</b> 22:22 <b>core (2)</b> 26:11,24 <b>corner (1)</b> 56:24 <b>Corps (1)</b> 9:23 <b>correctly (1)</b> 49:9 <b>corridor (5)</b> 9:15;16:5;17:15; 18:8;71:21 <b>Cortlandt (39)</b> 12:12;13:11;14:5; 15:9;17:16;19:6; 22:3;24:23;25:10; 31:20;32:23;33:20, 23;34:12;35:10,18, 22;36:15,21;38:22; 41:7,7,25;42:15,16, 19;54:20;58:3;63:25; 70:3;76:19,22;81:9, 24;83:12;85:10,12; 86:2,17 <b>Cortlandt-based (1)</b> 33:16 <b>cost (2)</b> 80:3,5 <b>costs (3)</b> 87:22;90:9,11 <b>Cotchen (4)</b> 77:22;81:16,16,21 <b>country (2)</b> 61:25;65:15 <b>County (5)</b> 9:25;37:4,4;41:12, 15 <b>couple (6)</b> 2:16;4:4;28:16; 55:18;68:23;87:18 <b>course (2)</b> 3:3;90:9 <b>covers (2)</b> 10:21;15:3 <b>coyotes (1)</b> 76:9 <b>crazy (2)</b> 78:14;79:5 <b>create (5)</b> 16:12;28:20;54:3; 62:10,14 <b>creating (2)</b>	19:12;32:13 <b>creation (2)</b> 17:4;33:23 <b>CREIGHTON (1)</b> 92:20 <b>Crompond (5)</b> 29:6;34:7;38:6; 56:18;78:21 <b>cross (2)</b> 14:2;82:20 <b>Crossways (1)</b> 24:3 <b>Crow (5)</b> 31:5;32:22,23; 33:10;36:6 <b>crowning (1)</b> 33:25 <b>culminate (1)</b> 8:23 <b>culminated (1)</b> 13:10 <b>curbed (1)</b> 35:6 <b>curious (1)</b> 71:23 <b>current (2)</b> 64:13;65:22 <b>currently (9)</b> 19:13;20:15;21:3; 33:10;34:20;35:18; 39:5,22;84:6 <b>curriculum (1)</b> 61:25 <b>customary (1)</b> 43:10 <b>customers (1)</b> 90:21 <b>cut (1)</b> 51:21 <b>cutoff (1)</b> 51:21	4:4 <b>Dayton (4)</b> 20:6,8,9;74:9 <b>dead (1)</b> 58:15 <b>dead-end (1)</b> 50:10 <b>deal (2)</b> 38:16;42:6 <b>dear (1)</b> 91:21 <b>Deb (1)</b> 54:7 <b>debate (1)</b> 48:24 <b>DEC (1)</b> 9:17 <b>decades (1)</b> 54:2 <b>December (2)</b> 14:5;73:5 <b>decided (1)</b> 13:24 <b>decision (2)</b> 11:13;13:5 <b>decorative (1)</b> 28:24 <b>dedicated (5)</b> 11:22;20:8;21:11; 22:7,14 <b>deer (3)</b> 70:20;75:15,16 <b>deficit (1)</b> 51:13 <b>DeGiglio (1)</b> 24:9 <b>DEIS (6)</b> 2:18;8:6;19:21; 40:18;43:10,17 <b>Delaeno (2)</b> 49:9,11 <b>deliberately (1)</b> 41:4 <b>delighted (1)</b> 43:3 <b>delivery (1)</b> 15:3 <b>DeLORENZO (1)</b> 55:22 <b>demand (3)</b> 60:4;82:10;85:10 <b>density (2)</b> 26:19;71:15 <b>dental (1)</b> 37:25 <b>dentists (1)</b> 56:5 <b>Department (8)</b> 2:25;9:13,25;12:8;
<b>D</b>				
<b>Dallas (1)</b> 32:24 <b>damage (1)</b> 66:2 <b>data (1)</b> 42:14 <b>date (1)</b> 25:21 <b>daughter (2)</b> 81:23;82:18 <b>David (2)</b> 30:16,22 <b>day (3)</b> 68:4;75:14;79:2 <b>days (1)</b>				

<p>22:25;25:8,9;61:23  <b>departments (1)</b>                  61:24  <b>describe (2)</b>                  31:25;77:6  <b>deserves (2)</b>                  37:8;64:4  <b>design (7)</b>                  28:16;35:3;62:6,7,                  7,14;84:14  <b>designated (1)</b>                  45:12  <b>designation (2)</b>                  15:19,23  <b>designed (2)</b>                  13:14;28:6  <b>designer (1)</b>                  62:8  <b>desire (3)</b>                  2:11;14:22,23  <b>desperate (1)</b>                  79:21  <b>destroy (1)</b>                  70:23  <b>detail (4)</b>                  26:9;29:13;32:2;                  40:7  <b>detailed (4)</b>                  25:4,13,20;41:19  <b>details (3)</b>                  5:5;23:22;90:17  <b>determine (1)</b>                  9:21  <b>determined (1)</b>                  43:14  <b>develop (5)</b>                  5:21;14:13;55:5;                  60:21;62:2  <b>developed (2)</b>                  29:16;33:4  <b>developers (14)</b>                  3:6,12;6:6;31:25;                  32:7,8;33:2;40:12;                  41:2;42:4;52:9;                  68:25;82:6;88:18  <b>developing (2)</b>                  33:7;89:4  <b>Development (38)</b>                  14:7,14;15:7;                  16:20;17:3,14;19:6,                  11,25;21:24;22:18;                  23:16;27:13;29:18;                  31:2;32:12,18;34:10;                  50:21;54:12;55:11;                  58:12;64:11,18,20,                  25;65:4,6,12,19,25;                  66:11,12;69:4;70:23;                  80:14;90:10,16  <b>developments (6)</b></p>	<p>18:2,19;82:21;                  88:13,16;89:9  <b>deviate (1)</b>                  63:21  <b>devising (1)</b>                  34:14  <b>DGEIS (3)</b>                  19:21;26:23;31:11  <b>DGEIS/DEIS (91)</b>                  2:1;3:1;4:1;5:1;                  6:1;7:1;8:1;9:1;10:1;                  11:1;12:1;13:1;14:1;                  15:1;16:1;17:1;18:1;                  19:1;20:1;21:1;22:1;                  23:1;24:1;25:1;26:1;                  27:1;28:1;29:1;30:1;                  31:1;32:1;33:1;34:1;                  35:1;36:1;37:1;38:1;                  39:1;40:1;41:1;42:1;                  43:1;44:1;45:1;46:1;                  47:1;48:1;49:1;50:1;                  51:1;52:1;53:1;54:1;                  55:1;56:1;57:1;58:1;                  59:1;60:1;61:1;62:1;                  63:1;64:1;65:1;66:1;                  67:1;68:1;69:1;70:1;                  71:1;72:1;73:1;74:1;                  75:1;76:1;77:1;78:1;                  79:1;80:1;81:1;82:1;                  83:1;84:1;85:1;86:1;                  87:1;88:1;89:1;90:1;                  91:1;92:1  <b>Dickey (1)</b>                  58:23  <b>different (7)</b>                  6:25;7:2,3;48:2,10;                  70:19;84:4  <b>differently (1)</b>                  72:14  <b>difficult (1)</b>                  20:4  <b>diligence (5)</b>                  17:18;19:7,8,15,18  <b>dimensional (1)</b>                  15:25  <b>Dimond (1)</b>                  85:5  <b>direct (1)</b>                  50:22  <b>directly (5)</b>                  28:12;29:6;34:8,                  19;56:17  <b>Director (1)</b>                  2:25  <b>disaster (5)</b>                  54:23;69:18,19,25;                  71:22  <b>disastrous (1)</b>                  55:6</p>	<p><b>discuss (2)</b>                  18:18;40:7  <b>discussed (2)</b>                  74:5;77:3  <b>discusses (1)</b>                  7:2  <b>discussing (3)</b>                  7:12;13:19;86:12  <b>discussion (5)</b>                  7:17,18,23,24;                  92:21  <b>distinctive (1)</b>                  30:6  <b>distinguished (1)</b>                  68:22  <b>district (30)</b>                  5:8,18,18;12:14;                  15:8,9,12,15;16:13;                  17:22;27:4;28:19,22;                  29:3,4,8;30:6;39:9;                  51:23,25;53:8,13;                  65:8;69:2;89:7,10,11,                  14,19;91:8  <b>districts (2)</b>                  74:23;75:2  <b>division (2)</b>                  2:24;12:8  <b>Divney (1)</b>                  31:5  <b>doctors (2)</b>                  56:5;67:17  <b>document (14)</b>                  5:11;6:20,21,22,                  24;7:5,14;9:9;13:14;                  26:2,9;41:14,16,19  <b>Doerr (3)</b>                  44:16;46:12,13  <b>dollars (1)</b>                  84:18  <b>done (5)</b>                  9:16,18;46:3;                  64:22;74:8  <b>door (1)</b>                  51:20  <b>DOT (4)</b>                  9:12;19:17;25:7;                  40:10  <b>down (26)</b>                  38:10,12,13;43:9,                  13;46:23;50:9,12,18;                  51:21;61:6;62:21;                  68:7,16;71:9;75:15;                  76:7;78:11,15,20,25;                  79:3,10,23;80:19;                  81:2  <b>downstream (1)</b>                  59:20  <b>dozens (1)</b>                  25:5</p>	<p><b>draft (5)</b>                  7:8,11;12:17;                  25:16;39:10  <b>drain (1)</b>                  68:16  <b>drive (3)</b>                  34:25;35:2;71:20  <b>drivers (1)</b>                  28:16  <b>driveway (7)</b>                  20:13,14,19,24;                  21:9;45:18;47:17  <b>driveways (1)</b>                  70:9  <b>driving (2)</b>                  71:8;84:9  <b>drug (1)</b>                  45:10  <b>dry (2)</b>                  58:25;59:16  <b>due (8)</b>                  11:16,25;17:17;                  19:7,8,15,18;85:23  <b>during (8)</b>                  8:15;10:3;13:8;                  46:24;51:15;58:22;                  71:21;74:7  <b>dynamic (2)</b>                  16:12;53:13</p>	<p><b>efficient (1)</b>                  21:5  <b>effort (5)</b>                  25:20;33:22;41:8;                  84:14;86:21  <b>efforts (2)</b>                  87:6,11  <b>eight (1)</b>                  50:16  <b>EIS (1)</b>                  32:3  <b>either (2)</b>                  21:24;64:17  <b>electricity (1)</b>                  88:22  <b>element (2)</b>                  54:11;84:15  <b>elements (1)</b>                  78:25  <b>eligible (3)</b>                  15:18,22;52:9  <b>Elmer (1)</b>                  87:16  <b>else (6)</b>                  60:7,13;62:20;                  67:18;80:12;91:11  <b>email (1)</b>                  2:11  <b>embarking (1)</b>                  66:21  <b>emergency (4)</b>                  34:25;90:15,18,22  <b>emphasize (1)</b>                  76:4  <b>emphasizing (1)</b>                  25:18  <b>employees (2)</b>                  16:14;54:5  <b>employment (5)</b>                  17:5;31:21;38:20,                  24;53:17  <b>empty (1)</b>                  37:14  <b>enable (1)</b>                  42:4  <b>encourages (1)</b>                  17:4  <b>end (9)</b>                  8:20;15:5;21:6;                  50:21;58:25;70:8;                  71:7,17;75:18  <b>ended (1)</b>                  34:14  <b>endorse (1)</b>                  54:18  <b>endorsing (2)</b>                  52:23,24  <b>Energy (1)</b>                  14:6</p>
<b>E</b>				
			<p><b>east (4)</b>                  20:12,19;21:6;22:6  <b>eastbound (2)</b>                  22:8;74:10  <b>eastward (1)</b>                  78:25  <b>ecological (1)</b>                  26:5  <b>economic (14)</b>                  13:4;14:14;15:7;                  17:3;27:4;29:25;                  38:19;54:4;65:3,5,6;                  66:14,20;80:14  <b>economically (1)</b>                  27:8  <b>economy (1)</b>                  16:25  <b>Ed (2)</b>                  58:2;61:14  <b>educational (1)</b>                  28:8  <b>effect (2)</b>                  55:6;57:12  <b>effects (1)</b>                  77:5  <b>efficiencies (1)</b>                  22:13</p>	

<b>engaged (3)</b> 4:13,14;17:16	25:14	<b>except (1)</b> 74:24	13:4	62:22
<b>engine (1)</b> 27:4	<b>Especially (5)</b> 51:19;58:24;63:6; 65:25;71:21	<b>exchange (2)</b> 23:10,11	<b>Fair (5)</b> 73:23,24;80:16,17; 92:11	<b>figure (2)</b> 42:8;62:11
<b>engineer (4)</b> 2:25;17:9;22:24; 31:4	<b>established (1)</b> 15:15	<b>excuse (2)</b> 60:10,17	<b>fairly (1)</b> 78:12	<b>file (1)</b> 8:15
<b>Engineering (4)</b> 23:18;24:3,8;25:13	<b>establishment (1)</b> 53:7	<b>executive (1)</b> 24:7	<b>families (4)</b> 16:14;36:16;50:13, 14	<b>fill (1)</b> 60:19
<b>Engineers (3)</b> 9:24;24:4;42:13	<b>estate (4)</b> 32:12;33:2,3;48:2	<b>Exemplary (2)</b> 29:12,13	<b>family (5)</b> 33:21;46:20;47:3; 49:2;78:2	<b>filling (1)</b> 60:16
<b>enhanced (1)</b> 39:21	<b>estimate (1)</b> 77:10	<b>exercise (1)</b> 91:23	<b>family-run (1)</b> 33:16	<b>filter (1)</b> 60:20
<b>enhancement (1)</b> 39:17	<b>estimated (2)</b> 77:7;88:18	<b>existing (2)</b> 42:5,6	<b>family's (1)</b> 69:9	<b>filters (1)</b> 60:24
<b>enjoy (2)</b> 35:6;58:8	<b>et (7)</b> 5:16;7:4;10:17; 58:15,16;88:24;91:5	<b>exit (3)</b> 21:2;90:15,18	<b>fanciful (1)</b> 90:4	<b>final (6)</b> 8:20,24;9:14; 11:11;46:2;68:2
<b>enough (8)</b> 7:17;61:12;73:23, 24;80:16,17;82:10; 92:11	<b>evaluate (3)</b> 17:20;18:3,12	<b>expand (1)</b> 39:24	<b>far (2)</b> 31:12;85:25	<b>finally (4)</b> 33:21;35:21;36:19; 90:14
<b>ensure (2)</b> 11:15;56:9	<b>even (2)</b> 8:17;9:3	<b>expanded (1)</b> 19:17	<b>fashion (1)</b> 23:3	<b>find (2)</b> 50:4;90:8
<b>entered (1)</b> 28:22	<b>evening (20)</b> 4:11,12;10:8; 17:11;19:3;23:24; 24:6,12;25:19;30:12, 19;31:6,24;32:8; 43:6;46:12;52:16; 74:3;77:25;87:16	<b>expansion (1)</b> 65:18	<b>faucet (1)</b> 59:4	<b>finding (1)</b> 88:2
<b>entering (1)</b> 40:4	<b>events (2)</b> 28:6;41:13	<b>expect (1)</b> 39:24	<b>fauna (1)</b> 70:24	<b>findings (2)</b> 18:18,24
<b>entertainment (1)</b> 17:6	<b>eventually (1)</b> 82:19	<b>expected (1)</b> 90:23	<b>favor (2)</b> 66:12;92:22	<b>Fine (2)</b> 23:20;61:17
<b>entire (5)</b> 8:16;31:2;33:21; 39:3;43:3	<b>Evergreen (13)</b> 25:22;27:6;30:24; 31:12;34:6;35:8; 38:20;43:3;52:5,6,8; 59:11;76:13	<b>expressing (1)</b> 24:18	<b>fawn (1)</b> 75:14	<b>finish (2)</b> 89:20,21
<b>entirely (1)</b> 34:14	<b>Evergreen's (1)</b> 21:8	<b>extend (1)</b> 79:13	<b>fawns (1)</b> 76:9	<b>finished (2)</b> 62:15;80:11
<b>entrance (3)</b> 20:13;47:15;48:8	<b>everybody (12)</b> 59:5;60:6,12; 77:13;80:24;83:7; 85:9;86:22;91:8,14, 16;92:5	<b>extended (1)</b> 46:4	<b>features (1)</b> 39:19	<b>fire (1)</b> 90:25
<b>entry (3)</b> 34:25;40:16;47:10	<b>everybody's (1)</b> 85:6	<b>extensive (5)</b> 41:16,17,20,23,25	<b>February (1)</b> 2:5	<b>firm (4)</b> 30:22;32:13,16; 42:11
<b>environment (3)</b> 58:8,8;62:19	<b>everyone (4)</b> 10:10;12:2,10; 17:11	<b>external (1)</b> 17:22	<b>feedback (3)</b> 19:16;38:15;92:2	<b>First (15)</b> 2:2;4:15;7:15; 15:13,19;26:19; 37:24;40:18;44:15; 62:11;64:3,9;69:3,6; 86:23
<b>Environmental (20)</b> 4:19;7:8,11;12:18, 21,23;13:2,4;18:9; 25:9,17,24;39:10; 45:22;48:16;59:25; 60:14,15;70:15;90:2	<b>evil (1)</b> 71:10	<b>face (1)</b> 81:20	<b>feeder (1)</b> 31:20	<b>FIT (1)</b> 61:23
<b>Envision (8)</b> 13:11;24:22;34:12; 35:9;41:7,7;42:19; 70:3	<b>evolved (3)</b> 26:22;38:17;64:16	<b>facilitate (1)</b> 53:17	<b>feel (3)</b> 11:25;57:22;78:11	<b>five (3)</b> 56:22,25;69:21
<b>envisioned (1)</b> 53:18	<b>exactly (1)</b> 45:14	<b>facilitated (1)</b> 25:22	<b>feet (14)</b> 9:19;27:16,17,24; 33:6;37:23,25;49:19, 20;56:15,18,19; 60:17,18	<b>fix (1)</b> 54:25
<b>envisioning (1)</b> 38:4	<b>example (1)</b> 89:18	<b>facilitates (1)</b> 13:3	<b>FEIS (3)</b> 10:8,12;43:18	<b>floor (2)</b> 37:24;38:2
<b>envisions (1)</b> 36:6	<b>excellent (1)</b> 92:9	<b>Facilities (7)</b> 25:10;40:19;53:25; 56:10;72:3;76:25; 83:25	<b>fellow (1)</b> 23:25	<b>flora (1)</b> 70:24
<b>equals (1)</b> 89:25		<b>facility (4)</b> 45:11;75:4;84:15; 86:9	<b>Felt (1)</b> 57:13	<b>Florida (3)</b> 71:5,5,9
<b>erosion (1)</b>		<b>fact (2)</b> 10:6;26:16	<b>FEMALE (2)</b> 80:20,22	<b>flow (2)</b> 21:20;61:3
		<b>factors (1)</b>	<b>few (4)</b> 32:6;71:24;72:5; 89:22	<b>flows (1)</b> 90:24
			<b>fiction (1)</b>	<b>focus (2)</b>

<p>27:9;89:13  <b>focused (5)</b>                  14:13;15:6;25:4;                  26:24;32:13  <b>folks (3)</b>                  37:14;78:10;85:21  <b>follow (1)</b>                  18:3  <b>following (1)</b>                  2:22  <b>follows (2)</b>                  62:9,10  <b>football (1)</b>                  70:10  <b>form (3)</b>                  28:11;62:9,9  <b>format (1)</b>                  8:10  <b>former (1)</b>                  79:7  <b>forth (1)</b>                  69:5  <b>fortunate (1)</b>                  85:4  <b>forward (4)</b>                  23:10;43:18,21;                  45:11  <b>foster (1)</b>                  53:13  <b>found (1)</b>                  73:17  <b>founded (1)</b>                  32:24  <b>four (13)</b>                  3:21;15:6;21:18,                  22;24:25;26:15;                  31:23;44:11;56:25;                  57:3,4;69:21;77:15  <b>four-legged (1)</b>                  21:10  <b>Fraietta (12)</b>                  66:25;67:2;71:19,                  19;72:21;73:2,7,10,                  12,16,20,24  <b>freaking (1)</b>                  60:8  <b>free (2)</b>                  11:25;74:23  <b>freelance (1)</b>                  62:3  <b>freeway (1)</b>                  85:5  <b>Friday (1)</b>                  51:16  <b>Fried (1)</b>                  69:24  <b>friend (1)</b>                  33:18  <b>Frogger (1)</b></p>	<p>82:15  <b>front (1)</b>                  47:12  <b>frontage (4)</b>                  28:14,14;56:15,18  <b>fruition (1)</b>                  33:24  <b>fulfilling (1)</b>                  53:11  <b>full (2)</b>                  21:25;51:24  <b>fully (4)</b>                  7:19,21;18:5;39:2  <b>function (2)</b>                  62:9,10  <b>functionally (1)</b>                  62:16  <b>functions (1)</b>                  41:12  <b>fund (1)</b>                  89:17  <b>fundamental (1)</b>                  64:17  <b>fundamentally (1)</b>                  65:10  <b>Further (4)</b>                  20:19;21:6;22:4;                  92:21  <b>future (6)</b>                  13:14,16,19;63:6;                  70:4;89:3</p>	<p><b>generic (2)</b>                  25:16;39:10  <b>gentleman's (2)</b>                  63:11,15  <b>gentlemen (1)</b>                  4:11  <b>geographic (1)</b>                  17:7  <b>geometric (1)</b>                  20:18  <b>giant (1)</b>                  89:24  <b>given (4)</b>                  44:7;51:3;64:24;                  65:16  <b>giving (2)</b>                  9:11;74:18  <b>glasses (1)</b>                  72:25  <b>Glen (3)</b>                  31:7;32:11,15  <b>glove (1)</b>                  35:14  <b>goal (1)</b>                  17:19  <b>goals (3)</b>                  13:16;26:25;27:7  <b>goes (5)</b>                  10:2;21:4;55:12;                  67:18,20  <b>Good (13)</b>                  4:11;17:11;19:3;                  23:24;30:19;46:12;                  52:16;59:10;74:3;                  77:25;80:5;86:16;                  87:16  <b>governed (1)</b>                  15:24  <b>grab (2)</b>                  75:13;78:13  <b>graduate (2)</b>                  35:25;36:3  <b>Grant (2)</b>                  14:8;15:18  <b>Gratz (1)</b>                  31:4  <b>great (7)</b>                  40:7;43:25;50:19;                  66:14;88:6,15;92:7  <b>greater (1)</b>                  19:13  <b>green (3)</b>                  28:5;29:15;90:3  <b>Greener (1)</b>                  14:7  <b>Greg (1)</b>                  67:5  <b>grew (1)</b>                  70:6</p>	<p><b>gross (1)</b>                  32:20  <b>Group (3)</b>                  31:7;32:11;63:25  <b>grow (2)</b>                  53:25;82:3  <b>grown (1)</b>                  67:16  <b>grows (1)</b>                  58:9  <b>growth (4)</b>                  17:20;53:17;54:4;                  67:16  <b>guess (4)</b>                  78:8,19;83:23;                  88:17  <b>guide (3)</b>                  5:24;13:14,18  <b>guidelines (1)</b>                  5:22  <b>guiding (1)</b>                  25:12  <b>guru (1)</b>                  63:23  <b>guy (1)</b>                  78:12  <b>Gyrodyne (25)</b>                  20:19;23:16;24:5,                  6,16,17,21;25:21;                  26:11;27:9,11;28:18;                  29:13,20,22;30:3,12;                  43:20;45:7;49:17;                  51:7;52:5;69:7;                  76:13;90:16  <b>Gyrodyne's (1)</b>                  20:13</p>	<p>22:22;82:9  <b>hawks (2)</b>                  70:21;76:9  <b>head (1)</b>                  83:21  <b>heading (1)</b>                  67:12  <b>Health (13)</b>                  9:25;15:3;16:10,                  11,23;25:8;29:8,9;                  47:3;53:16,20,24;                  56:5  <b>hear (14)</b>                  5:4;11:21;12:10;                  23:8,12;61:4;64:21;                  67:7;81:15;83:7;                  87:18;91:24;92:4,4  <b>heard (12)</b>                  2:13;14:21;31:9;                  34:22;36:13;38:7;                  41:9;45:9;54:22;                  76:13;86:23;91:25  <b>HEARING (106)</b>                  2:1,21;3:1,22;4:1;                  5:1;6:1;7:1;8:1,18;                  9:1;10:1;11:1;12:1,                  17;13:1;14:1,19;                  15:1;16:1;17:1;18:1;                  19:1;20:1;21:1;22:1;                  23:1,9;24:1;25:1;                  26:1;27:1;28:1;29:1;                  30:1;31:1,10;32:1;                  33:1;34:1;35:1;36:1;                  37:1;38:1;39:1;40:1;                  41:1;42:1;43:1,10,                  24;44:1;45:1;46:1;                  47:1;48:1;49:1;50:1;                  51:1;52:1;53:1;54:1;                  55:1;56:1;57:1;58:1;                  59:1;60:1;61:1,9,10;                  62:1;63:1;64:1;65:1;                  66:1;67:1;68:1;69:1;                  70:1;71:1;72:1;73:1,                  21;74:1;75:1;76:1;                  77:1;78:1;79:1;80:1;                  81:1;82:1;83:1;84:1;                  85:1;86:1;87:1;88:1;                  89:1;90:1;91:1,14;                  92:1,12,16  <b>heart (1)</b>                  91:21  <b>Hello (3)</b>                  49:14;67:5;81:16  <b>help (2)</b>                  54:5;66:17  <b>helped (2)</b>                  62:2;64:2  <b>helping (1)</b>                  33:9</p>
	<b>G</b>			
	<p><b>gap (1)</b>                  21:16  <b>gardens (1)</b>                  29:19  <b>gateway (5)</b>                  28:20;52:19;53:5,                  22;54:8  <b>gather (1)</b>                  14:19  <b>gathering (1)</b>                  4:22  <b>General (1)</b>                  67:23  <b>generate (5)</b>                  29:23;39:7;42:21;                  88:14,20  <b>generated (5)</b>                  17:25;19:25;39:15;                  88:13;89:9  <b>generating (3)</b>                  39:6;89:2,4  <b>generation (1)</b>                  38:24  <b>generator (1)</b>                  37:13</p>			
			<b>H</b>	
			<p><b>habitat (1)</b>                  40:2  <b>hairdresser (1)</b>                  84:25  <b>half (4)</b>                  5:14;28:7;78:3;                  79:3  <b>hand (3)</b>                  11:6;17:8;35:14  <b>handle (3)</b>                  42:11;77:8,14  <b>happen (4)</b>                  15:14,20;58:4;61:2  <b>happening (1)</b>                  74:18  <b>happens (2)</b>                  22:5;46:14  <b>happy (3)</b>                  55:25;83:14;92:5  <b>hard (2)</b></p>	

November 19, 2019

<p><b>helps (2)</b> 22:4;54:2</p> <p><b>Hendrick (3)</b> 89:7,12;91:9</p> <p><b>Hi (7)</b> 12:10;49:13;55:22; 74:2,3;76:2;83:6</p> <p><b>high (1)</b> 70:17</p> <p><b>high-level (1)</b> 24:14</p> <p><b>highly (3)</b> 25:3,23;27:21</p> <p><b>high-quality (1)</b> 29:24</p> <p><b>hightailing (1)</b> 86:6</p> <p><b>highway (1)</b> 56:16</p> <p><b>hill (1)</b> 79:20</p> <p><b>hired (1)</b> 42:10</p> <p><b>Historic (1)</b> 9:20</p> <p><b>historical (1)</b> 9:22</p> <p><b>hit (2)</b> 21:22;83:20</p> <p><b>Hollow (1)</b> 52:17</p> <p><b>Holy (4)</b> 51:2;57:18,19; 74:15</p> <p><b>home (6)</b> 36:24;46:14,15,21; 47:20;79:4</p> <p><b>homes (4)</b> 83:25;84:3;88:2,11</p> <p><b>honestly (1)</b> 82:8</p> <p><b>Honorable (1)</b> 53:3</p> <p><b>hoops (2)</b> 70:8,10</p> <p><b>hope (3)</b> 49:8;63:6;71:10</p> <p><b>hopefully (1)</b> 82:19</p> <p><b>Hospital (27)</b> 5:10,10;16:6; 20:14,24,25;27:5; 28:13;29:7;31:16; 34:8,18;35:12,13,14; 42:24;50:25;53:10; 56:19;57:21;67:13, 16;68:9;74:14;81:10; 84:8;86:18</p> <p><b>hotel (15)</b></p>	<p>31:15;35:21,21; 37:21,21;38:3;40:23; 52:6;76:23;79:21,22; 81:8;85:9,10,11</p> <p><b>hotels (1)</b> 85:11</p> <p><b>hour (1)</b> 71:22</p> <p><b>hours (1)</b> 51:15</p> <p><b>house (14)</b> 46:25;47:12,13,18, 21,24,25;48:12; 50:15;51:19;56:13; 83:19;84:24;85:2</p> <p><b>houses (5)</b> 56:13,23;57:2,4,8</p> <p><b>housing (19)</b> 16:19;17:5;31:14, 18,19;32:17;33:12, 23;35:15,16,17,22; 36:2,3,10;37:6; 42:21;82:8;87:20</p> <p><b>Hudson (12)</b> 5:10;31:7;32:11; 52:19;53:5,9,21; 54:8;84:8;89:7,13; 91:9</p> <p><b>huge (1)</b> 50:20</p> <p><b>hundred (1)</b> 9:19</p> <p><b>hundreds (1)</b> 72:2</p>	<p>25:17,24;39:11; 45:22;48:16;58:11; 60:14;69:8,14</p> <p><b>impacted (5)</b> 54:6;64:10;83:17; 84:22;89:12</p> <p><b>impacting (1)</b> 64:24</p> <p><b>impacts (13)</b> 4:25;6:8;7:4,4; 12:24;18:4;19:24; 22:18;32:2;38:19; 60:16;65:17;85:6</p> <p><b>implement (1)</b> 15:16</p> <p><b>implications (1)</b> 64:19</p> <p><b>importance (2)</b> 10:20;40:12</p> <p><b>important (8)</b> 3:7;24:20;28:17, 18;32:4;41:22;76:7; 91:17</p> <p><b>impossible (1)</b> 82:18</p> <p><b>improve (5)</b> 9:16;21:20;39:25; 53:14;90:6</p> <p><b>improved (1)</b> 34:20</p> <p><b>improvement (6)</b> 20:2,7,16;21:17, 23;90:2</p> <p><b>improvements (8)</b> 20:18;22:7,14,17; 40:8;65:13;66:9,19</p> <p><b>include (5)</b> 2:22;19:19;20:22; 22:7;34:16</p> <p><b>included (3)</b> 14:3,15;57:9</p> <p><b>includes (6)</b> 19:21,24;26:3,5,5; 39:8</p> <p><b>including (4)</b> 16:19;56:13,23; 60:16</p> <p><b>inclusion (3)</b> 56:21;57:6,17</p> <p><b>income (1)</b> 66:16</p> <p><b>incorporate (1)</b> 18:21</p> <p><b>incorporated (2)</b> 18:6;40:10</p> <p><b>increase (9)</b> 27:16;30:2;47:9; 74:10,19;77:9,14; 79:6;82:17</p>	<p><b>increasing (1)</b> 71:24</p> <p><b>increasingly (1)</b> 53:23</p> <p><b>independent (6)</b> 35:16;36:2,5,9; 38:12;40:19</p> <p><b>index (2)</b> 6:23,24</p> <p><b>Indian (7)</b> 54:7;65:4;66:17; 84:16;89:12,15,18</p> <p><b>indicated (1)</b> 4:15</p> <p><b>indigenous (1)</b> 29:15</p> <p><b>indiscernible (4)</b> 3:17;59:21;64:15; 66:7</p> <p><b>individual (1)</b> 36:17</p> <p><b>industrial (1)</b> 33:13</p> <p><b>industry (1)</b> 16:24</p> <p><b>inevitably (1)</b> 78:16</p> <p><b>information (7)</b> 4:23;8:6,9;11:5,7, 23;91:25</p> <p><b>infrastructure (6)</b> 40:5;65:11,13,15; 66:8,19</p> <p><b>initial (8)</b> 17:19;18:6,8,15, 24;19:8,14;60:13</p> <p><b>initiative (1)</b> 24:20</p> <p><b>initiatives (1)</b> 17:3</p> <p><b>inner-town (1)</b> 5:4</p> <p><b>innovative (1)</b> 42:25</p> <p><b>input (7)</b> 3:13;7:10;8:13,25; 9:9;14:19;18:11</p> <p><b>insane (1)</b> 70:25</p> <p><b>insisted (1)</b> 41:18</p> <p><b>installed (1)</b> 40:17</p> <p><b>institution (1)</b> 33:19</p> <p><b>insult (1)</b> 87:5</p> <p><b>integral (2)</b> 29:20;30:4</p>	<p><b>intended (1)</b> 74:23</p> <p><b>intent (1)</b> 16:12</p> <p><b>interest (4)</b> 43:25;45:5;46:2,18</p> <p><b>interested (6)</b> 24:21;26:8;33:8; 86:2,3;90:17</p> <p><b>Interestingly (1)</b> 38:7</p> <p><b>interim (1)</b> 5:24</p> <p><b>interior (2)</b> 29:11;35:2</p> <p><b>Internal (1)</b> 35:6</p> <p><b>intersection (7)</b> 10:16;20:12,15,17, 20;21:10;34:21</p> <p><b>intersections (4)</b> 19:19,23;21:18; 55:2</p> <p><b>into (50)</b> 10:12;17:24;18:8, 25;24:14;27:19; 28:22;29:4;33:24; 34:19;36:3;40:10,22; 44:23;45:17,19;46:4, 9;47:10,15;55:12; 56:21,21;57:6,7; 58:19,23;59:3,24; 60:23;61:7,9,20; 64:16;68:4;71:16; 72:3;74:14,15;75:3, 8;77:23;78:18,24; 84:10;86:22;87:25; 88:10;91:22;92:9</p> <p><b>introduce (3)</b> 17:10;23:21;30:14</p> <p><b>introduced (1)</b> 32:11</p> <p><b>invasive (2)</b> 39:22;89:25</p> <p><b>investigated (1)</b> 58:18</p> <p><b>investing (1)</b> 33:8</p> <p><b>investment (5)</b> 30:4;32:13,20; 48:5;55:10</p> <p><b>investments (1)</b> 54:25</p> <p><b>investors (1)</b> 33:2</p> <p><b>involved (2)</b> 9:10;33:11</p> <p><b>involving (1)</b> 11:19</p>
---	---	---	--	--

I

<p><b>issue (3)</b> 10:14;19:10;72:5</p> <p><b>issued (1)</b> 49:24</p> <p><b>issues (13)</b> 2:10,14,19;7:13; 10:21;14:13;23:8; 45:23;48:25;54:24; 71:16;78:22;87:25</p>	<p>38:8;63:24;75:19; 84:25;91:8</p>	<p>40:22</p> <p><b>LAW (92)</b> 2:1;3:1;4:1;5:1; 6:1;7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 22;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1;55:1;56:1;57:1; 58:1;59:1;60:1;61:1; 62:1;63:1;64:1;65:1; 66:1;67:1;68:1;69:1; 70:1;71:1;72:1;73:1; 74:1;75:1;76:1;77:1; 78:1;79:1;80:1;81:1; 82:1;83:1;84:1;85:1; 86:1;87:1;88:1;89:1; 90:1;91:1;92:1</p>	<p><b>Lexington (2)</b> 22:12,15</p> <p><b>life (13)</b> 15:5;16:18;46:19; 48:6;58:6;65:24; 66:3;68:16;69:12; 71:15;84:22;85:6; 91:20</p> <p><b>lifetime (1)</b> 54:19</p> <p><b>light (1)</b> 48:20</p> <p><b>lighting (3)</b> 28:24;29:20;35:7</p> <p><b>lights (8)</b> 4:8;21:21,23; 69:17;71:24;72:5; 77:8,15</p> <p><b>line (1)</b> 48:18</p> <p><b>list (7)</b> 3:17,18;9:12;10:2; 44:6;55:7;91:12</p> <p><b>listed (2)</b> 8:22;52:4</p> <p><b>listen (5)</b> 11:13;18:12,20; 43:5,24</p> <p><b>listened (1)</b> 54:21</p> <p><b>Listening (1)</b> 68:24</p> <p><b>listens (1)</b> 10:10</p> <p><b>listing (1)</b> 49:25</p> <p><b>Literally (2)</b> 32:25;43:2</p> <p><b>little (12)</b> 4:12;6:14;20:4; 59:4;61:18;62:23; 70:5,16;72:14;74:6; 80:19;91:25</p> <p><b>Live (17)</b> 17:3;35:24,24; 47:3;52:17;60:22; 67:6;71:5,19;72:4; 74:16;78:10;83:16; 86:17,24,25;88:4</p> <p><b>lived (3)</b> 83:10;84:23,25</p> <p><b>lives (2)</b> 53:24;91:20</p> <p><b>living (16)</b> 35:16,16;36:3,5,8, 9;38:13;40:19;42:21; 67:14;68:15;70:22; 77:2;81:4;85:23; 87:24</p>	<p><b>load (1)</b> 71:25</p> <p><b>lobby (1)</b> 65:17</p> <p><b>LOCAL (94)</b> 2:1;3:1;4:1;5:1; 6:1;7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;9;40:1;41:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1,5;55:1;56:1; 57:1;58:1;59:1;60:1; 61:1;62:1;63:1;64:1; 65:1;66:1;67:1;68:1; 69:1;70:1,24;71:1; 72:1;73:1;74:1;75:1; 76:1;77:1;78:1;79:1; 80:1;81:1;82:1;83:1; 84:1;85:1;86:1;87:1; 88:1;89:1;90:1;91:1; 92:1</p> <p><b>located (5)</b> 15:21;28:12;34:7; 38:2;56:10</p> <p><b>logical (1)</b> 53:10</p> <p><b>long (1)</b> 66:15</p> <p><b>longer (1)</b> 53:24</p> <p><b>long-range (1)</b> 13:16</p> <p><b>Look (11)</b> 37:3;43:18,21; 51:8;60:22;71:7; 72:21,22;73:2;75:7; 80:12</p> <p><b>looked (4)</b> 58:19;71:4;72:15; 78:24</p> <p><b>looking (4)</b> 23:10;34:23;48:10; 86:7</p> <p><b>looks (4)</b> 22:21;48:14;71:8; 73:16</p> <p><b>Lorenzo (1)</b> 55:22</p> <p><b>lose (1)</b> 89:17</p> <p><b>loss (2)</b></p>
<p style="text-align: center;"><b>J</b></p> <p><b>January (12)</b> 2:5,6,7;8:14,14,19, 20;72:13,16;73:7,23; 92:17</p> <p><b>Jason (1)</b> 46:13</p> <p><b>Jim (1)</b> 45:3</p> <p><b>job (1)</b> 33:23</p> <p><b>jobs (6)</b> 29:24;38:24;39:2, 3;42:24;54:4</p> <p><b>John (1)</b> 57:13</p> <p><b>joining (1)</b> 17:12</p> <p><b>Jon (1)</b> 81:16</p>	<p style="text-align: center;"><b>L</b></p> <p><b>lab (1)</b> 40:23</p> <p><b>laboratory (1)</b> 35:20</p> <p><b>lab-type (1)</b> 37:25</p> <p><b>ladies (1)</b> 4:11</p> <p><b>Lafayette (25)</b> 5:20;20:20,21,23; 21:2,3;28:15;30:18; 35:2;56:23;67:6,8,10, 19,22,23,23;78:4,9; 80:8;81:17;82:15,22; 87:17;90:15</p> <p><b>Lafayette's (1)</b> 68:6</p> <p><b>Lake (7)</b> 28:9;46:5;47:5; 58:12,24;78:6,7</p> <p><b>Lakeland (3)</b> 89:10,13;91:7</p> <p><b>Lakeview (1)</b> 64:9</p> <p><b>land (7)</b> 4:18;7:3;13:20; 26:11;28:2;38:22; 41:11</p> <p><b>landscape (3)</b> 24:5;25:14;29:13</p> <p><b>Lane (8)</b> 20:6,8,9,22;21:11; 22:8,14;52:17</p> <p><b>lanes (3)</b> 20:8;55:2;64:16</p> <p><b>large (4)</b> 50:20;61:22;76:22; 84:11</p> <p><b>larger (1)</b> 48:12</p> <p><b>largest (1)</b> 61:24</p> <p><b>Laroue (4)</b> 3:23;44:8;49:6; 55:18</p> <p><b>Laroue's (1)</b> 67:4</p> <p><b>last (9)</b> 2:16;33:15;46:3; 47:7;65:16;70:2; 71:2;73:3;74:17</p> <p><b>late (1)</b> 13:23</p> <p><b>later (1)</b></p>	<p><b>laws (2)</b> 59:25;64:3</p> <p><b>lays (1)</b> 13:15</p> <p><b>learned (2)</b> 54:23;78:6</p> <p><b>learning (2)</b> 28:8;50:18</p> <p><b>least (1)</b> 33:15</p> <p><b>leave (3)</b> 55:13;67:10;91:15</p> <p><b>leaving (1)</b> 59:2</p> <p><b>LED (1)</b> 29:19</p> <p><b>left (7)</b> 21:13,15;22:11; 51:3;81:2,3,3</p> <p><b>left-hand (2)</b> 69:22;83:18</p> <p><b>left-turn (3)</b> 20:22;21:11;22:8</p> <p><b>length (1)</b> 34:12</p> <p><b>letter (4)</b> 52:18,25;53:6; 55:13</p> <p><b>letters (1)</b> 6:11</p> <p><b>level (2)</b> 64:13;65:22</p> <p><b>leverage (1)</b> 16:23</p>	<p><b>Lexington (2)</b> 22:12,15</p> <p><b>life (13)</b> 15:5;16:18;46:19; 48:6;58:6;65:24; 66:3;68:16;69:12; 71:15;84:22;85:6; 91:20</p> <p><b>lifetime (1)</b> 54:19</p> <p><b>light (1)</b> 48:20</p> <p><b>lighting (3)</b> 28:24;29:20;35:7</p> <p><b>lights (8)</b> 4:8;21:21,23; 69:17;71:24;72:5; 77:8,15</p> <p><b>line (1)</b> 48:18</p> <p><b>list (7)</b> 3:17,18;9:12;10:2; 44:6;55:7;91:12</p> <p><b>listed (2)</b> 8:22;52:4</p> <p><b>listen (5)</b> 11:13;18:12,20; 43:5,24</p> <p><b>listened (1)</b> 54:21</p> <p><b>Listening (1)</b> 68:24</p> <p><b>listens (1)</b> 10:10</p> <p><b>listing (1)</b> 49:25</p> <p><b>Literally (2)</b> 32:25;43:2</p> <p><b>little (12)</b> 4:12;6:14;20:4; 59:4;61:18;62:23; 70:5,16;72:14;74:6; 80:19;91:25</p> <p><b>Live (17)</b> 17:3;35:24,24; 47:3;52:17;60:22; 67:6;71:5,19;72:4; 74:16;78:10;83:16; 86:17,24,25;88:4</p> <p><b>lived (3)</b> 83:10;84:23,25</p> <p><b>lives (2)</b> 53:24;91:20</p> <p><b>living (16)</b> 35:16,16;36:3,5,8, 9;38:13;40:19;42:21; 67:14;68:15;70:22; 77:2;81:4;85:23; 87:24</p>	<p><b>load (1)</b> 71:25</p> <p><b>lobby (1)</b> 65:17</p> <p><b>LOCAL (94)</b> 2:1;3:1;4:1;5:1; 6:1;7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;9;40:1;41:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1,5;55:1;56:1; 57:1;58:1;59:1;60:1; 61:1;62:1;63:1;64:1; 65:1;66:1;67:1;68:1; 69:1;70:1,24;71:1; 72:1;73:1;74:1;75:1; 76:1;77:1;78:1;79:1; 80:1;81:1;82:1;83:1; 84:1;85:1;86:1;87:1; 88:1;89:1;90:1;91:1; 92:1</p> <p><b>located (5)</b> 15:21;28:12;34:7; 38:2;56:10</p> <p><b>logical (1)</b> 53:10</p> <p><b>long (1)</b> 66:15</p> <p><b>longer (1)</b> 53:24</p> <p><b>long-range (1)</b> 13:16</p> <p><b>Look (11)</b> 37:3;43:18,21; 51:8;60:22;71:7; 72:21,22;73:2;75:7; 80:12</p> <p><b>looked (4)</b> 58:19;71:4;72:15; 78:24</p> <p><b>looking (4)</b> 23:10;34:23;48:10; 86:7</p> <p><b>looks (4)</b> 22:21;48:14;71:8; 73:16</p> <p><b>Lorenzo (1)</b> 55:22</p> <p><b>lose (1)</b> 89:17</p> <p><b>loss (2)</b></p>
<p style="text-align: center;"><b>K</b></p> <p><b>keep (5)</b> 11:18;23:5;36:24; 85:16;86:13</p> <p><b>keeping (1)</b> 85:19</p> <p><b>Kentucky (1)</b> 69:24</p> <p><b>Kevin (2)</b> 23:17;24:2</p> <p><b>key (5)</b> 15:6;24:23;28:16; 54:11;55:8</p> <p><b>kids (6)</b> 50:17;70:6,9; 85:25,25;91:19</p> <p><b>kind (10)</b> 21:6;43:7;48:22; 60:2;73:10;77:2,10; 78:16;82:6;89:23</p> <p><b>knowledge (1)</b> 56:12</p> <p><b>known (4)</b> 7:8;8:23;17:3; 63:22</p> <p><b>knows (5)</b></p>	<p><b>land (7)</b> 4:18;7:3;13:20; 26:11;28:2;38:22; 41:11</p> <p><b>landscape (3)</b> 24:5;25:14;29:13</p> <p><b>Lane (8)</b> 20:6,8,9,22;21:11; 22:8,14;52:17</p> <p><b>lanes (3)</b> 20:8;55:2;64:16</p> <p><b>large (4)</b> 50:20;61:22;76:22; 84:11</p> <p><b>larger (1)</b> 48:12</p> <p><b>largest (1)</b> 61:24</p> <p><b>Laroue (4)</b> 3:23;44:8;49:6; 55:18</p> <p><b>Laroue's (1)</b> 67:4</p> <p><b>last (9)</b> 2:16;33:15;46:3; 47:7;65:16;70:2; 71:2;73:3;74:17</p> <p><b>late (1)</b> 13:23</p> <p><b>later (1)</b></p>	<p><b>laws (2)</b> 59:25;64:3</p> <p><b>lays (1)</b> 13:15</p> <p><b>learned (2)</b> 54:23;78:6</p> <p><b>learning (2)</b> 28:8;50:18</p> <p><b>least (1)</b> 33:15</p> <p><b>leave (3)</b> 55:13;67:10;91:15</p> <p><b>leaving (1)</b> 59:2</p> <p><b>LED (1)</b> 29:19</p> <p><b>left (7)</b> 21:13,15;22:11; 51:3;81:2,3,3</p> <p><b>left-hand (2)</b> 69:22;83:18</p> <p><b>left-turn (3)</b> 20:22;21:11;22:8</p> <p><b>length (1)</b> 34:12</p> <p><b>letter (4)</b> 52:18,25;53:6; 55:13</p> <p><b>letters (1)</b> 6:11</p> <p><b>level (2)</b> 64:13;65:22</p> <p><b>leverage (1)</b> 16:23</p>	<p><b>Lexington (2)</b> 22:12,15</p> <p><b>life (13)</b> 15:5;16:18;46:19; 48:6;58:6;65:24; 66:3;68:16;69:12; 71:15;84:22;85:6; 91:20</p> <p><b>lifetime (1)</b> 54:19</p> <p><b>light (1)</b> 48:20</p> <p><b>lighting (3)</b> 28:24;29:20;35:7</p> <p><b>lights (8)</b> 4:8;21:21,23; 69:17;71:24;72:5; 77:8,15</p> <p><b>line (1)</b> 48:18</p> <p><b>list (7)</b> 3:17,18;9:12;10:2; 44:6;55:7;91:12</p> <p><b>listed (2)</b> 8:22;52:4</p> <p><b>listen (5)</b> 11:13;18:12,20; 43:5,24</p> <p><b>listened (1)</b> 54:21</p> <p><b>Listening (1)</b> 68:24</p> <p><b>listens (1)</b> 10:10</p> <p><b>listing (1)</b> 49:25</p> <p><b>Literally (2)</b> 32:25;43:2</p> <p><b>little (12)</b> 4:12;6:14;20:4; 59:4;61:18;62:23; 70:5,16;72:14;74:6; 80:19;91:25</p> <p><b>Live (17)</b> 17:3;35:24,24; 47:3;52:17;60:22; 67:6;71:5,19;72:4; 74:16;78:10;83:16; 86:17,24,25;88:4</p> <p><b>lived (3)</b> 83:10;84:23,25</p> <p><b>lives (2)</b> 53:24;91:20</p> <p><b>living (16)</b> 35:16,16;36:3,5,8, 9;38:13;40:19;42:21; 67:14;68:15;70:22; 77:2;81:4;85:23; 87:24</p>	<p><b>load (1)</b> 71:25</p> <p><b>lobby (1)</b> 65:17</p> <p><b>LOCAL (94)</b> 2:1;3:1;4:1;5:1; 6:1;7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;9;40:1;41:1; 42:1;43:1;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1,5;55:1;56:1; 57:1;58:1;59:1;60:1; 61:1;62:1;63:1;64:1; 65:1;66:1;67:1;68:1; 69:1;70:1,24;71:1; 72:1;73:1;74:1;75:1; 76:1;77:1;78:1;79:1; 80:1;81:1;82:1;83:1; 84:1;85:1;86:1;87:1; 88:1;89:1;90:1;91:1; 92:1</p> <p><b>located (5)</b> 15:21;28:12;34:7; 38:2;56:10</p> <p><b>logical (1)</b> 53:10</p> <p><b>long (1)</b> 66:15</p> <p><b>longer (1)</b> 53:24</p> <p><b>long-range (1)</b> 13:16</p> <p><b>Look (11)</b> 37:3;43:18,21; 51:8;60:22;71:7; 72:21,22;73:2;75:7; 80:12</p> <p><b>looked (4)</b> 58:19;71:4;72:15; 78:24</p> <p><b>looking (4)</b> 23:10;34:23;48:10; 86:7</p> <p><b>looks (4)</b> 22:21;48:14;71:8; 73:16</p> <p><b>Lorenzo (1)</b> 55:22</p> <p><b>lose (1)</b> 89:17</p> <p><b>loss (2)</b></p>

<p>65:5;66:16  <b>losses (1)</b>                  89:15  <b>lost (1)</b>                  65:4  <b>lot (43)</b>                  36:10;38:21;41:12,                  13,13;45:17;46:17,                  17,22,23;47:8,10,14,                  15,23;48:2,9,13,17,                  22,25;50:14,16,17,                  18;51:13,18;55:3,4;                  56:23;59:21,22;75:3;                  79:8;82:4;86:22;                  87:19,24;88:4;89:2,                  24;91:18;92:2  <b>lots (3)</b>                  50:9;86:4;90:3  <b>loud (1)</b>                  61:11  <b>love (1)</b>                  86:25  <b>lovely (2)</b>                  31:22;37:18  <b>low (2)</b>                  69:8,14  <b>lower (1)</b>                  44:25  <b>low-impact (1)</b>                  29:17  <b>lucky (1)</b>                  14:5  <b>Lusso (1)</b>                  55:21  <b>luxury (1)</b>                  88:7</p>	<p>51:3;58:7  <b>management (2)</b>                  25:14;26:6  <b>mandate (1)</b>                  29:12  <b>Mandy (2)</b>                  31:3;33:21  <b>Mangione (1)</b>                  77:22  <b>Manor (9)</b>                  34:6;43:3;52:6;                  59:11;81:9;85:10,12;                  86:2,17  <b>many (23)</b>                  2:9,18;11:4,21;                  23:6;50:13;53:11;                  54:11,20,21;57:12,                  12,14,14;63:22,22;                  64:2;68:14;76:18,18;                  77:7;84:9;86:22  <b>map (1)</b>                  16:8  <b>March (1)</b>                  13:12  <b>Marissa (4)</b>                  18:16,23;19:4;40:6  <b>Mark (1)</b>                  31:4  <b>market (2)</b>                  27:21;33:12  <b>market-driven (1)</b>                  27:2  <b>married (1)</b>                  83:11  <b>master (12)</b>                  5:4,7,11,15,23,23;                  13:13,24;14:10,16;                  41:5;53:12  <b>material (1)</b>                  29:15  <b>Matt (1)</b>                  31:8  <b>matter (3)</b>                  10:18;54:12;75:12  <b>may (10)</b>                  9:6;10:24;11:14,                  14;13:12;15:4;21:24;                  41:9;63:20;84:24  <b>maybe (3)</b>                  51:22;72:13;82:22  <b>Mayor (1)</b>                  68:22  <b>McAndrew (6)</b>                  23:17,24;24:2;                  30:10;34:22;38:8  <b>mean (8)</b>                  10:17;28:4;65:3,4;                  66:12;70:24;73:13;                  78:22</p>	<p><b>means (3)</b>                  18:4;33:7;62:10  <b>measure (1)</b>                  71:10  <b>measures (2)</b>                  18:19;20:2  <b>medical (34)</b>                  5:17;26:12,17;                  27:13,18,19,25;29:5;                  35:15,20;37:25;                  38:16;42:21;47:4,22;                  49:20;53:15;56:7,8,                  14,21;57:6,15,17;                  65:7;67:18;69:6,6;                  75:4;76:25;84:6,6,10,                  11  <b>medically (1)</b>                  65:7  <b>medically-oriented (1)</b>                  68:25  <b>medical-oriented (7)</b>                  5:8,18;12:14;                  15:11,15;17:21;                  89:14  <b>meet (6)</b>                  6:13;54:2;56:24;                  57:3,5,8  <b>meeting (8)</b>                  4:3;8:13;11:7;                  14:11;72:12,16,19;                  73:14  <b>meetings (9)</b>                  6:10;11:5,23;25:5,                  11;38:22;41:19;                  85:18;91:25  <b>mega (3)</b>                  59:7,7,7  <b>members (8)</b>                  23:25;30:20,20,21;                  41:8;53:4;68:23;                  92:23  <b>mention (1)</b>                  90:15  <b>mentioned (6)</b>                  12:16,20;15:13;                  19:4,7;79:18  <b>mentions (1)</b>                  10:14  <b>mic (4)</b>                  17:8;18:25;77:23;                  80:19  <b>Michael (7)</b>                  2:24;17:9;19:4,6;                  23:14;24:9;30:13  <b>Michelle (5)</b>                  2:23;12:6,9,11;                  41:10  <b>microphone (3)</b>                  44:23;61:8,10</p>	<p><b>might (4)</b>                  10:16;65:20;70:4;                  78:17  <b>mile (2)</b>                  28:7;79:3  <b>million (8)</b>                  30:2,4;32:20;33:6;                  39:7,8;86:8;89:4  <b>Milone (1)</b>                  54:8  <b>mind (2)</b>                  61:14;70:21  <b>mindful (1)</b>                  12:3  <b>minutes (2)</b>                  69:22;79:4  <b>Misra (1)</b>                  31:6  <b>miss (1)</b>                  43:12  <b>mitigation (5)</b>                  13:2;18:4,19;                  39:25;41:21  <b>mix (2)</b>                  26:11;34:10  <b>mixed-use (6)</b>                  16:13;27:12;31:13;                  34:9;39:20;53:13  <b>MOD (134)</b>                  2:1;3:1;4:1;5:1;                  6:1;7:1;8:1;9:1;10:1;                  11:1;12:1,14,17;13:1,                  7,8;14:1;15:1,16,19,                  22,23;16:1,3,3,7,9,12,                  15,23;17:1;18:1;                  19:1,6;20:1;21:1;                  22:1;23:1;24:1,13,                  24;25:1;26:1;27:1;                  28:1,4;29:1,4;30:1,5;                  31:1,11,13;32:1;33:1,                  10,24;34:1,17;35:1;                  36:1;37:1;38:1;39:1;                  40:1,10,13;41:1;42:1,                  7;43:1,17;44:1;45:1;                  46:1,9;47:1;48:1;                  49:1;50:1,8;51:1,25;                  52:1;53:1,8,10,18;                  54:1,2,3;55:1;56:1,                  21;57:1,7,10,19;58:1;                  59:1;60:1;61:1;62:1;                  63:1;64:1;65:1,14;                  66:1;67:1;68:1;69:1;                  70:1;71:1;72:1;73:1;                  74:1;75:1;76:1;77:1;                  78:1;79:1;80:1;81:1;                  82:1;83:1;84:1;85:1;                  86:1;87:1;88:1;89:1;                  90:1;91:1;92:1  <b>model (1)</b></p>	<p>42:6  <b>modest (1)</b>                  31:16  <b>modifications (1)</b>                  22:13  <b>modified (1)</b>                  9:5  <b>Monday (1)</b>                  51:16  <b>money (5)</b>                  33:8;88:14,16,20;                  89:17  <b>money's (1)</b>                  89:16  <b>monthly (1)</b>                  14:11  <b>Montrose (1)</b>                  52:18  <b>monumental (1)</b>                  59:13  <b>more (35)</b>                  5:4;6:14;8:25;                  14:11,12;18:3;21:5;                  22:22;26:3;28:16;                  32:16,19;33:4;35:12;                  38:23;49:5;53:20;                  55:18;66:18,24;                  67:17,17;72:2,8;                  75:20;77:16;78:16;                  79:15;80:6;83:22;                  84:18;85:12;89:22;                  90:17;92:3  <b>morning (3)</b>                  50:24;67:11;75:17  <b>most (5)</b>                  9:18;13:8;14:21;                  24:21;32:25  <b>Motion (2)</b>                  92:13,15  <b>Mountain (1)</b>                  22:9  <b>move (5)</b>                  3:22;24:24;45:11;                  71:13;88:10  <b>moved (9)</b>                  71:5;78:2;80:25;                  81:6,17,24;83:9;                  92:19,24  <b>movements (1)</b>                  21:13  <b>Moving (2)</b>                  20:12;85:24  <b>much (22)</b>                  24:25;26:3;31:15;                  44:22;46:10;48:12;                  49:4;52:12,13;53:15;                  55:11;60:23;62:23;                  63:8;66:22;75:23;                  78:21;79:9;80:23;</p>
--	---	--	--	---

<p>87:14;88:14,16  <b>multifamily (6)</b>                  26:13,17;27:22;                  32:14;37:10;82:8  <b>multi-housing (1)</b>                  82:11  <b>multiple (1)</b>                  37:16  <b>municipal (1)</b>                  6:16  <b>must (7)</b>                  4:18,23,25;8:5;9:2;                  15:21;77:9  <b>myself (1)</b>                  49:2</p>	<p><b>neighborhood (3)</b>                  66:4;68:15;78:18  <b>neighboring (2)</b>                  17:23;19:12  <b>neighbors (2)</b>                  70:6;74:12  <b>nervous (1)</b>                  63:2  <b>nesters (1)</b>                  37:14  <b>net (2)</b>                  27:16;30:2  <b>New (17)</b>                  4:19;9:12,17,20;                  13:21,24;14:6;16:9;                  24:4;25:7;27:4,19;                  28:25;34:20;37:6;                  54:5;85:23  <b>NewYork-Presbyterian (9)</b>                  5:9;16:6;20:14,24;                  27:5;28:13;31:16;                  42:23;53:9  <b>next (15)</b>                  30:13,16;40:18;                  46:11;47:14,25;49:7;                  51:20;52:15;55:17;                  57:25;66:23;68:20;                  87:15;88:12  <b>nice (4)</b>                  70:21;78:6;79:16;                  81:7  <b>nicely (1)</b>                  69:17  <b>night (4)</b>                  51:2;68:4;74:13,20  <b>nights (1)</b>                  79:5  <b>nine (1)</b>                  14:15  <b>nobody (1)</b>                  69:13  <b>noise (1)</b>                  48:19  <b>non-simultaneous (1)</b>                  51:11  <b>Normally (1)</b>                  42:12  <b>noted (2)</b>                  20:10;92:25  <b>notice (2)</b>                  45:6;56:22  <b>noticed (1)</b>                  46:3  <b>nowhere (1)</b>                  64:11  <b>number (8)</b>                  9:16;21:21;60:15;                  68:13;76:14;77:10,                  17;85:7</p>	<p><b>numerous (1)</b>                  32:17  <b>nursing (2)</b>                  83:25;84:3</p>	<p><b>O</b></p>	<p><b>objectives (1)</b>                  53:11  <b>objectivity (1)</b>                  63:4  <b>obviously (11)</b>                  10:9;11:12;23:8;                  45:4;52:22;58:17;                  60:8;67:13;69:3;                  71:20;79:20  <b>occupancy (2)</b>                  82:7;84:5  <b>occupant (1)</b>                  71:25  <b>occupied (1)</b>                  84:7  <b>occurring (1)</b>                  27:7  <b>off (1)</b>                  30:18  <b>offend (1)</b>                  62:25  <b>Office (9)</b>                  9:20;26:12,17;                  27:13,18,20,25;29:5;                  56:7  <b>officer (1)</b>                  24:8  <b>offices (2)</b>                  56:4;84:7  <b>often (2)</b>                  12:15;14:11  <b>Ogden (1)</b>                  55:24  <b>old (3)</b>                  58:4;83:7,10  <b>older (2)</b>                  78:10;85:21  <b>oldest (1)</b>                  32:25  <b>once (5)</b>                  5:12;15:23;39:2;                  44:18;67:4  <b>one (40)</b>                  3:21;5:14,17;6:25;                  10:13,18;11:4,11;                  14:21;16:11,24;                  23:14;28:18;30:13;                  32:25;39:25;49:5;                  56:3;57:2;58:20;                  60:3,16;61:23;62:5;                  63:3,21;65:8;67:6;                  68:7;71:9;72:9;73:3,</p>	<p>17;74:17;75:10;                  76:12;79:7;80:4;                  85:7;90:14  <b>one-bedroom (2)</b>                  37:17;49:21  <b>one-bedrooms (1)</b>                  37:11  <b>online (4)</b>                  6:22;7:10;8:14,15  <b>only (15)</b>                  5:23;11:16;36:20;                  37:12;49:24;51:5;                  56:12;57:8;60:3;                  68:9;83:19;84:24;                  90:11;91:2,25  <b>onset (1)</b>                  71:14  <b>on-site (1)</b>                  39:20  <b>onto (10)</b>                  20:9,23;21:2;22:8,                  15;50:23;51:8;69:22;                  78:3;90:15  <b>open (9)</b>                  7:17;28:3,4,11;                  31:22;35:4;37:19;                  39:18;90:3  <b>opening (2)</b>                  4:15;25:2  <b>operating (1)</b>                  24:7  <b>operation (1)</b>                  51:15  <b>opportunities (5)</b>                  2:9;16:21;23:7;                  31:21;38:20  <b>opportunity (3)</b>                  3:8;42:18;44:4  <b>opposing (1)</b>                  20:24  <b>options (6)</b>                  16:19;17:6;29:9;                  35:23;62:13;65:9  <b>Orchard (3)</b>                  28:9;46:5;78:6  <b>order (2)</b>                  15:14;77:8  <b>ordinance (2)</b>                  6:2;11:14  <b>organization (1)</b>                  28:3  <b>original (4)</b>                  48:11;50:15;85:18;                  86:12  <b>originally (1)</b>                  38:11  <b>originated (1)</b>                  13:8  <b>origins (2)</b></p>	<p>12:13;13:7  <b>out (29)</b>                  4:8;13:15;28:9;                  35:2;39:2;42:8;                  45:18;46:4;47:19;                  50:23;51:3,7;52:23;                  59:17;62:11;64:10;                  69:17,22;70:7;73:4,                  18;74:12;81:18,21;                  85:24;86:6;88:10,25;                  91:16  <b>outdoor (1)</b>                  28:7  <b>output (1)</b>                  29:25  <b>outreach (2)</b>                  6:9;41:19  <b>outset (4)</b>                  24:10;26:14;27:10;                  43:7  <b>outside (4)</b>                  47:12;50:8;75:17;                  83:17  <b>over (19)</b>                  2:15;4:7;6:10;                  11:8;12:6;15:3;17:8;                  18:22;24:25;26:14;                  33:6;39:8;54:2,23;                  58:3;60:10;61:6;                  69:23;87:4  <b>overall (1)</b>                  30:5  <b>overflow (1)</b>                  50:3  <b>overhead (1)</b>                  20:4  <b>overlay (2)</b>                  5:18;65:7  <b>overshoot (1)</b>                  47:15  <b>overview (4)</b>                  3:5;4:13;11:2;                  24:15  <b>owls (1)</b>                  70:21  <b>own (4)</b>                  5:19;36:4;42:13;                  88:11  <b>owner (1)</b>                  2:16  <b>owners (6)</b>                  3:5;5:19;11:17;                  23:13;31:4;50:15</p>
		<p><b>P</b></p>				
				<p><b>paid (2)</b>                  17:18;42:3  <b>parcel (4)</b></p>		

<p>15:19,23,24;34:6  <b>parcels (2)</b>  15:20;16:8  <b>Pardon (1)</b>  63:14  <b>parents (4)</b>  36:18,23;87:25;  88:10  <b>Park (5)</b>  24:3;31:7;32:11;  50:5;80:6  <b>parking (26)</b>  37:22;38:6;45:17;  46:16,23;47:8,10,14,  15,23;48:2,13,17,17,  22;49:16,18,23,25;  50:4;51:9;59:7;61:4;  75:3;82:4;90:3  <b>Parkway (1)</b>  22:9  <b>part (20)</b>  2:18;3:10;4:16;  5:7;7:2;8:13,17;  11:21;12:18;14:16;  26:23;27:25;32:9;  34:3;43:4,23;57:18;  67:12;68:8;81:2  <b>participate (1)</b>  24:19  <b>participated (1)</b>  24:9  <b>particular (3)</b>  10:16;52:23;60:9  <b>parties (1)</b>  11:20  <b>partly (1)</b>  58:5  <b>partner (1)</b>  24:2  <b>parts (2)</b>  31:23;76:22  <b>past (3)</b>  24:25;26:15;47:17  <b>paths (2)</b>  85:14,15  <b>patiently (1)</b>  41:3  <b>patients (3)</b>  16:10,14;90:21  <b>patronize (1)</b>  54:5  <b>pavement (1)</b>  29:18  <b>pay (1)</b>  90:11  <b>pedestrian (1)</b>  35:7  <b>Peekskill (4)</b>  56:19;57:20;86:3,</p>	<p>14  <b>people (27)</b>  3:21;11:4;35:24;  37:7;44:12,15;47:14;  49:6;62:20;63:3,5;  68:7,14;69:15,19;  72:2;78:9;83:8;84:4;  85:16,20;86:10,11,  13;87:20,25;88:8  <b>people's (1)</b>  87:5  <b>per (1)</b>  65:9  <b>perceived (2)</b>  6:9;7:13  <b>percent (5)</b>  28:10;74:10,19;  79:6;82:16  <b>perfect (2)</b>  36:8;81:17  <b>perform (1)</b>  17:17  <b>perhaps (1)</b>  65:20  <b>period (6)</b>  8:16,19;10:4;15:4;  23:11;71:22  <b>permanent (1)</b>  38:25  <b>permeable (1)</b>  29:18  <b>person (4)</b>  10:14;58:4;60:3;  83:7  <b>personal (2)</b>  46:17;66:13  <b>personally (4)</b>  49:2;54:17;64:10;  81:3  <b>Peter (2)</b>  23:16;24:6  <b>pharmacy (1)</b>  31:17  <b>phase (3)</b>  21:14;40:15,22  <b>phasing (3)</b>  32:4;40:11,15  <b>phrase (1)</b>  41:9  <b>physicians (1)</b>  84:10  <b>pick (3)</b>  69:23;74:15,17  <b>picture (1)</b>  71:6  <b>piece (1)</b>  30:5  <b>piggyback (2)</b>  74:6;75:10</p>	<p><b>Pitsiokos (2)</b>  23:17;24:6  <b>pizza (1)</b>  69:24  <b>place (14)</b>  14:24;16:16,17;  30:7;31:14;35:24;  37:16;58:10;60:9,10;  82:2;87:20;88:2,3  <b>placed (1)</b>  10:12  <b>places (5)</b>  17:5;49:25;50:4;  51:12;63:5  <b>plan (39)</b>  5:4,7,11,15,23,23;  13:11,13,25;14:9,10,  12,13,20;15:6;24:15;  25:25;26:2,16,20,22,  23;27:2,2,6,8,13;  28:3;29:22;30:3;  34:12;35:10;41:5,11;  42:20;45:12;53:12;  65:9;76:16  <b>planned (2)</b>  45:13,13  <b>planner (5)</b>  2:23;5:6;12:7,12;  57:14  <b>planners (2)</b>  24:4;88:19  <b>planning (10)</b>  2:24;6:3;12:7;13:5,  9;14:16,23;22:25;  24:20;25:6  <b>plans (6)</b>  25:13,14,14,15,15;  46:21  <b>plant (1)</b>  29:15  <b>plants (1)</b>  76:21  <b>Play (6)</b>  17:4;47:12;70:10,  11;82:3,14  <b>played (2)</b>  6:15;70:7  <b>plaza (1)</b>  28:5  <b>plazas (1)</b>  35:5  <b>Please (11)</b>  3:14;4:9;12:9;  23:3;44:19;46:6;  55:19;61:8;66:23;  80:18;89:21  <b>Pleased (4)</b>  30:23;40:6;42:10,  17</p>	<p><b>pleasing (2)</b>  34:24;53:14  <b>plenty (2)</b>  58:22;85:14  <b>plowed (1)</b>  88:23  <b>pm (4)</b>  51:16,21,23;92:25  <b>podium (3)</b>  3:9,15;44:5  <b>point (13)</b>  10:13;46:2;54:7;  56:2;59:23;62:24;  65:4;66:17;69:15;  84:16;89:18;91:9,10  <b>pointing (1)</b>  25:18  <b>points (2)</b>  68:23;92:9  <b>Point's (2)</b>  89:12,15  <b>police (3)</b>  88:23;91:3,3  <b>policies (2)</b>  13:16;14:15  <b>political (1)</b>  69:7  <b>pollution (2)</b>  48:19,20  <b>pond (12)</b>  58:6,7,13,14,14,23;  59:2,3,8,17;60:23;  78:5  <b>ponder (1)</b>  9:3  <b>population (1)</b>  53:23  <b>portion (4)</b>  19:18;20:5;21:7;  26:4  <b>pose (1)</b>  78:17  <b>position (1)</b>  52:21  <b>possible (4)</b>  11:19,20;62:24;  75:8  <b>possibly (1)</b>  45:9  <b>posted (1)</b>  60:14  <b>potential (12)</b>  4:24;12:23;17:13,  20,24;18:3,18;20:2,  16;21:23;22:17;  31:17  <b>practitioner (1)</b>  41:11  <b>practitioners (1)</b></p>	<p>56:6  <b>pragmatic (1)</b>  66:18  <b>precisely (1)</b>  35:9  <b>predecessors (1)</b>  76:4  <b>preeminent (1)</b>  42:11  <b>preliminary (1)</b>  6:18  <b>preparation (2)</b>  8:23;10:8  <b>prepare (1)</b>  13:24  <b>prepared (1)</b>  39:11  <b>preparing (1)</b>  7:7  <b>present (4)</b>  18:15;24:5,8;43:11  <b>presentation (4)</b>  6:12;24:12;30:11;  31:23  <b>presentations (2)</b>  18:2;68:24  <b>presented (3)</b>  26:20;38:11;40:9  <b>presenter (2)</b>  30:16;69:7  <b>presently (1)</b>  19:10  <b>Preservation (3)</b>  9:21;37:19;39:17  <b>preserved (1)</b>  39:21  <b>president (3)</b>  24:7;52:18;54:8  <b>presumably (1)</b>  88:18  <b>pretty (1)</b>  78:14  <b>previously (2)</b>  12:16;80:13  <b>Preziosi (6)</b>  2:24;17:9,11;  23:15;30:15;61:7  <b>prices (1)</b>  80:2  <b>primarily (1)</b>  37:11  <b>primary (1)</b>  89:13  <b>principle (1)</b>  62:8  <b>priority (1)</b>  65:16  <b>private (2)</b>  39:13;42:2</p>
---	--	---	--	--

<p><b>privilege (1)</b> 24:19</p> <p><b>probably (4)</b> 3:20;47:25;51:10; 79:3</p> <p><b>problem (4)</b> 62:17;64:12,17; 72:6</p> <p><b>problems (3)</b> 55:4;90:7,7</p> <p><b>proceed (1)</b> 64:5</p> <p><b>process (33)</b> 2:21;4:13,16;6:5; 7:24;8:10,25;9:11; 10:22;11:16,18,25; 12:19,21;13:3,9; 14:16,23;18:14; 24:10,14;25:3;26:14; 34:3;38:14,18;39:4; 41:3,5,17;43:23; 71:17;86:8</p> <p><b>produced (1)</b> 25:25</p> <p><b>product (4)</b> 31:19;35:17;41:18; 62:15</p> <p><b>professional (2)</b> 30:21;41:6</p> <p><b>professionals (2)</b> 34:13;42:13</p> <p><b>program (2)</b> 61:22;62:2</p> <p><b>programming (1)</b> 36:12</p> <p><b>progressive (1)</b> 24:20</p> <p><b>project (31)</b> 11:22;12:19,22; 13:6;21:7;23:23; 29:16;30:24;31:4,12, 13,25;32:4,5,9;33:25; 34:5;38:9,17,20,25; 39:20;40:11,16,22; 49:17;51:7;52:22; 55:12;59:12;63:7</p> <p><b>projected (4)</b> 29:23;39:7;74:9; 87:22</p> <p><b>projecting (1)</b> 87:7</p> <p><b>projects (11)</b> 3:6;5:2;6:14;32:15, 18;39:15;42:7;54:12, 13,20;55:4</p> <p><b>proliferation (1)</b> 37:6</p> <p><b>prolific (1)</b> 33:2</p>	<p><b>promote (2)</b> 53:18;54:4</p> <p><b>properties (3)</b> 5:22;46:7;79:12</p> <p><b>property (26)</b> 2:16;3:5;5:19,19; 9:22,23;11:17;23:12; 28:11,12;29:11,14; 31:3;34:6;39:6;46:4, 8;48:4,18;57:19; 58:4,15;62:23;64:11; 78:4;79:14</p> <p><b>proposal (8)</b> 7:2;24:16;27:6,11; 28:18;29:21;35:8; 89:8</p> <p><b>proposals (6)</b> 4:23;5:2,20;6:4,6; 54:15</p> <p><b>proposed (35)</b> 5:9;12:24,25; 15:22;16:4,6;19:25; 20:7,13;21:8,16; 22:16,18;27:14,21; 39:19;46:16;47:10; 48:21,23;49:17; 50:20;53:7;64:11,18, 20,23,25;65:12,19, 20,25;79:12;80:2; 90:10</p> <p><b>proposing (2)</b> 13:21;34:9</p> <p><b>protect (1)</b> 60:2</p> <p><b>protected (3)</b> 21:12,12;60:5</p> <p><b>proud (5)</b> 32:23;33:17;34:2; 39:18;41:5</p> <p><b>provide (8)</b> 16:18;18:4;31:19; 35:22;36:18;53:15; 63:17,18</p> <p><b>provided (6)</b> 15:5;50:2;51:10; 56:11;65:2;88:5</p> <p><b>provides (3)</b> 12:20;56:4;66:3</p> <p><b>providing (1)</b> 42:14</p> <p><b>provisions (1)</b> 15:25</p> <p><b>proximity (1)</b> 16:5</p> <p><b>PUBLIC (130)</b> 2:1,21;3:1,22;4:1, 5,16;5:1;6:1;7:1,17, 18,23;8:1,13,18,25; 9:1;10:1;11:1,5;12:1,</p>	<p>17,22;13:1;14:1,18, 19;15:1;16:1;17:1; 18:1,7,14,20;19:1; 20:1;21:1;22:1;23:1, 9,12;24:1;25:1,19; 26:1,7;27:1,15;28:1, 25;29:1;30:1,22; 31:1,10;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1,4,25; 41:1;42:1;43:1,5,10, 12,25;44:1;45:1; 46:1;47:1;48:1;49:1; 50:1;51:1;52:1;53:1; 54:1;55:1;56:1;57:1; 58:1;59:1;60:1;61:1; 62:1;63:1;64:1;65:1; 66:1;67:1;68:1;69:1; 70:1;71:1;72:1;73:1, 21;74:1;75:1;76:1; 77:1;78:1;79:1;80:1, 6,10;81:1;82:1;83:1; 84:1;85:1;86:1;87:1; 88:1;89:1;90:1;91:1, 13,24;92:1,12,16</p> <p><b>public's (2)</b> 3:8;18:11</p> <p><b>published (2)</b> 18:9;19:20</p> <p><b>PUGLISI (65)</b> 2:2,7;3:25;7:19,21; 9:7;10:23;11:2,10; 12:5;18:25;22:19; 23:20,25;30:9,11; 44:3,10,14,18;46:10; 49:4,12;52:13;53:3; 55:14,17;57:24; 61:13,16,19;63:9,14, 19;66:22;67:3;68:18; 71:12;72:19,24;73:6, 9,11,13,19,21,25; 75:22,25;77:20,23; 80:16,21;81:12,15, 19;82:24;86:19; 87:13;89:20;91:6,13; 92:15,21,24</p> <p><b>purchased (1)</b> 47:21</p> <p><b>purpose (2)</b> 56:6;87:3</p> <p><b>purposeful (1)</b> 62:16</p> <p><b>purposely (1)</b> 29:5</p> <p><b>pursuit (1)</b> 33:11</p> <p><b>pushing (1)</b> 61:6</p> <p><b>put (13)</b></p>	<p>2:10;5:15;8:9; 55:2;59:3;60:25; 61:3;64:9;67:8; 72:24;80:19;86:22; 88:9</p> <p><b>putting (1)</b> 75:3</p>	<p>27:21;33:12</p> <p><b>rates (1)</b> 82:7</p> <p><b>rather (1)</b> 41:20</p> <p><b>ratio (1)</b> 39:25</p> <p><b>Raymond (1)</b> 52:17</p> <p><b>reach (1)</b> 69:2</p> <p><b>react (1)</b> 22:4</p> <p><b>read (5)</b> 3:19;20:4;52:6,20; 55:18</p> <p><b>reading (1)</b> 52:2</p> <p><b>real (8)</b> 32:12;33:2,3;39:6; 48:2;65:17;77:6; 80:14</p> <p><b>realistic (1)</b> 77:16</p> <p><b>reality (5)</b> 24:24;30:8;70:5, 13,14</p> <p><b>realize (2)</b> 33:9;67:22</p> <p><b>realized (2)</b> 40:13,14</p> <p><b>really (18)</b> 25:22;27:3;33:24, 25;45:8;48:25;58:10; 77:3;83:13;84:12,13, 19;85:13;86:20;87:5, 7,8,12</p> <p><b>reason (1)</b> 76:18</p> <p><b>Reber (5)</b> 49:8,10;52:16,17; 55:14</p> <p><b>rebuilt (1)</b> 21:9</p> <p><b>received (6)</b> 4:24;6:11,12,19; 14:17;19:16</p> <p><b>receives (1)</b> 15:23</p> <p><b>recent (1)</b> 13:9</p> <p><b>recognized (1)</b> 40:24</p> <p><b>recognizing (1)</b> 52:21</p> <p><b>recommendations (1)</b> 41:21</p> <p><b>recommended (3)</b> 5:12;54:16;55:10</p>
<b>Q</b>				
<p><b>QCG (1)</b> 36:23</p> <p><b>QCGs (1)</b> 36:19</p> <p><b>qualified (1)</b> 36:16</p> <p><b>qualify (1)</b> 56:14</p> <p><b>qualitative (1)</b> 26:2</p> <p><b>Quality (12)</b> 4:20;35:19;40:2; 46:19;65:24;66:3; 71:15;79:18;84:21; 85:6;88:3;91:20</p> <p><b>quarter-acre (1)</b> 50:9</p> <p><b>Queens (6)</b> 80:25;81:3,4,18, 22;82:5</p> <p><b>questions/concerns (1)</b> 8:15</p> <p><b>queue (1)</b> 22:10</p> <p><b>quick (2)</b> 49:18;68:23</p> <p><b>quiet (1)</b> 81:7</p> <p><b>quite (5)</b> 26:8,10;30:25; 41:3;54:16</p> <p><b>quote (1)</b> 36:14</p>				
<b>R</b>				
<p><b>R10 (2)</b> 50:7;51:23</p> <p><b>rain (1)</b> 29:19</p> <p><b>raise (1)</b> 11:6</p> <p><b>raised (2)</b> 10:21;91:19</p> <p><b>Ramaswamy (3)</b> 55:20;64:8,8</p> <p><b>range (3)</b> 16:10;35:22;36:14</p> <p><b>rate (2)</b></p>				

<b>record (7)</b> 3:11;8:17;44:19; 63:12,16,22;64:7	<b>relate (1)</b> 22:17	<b>2:14</b>	<b>revenue (7)</b> 39:5;42:24;88:12, 20;89:3,4,9	<b>Robbins (4)</b> 2:23;12:7,10,11
<b>recorded (1)</b> 8:2	<b>related (2)</b> 26:6;40:16	<b>residence (4)</b> 45:7,8;55:23;80:2	<b>Review (5)</b> 4:20;11:25;12:21; 13:2;22:25	<b>role (3)</b> 4:12;11:12,15
<b>records (2)</b> 55:15;67:4	<b>released (1)</b> 48:15	<b>resident (5)</b> 45:3;46:13;49:15; 58:3;76:3	<b>reviewed (1)</b> 40:9	<b>roll (1)</b> 75:14
<b>recreational (1)</b> 16:20	<b>relevant (1)</b> 43:17	<b>residential (21)</b> 26:13,18;27:22; 29:10;37:3,10;38:11; 40:20;45:19,21; 47:21;50:6,7,21; 51:24;69:4;74:22,24; 75:5;76:6;81:7	<b>reviews (1)</b> 6:7	<b>rolled (1)</b> 27:19
<b>red (1)</b> 21:21	<b>re-looked (1)</b> 52:10	<b>residents (13)</b> 5:14;6:11;13:19; 14:22;16:13,16; 45:24;53:21;56:9; 66:4;75:2;85:3;90:20	<b>revised (2)</b> 9:5;48:14	<b>room (1)</b> 6:10
<b>redo (1)</b> 46:6	<b>rely (1)</b> 79:19	<b>respect (6)</b> 4:25;5:2;9:14,24; 10:5;85:23	<b>Revolution (1)</b> 68:2	<b>Rosemary (1)</b> 44:7
<b>redone (1)</b> 47:6	<b>remain (3)</b> 36:4;37:15;42:19	<b>respectful (1)</b> 12:3	<b>rezoning (2)</b> 31:11;47:22	<b>Rosemary's (1)</b> 3:16
<b>reduce (1)</b> 21:21	<b>remained (1)</b> 26:13	<b>responded (1)</b> 43:18	<b>Richard (1)</b> 55:22	<b>Roth (2)</b> 76:2,2
<b>Reduced (1)</b> 9:7	<b>remains (2)</b> 26:24;64:14	<b>responds (1)</b> 43:15	<b>ride (2)</b> 50:18;82:20	<b>Route (20)</b> 9:14;16:4;17:14; 19:10,13,19,20;20:6, 9,20,23;21:2;22:3,8; 30:18;50:23;56:16, 17;64:15;68:10
<b>reduction (1)</b> 26:19	<b>remarks (1)</b> 25:3	<b>responses (3)</b> 10:11;18:21;91:3	<b>ridiculous (2)</b> 89:5,23	<b>routes (2)</b> 35:3;68:7
<b>redundancies (2)</b> 83:24;84:21	<b>remember (1)</b> 57:13	<b>responsible (1)</b> 32:16	<b>riding (1)</b> 50:17	<b>routine (1)</b> 90:25
<b>redundancy (1)</b> 85:8	<b>remove (1)</b> 89:25	<b>rest (3)</b> 37:4,4,5	<b>right (34)</b> 3:22;7:20,22;11:7; 12:5;16:3;18:25; 22:22;44:14,18,23; 45:18;46:15;47:5,13; 48:17,21;51:19; 52:14;55:3,17;61:12, 16;72:6;73:25;74:14; 75:19;77:23;78:22; 83:22;91:10;92:6,10, 11	<b>row (1)</b> 76:18
<b>reemphasizing (1)</b> 3:25	<b>removed (1)</b> 39:24	<b>restaurant (5)</b> 35:20;38:3,4,5,16	<b>rightfully (1)</b> 26:7	<b>rule (1)</b> 83:18
<b>refer (2)</b> 6:22;15:4	<b>rendering (1)</b> 48:11	<b>restaurants (3)</b> 16:22;31:21;85:12	<b>right-hand (1)</b> 83:20	<b>run (1)</b> 76:6
<b>referenced (1)</b> 47:7	<b>renderings (1)</b> 48:11	<b>re-striped (1)</b> 20:25	<b>rights (3)</b> 12:2;60:5,6	<b>running (2)</b> 75:16;79:23
<b>referred (3)</b> 12:15;13:13;29:17	<b>rendition (2)</b> 45:16;71:3	<b>result (2)</b> 14:22;39:16	<b>risk (1)</b> 78:17	<b>runoff (1)</b> 79:18
<b>refined (1)</b> 6:6	<b>rental (3)</b> 31:18;37:6,10	<b>resulted (2)</b> 26:15;41:16	<b>Rivera (3)</b> 67:2;74:3,4	<b>rush (1)</b> 71:22
<b>refinement (2)</b> 18:13;26:16	<b>report (2)</b> 18:16;65:2	<b>resulting (1)</b> 18:13	<b>Road (22)</b> 16:5;17:14;34:7; 38:6;40:4,16;45:20, 21;64:9;65:19,23; 67:20;68:3;75:3,8; 78:9,11,21;79:3,10; 82:16,20	<b>Russo (3)</b> 18:16;68:21,21
<b>regard (3)</b> 24:13;84:8,20	<b>representatives (2)</b> 14:3;23:18	<b>retail (7)</b> 27:24;31:17,17; 35:20;37:24;40:23; 49:19	<b>rights (3)</b> 12:2;60:5,6	<b>S</b>
<b>regarding (4)</b> 51:14;84:5;89:6; 90:5	<b>represented (4)</b> 14:2;31:6;83:13,13	<b>retails (1)</b> 81:8	<b>risk (1)</b> 78:17	<b>safety (2)</b> 18:7;19:22
<b>regardless (1)</b> 55:11	<b>representing (2)</b> 30:17,24	<b>retire (2)</b> 85:22;87:21	<b>Rivera (3)</b> 67:2;74:3,4	<b>same (6)</b> 10:20,20;36:10; 55:8;60:6;81:22
<b>region (1)</b> 37:5	<b>represents (1)</b> 32:19	<b>retirement (1)</b> 88:2	<b>Road (22)</b> 16:5;17:14;34:7; 38:6;40:4,16;45:20, 21;64:9;65:19,23; 67:20;68:3;75:3,8; 78:9,11,21;79:3,10; 82:16,20	<b>Santucci (3)</b> 31:3;33:18,20
<b>regional (1)</b> 32:12	<b>request (2)</b> 45:11;60:4	<b>re-vegetation (1)</b> 29:14	<b>rights (3)</b> 12:2;60:5,6	<b>sat (1)</b> 62:21
<b>regulates (1)</b> 9:17	<b>requested (1)</b> 46:8		<b>risk (1)</b> 78:17	<b>satisfactory (1)</b> 8:10
<b>regulations (1)</b> 16:2	<b>requirement (1)</b> 85:13		<b>Rivera (3)</b> 67:2;74:3,4	<b>Saturday (3)</b> 51:17,22;83:19
<b>rehabilitation (1)</b> 45:10	<b>requirements (5)</b> 15:25;56:25;57:3, 5,9		<b>Road (22)</b> 16:5;17:14;34:7; 38:6;40:4,16;45:20, 21;64:9;65:19,23; 67:20;68:3;75:3,8; 78:9,11,21;79:3,10; 82:16,20	<b>saw (2)</b> 70:17;75:14
<b>reinforce (1)</b> 29:8	<b>requires (1)</b> 4:21		<b>rights (3)</b> 12:2;60:5,6	<b>saying (4)</b>
<b>reiterate (1)</b> 82:13	<b>Research (4)</b> 14:6;69:16;74:7,22		<b>risk (1)</b> 78:17	
<b>reiterating (1)</b>	<b>reservations (1)</b>		<b>Rivera (3)</b> 67:2;74:3,4	

49:8;83:8;87:6; 92:18 <b>scaled (3)</b> 38:10,12,13 <b>scene (1)</b> 86:4 <b>school (7)</b> 39:9;70:17;89:7, 10,11,19;91:7 <b>schoolchildren (3)</b> 37:13;39:10,15 <b>Schwalbe (1)</b> 31:5 <b>science (1)</b> 62:22 <b>scope (3)</b> 19:17;52:21,24 <b>scoping (4)</b> 6:20,23;7:5;41:19 <b>scrap (1)</b> 87:4 <b>screen (2)</b> 16:8;27:12 <b>Sean (1)</b> 78:2 <b>second (6)</b> 36:8;38:2;40:22; 63:21;92:16,20 <b>secondly (1)</b> 77:4 <b>section (5)</b> 14:2;56:3,7;57:11, 11 <b>seeing (4)</b> 24:22;37:5;50:11; 51:16 <b>seeks (1)</b> 16:23 <b>seem (2)</b> 54:16;59:9 <b>seems (1)</b> 79:8 <b>seeps (1)</b> 59:17 <b>segue (1)</b> 81:17 <b>senior (5)</b> 33:12;35:15,25; 42:21;87:24 <b>senior-oriented (1)</b> 31:14 <b>seniors (2)</b> 36:14,21 <b>sense (3)</b> 28:21;30:6;84:18 <b>sent (2)</b> 9:10;52:8 <b>separate (2)</b> 36:11,11	<b>separately (1)</b> 21:4 <b>September (1)</b> 7:15 <b>septic (1)</b> 76:17 <b>SEQR (91)</b> 2:1;3:1;4:1;5:1; 6:1;7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;40:1;41:1;42:1; 43:1;44:1;45:1;46:1; 47:1;48:1;49:1;50:1; 51:1;52:1;53:1;54:1; 55:1;56:1;57:1;58:1; 59:1;60:1;61:1;62:1; 63:1;64:1;65:1;66:1; 67:1;68:1;69:1;70:1; 71:1;72:1;73:1;74:1; 75:1;76:1;77:1;78:1; 79:1;80:1;81:1;82:1; 83:1;84:1;85:1;86:1; 87:1;88:1;89:1;90:1; 91:1;92:1 <b>SEQRA (8)</b> 4:20;7:25;12:19, 20;13:2;41:17;49:24; 52:2 <b>sequencing (1)</b> 40:15 <b>serve (1)</b> 56:8 <b>service (2)</b> 53:22;67:19 <b>serviced (1)</b> 36:21 <b>Services (12)</b> 3:2;12:8;14:24; 16:11;35:11;36:15, 25;53:25;84:4;85:15; 88:21,24 <b>servicing (1)</b> 85:20 <b>sessions (1)</b> 26:20 <b>set (1)</b> 28:11 <b>setting (1)</b> 34:11 <b>seven (1)</b> 83:10 <b>seven-year-old (1)</b> 75:13	<b>several (4)</b> 14:3;24:13;70:19; 84:3 <b>sewer (2)</b> 10:2;79:17 <b>sewers (2)</b> 76:19;86:25 <b>shall (1)</b> 43:24 <b>shift (1)</b> 50:25 <b>shoot (1)</b> 70:10 <b>short (1)</b> 80:20 <b>shortcut (1)</b> 90:20 <b>shortly (1)</b> 69:11 <b>showed (2)</b> 74:10,22 <b>shown (4)</b> 16:7;20:3;27:11; 65:16 <b>side (6)</b> 34:7;46:21;57:2,4; 64:17;78:9 <b>sidewalks (3)</b> 28:25;35:5;53:19 <b>sign (1)</b> 3:15 <b>signage (1)</b> 29:2 <b>signal (7)</b> 20:8,10;21:5,9,14; 22:13;90:6 <b>signalization (2)</b> 20:17;21:19 <b>signalized (1)</b> 34:21 <b>signals (1)</b> 21:19 <b>signed (3)</b> 44:13,16;54:7 <b>significance (1)</b> 9:22 <b>significant (7)</b> 26:4,15;58:6,16; 59:11,20;60:15 <b>sign-in (3)</b> 3:17,18;44:5 <b>similar (1)</b> 22:2 <b>Similarly (1)</b> 90:2 <b>simultaneous (1)</b> 51:11 <b>simultaneously (1)</b> 21:3	<b>single (1)</b> 80:4 <b>single-family (1)</b> 82:10 <b>sink (1)</b> 59:4 <b>site (12)</b> 9:18;24:15;30:18; 34:19;39:2,5,23; 40:4;52:3,5,7,11 <b>sited (2)</b> 29:6,10 <b>site-specific (1)</b> 17:25 <b>situated (1)</b> 38:6 <b>situation (1)</b> 89:11 <b>Six (1)</b> 44:12 <b>size (2)</b> 39:16;68:13 <b>skunk (1)</b> 58:9 <b>slides (1)</b> 36:7 <b>small (3)</b> 17:6;27:23;58:17 <b>smooth (2)</b> 21:20;22:4 <b>snakes (1)</b> 70:19 <b>social (1)</b> 13:3 <b>solve (2)</b> 62:16;72:5 <b>somebody (3)</b> 85:17,22;86:11 <b>somebody's (1)</b> 70:11 <b>somehow (1)</b> 59:9 <b>someone (2)</b> 62:21;80:12 <b>sometimes (3)</b> 14:11;61:17;69:21 <b>son (3)</b> 33:20;74:16;79:2 <b>soon (1)</b> 54:6 <b>sorry (7)</b> 49:10;62:25;72:23; 73:19;81:8,11,19 <b>sort (1)</b> 59:3 <b>sorted (1)</b> 52:22 <b>source (1)</b> 79:20	<b>sources (1)</b> 17:22 <b>south (1)</b> 34:7 <b>southern (2)</b> 67:12;68:8 <b>Soyka (10)</b> 55:20;58:2,2; 61:11,13,13,15,17, 20;63:22 <b>space (14)</b> 28:3,4,12;31:22; 35:21;37:19,22;38:2, 17;39:18;40:23; 49:21;90:3,3 <b>spaces (3)</b> 48:17;49:23;51:13 <b>speak (9)</b> 3:15;49:16;61:7,9; 64:21;69:11;71:23; 78:8;80:24 <b>speaker (5)</b> 47:7;66:23;80:20, 22;81:13 <b>speakers (3)</b> 36:13;71:13;79:7 <b>speaking (1)</b> 23:19 <b>speaks (1)</b> 8:2 <b>special (3)</b> 28:6;58:8,10 <b>species (3)</b> 39:22;70:19;89:25 <b>specifically (2)</b> 24:23;81:24 <b>specify (1)</b> 45:8 <b>speeches (1)</b> 41:14 <b>spent (1)</b> 58:6 <b>Spirit (4)</b> 51:2;57:18,20; 74:15 <b>spoke (2)</b> 48:2;69:20 <b>spoken (1)</b> 69:20 <b>sponge (1)</b> 59:15 <b>sponsors (1)</b> 12:22 <b>spots (1)</b> 31:17 <b>spring (1)</b> 58:22 <b>square (11)</b> 27:16,17,24;33:6;
--	---	---	---	---

November 19, 2019

37:23,25;49:19,19; 56:15;60:17,18 <b>Srinivasan (1)</b> 64:8 <b>Stacy (1)</b> 74:3 <b>staff (10)</b> 6:7,19;13:18; 14:10;22:24;23:4; 25:6;30:21;41:6; 43:21 <b>stages (3)</b> 13:5;16:18;32:18 <b>stake (1)</b> 60:25 <b>stakeholder (1)</b> 43:20 <b>stakeholders (1)</b> 29:2 <b>standpoint (1)</b> 66:13 <b>start (7)</b> 7:24;24:12,18; 32:6;51:22;59:6;87:4 <b>started (3)</b> 6:5,8;14:12 <b>starting (2)</b> 23:14,15 <b>State (12)</b> 4:19;9:12,17,20; 14:6;25:7;44:19; 52:7;56:16;63:4; 65:18;85:23 <b>statement (9)</b> 8:24;11:11;12:18; 25:17,24;39:11; 45:22;60:14;83:24 <b>statements (2)</b> 3:9;48:16 <b>state-of-the-art (3)</b> 26:12;27:19;53:15 <b>statewide (1)</b> 17:2 <b>stating (2)</b> 52:7,20 <b>station (1)</b> 4:6 <b>stayed (1)</b> 82:4 <b>staying (2)</b> 85:21;91:16 <b>Steinmetz (6)</b> 30:17,19,22,23; 63:11,15 <b>stenographer (3)</b> 8:3;43:9,11 <b>step (3)</b> 5:24;53:10;87:6 <b>Steve (1)</b>	71:19 <b>still (5)</b> 64:14;73:18;76:6; 78:12;88:3 <b>stop (1)</b> 28:25 <b>stores (2)</b> 81:6,8 <b>stormwater (4)</b> 25:13;26:6;40:5,17 <b>strategies (1)</b> 15:7 <b>strategy (1)</b> 24:23 <b>straying (1)</b> 75:18 <b>stream (1)</b> 4:4 <b>streamed (1)</b> 4:3 <b>street (14)</b> 34:18;47:21;50:7, 10,12,22;70:8,11; 75:15;76:6,7;78:13; 82:21;86:18 <b>streetscape (2)</b> 28:23;35:4 <b>streetscapes (1)</b> 53:19 <b>stressed (3)</b> 32:5;40:12;92:6 <b>strictly (1)</b> 90:22 <b>strongly (2)</b> 91:22;92:9 <b>structures (1)</b> 9:23 <b>stuck (1)</b> 61:2 <b>studied (3)</b> 32:3;34:11;40:9 <b>studies (2)</b> 54:21;90:5 <b>studio (1)</b> 49:21 <b>studios (2)</b> 37:11,17 <b>study (17)</b> 7:8,12;17:18,19, 23;18:9,10,14;19:8,9, 18,21;20:6;22:6; 42:5;52:8;70:15 <b>stuff (3)</b> 60:22;62:23;80:12 <b>style (1)</b> 68:16 <b>subjects (1)</b> 91:17 <b>submitted (2)</b>	6:7;53:6 <b>substantial (1)</b> 26:18 <b>substantially (1)</b> 38:10 <b>succinctly (1)</b> 3:9 <b>sufficiently (1)</b> 53:14 <b>suggestions (3)</b> 3:13;38:15;92:9 <b>summarize (2)</b> 18:18;20:3 <b>summary (1)</b> 22:16 <b>summer (4)</b> 58:21,21,24;59:2 <b>Sundays (1)</b> 51:18 <b>super (1)</b> 47:2 <b>Supervisor (8)</b> 4:10,15;23:24; 24:17;30:20;52:25; 53:3;91:18 <b>supplemented (1)</b> 65:6 <b>supplementing (1)</b> 66:16 <b>supplies (2)</b> 59:17,18 <b>support (6)</b> 31:15;36:15;58:13; 65:11,14;66:10 <b>supportive (1)</b> 36:25 <b>supports (1)</b> 53:7 <b>sure (9)</b> 40:13;46:6;55:9; 58:17;60:5;77:25; 80:9;84:25;85:13 <b>surrounded (1)</b> 76:8 <b>surrounding (1)</b> 16:15 <b>surrounds (1)</b> 53:8 <b>survey (2)</b> 14:17;46:3 <b>sustain (2)</b> 54:6;66:20 <b>sustainability (2)</b> 14:14;15:8 <b>sustainable (4)</b> 27:12;35:10;39:19; 53:12 <b>synergistic (1)</b> 27:3	<b>system (4)</b> 22:2;55:9;60:20; 79:17 <b>T</b> <b>talk (22)</b> 2:13;12:13;15:10; 22:24;23:3;31:24; 32:2,3;34:5;38:21, 23;45:9;76:15;77:4, 11,17;86:5;87:19,22; 88:4,12,15 <b>talked (2)</b> 41:14;78:19 <b>talking (16)</b> 37:9;42:25;57:13; 58:19;59:6,19;63:23, 24;68:5,12;75:2,5,11; 76:5,14;85:19 <b>Tamarack (1)</b> 71:20 <b>taped (2)</b> 4:3;6:15 <b>Tarallo (3)</b> 18:17;19:3,4 <b>tasked (1)</b> 19:14 <b>Tax (10)</b> 39:5;53:18;66:16; 88:12,16,20;89:3,4,8, 15 <b>taxes (4)</b> 30:2;39:6;85:24; 89:6 <b>team (2)</b> 31:2;43:3 <b>teams (1)</b> 42:12 <b>Technical (3)</b> 3:2;12:8;25:5 <b>technically (1)</b> 25:4 <b>techniques (1)</b> 29:16 <b>technology (1)</b> 62:2 <b>telling (1)</b> 62:5 <b>ten (3)</b> 5:12,13;13:22 <b>term (2)</b> 15:2;69:8 <b>terms (10)</b> 35:3;39:9;40:3; 45:24;65:18;66:3,9; 76:17;77:6,12 <b>terrific (1)</b> 71:3	<b>Texas (1)</b> 32:24 <b>Thanks (3)</b> 61:16;71:12;80:21 <b>Thanksgiving (1)</b> 92:6 <b>themes (1)</b> 14:21 <b>third (2)</b> 11:6;69:15 <b>Thomas (2)</b> 2:23;4:7 <b>Thomasell (1)</b> 82:25 <b>Thomasset (5)</b> 83:3,3,5,6;86:20 <b>thought (7)</b> 32:9;72:12,17; 73:3,15;78:5;86:8 <b>thousand (1)</b> 6:10 <b>thousands (1)</b> 72:2 <b>three (9)</b> 3:20;44:12,15; 49:7;56:13;57:3,8; 58:25;69:21 <b>throughout (10)</b> 13:4;16:17;32:5, 21;33:4;38:14,18; 39:3;41:3,15 <b>timely (1)</b> 23:3 <b>times (2)</b> 11:21;70:19 <b>timing (3)</b> 22:13;40:14;90:6 <b>Today (4)</b> 27:17;52:7;65:22; 87:10 <b>today's (1)</b> 20:11 <b>together (6)</b> 5:15;8:9;30:25; 43:19;70:7,9 <b>told (3)</b> 48:3;76:18;85:17 <b>Tom (9)</b> 4:8,9;10:24;11:3; 12:5,20;13:13;15:13; 49:14 <b>Tommy (1)</b> 68:21 <b>tonight (24)</b> 2:3,19,21;4:2;5:3; 7:11,24;8:2,11; 11:21;12:13,16; 15:11;17:12;18:15, 17;23:19;30:23;31:3,
---	---	--	---	---

<p>9;43:8;72:7;73:22; 91:16 <b>tonight's (1)</b> 43:24 <b>top (2)</b> 42:7;61:4 <b>tortoises (1)</b> 70:18 <b>total (2)</b> 28:9;84:18 <b>totaling (1)</b> 33:6 <b>totally (1)</b> 83:16 <b>touch (1)</b> 70:10 <b>town (79)</b> 2:13,17,22,24; 3:19;4:7,17;5:5,7,11, 21,25;6:2,7,22;7:5,6, 14,15,16;8:3,18;9:3; 11:12,15;13:10,18, 19,23;15:17;17:9,16; 18:5,10;19:16;22:3, 24;23:25;24:21;25:5; 26:21,25;30:20; 33:19;34:4;35:6,18, 22;38:22;40:11;41:4, 17,24;43:2,20,22; 44:8;45:14;51:8; 53:2,3;55:5,15;56:9; 57:13;60:4,5;63:3; 64:3,6;66:14;67:12, 14;68:8;79:16;88:15; 89:5;92:7,16 <b>towns (1)</b> 81:3 <b>town's (10)</b> 13:8;19:5;24:22; 25:6;27:7;39:11; 41:21;42:4;43:14; 53:11 <b>townwide (2)</b> 14:16;41:8 <b>traffic (79)</b> 3:3;7:4;9:14;10:14, 15;17:10,15,17,18, 20,24;18:5,7,8,13,16; 19:5,8,9,9,18,20,22; 20:7,10,11;21:14,16, 19,20,22,25;22:4,5; 25:6;26:3,4;40:7,8; 41:20,23,25;42:13; 47:9;53:14;54:10,11, 14,21,24;55:6,9; 64:19,21,23;65:21, 25;67:8,11;68:4,10; 69:16,16;71:15,21; 74:5,8;77:4,5,9,14;</p>	<p>78:15,20,24;81:5; 82:14;90:5,6,6 <b>trail (1)</b> 28:7 <b>trails (2)</b> 16:21;37:18 <b>train (1)</b> 86:15 <b>Trammell (5)</b> 31:5;32:22,23; 33:10;36:6 <b>transition (1)</b> 24:14 <b>transit-oriented (1)</b> 15:9 <b>transparent (2)</b> 11:19;77:16 <b>Transportation (1)</b> 9:13 <b>travel (3)</b> 21:22;22:10;82:17 <b>treatment (3)</b> 28:20,24;76:21 <b>treatments (1)</b> 29:19 <b>Tree-lined (1)</b> 34:25 <b>trees (2)</b> 35:4;81:25 <b>tremendous (1)</b> 34:13 <b>trend (1)</b> 16:9 <b>trips (1)</b> 68:6 <b>tri-state (1)</b> 32:15 <b>troops (1)</b> 67:25 <b>trouble (2)</b> 61:8,10 <b>trucks (1)</b> 90:25 <b>true (6)</b> 31:13;35:15,25; 36:13,19;58:7 <b>truly (1)</b> 42:24 <b>try (3)</b> 21:21;34:23;51:2 <b>trying (2)</b> 50:4;62:12 <b>Tung (1)</b> 31:5 <b>turn (13)</b> 4:6;11:8;12:6; 18:22;20:8;21:15; 22:11,14;69:22; 74:14,14;83:18,21</p>	<p><b>turning (3)</b> 47:16;55:2;68:3 <b>turnover (1)</b> 50:16 <b>turns (3)</b> 21:13;83:20,22 <b>turtles (2)</b> 70:18;76:9 <b>twilight (1)</b> 61:20 <b>two (22)</b> 5:14;6:9;11:5; 14:12,18;23:12; 24:11;32:8;33:7; 36:9;39:13,15,25; 42:2;46:20;47:18; 49:5;50:13;64:16; 79:11;85:11,11 <b>two-bedroom (1)</b> 37:12 <b>two-bedrooms (1)</b> 49:22 <b>two-lane (3)</b> 65:19;67:19;68:3 <b>two-story (1)</b> 37:22 <b>type (1)</b> 4:18 <b>types (4)</b> 32:17;33:11;36:9; 84:4 <b>typically (1)</b> 13:21</p>	<p>63:5 <b>unmitigated (1)</b> 69:19 <b>un-signalized (1)</b> 20:15 <b>unusual (1)</b> 42:12 <b>up (32)</b> 2:19;3:8,18,21; 6:20;22:2;34:14; 44:4,10,13,16;48:24; 49:5,22;50:11,17; 62:21;69:24;70:6; 74:15,17;75:18;76:6; 78:11;79:20;80:18; 81:6;82:3;83:9,14; 84:17;85:22 <b>updated (2)</b> 13:21;26:22 <b>upgrade (1)</b> 55:9 <b>upon (2)</b> 41:18;62:15 <b>use (23)</b> 4:18;7:3;13:20; 26:11;27:13;28:2; 29:18;38:22;41:11; 47:23;51:11,12;69:5; 72:3;75:6;76:16,17; 88:16,20,21,21,21; 91:4 <b>used (8)</b> 13:17;14:9;45:9, 10;46:22,23;69:7; 90:19 <b>uses (8)</b> 15:24;34:10,17; 35:11,15;36:12; 74:23,24 <b>using (1)</b> 77:6 <b>utilities (1)</b> 40:17 <b>utility (1)</b> 25:15</p>	<p>33:5 <b>variety (1)</b> 16:19 <b>various (8)</b> 6:8;7:12,13;13:18; 14:4;16:18;32:18; 39:12 <b>vehicles (1)</b> 90:22 <b>Ventromile (3)</b> 31:7;32:12;37:8 <b>Verlin (3)</b> 75:24;77:25;78:2 <b>version (1)</b> 62:22 <b>Vertically (1)</b> 44:25 <b>vested (2)</b> 45:5;46:18 <b>viable (2)</b> 27:2,8 <b>vibrant (2)</b> 28:22;30:6 <b>vice (1)</b> 24:7 <b>videos (1)</b> 11:23 <b>view (3)</b> 59:23;62:24;69:14 <b>views (1)</b> 37:18 <b>Virginia (1)</b> 67:25 <b>vision (10)</b> 13:15,17;24:24; 27:7;30:7;33:10; 34:15,24;42:20; 66:18 <b>visit (1)</b> 70:20 <b>visiting (1)</b> 16:15 <b>voice (1)</b> 2:9 <b>voicing (1)</b> 2:15 <b>voila (1)</b> 7:23 <b>volume (3)</b> 7:9;18:7;74:19 <b>volumetric (1)</b> 64:23 <b>vote (2)</b> 2:3;4:2 <b>voting (1)</b> 45:15 <b>VS (2)</b> 30:17;33:15</p>	
		<b>U</b>			
		<p><b>Ultimately (4)</b> 15:6;18:20;54:13; 92:10 <b>under (4)</b> 15:18,18;90:18,23 <b>undergone (1)</b> 26:18 <b>underscore (1)</b> 43:7 <b>understandable (1)</b> 77:12 <b>unfamiliar (1)</b> 15:2 <b>unfolds (1)</b> 18:14 <b>units (15)</b> 27:23;32:17;36:5, 8,9;37:9,12,18;39:16; 80:4;82:8,11;87:23; 88:5,7 <b>universal (1)</b> 62:7 <b>unlike (1)</b></p>	<b>V</b>		
			<p><b>vacant (1)</b> 89:2 <b>Val (5)</b> 31:3;33:18,19,20; 34:2 <b>Valley (7)</b> 5:10;52:19;53:5,9, 21;54:8;84:8 <b>value (3)</b> 47:20;48:4;58:15 <b>valued (1)</b></p>		

	61:5	64:22;79:12	25;57:12,14;58:3;	<b>15 (1)</b>
<b>W</b>	<b>welcome (1)</b> 22:23	<b>WOOD (13)</b> 2:6,23;4:7,10;7:20,	60:21,23;61:6;62:3,	81:6
<b>wait (2)</b> 21:4,15	<b>wellness (2)</b> 28:5;29:9	22;9:8;10:25;11:9,	4:63;23;64:2;67:15;	<b>15,000 (2)</b>
<b>waited (1)</b> 41:2	<b>well-paying (1)</b> 54:3	11;43:6;89:24;92:13	69:10;76:18;81:4,6;	37:23,24
<b>waiting (1)</b> 22:10	<b>westbound (2)</b> 21:11;74:11	<b>Woodbury (1)</b> 24:4	83:10;85:2;86:23	<b>1500 (1)</b>
<b>walk (4)</b> 23:22;35:5;86:15,	<b>Westchester (4)</b> 9:25;25:8,9;41:15	<b>wooded (2)</b> 46:16;81:25	<b>yelling (1)</b> 61:11	32:16
15	<b>Westchester's (1)</b> 16:25	<b>woods (3)</b> 70:22;76:8;82:2	<b>yellow (1)</b> 16:7	<b>152 (1)</b>
<b>walkability (4)</b> 53:19;79:11,13,16	<b>wet (1)</b> 59:15	<b>word (1)</b> 69:6	<b>York (9)</b> 4:19;9:12,17,20;	<b>166 (1)</b>
<b>walkable (1)</b> 34:11	<b>western (1)</b> 20:5	<b>worded (1)</b> 72:13	14:6;24:4;25:7;27:4;	37:9
<b>walking (5)</b> 16:21;37:18;70:18;	<b>wetland (1)</b> 58:10	<b>words (1)</b> 32:6	85:23	<b>177 (1)</b>
85:14,15	<b>wetlands (19)</b> 9:18,20,24;39:17,	<b>work (10)</b> 5:14;17:4;26:20;	<b>Yorktown (3)</b> 67:25;83:10,12	24:3
<b>Walsh (4)</b> 44:17;49:10,14,14	20,24;58:5,12;59:11,	35:14;42:9,18;43:22;	<b>young (9)</b> 46:20;47:18;50:13,	<b>17th (1)</b>
<b>Walter (1)</b> 73:17	14,15,18,21,23;	62:16;67:10;86:22	14;51:19,20;78:12;	67:20
<b>warehouses (1)</b> 33:14	60:10,17;63:24;64:3;	<b>worked (2)</b> 6:19;7:7	85:20;86:13	<b>1800 (2)</b>
<b>Washington (1)</b> 67:23	87:2	<b>workers (1)</b> 67:17	<b>younger (2)</b> 86:10,11	60:17,18
<b>watch (2)</b> 4:5;64:2	<b>what's (5)</b> 7:7;8:23;29:17;	<b>workforce (1)</b> 16:19		<b>1948 (1)</b>
<b>watched (1)</b> 55:7	45:6;60:25	<b>working (2)</b> 30:25;37:14	<b>Z</b>	<b>195 (1)</b>
<b>watching (1)</b> 60:22	<b>wherein (1)</b> 5:8	<b>works (1)</b> 7:25	<b>Zarin (1)</b> 30:23	38:25
<b>water (19)</b> 10:2;25:10;39:25;	<b>whole (6)</b> 9:12;66:5;69:12;	<b>workshops (1)</b> 14:19	<b>zone (8)</b> 15:16;56:14;57:15,	<b>2</b>
58:14,22;59:2,4,5,16,	74:20;84:13;86:21	<b>worth (1)</b> 58:25	17,21,22;61:20;64:16	<b>2 (1)</b>
17:60;18;61:2,5;	<b>who's (2)</b> 80:7;85:22	<b>worthless (1)</b> 58:15	<b>zoning (8)</b> 6:2;11:14;13:21;	55:24
76:16,20;79:18,19,	<b>whose (1)</b> 18:2	<b>wow (1)</b> 73:4	15:16,18,22;16:2;	<b>2,700 (1)</b>
19;88:21	<b>widened (1)</b> 20:22	<b>write (1)</b> 64:2	56:3	33:4
<b>waterfront (1)</b> 15:8	<b>wife (1)</b> 81:22	<b>writing (2)</b> 2:11,11	<b>zooming (1)</b> 47:17	<b>20 (2)</b>
<b>way (13)</b> 7:25;42:14,15;	<b>Wiffle (1)</b> 70:11	<b>written (1)</b> 61:25		62:4;79:4
50:9;51:24;66:15;	<b>wildlife (1)</b> 75:11		<b>1</b>	<b>20,000 (1)</b>
67:20,25;75:20;	<b>windows (1)</b> 48:20		<b>1 (1)</b> 40:15	56:15
83:21;90:11;91:6,7	<b>winter (1)</b> 75:17		<b>1,000 (1)</b> 56:18	<b>200 (2)</b>
<b>ways (1)</b> 90:8	<b>within (12)</b> 9:19;15:21;17:6,	<b>Y</b>	<b>1.6 (1)</b> 39:8	27:23;49:20
<b>Weaver (4)</b> 83:2;87:16,16;	21;18:9;25:16;29:11;	<b>yard (1)</b> 70:18	<b>10/23 (1)</b> 49:24	<b>2013 (2)</b>
89:22	34:11,17;37:22;	<b>year (1)</b> 78:3	<b>100,000 (1)</b> 49:19	13:23;14:5
<b>website (5)</b> 6:16,23;11:22;	45:12;56:18	<b>year-and-a-half-year-old (1)</b> 81:23	<b>100,000-square-foot (1)</b> 27:14	<b>2016 (2)</b>
72:9,15	<b>without (2)</b> 9:11;21:15	<b>years (32)</b> 2:16;5:12,13,15;	<b>100-room (1)</b> 37:21	13:12;74:8
<b>weeks' (1)</b> 58:25	<b>woes (1)</b> 54:22	13:22;14:12;24:25;	<b>12 (1)</b> 37:12	<b>2017 (1)</b>
<b>weighing (1)</b> 13:3	<b>wondering (2)</b>	26:15;33:22;43:2;	<b>13.8 (2)</b> 27:12;28:9	74:9
<b>weight (1)</b>		50:16;54:23;55:23,	<b>14th (6)</b> 2:6,7;8:14;72:16;	<b>202 (31)</b>

69:10 <b>221 (1)</b> 81:17 <b>23 (3)</b> 19:19,23;86:5 <b>233 (1)</b> 76:3 <b>24 (1)</b> 6:25 <b>241 (1)</b> 68:21 <b>246 (1)</b> 74:4 <b>26 (1)</b> 82:16 <b>26-year-old (1)</b> 86:5 <b>29 (4)</b> 39:14;74:10,19; 79:6	<b>5 (2)</b> 28:10;64:9 <b>50 (2)</b> 55:23,24 <b>500 (1)</b> 10:18 <b>522 (1)</b> 53:4 <b>539 (1)</b> 56:19 <b>590 (1)</b> 33:6			
<b>3</b>	<b>6</b>			
<b>30 (3)</b> 62:3;81:4;85:2 <b>300 (2)</b> 51:12,13 <b>300-plus (1)</b> 50:4 <b>307.5 (1)</b> 74:22 <b>307-60 (1)</b> 56:4 <b>30-year (1)</b> 85:2 <b>31 (1)</b> 36:9 <b>33,000 (1)</b> 27:17 <b>35 (3)</b> 34:8;42:8;50:23 <b>36 (1)</b> 28:10	<b>6 (7)</b> 19:20;22:3;51:21, 23;64:15;67:10; 68:10 <b>6:00 (1)</b> 67:11 <b>60 (1)</b> 56:4 <b>635 (1)</b> 49:25 <b>65 (2)</b> 36:17,23 <b>67,000 (1)</b> 27:16			
<b>4</b>	<b>7</b>			
<b>4,000 (2)</b> 27:24;49:19 <b>40 (2)</b> 58:3;67:15 <b>45 (2)</b> 36:17,23 <b>450 (1)</b> 29:24 <b>49 (1)</b> 71:20	<b>7 (3)</b> 51:16,16;68:5 <b>7,000-square-foot (1)</b> 38:5 <b>78 (1)</b> 4:6 <b>780 (1)</b> 39:2			
<b>5</b>	<b>8</b>			
	<b>8:54 (1)</b> 92:25 <b>800 (3)</b> 14:18;68:5;82:10 <b>800-unit (1)</b> 86:9 <b>83 (2)</b> 36:6,8			
	<b>9</b>			
	<b>9:00 (1)</b> 51:22 <b>973 (1)</b> 49:22			