

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

ZONING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, New York 10567
September 27, 2022
7:00 p.m. - 8:30 p.m.

September 27, 2022

MEMBERS PRESENT:

David S. Douglas, Chairman

Wai Man Chin, Vice Chairman

Chris Beloff, Member

Michael Fleming, Member

Frank Franco, Member

Benito Martinez, Member

Tom Walsh, Member

ALSO PRESENT:

Chris Kehoe, Director of Planning

Michael Cunningham, Deputy Town Attorney

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2 (The board meeting commenced at 7:00 p.m.)

3 MR. DAVID S. DOUGLAS: Okay, welcome to
4 the September Zoning Board of Appeals meeting. We
5 begin with the pledge of allegiance.

6 MULTIPLE: I pledge allegiance to the
7 flag of the United States of America, and to the
8 Republic for which it stands, one nation, under
9 God, indivisible, with liberty and justice for
10 all.

11 MR. DOUGLAS: Thank you. Mr. Kehoe, if
12 you could call the role.

13 MR. CHRIS KEHOE: Mr. Martinez?

14 MR. BENITO MARTINEZ: Here.

15 MR. KEHOE: Mr. Franco?

16 MR. FRANCO: Here.

17 MR. KEHOE: Mr. Chin?

18 MR. WAI MAN CHIN: Here.

19 MR. KEHOE: Mr. Douglas?

20 MR. DOUGLAS: Here.

21 MR. KEHOE: Mr. Walsh?

22 MR. WALSH: Here.

23 MR. KEHOE: Mr. Beloff?

24 MR. CHRIS BELOFF: Here.

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2 MR. KEHOE: And Mr. Fleming?

3 MR. MICHAEL FLEMING: Here.

4 MR. DOUGLAS: Okay. The first item on
5 the agenda is the adoption of the minutes from
6 the August meeting. Unfortunately, there seems to
7 be some sort of logistical issue, so we don't
8 have those minutes, so we'll get them and we'll
9 adopt them presumably at the next meeting.

10 We've got one new public hearing today.
11 It's case number 22-5, application of the
12 Gurdjieff Foundation for the property of the
13 Danish Home of the Aged for an interpretation
14 challenging the determination of the town code
15 enforcement official that the proposed use of the
16 existing Danish Home as either a religious use or
17 as a pre-existing non-conforming use is not
18 permitted in the R-80 zoning district and this is
19 property located at 1065 Quaker Bridge Road. Is
20 somebody here from the applicant? Okay. And Mr.
21 Walsh, this is your case. I'll turn it over to
22 you. Okay.

23 MR. WALSH: How are you today? Just
24 state your name and what you represent.

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2 MS. KAREN HAGSTROM: My name is Karen
3 Hagstrom with Stenger, Diamond and Glass and we
4 represent the applicant. Can you hear me okay
5 with the microphone?

6 MR. DOUGLAS: Yes.

7 MS. HAGSTROM: Thank you.

8 MR. WALSH: So you just give a
9 presentation on your proposal, what, what this is
10 going to be, and what, your, you know, how you
11 guys are interpreting what the code enforcement
12 has ruled on your case.

13 MS. HAGSTROM: Thank you very much. So
14 just before we get started preliminarily, I know
15 we had made inquiry of the town attorney about
16 Board Member Franco, and I mean no disrespect,
17 but obviously, for the integrity of the process,
18 we have been informed that he just had objections
19 to the cell tower, that it has nothing to do with
20 our project. And also that his wife is not
21 affiliated in any way with the Teatown Alliance,
22 who have expressed opposition to this project, so
23 I just want to confirm. Is that correct?

24 MR. FRANCO: That's correct.

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2 MS. HAGSTROM: Thank you. So, to begin,
3 just in general, you should all have our packet,
4 but the Gurdjieff Foundation is, we've applied as
5 a place of worship and religious instruction and
6 said that we are -- that's a permitted use in the
7 R-80 zoning district, which is where this
8 property is, that's currently owned by the Danish
9 Home and our clients are in contract to purchase
10 it.

11 The Gurdjieff Foundation is a 501(c)3
12 exempt organization for charitable purposes. The
13 activities of the foundation, and I won't go into
14 detail, it's in our submission, but just
15 generally speaking are based in religion. The
16 Gurdjieff's teachings are what the members of the
17 organization are -- any member can apply, any
18 person rather, can apply to become a member.
19 There's no restriction on membership, so it's
20 basically open to the public.

21 But Gurdjieff referred to his teaching
22 as esoteric Christianity, and it's just notable
23 and what I, what I included in the submission is
24 that an administrative agency such as yourself,

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2 such as a ZBA, are not to determine what a
3 religion is unless it's proved to be insincere or
4 a sham, which is what our highest court, the
5 Court of Appeals has ruled.

6 So they've been in business and
7 operating in this particular foundation since
8 1953 I believe it is? '53, I got it right. Okay,
9 1953. So I think, and operating several other
10 locations with this same operation and obviously
11 that would show to this board that this is not
12 insincere or a sham or something just put up to
13 this particular property.

14 And if the board needs more detail about
15 the religious background, we're happy to provide
16 that, but it is in some of the submissions, in
17 particular, in Exhibit D, that you have before
18 you.

19 So, getting to the, the denial from the
20 code enforcement officer, his first statement
21 relates to that religious use by stating the
22 Certificate of Incorporation is for membership
23 corporation, not a religious organization. So,
24 our response to that is that the Certificate of

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2 Incorporation does indeed say it's forming a
3 membership corporation under the membership
4 corporation's law, which is now the not-for-
5 profit corporation law. So, but that factor, you
6 know, you can be a religious organization and be
7 incorporated either under the not-for-profit law,
8 which was formerly the membership corporations
9 law, or under the religious corporations law, and
10 I cited some case law in my submission, is for
11 denominational churches. But you can still be
12 religious and not be a denominational church. So
13 I did cite to you even some case law that talks
14 about a Young Christianity Association. It's not
15 a denominational church, but it certainly is
16 religious and it doesn't have to be formed under
17 the religious corporations law, the not-for-
18 profit law.

19 So that's essentially in a nutshell what
20 our dispute, if you will, is with the code
21 enforcement officer's determination on that
22 point.

23 Our Certificate of Incorporation refers
24 to Gurdjieff's teachings, that that's what the

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2 organization, the primary purpose of it is, and
3 those, so while it doesn't explicitly use the
4 word, quote unquote religious in the Certificate
5 of Incorporation, those teachings are religious
6 in nature and everything they do is grounded in
7 religion and the specific teachings of Gurdjieff.

8 So, the next -- so we believe that we
9 are permitted under two and possibly three I'll
10 get to, independent bases. So the next is a pre-
11 existing non-conforming use.

12 MR. DOUGLAS: Before you go on to the
13 next one --

14 MS. HAGSTROM: Sure.

15 MR. DOUGLAS: -- can I just ask a
16 question or two? What, what's the, the difference
17 between a religious teaching and a philosophy
18 that has certain religious elements, because I
19 guess I need some more clarification as to that.
20 It seems to me that, and I understand the state
21 needs to be very wary of questioning whether
22 something is religion or not. I'm very cognizant
23 of that.

24 MS. HAGSTROM: Right, just under the

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2 First Amendment, correct.

3 MR. DOUGLAS: Right, right, I'm fully
4 aware of that. But I'm just trying to get a
5 handle of what the difference in your mind is
6 between religious teaching or religion inspired
7 religion, you know, or a philosophy that has
8 religious elements in it, or it's been inspired
9 or influenced by it.

10 MS. HAGSTROM: Right. So, I mean just to
11 take that back, a step back a little bit, part of
12 it, so your code does not have a definition of
13 religious instruction or place of worship. So
14 what your code says in the definitional section
15 is that then you go to the most recent edition of
16 the Webster's Unabridged Dictionary. So what we
17 provided with our packet were printouts from that
18 actual dictionary, and I just caution the board
19 that in reviewing some of the opposition
20 materials early on, they used a different
21 dictionary. So you, you know, I think you really
22 have to -- they used the Collegiate, not the
23 Webster's Unabridged, and I don't mean to be
24 overly technical but when your code says use

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2 this, I truly believe that's what you have to
3 use.

4 MR. DOUGLAS: We've had this issue with
5 the Webster's International Dictionary, which I
6 think is what it says. I don't think there's,
7 there is such a thing per se, as the Webster's
8 International Dictionary. So you quoted from the
9 Miriam Webster Dictionary.

10 MS. HAGSTROM: The Webster's

11 MR. DOUGLAS: Webster's is a generic
12 term, and unfortunately our codes just says
13 Webster's. It doesn't say what, what company or
14 Webster's is.

15 MS. HAGSTROM: It says Webster's
16 Unabridged. I actually got a subscription to it,
17 for \$5.

18 MR. DOUGLAS: Which is published, but,
19 I'm not arguing with you.

20 MS. HAGSTROM: Right. I understand.

21 MR. DOUGLAS: Just that's published by
22 the Miriam-Webster company.

23 MS. HAGSTROM: Okay.

24 MR. DOUGLAS: That's a particular

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2 private company. Webster's Dictionary is just a
3 phrase used to describe dictionaries.

4 MS. HAGSTROM: Okay.

5 MR. DOUGLAS: Which is a problem with
6 our code, not with your position.

7 MS. HAGSTROM: Yes, understood. And
8 there is also, it refers to the standard
9 industrial classification, so we included, you
10 know, the only thing that I could find that did
11 have a section on religious organization, which I
12 quoted it and put in there.

13 MR. DOUGLAS: Right. And that's another
14 problem with our code. This board has recommended
15 to the Town Board now, more than once, that they
16 revise that. Again, this has nothing to do with
17 your position, but that's the outdated code and
18 they should be using the NAIC I think is the one.

19 MS. HAGSTROM: Yes.

20 MR. DOUGLAS: NAIC is from what 40 years
21 ago, or something at this point.

22 MS. HAGSTROM: Right.

23 MR. DOUGLAS: But anyway, that's not,
24 that's not your problem, that's the town's

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2 problem.

3 MS. HAGSTROM: Okay. I just wanted to
4 give the background though, that it isn't
5 defined, those terms are not defined in your
6 code, so we have to go to common, you know,
7 dictionary definition is what your code says. And
8 I think when you go those, I know when you go to
9 those dictionary definitions, what you're going
10 to find is it's often, you know, like Gurdjieff's
11 teachings speak of it, an omnipotent and
12 benevolent creator of all things and then astoral
13 body, you know, things like that, that really
14 refer to religion as opposed to the philosophical
15 that you, you presented as an example to me. They
16 do meditation, you know, they, they all of their
17 activities are related to these teachings of
18 bettering one's self and your relationship to
19 mankind. So, and --

20 MR. WALSH: Quick question.

21 MS. HAGSTROM: I'm sorry, go ahead.

22 MR. WALSH: How many other locations?
23 You said there's multiple locations. Are there
24 any in New York State and what is their --

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2 MS. HAGSTROM: Yes, there's two, right?

3 UNIDENTIFIED MALE: In New York State?

4 MS. HAGSTROM: In New York State, right?

5 MR. WALSH: Yes.

6 MS. HAGSTROM: There's Tusten and New
7 York City.

8 MR. WALSH: And what do they fall under,
9 like their incorporation for that? Is it the
10 same?

11 MS. HAGSTROM: It's the same
12 corporation.

13 MR. WALSH: Okay.

14 MS. HAGSTROM: Yes.

15 UNIDENTIFIED MALE: But there are
16 affiliates, associates, in New York State as well
17 as [unintelligible] [00:11:21] --

18 MR. DOUGLAS: Okay, if you --

19 MS. HAGSTROM: There are four affiliates
20 in New York State, sorry.

21 MR. DOUGLAS: -- this is being recorded.

22 MS. HAGSTROM: Yeah,

23 MR. DOUGLAS: Okay, go ahead.

24 MS. HAGSTROM: Well, I want to make sure

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2 I give an accurate answer, absolutely, so. Any
3 other questions before I move on to --

4 MR. DOUGLAS: Okay, so, so I'm, to get
5 back to my question, I'm just trying to, so if
6 I'm understanding, you're saying that this is a
7 religion because there's, because of the
8 teachings include things about omnipotent beings
9 or whatever the phrase was, and, and practices
10 such as meditation?

11 MS. HAGSTROM: Right. So central to the
12 teaching is a focus on the individual human being
13 in relation to all your influences of life, with
14 the emphasis on self-study, self-awareness for
15 your own personal development and harmonious
16 relations with other human beings in the world. I
17 mean I think you will find that that is a central
18 tenet if you will, of many religions. And
19 Gurdjieff's teachings were grounded in many
20 religions, you know, but that is the general
21 global teaching of what Gurdjieff, you know,
22 stands for, or what the, all of the teachings are
23 in relation to.

24 And so there's meditation, there's

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2 crafts, there's sacred dances, you know, there's
3 music that's based, you know, religious music, a
4 lot of things that would be similar to a
5 traditional religion as well.

6 MR. DOUGLAS: And this is going to show
7 my ignorance of the law. But are religious
8 institutions, are they incorporated under
9 501(c)3, just like other non-profits, or is there
10 a separate section for, for churches, for
11 instance?

12 MS. HAGSTROM: For churches, I, for a
13 denominational church, and I'm not corporate law
14 is not -- we can certainly get you that answer.
15 That's not my specialty, but I certainly know
16 from having researched this and this is that the
17 religious corporations law is specifically set up
18 for churches. That's a different thing,
19 incorporating as a church. You can be religious
20 and not be a church. And I think that's
21 exemplified by your own code that says church or
22 other place of worship. You're not limiting it to
23 church, religious corporations law, so yes, it
24 can be a 501(c)3 charitable, religious, yes.

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2 MR. DOUGLAS: But again, I just want to
3 emphasize, I'm just trying to get a handle on
4 this and --

5 MS. HAGSTROM: Yeah, yeah.

6 MR. DOUGLAS: -- and also reemphasis, I
7 understand that the, we need to be very wary
8 about saying, you know, as to putting our views
9 as to what is a religion or what's a religious
10 practice. I, I'm, again, I just want to stress
11 that. I get that, and I think everybody else
12 understands as well.

13 MS. HAGSTROM: Well, I just want to make
14 sure that, you know, that is just the law, right.

15 MR. DOUGLAS: That's the law.

16 MS. HAGSTROM: Yes.

17 MR. DOUGLAS: That's the First
18 Amendment.

19 MS. HAGSTROM: Yes. Right. Right.

20 MR. DOUGLAS: Mm-hmm.

21 MS. HAGSTROM: So shall I move on to the
22 pre-existing, non-conforming use, or does anybody
23 have any other questions? Okay. So pre-existing,
24 non-conforming use, this board, well not this

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2 board, but in 1953, the Danish Home, there was an
3 appeal to the ZBA, the zoning enforcement officer
4 was going to issue a certificate of occupancy,
5 and the zoning board upheld that because the
6 property was formerly owned by the Ramble Resort
7 Corp. and the official name is in my, in my
8 submission, and they said it was a home for the
9 aged, and that's not to be confused with a
10 nursing home. It was a home for the aged and that
11 they were similar to a residential hotel as the
12 Ramble Resort Club had been, and they approved
13 under that, under that use. And that's how they
14 became a pre-existing, non-conforming use.

15 And I contend still are a pre-existing,
16 non-conforming use. So I think -- well, let me
17 start with what Mr. Rogers put in his decision
18 was a one-sentence, "the Danish Home is/was a
19 conforming use in the current town code". So
20 reading the tea leaves, you know, it's a one-
21 liner, I'm trying to figure out what exactly that
22 means, and that's why I asked for Mr. Rogers to
23 be here tonight. I understand he couldn't be and
24 I am making that request again, that the be here

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2 at least for the next meeting since he couldn't
3 make it tonight, so we can have further insight
4 into why he wrote that.

5 But what I can surmise is from Mr.
6 Schwartz had issued a letter stating that there
7 is a section in your town code, I believe it's
8 307-84, which states that if there is use that
9 was a prior non-conforming use, that now is
10 permitted with the adoption of the code as a
11 special use permit, that it's deemed to have a
12 special use permit. And what Mr. Schwartz
13 referred to is a nursing home. And what's why I
14 told you that that distinction is critical,
15 because the Danish Home is not a nursing home.
16 There's different licensing requirements for a
17 nursing home, there's different levels of patient
18 care. And indeed this, the board, the ZBA in 1953
19 said home for the aged, and that's what the
20 Danish Home is, it's a home for the aged, not a
21 nursing home.

22 And in that 1953 decision, the zoning
23 board actually said they would not countenance a
24 nursing home. So they said, they clearly

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2 distinguished between those two uses, nursing
3 home versus home for the aged.

4 So the home for the aged still is a pre-
5 existing, non-conforming use. So I think there
6 was just confusion with the argument that was
7 presented under that code section. It's the only
8 thing I can surmise from reading that sentence,
9 from being familiar and from the argument that
10 was presented from Mr. Schwartz.

11 MR. DOUGLAS: With respect to non-
12 conforming use, I believe, if I'm remembering
13 correctly, then after a year of non-use, then --

14 MS. HAGSTROM: Mm-hmm.

15 MR. DOUGLAS: -- then your, persons can
16 no longer be grandfathered in.

17 MS. HAGSTROM: That's correct.

18 MR. DOUGLAS: What, what --

19 MS. HAGSTROM: And that --

20 MR. DOUGLAS: -- when, when did the
21 Danish Home, the Danish Home is not, no longer
22 operating, at least it no longer has residents,
23 so -- and it hasn't since last year, I think. So
24 isn't that more than a year?

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2 MS. HAGSTROM: So the last, and it is
3 addressed in there, but I do think it's been over
4 a year since, and it's in my papers, so I defer
5 to, that would obviously be the most accurate,
6 but my recollection is what I do know standing
7 here right now, is that in January 2022, meaning,
8 meaning less than a year ago, the last staff
9 member moved out. And what I also know is that
10 the case law says that, and it is cited in some
11 of the exhibits, one of the exhibits in here, is
12 that the case law states that it's a really
13 minimal standard that you have to meet. If there
14 is any use, minimal use, it, it, it meets, meets
15 that criteria. So there was not a complete
16 abandonment. It has to really be a complete
17 abandonment in order to have that one year
18 trigger. You are correct, there is a one-year.

19 So Mr. Rogers did not address that in
20 his decision. You know, he didn't say that, but
21 we, Mr. Schwartz did raise that issue and we have
22 responded to it. So I don't know if he decided
23 that wasn't, you know, I can't, I can't speak for
24 him, so.

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2 And, and our use, I would say is similar
3 to a residential hotel use in that there will be
4 people staying overnight. They don't expect more
5 than 75 people at a time, so the use by the
6 Gurdjieff Foundation would also fit within that
7 preexisting non-conforming use as the resort did
8 to the Danish Home to our use.

9 MR. DOUGLAS: Does the clock start or
10 stop ticking for the one year since they got
11 their application in? I guess it's our procedure?

12 MR. MICHAEL CUNNINGHAM: I would think
13 that since they got it in before the year mark, I
14 would have to research it, that, you know, it
15 would toll the limitations period. But I'd have
16 to further research that.

17 MS. HAGSTROM: So one other thing that I
18 want to discuss is we, we originally went before
19 the planning board under the category of non-
20 school curriculum program, because on its face,
21 right, non-school curriculum program seems to fit
22 dead on, and we, we thought we were, in a way,
23 giving the town something through a special use
24 permit if they were concerned about our use, they

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2 could put restrictions on it, and we thought that
3 the town might, in and of itself, be more
4 comfortable with that as a use. Despite us
5 knowing about, you know, the religious, we
6 thought that might be more problematic just
7 because it doesn't require a special use permit.
8 So, and a non-school curriculum, you know, it's
9 Gurdjieff's teachings, it's a non-school
10 curriculum program.

11 The issue became that it is under
12 private nature preserve, under that, that
13 category, which Mr. Schwartz pointed out. But
14 when you're looking at that category, I will say
15 it is a -- it appears to be very, a broad
16 category and if you don't mind, I'm just going to
17 get my phone because my kids will be proud, I
18 snapshotted something on my phone. So there are
19 the other uses in the subcategories under private
20 nature preserve really are on the same type of
21 use as us. You know, they're not a nature
22 preserve in the traditional sense of what you
23 would think it is either, like hiking trails for
24 passive recreational use. You know, the Gurdjieff

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2 Foundation intends to keep all of the natural
3 environment as it is. They don't intend to take
4 down trees, or, and their members' garden, you
5 know. So they do intend to maintain the integrity
6 of the property. They're going to use the
7 existing structures. I know we're not here for
8 site plan approval. But it's 48 acres and it's
9 got pretty good buffer and natural environment
10 and open space and they do intend to keep it that
11 way. So that, that's one example.

12 There's also private and public school
13 curriculum school programs and there's a non-
14 school curriculum programs, the use of the land
15 for organized outdoor group activity. So as you
16 go down that list, we do really seem to fit in
17 that. It was just your def- you do have a
18 definition of private nature preserve in your
19 code, and it does talk about educational for the
20 environment. But it does include passive
21 recreation, which for example, those hiking
22 trails would include.

23 So, the code enforcement officer in his
24 last sentence, you know, he had three sentences

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2 in his determination, and the last sentence says,
3 "the use proposed is not underlined permitted".
4 So I think that's broad enough to just say our
5 use as a whole he's saying is not permitted. So
6 if this board were inclined and found on this
7 interpretation that we're requesting, that non-
8 school curriculum program is the best fit,
9 obviously, we would encourage the board to go
10 that way. We were before the planning board,
11 we're heavy into this site plan approval and
12 special use permit process. And before we, you
13 know, got this determination and had to come to
14 you. So that's just one last thing.

15 So, to conclude as far as our use goes,
16 it's a use that's going to be the same intensity
17 or probably less than the Danish Home current
18 use. You know, it seems there's opposition to any
19 use that's going to be for this, for this
20 property. And I started looking at some of the
21 things that are permitted, you know, like a
22 subdivision, you know, you could -- this is 48
23 acres, you could put probably, you know, you
24 could definitely subdivide it, you'd have to put

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2 a road in, but you could get some houses in

3 there, or, you know, some of the other uses, I

4 saw a golf club or a country club or a school. I

5 mean there are uses that are so much more

6 intensive than this use that are permitted in the

7 R-80 zone that I'm not quite -- I'm puzzled by

8 what the opposition is to this quiet, meditative,

9 it's only on occasion that the workshops will be

10 taking place. And I do have a sample calendar

11 with me tonight that we can pass out to the board

12 because it wasn't included in our packet, but it

13 was given to the planning board, so I just

14 brought it with me tonight in case you want to

15 see it. It just tells you, you know, how many

16 people and how often, because often, it'll only

17 be a few days at a time. It's not even going to

18 be like the Danish Home, where the home for the

19 aged was operating seven days a week with staff

20 coming in and out and food delivery, you know,

21 this is not going to be that intensive.

22 MR. DOUGLAS: Well, if you want us to

23 consider it just, you know, just submit it.

24 MS. HAGSTROM: I will, yeah, I will.

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2 MR. DOUGLAS: And we'll, that'll be part
3 of our --

4 MS. HAGSTROM: Yeah, I'll submit that
5 into the record so you have it, as, you know,
6 since I can't assume since the planning board had
7 it. And then, the last thing I want to talk about
8 is standing. So I see Mr. Schwartz is here
9 tonight. We have requested many times and have
10 been met with silence as to the standing of his
11 client. His client is quote unquote, the Teatown
12 Alliance. I don't know what that means. I do know
13 from certain people that are here that are
14 adjacent to the property, that they are in the
15 Teatown area and that they are not part of the
16 Teatown Alliance.

17 MR. DOUGLAS: When, when you say
18 standing, you're talking about the legal --

19 MS. HAGSTROM: Legal standing to oppose
20 our project.

21 MR. DOUGLAS: Okay. Okay.

22 MS. HAGSTROM: Right.

23 MR. DOUGLAS: At the risk of betraying
24 what I, what I do for a living, doesn't that

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2 apply to whether somebody has the right to file

3 suit in court? Is that, isn't that different?

4 Because our basic, our basic approach on the

5 zoning board has always been that we have public

6 hearings and people can express support for an

7 application or they can oppose it, no matter who

8 they are. We have, you know, neighbor, neighbors

9 of, of applicants, we have people from other

10 towns, we have them speak. And then we just

11 listen and get all the, all the information

12 people have and then we've got a record, and then

13 we make a decision. We don't generally say, you

14 know, you can't oppose something because you may

15 or may not have the right to file a lawsuit.

16 MS. HAGSTROM: No, I, I understand that.

17 But I do think it's important for him to identify

18 who his clients are, who he represents, so this

19 board does have an understanding of who are the

20 neighbors and what do they really think about

21 this project and where do they live in relation

22 and are they going to be impacted. I do think

23 those are legitimate questions. You know, it's my

24 understanding that the Teatown Alliance, you

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2 know, includes the town of Cortlandt here, but
3 also Yorktown, Newcastle, Ossining, you know, are
4 these people even in your town. Who are his
5 clients? I just think that should be, what's the
6 harm in asking most people who come up and speak,
7 I'm not saying don't hear from somebody, and as a
8 matter of fact, we didn't oppose him, you know,
9 giving a letter to Mr. Rogers, even though that
10 did end up muddying the water, because I think
11 some of these findings were based on that
12 opposition and were incorrect, frankly.

13 But I do think that's a reasonable, most
14 people get up and say I'm so-and-so and this is
15 where I live. And I, and I do think just him
16 speaking without identifying what if his clients
17 are I Wyoming, you know, we should know.

18 MR. DOUGLAS: I'll leave it up to Mr.
19 Schwartz as to what information he wants to or
20 doesn't want to reveal about the specific
21 individuals in the group. But again, our, our
22 approach has always been to hear anybody who
23 wants to come before us.

24 MS. HAGSTROM: Right. And I think you're

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2 going to hear, it's my understanding from the
3 adjacent neighbors, and I think you're going to
4 hear that they are in support of the Gurdjieff
5 Foundation and what they propose to do with the
6 property.

7 MR. DOUGLAS: Okay. So this sounds to me
8 like it's not really an issue of legal standing.
9 It's an issue of whether or not we should
10 consider people who are more remote from the
11 site?

12 MS. HAGSTROM: Yes.

13 MR. DOUGLAS: If you can point us to a
14 case that says a ZBA cannot take into
15 consideration opposition based on some concept of
16 legal standing --

17 MS. HAGSTROM: I, I'm not --

18 MR. DOUGLAS: -- please give it to us.

19 MS. HAGSTROM: -- yeah, I, I'm not
20 saying --

21 MR. DOUGLAS: So we have the benefit of
22 it.

23 MS. HAGSTROM: I'm sorry.

24 MR. DOUGLAS: Otherwise, I'm, I'm

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2 skeptical of the legal standing argument.

3 MS. HAGSTROM: I think the legal
4 standing argument though, I, I agree with you.
5 It's a public hearing. The public can speak.
6 Everybody has the right to speak. I completely
7 agree with that. But then do they have the right
8 to oppose our project when, you know, there's a
9 certain line that comes up when you're not a
10 direct abut or across the street. And I
11 understand that, that's a legal argument. But I
12 think it should enter into the deliberations how
13 interested are you in this project, how are you
14 going to be impacted, right. That would be part
15 of your consideration.

16 MR. DOUGLAS: Okay.

17 MS. HAGSTROM: Okay. Any other
18 questions?

19 MR. CUNNINGHAM: Were you talking about
20 even standing to request the interpretation from
21 Mr. Rogers? Was that part of your standing
22 argument as well?

23 MS. HAGSTROM: Yes, that's, I mean that
24 was, we felt that we couldn't say no, because we

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2 figured it was going to be heard regardless, but
3 yes, I think it really muddied the waters and is
4 part of the reason why we ended up where we are
5 today.

6 MR. DOUGLAS: Do you have any cases that
7 say, that limit who can get involved in
8 questioning, before it gets to the zoning board?

9 MS. HAGSTROM: Right.

10 MR. DOUGLAS: When it's before the code
11 enforcement officer to make a, to make a
12 determination. If you have cases saying that,
13 that somebody can't, you know, get involved in
14 that, or who can get involved in that, bring it
15 to our attention.

16 MS. HAGSTROM: I, I certainly will take
17 a look at that, but I think really the broader
18 point is just understanding who, who is here and
19 why and, you know, having an unidentified client,
20 maybe that's just something that the board should
21 take into consideration. That, that's all, that's
22 all I'm asking. We did not oppose Mr. Schwartz
23 making that record, and I'm not opposing him
24 speaking here tonight. I'm not saying that. But

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2 what I am saying is can we dive down into the
3 circumstances of it. I'm just making that
4 request.

5 MR. FLEMING: I have a question. Is your
6 question about the anonymous nature of the people
7 opposing you?

8 MS. HAGSTROM: Yes, absolutely, yes.

9 MR. FLEMING: I mean I, I think it's a
10 fair question, and I don't know, I think I'd
11 actually ask for --

12 MS. HAGSTROM: I mean I've been on the
13 other end of it, frankly.

14 MR. FLEMING: -- [unintelligible]
15 [00:31:22] as to whether someone can come to a
16 town board anonymously and, and seek relief as
17 opposed to any member of the public standing
18 there. Like I had to on many town boards say, hi,
19 my name is Michael Fleming, I live at 24 --

20 MS. HAGSTROM: You hit the nail on the
21 head, thank you.

22 MR. FLEMING: -- and make my speech. So
23 if that's the question, I, I'm --

24 MS. HAGSTROM: That is, yes. You said it

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2 better, thank you.

3 MR. DOUGLAS: Okay. We'll hear what Mr.
4 Schwartz has to say about that. I'm not saying
5 you have to be finished. You can keep talking.

6 MS. HAGSTROM: No, I was finished.

7 MR. DOUGLAS: Oh, okay, I'm sorry.

8 MS. HAGSTROM: Thank you so much for
9 your time.

10 MR. DOUGLAS: Thank you.

11 MR. WALSH: Anybody else from the public
12 like to speak in this case? Come up, just state
13 your name and your address.

14 MS. MARGUERITE PITTS: I'm Marguerite
15 Pitts and I live at 1031 Quaker Bridge Road East.
16 I -- can you -- is this better?

17 MR. DOUGLAS: We can hear you.

18 MS. PITTS: I thought I had a pretty
19 loud voice.

20 MR. DOUGLAS: It's not just us, it's
21 getting -- it's on --

22 MS. PITTS: Sure.

23 MR. DOUGLAS: -- and it's also getting
24 recorded so people can watch it on Cable TV. And

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2 the key person, if Alan, who's, you can't see,
3 yells out to us that he can't hear, then --

4 MS. PITTS: Okay.

5 MR. DOUGLAS: Okay.

6 MS. PITTS: I share 550 linear feet with
7 the Danish Home. And I've been there since 1986.
8 The Danish Home has been a very good neighbor to
9 us, to the whole neighborhood. They've been very
10 careful, they are not noisy, despite the traffic
11 that they have, which you've heard about from
12 their tenants, from their staff, from deliveries
13 that come and go and from family visits.

14 I and three other of the abutting land
15 owners are here to support the Gurdjieff
16 proposal. And I will speak on one point, at least
17 that. If you look at the map, the lower left
18 corner, which is a very strange shape, is my
19 property. It's nine acres and it, we both, the
20 Danish Home and I have a strip, have woods there.
21 We are along the Croton Aqueduct which is very
22 important to the whole neighborhood and even to
23 New York City people who come up to hike and to
24 bike ride. It's a very rural area there. The

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2 Danish Home, in terms of the property, could
3 easily put a trail that goes down into the Croton
4 Aqueduct trail. There are already trails that
5 people make anyway. So it actually in that sense
6 could qualify as a nature preserve.

7 I want, I want to express why we
8 support, why I support the Danish Home use by the
9 Gurdjieff. First of all, the Danish Home in their
10 respect for the community, looked at many buyers
11 and they came down to three and they felt that
12 Gurdjieff was the one that would preserve the
13 character of our neighborhood. They really cared
14 about us. And I appreciate that a great deal.
15 They selected Gurdjieff and we agree with them.

16 Several elements I wanted to talk about.
17 One is traffic. As was pointed out, the annual
18 traffic of the Danish Home is larger than that
19 that we can expect from Gurdjieff. There will be
20 some peak moments and I think they're going to
21 try to diminish the impact through buses and
22 sharing and through the trains, etc. And their
23 plan is one to keep the rural nature of the
24 property, not to take down the forest and the

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2 meadows, and we hope that you will enforce that.
3 We understand that you do that when someone comes
4 in for a plan, you make sure they follow it and
5 we trust that.

6 In terms of the accommodations, the 24
7 residents, many of them were in 300 square foot
8 rooms that the Danish Home says could easily fit
9 two or three bed, which could accommodated the,
10 what is planned by the Gurdjieff. So we are not
11 suspicious that they are going to get in there
12 and then start building in order to accommodate
13 their peak traffic.

14 So in summary, we're not taking a side
15 of who they are and why you should approve them.
16 But we really ask you to think of our
17 neighborhood and its bucolic nature and, and
18 respect our desire to have a non-intensive use on
19 that property. We think that's our best option
20 and it might be our last chance to have a non-
21 intensive use. So please try to find a way to
22 meet our desires of a neighborhood the way it is
23 now. Thank you.

24 MR. WALSH: Thank you so much.

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2 MS. GRETA HANSON: Hi. My name is Greta
3 Hanson and my husband and I own the largest
4 property border, so if you take a look at the
5 purple to the right, it is 1,950 feet on 23
6 acres. We have been privileged to have been
7 neighbors to the Danish Home for the past 25
8 years.

9 MR. WALSH: What's your address?

10 MS. HANSON: It's 2125 Quaker Ridge
11 Road.

12 MR. WALSH: Thank you.

13 MS. HANSON: During that time, we
14 developed and enjoyed a strong relationship with
15 the Danish Home and its management. We have spent
16 Christmas Eves at the Danish Home, and prior to
17 the COVID pandemic, hosted Christmas teas for the
18 residents at our home. In fact, one of our
19 friends was called into service as Santa Claus
20 for one of their celebrations around the Danish
21 Home Christmas tree.

22 Furthermore, we once had the privilege
23 of hosting one of the 80-year old smørrebrød
24 makers who participated in a Danish Home

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2 Strawberry Festival. That is basically rye bread
3 with smear. They transported sandwich makers in
4 for their June Strawberry Festival.

5 Through the years, we've enjoyed our
6 relationship and have supported the Danish Home's
7 activities. Until the mid-50s, the Danish Home
8 and our property were one. It is our
9 understanding that this property was granted to
10 the Purdy family in the 1800s. Over time,
11 ownership changed and the original property was
12 subdivided in the mid-1950s as referred to by
13 other people here. A portion was granted to Con
14 Ed, another became the property of the Danish
15 Home and a third portion, which includes the
16 Purdy home, became the property that we have
17 owned since January of 1998.

18 To this day, we maintain a driveway that
19 connects to the main Danish Home driveway for our
20 home and provides emergency access for both
21 properties. We sincerely regret that we are
22 losing the Danish Home as a friend and neighbor.
23 For those of us whose properties adjoin, or are
24 adjoined to the Danish Home, the quality of the

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2 stewardship of the property going forward is an
3 essential and critical, critically important
4 issue with my fellow border neighbors of the
5 Danish Home, we support the sale to the Gurdjieff
6 Foundation. We feel that they will be good
7 stewards. Thank you.

8 MR. DOUGLAS: Thank you.

9 MR. ZACH GREENBERG: How is everyone
10 doing? I just want to say my name is Zach
11 Greenberg, I live at 1047 Quaker Bridge Road
12 East. I am that bottom square between Meyards and
13 Marguerite, so I'm about 350 feet away from the
14 Danish Home and I've been in the area, the Croton
15 area, the Cortlandt area for about four years.
16 The reason we moved here was due to the beauty,
17 the nature, the preservation, the quality of
18 land, the neighbors, the people, everything that
19 all you are up here caring for.

20 We've, nothing makes us happier than
21 driving around the neighborhood, seeing the
22 quality of the land, seeing the beauty of these
23 houses, seeing the use, hiking the trails,
24 meeting people along the trails and just getting

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2 joy from our property and people's property
3 around us. Every house around us looks different,
4 looks amazing and beautiful.

5 In, in hearing of all this and knowing
6 some potential options, I feel the foundation is,
7 is fantastic, when reading about them, when
8 learning about them, their use of the lands,
9 looking up some of the other sites that they have
10 in some areas, are well maintained, landscaped,
11 and beautiful. Don't take my word for it. Go look
12 at these. They have a place in New York that I've
13 seen. They have places in other areas, you can
14 Google it. I think it's, I would love to live
15 next door.

16 You know, one of the things I have to be
17 concerned about, as we've heard tonight, time is
18 against us, especially if this one year mark is a
19 big and play in this, and people are losing
20 patience. I for one fear the unknown as what can
21 happen to this property versus what I do know in
22 front of us. They have made what I feel is a good
23 plan and good use of the land in a way that it
24 seems fitting.

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2 In addition with this, there are other
3 things in this area, you know, that just, you
4 know, are beautiful pieces of property and
5 everyone respects that. I feel from reading
6 their, you know, proposition, proposal and then
7 just after speaking with some of them, that they
8 really do care about the land, as do most of us.

9 And I just hope that we can look at
10 this, being 350 feet away that I can continue
11 look at this property the way it is and the way
12 that they want to use it versus some other
13 options that may not be as favoring, especially
14 being someone that gets to drive past that every
15 day. Thank you for your time.

16 MR. DOUGLAS: Thank you very much.

17 MS. MICHELLE MYARD: Hello, good
18 evening, my name is Michelle Meyard, I live at
19 1059 Quaker Bridge Road East. On the map there,
20 it is the lower left, it's like southwest
21 boundary, it 830 feet of shared property line. I
22 have some prepared remarks, but just for some
23 context, our home, our backyard are visible from
24 the property line, so if anybody has something at

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2 stake, we certainly do, as do my abutting
3 neighbors who I stand before you today in
4 agreement with. And by the way, I would just add
5 that it took a lot for us to come together and
6 step forward. We're not anonymous. There's a lot
7 at stake for us, so it's important, I think that
8 the board hopefully appreciates that, that this
9 is a brave thing for us to do and we don't know
10 who we're up against, but I'd just like to say
11 that.

12 So, moving on, so as I said, we share a
13 boundary. It is 830 feet of property line. My
14 husband and I are actually a little bit new to
15 the town of Cortlandt. Unlike some of my lovely
16 neighbors, we moved to the area in 2020. We got
17 married actually just outside this building, in a
18 small, intimate lovely ceremony in the middle of
19 a pandemic. So, we moved into our now house,
20 which we love, just a little over one year ago
21 after a long and arduous journey to find a home
22 that was just right for us. And, excuse me, I'm
23 saying all this because while we might be very
24 new to this community in relative terms, we are a

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2 part of a generation moving into this community
3 who will build our families here.

4 And what that means is we intend to stay
5 for years to come. We intend to look after this
6 neighborhood and that's really because the
7 generations before us have built something
8 amazing and it means a lot to us and that's why
9 we're here. We're here really in specific terms
10 and I agree with all the points that have been
11 made, but at a high level, we're really
12 advocating for this future that we want to wake
13 up to, which our neighborhood is tree-lined, it's
14 fresh air filled, it's beautiful, it's
15 breathtaking and these types of principles, based
16 on our research, based on the application align
17 to what the Gurdjieff Foundation and, and what
18 they, they practice and their approach seem to
19 be. So for those reasons, we do support the sale
20 of the Danish Home to the Gurdjieff Foundation
21 and we believe they would be good neighbors.

22 Thank you.

23 MR. DOUGLAS: Thank you so much.

24 MR. THORT MEYARD: Hello, everyone. I'm

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2 Michelle's husband. As Michelle said, we live
3 next door to the Danish Home. We enjoy taking
4 care of the trees and of the old house where we
5 moved in just one year ago. We love this
6 neighborhood.

7 MR. WALSH: Could you just give us your
8 full name, just so we have it.

9 MR. MEYARD: Of course. I'm Thornt
10 Meyard and I live at 1059 Quaker Bridge Road
11 East, just next door from the Danish Home. We are
12 abutting neighbors, with standing, sharing 830
13 feet of property line, beautiful stone wall, more
14 than 100 years old certainly, just like the house
15 itself, which is older than the Danish Home. And
16 not only are our house and backyard easily seen
17 from the, the, the Danish Home lot, we, we
18 believe that, we believe that the Danish Home
19 stands out, we believe that it stands out for its
20 beautiful wooden landscapes and also for its
21 architectural significance, really, as well as
22 its housekeeper's house, which is a beautiful
23 house as well, which we see very well from our
24 garden.

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2 And we know all too well that larger
3 lots, 48 here, in the area in North Westchester
4 are not so many and are at risk of future
5 develop. And we obviously know that many other
6 developers would love to move in. But we really
7 appreciate the, the project described by the
8 Gurdjieff Foundation, which really did an
9 outstanding work putting together something that
10 proactively takes care of the community already
11 and of the walls, the buildings, the trees,
12 everything.

13 So we deeply hope that the next chapter
14 of this beautiful place will fall into hands that
15 will respect this, us, the neighbors and for the
16 generations to come, so we believe it should be
17 the Gurdjieff Foundation. Thank you so much.

18 MR. DOUGLAS: Thank you.

19 MR. WALSH: Would anybody else like to
20 speak? Come on up.

21 MR. MICHAEL SHANNON: Good evening, my
22 name is Michael Shannon. I live at 2022 Quaker
23 Ridge Road. I think you know me from another
24 application, but if you'll look at the map up

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2 here, if you go to the very corner of the pink or
3 purple line where it intersects on the right, if
4 you go up there and make a right you're on Quaker
5 Ridge Road. One of my biggest concerns is the
6 potential traffic impact of this planned facility
7 because if you come out of the present Danish
8 Home, you make either a left or a right. And if
9 you make a right, you head toward a one-lane,
10 very small bridge. If you go left, you head
11 towards Quaker Ridge.

12 The activities that are in some of the
13 plans seem more significant. They talk about more
14 than 100 people coming, they talk about weekends,
15 so the traffic flow may be an issue. But I don't
16 want to get into all the level of detail tonight.
17 I just want to make a couple of points. I've
18 received a number of emails from neighbors
19 expressing concern at least about this, but they
20 were Jewish and said they couldn't make it
21 tonight. Counsel said that she would like to
22 question Mr. Rogers. I do hope that you continue
23 this hearing, so that people that couldn't make
24 it can make it next time, and that, if need be,

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2 Mr. Rogers can be questioned.

3 I don't think anybody will argue that
4 the foundation's beliefs are in any way a sham or
5 questionable or not good. The two issues that
6 counsel raised was whether they qualify under the
7 religious exemption or under a pre-existing use.
8 Mr. Schwartz had submitted a letter, which is
9 attached to their application which attaches some
10 of the information publicly available on websites
11 where they describe themselves as not religious
12 but more philanthropic and, and engaged in what,
13 what sounds to some of us as coaching programs,
14 examine oneself, self-esteem, meditation to
15 accomplish those.

16 I don't know if it's appropriate or not
17 to ask whether the individuals, if asked the
18 question, what religion are you, I would suspect
19 many of them would say I'm Catholic, Protestant,
20 Jewish or whatever. And they belong to this
21 foundation. The -- it made me think a bit about
22 the Knights of Columbus that I belonged to for
23 years. That's not a religion. It's an
24 organization that's based in part on the beliefs

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2 of the Catholic Church and does good deeds, etc.
3 and has parties and things like that. So I don't
4 know whether it rises to the level under your
5 code of the sufficient religious exemption. They
6 did previously identify as a non-school
7 curriculum program. And I think their prior
8 statements publicly more accurately identify them
9 than their arguments here.

10 The other point that they make is they
11 rely on the pre-existing condition. And the order
12 that they attach from the Ramble Hill Resort Club
13 talks about that being allowed because it would
14 result in a reduction in traffic activity and the
15 order actually went on right before the end to
16 say we will not countenance any mental
17 institution, sanitarium or similar use or a
18 nursing home in this area, and any attempts to
19 expand the use beyond the feature as a home for
20 the aged will be grounds to annual the
21 certificate.

22 So I don't think that is a good
23 precedent for them. I do think that the letter
24 that Mr. Schwartz previously submitted addresses

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2 a number of the other concerns and I ask that you
3 do allow this public hearing to continue again.

4 MS. HAGSTROM: Can I just make a brief
5 clarification?

6 MR. DOUGLAS: At the end, after we've
7 heard from anybody else, okay.

8 MR. DAVID VALDEZ: Hello and thanks for
9 holding this hearing. I'm David Valdez. I reside
10 on Glendale Road, which is part of Teatown in the
11 Newcastle part, what we call the West End of
12 Teatown. The purpose of my getting up here and
13 saying something is to support my neighbors and
14 my friends who will have the biggest impact and
15 influence from any externalities from the future
16 owner of this property and it would be very
17 pleasing to me and, and my neighbors that I've
18 talked to, to have you grant the permits, special
19 permits or whatever is necessary for the
20 Gurdjieff Foundation to operate from this
21 property. I've been in the property, it's an
22 amazing piece of property. And what is so
23 critical, as you have heard, not only in this
24 conversation, but in many conversations of the

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2 requests for permits and changes to the
3 neighborhood, what we truly value is nature, the
4 trees, our property, dark, not the light, not
5 commercial, and the Gurdjieff Foundation is very
6 consistent with the neighborhood and we hope that
7 as you get through the questions, that you would
8 see to allow them to proceed with the confidence
9 that they could operate from this property. Thank
10 you.

11 MR. DOUGLAS: Thank you.

12 MR. GREENBERG: I apologize, but I had
13 forgotten one of my comments based on an earlier
14 discussion that was had.

15 MR. KEHOE: Could you just, for the --

16 MR. GREENBERG: Zach Greenberg, 1047
17 Quaker Bridge Road East. I'll get the hand of
18 this eventually. I promise. Look, you know, the
19 question about the Teatown Alliance, I just want
20 to be fair and honest. The part, the issue that I
21 have is that it is misleading in the fact that it
22 doesn't represent all of Teatown. You just heard
23 from a handful of people and there are a handful
24 more that are not affiliated with this alliance.

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2 I care about Teatown, I love Teatown, I love the
3 preservation of it and the nature. But the
4 alliance is a small group and it does not
5 represent all of us. And I just want to clarify
6 that.

7 MR. DOUGLAS: Thank you.

8 MR. BRAD SCHWARTZ: Good evening, Mr.
9 Chairman and members of the board. Brad Schwartz
10 from the law firm of Zarin & Steinmetz,
11 representing the Greater Teatown Alliance. My
12 name has come up a few times tonight, so I wanted
13 to at least acknowledge my presence here this
14 evening. I'm here strictly to monitor tonight's
15 hearing and will reserve comment for, for the
16 next meeting, including we will respond and
17 address the standing comments that have come up
18 tonight. Mr. Fleming, I heard your comment
19 earlier and we will address that next month.
20 Thank you.

21 MR. WALSH: Anybody else from the public
22 have any comments?

23 MR. KEHOE: We want to, we want to check
24 -- we want to check online, so if anyone is

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2 waiting in the waiting room online and wants to
3 speak on this application, please raise your
4 hand. Can you hear us? We can't hear you. We
5 don't know -- we don't think it's on our end.

6 MR. DOUGLAS: Who is it that's trying to
7 speak?

8 MR. KEHOE: Allie. And it looks like the
9 microphone is moving, so she's speaking, we just
10 can't hear.

11 MR. DOUGLAS: Is she on mute? Because I
12 see it says mute.

13 MR. KEHOE: Alright. We, we can't hear
14 you.

15 MR. FRANCO: I'm not sure if people who
16 were sitting further away, she said sorry, we
17 might have to restart our computer.

18 MR. KEHOE: Okay.

19 MR. WALSH: Is there anyone else who
20 wants, anyone else who wants to speak?

21 MR. KEHOE: No one else is raising their
22 hand.

23 MR. DOUGLAS: No, nobody else? Okay.
24 We'll wait until they restart their computer.

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2 MR. WALSH: Did you have another
3 comment, did you want to get back up?

4 MR. DOUGLAS: Oh, yeah, okay, that's a
5 good idea.

6 MR. WALSH: He had a comment too.

7 MS. HAGSTROM: Oh.

8 MR. WALSH: He was standing up before.

9 MR. MEYARD: Thank you so much. Just a
10 quick comment.

11 MR. WALSH: Name again, sorry.

12 MR. KEHOE: Just, you got to say your
13 name.

14 MR. MEYARD: Sure, no worries. I'm
15 Thornt Meyard, 1059 Quaker Bridge Road. So
16 another quick comment which is as we said, we
17 live next door to the Danish Home, but also next,
18 really next to their driveway, and obviously over
19 the last few months, we made extensive research
20 to understand what could be the potential traffic
21 obviously. Right now, it's pretty quiet, the
22 Danish Home is almost empty. We know very well
23 it's not, isn't going to be like this forever,
24 and so we run the numbers in detail. We looked at

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2 the proposal from the foundation, we also looked

3 at what the Danish Home used to be, 24 permanent

4 residents, their families coming over, ten full-

5 time caretakers and their respective families, so

6 there was 34 people plus two to five employees

7 working there full time, going in and out not

8 staying overnight. All of that means that the

9 annual number of, the total number of nights per

10 year of the Danish Home was roughly in the 14,000

11 nights, 48 acres [unintelligible] [00:58:59]

12 their well, they have an amazing well, 500 feet

13 deep, and we run the numbers looking at the

14 proposal from the Gurdjieff Foundation, I will

15 let their lawyers express that in more details,

16 but to us it looks very much like in terms of

17 occupancy overall during the year, which is what

18 matters most, it's amazing for us neighbors.

19 That's the best possible neighbors really, again,

20 when we compare that to what usually happens to

21 larger lots in North Westchester and we're so

22 lucky. So we really hope for the best. Thank you

23 so much.

24 MR. DOUGLAS: Thank you. She come back

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2 yet?

3 MR. KEHOE: No. If anyone zooming into
4 the meeting wishes to speak, please raise your
5 hand. We can hear you now.

6 MS. ALICE LEE: Oh, hi, this is actually
7 Allie, we're using a different device. But we
8 live on the, if you look at the map, we live on
9 the --

10 MR. WALSH: Can you state your full
11 name, sorry, and address?

12 MS. LEE: Alice Lee at 2102 Quaker Ridge
13 Road and we live on the, the lower right hand
14 corner of the map, right across the street from
15 the Danish Home and we just wanted to also say
16 that we are very supportive of the Gurdjieff
17 moving in. We did not know about our neighbor's
18 support, but we really have never had an issue
19 with the Gurdjieff coming in from the very start.
20 We thought, we researched them as well, and we
21 found their foundation to be quite nice and we,
22 we do welcome them. We think that they'll be very
23 respectful neighbors and yeah, that's it.

24 MR. DOUGLAS: Thank you very much.

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2 MR. WALSH: Anybody else?

3 MR. DOUGLAS: Anybody?

4 MR. WALSH: No.

5 MR. DOUGLAS: Anybody else? No, okay.

6 MR. WALSH: If you want to get back up,
7 please.

8 MS. HAGSTROM: Thank you. Just very
9 briefly and it was in our submissions as well,
10 but I just, one gentleman said something about
11 the Gurdjieff Foundation and Mr. Schwartz's
12 letter saying it wasn't religious. That was not
13 actually the Gurdjieff Foundation. There are
14 different corporations that may deal with
15 Gurdjieff's teachings, but I think we just need
16 to be really careful about who we're talking
17 about, because this is The Gurdjieff Foundation
18 Inc. and that was a different corporation. We
19 actually submitted in our papers, in Chicago,
20 there's the Gurdjieff who's, you know, religious,
21 so for everything you find, you can find
22 something the opposite, which is exactly why this
23 board and the planning board really just need to
24 consider the Gurdjieff Foundation Inc., which is

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2 the applicant here. Thank you.

3 MR. DOUGLAS: Okay. Thank you.

4 MR. WALSH: Anybody else? Okay. Chris,
5 we also got, we also got the emails too. Do we
6 put those in of the public record?

7 MR. CUNNINGHAM: That's exactly what I
8 was about to say.

9 MR. WALSH: We also received, I don't
10 know how many today.

11 MR. KEHOE: Approximately 20.

12 MR. WALSH: Twenty, 20 email comments
13 that we're putting into the record that will be
14 made public, correct?

15 MR. KEHOE: Well, they'll become part of
16 the record, anyone can search them, and I, I
17 think it's important to mention, all 20 were in
18 favor. None of them are opposed.

19 MR. DOUGLAS: Okay. So, I think that
20 we're going to keep the hearing, the public
21 hearing open, so next month, anybody else from
22 the public that wants to be heard can speak, the
23 applicants can further speak. Mr. Schwartz has
24 indicated that he wants to speak and Mr.

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2 Cunningham, you're going to confer with Mr.
3 Rogers to see if he's available to, to come?

4 MR. CUNNINGHAM: Yes, I'll do that.

5 MR. WALSH: I make a motion for case
6 number 2022-5 for the Gurdjieff Foundation to
7 keep the public hearing open until next month.

8 MR. KEHOE: Which is Tuesday, October
9 25th.

10 MR. DOUGLAS: 25th, right.

11 MR. FLEMING: Second.

12 MR. DOUGLAS: Okay. All in favor?

13 MULTIPLE: Aye.

14 MR. DOUGLAS: Any opposed? Okay. The
15 case number 2022-5 is adjourned until next month,
16 but the public hearing is still kept open.

17 MR. DOUGLAS: Alright. We have one other
18 item, old business, it's case number 26-14, 2016-
19 24, the application of Hudson Ridge Wellness
20 Center for an area variance for the requirement
21 that a hospital in a residential district must
22 have frontage on a state road for a property
23 located at 2016 Quaker Ridge Road.

24 MR. WALSH: I'm going to recuse myself.

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2 As people may be aware, we had several
3 hearings on this matter, and at the last one, we
4 closed the public hearing and before I go
5 forward, several members of the board had been
6 recused from this. I'll give them a chance to
7 step outside. And I'll also note that Mr.
8 Cunningham is also stepping aside, because he's
9 been recused from this. So as we, we had
10 indicated at the last meeting, at the conclusion,
11 that we would do our best to be prepared to vote
12 on this application at this meeting, and to that
13 end, we have, we have prepared a draft decision
14 and order, which we can, I will read/summarize
15 for people. And then we can each vote on the
16 draft to see whether the members of the board
17 agree that this decision order should be issued.

18 I will, I will read sections of it and I
19 will summarize sections just because it's rather
20 lengthy, at least the copy I have here is nine-
21 and-a-half single pages. So to spare people, I
22 will, I will summarize certain sections. Okay. So
23 essentially, this is an application by the Hudson
24 Ridge Wellness Center, Inc. and Hudson Education

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2 and Wellness Center, which we're going to call
3 the applicant in this decision order, for an area
4 variance from the requirement that a hospital in
5 a town residential zoning district have frontage
6 on a state road. And the draft starts with some
7 of the backgrounds and the issue that's
8 presented, specifically that the applicant is
9 seeking to operate, quote, a specialty hospital
10 serving patients with chemical dependency issues
11 at an approximately 20-acre property located at
12 2016 Quaker Ridge Road. 2016 Quaker Ridge Road is
13 part of a residential district zoned R-80 and
14 Article 10 of the town zoning code contains
15 provisions pertaining to the granting of special
16 permits, section 307-59B9 of the zoning code,
17 which is part of Article 10, provides that
18 hospitals in a residential zone are only to be
19 permitted on lots that fronts on a state road.

20 And consistent with that section, the
21 zoning codes table of permitted uses allows a
22 hospital in a residential zone by special permit
23 provided that the property has frontage on a
24 state road and a subsection that's part of

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2 section 307-15, which are notes to the table of
3 permitted uses contains the same requirements
4 that hospitals be permitted only on a lot in a
5 residential zone that fronts on a state road.

6 The applicant's property is located at
7 2016 Quaker Ridge Road, in the Teatown section of
8 town. Quaker Ridge Road is not a state road.
9 Therefore, the applicant seeks a variance from
10 the requirements that a hospital in a residential
11 district have frontage on a state road.

12 The D&O then talks about some of the
13 history including the fact this application first
14 became, came before this board in 2016 and it's
15 been concurrently pending before the planning
16 board, which has been designated the lead agency
17 for purposes of SEQRA, that's S-E-Q-R-A, related
18 issues and as is appropriate in applications in
19 which certain issues are before the planning
20 board and certain issues are before this, this
21 board, the two boards have been coordinating
22 their review of the matter.

23 The application has been the subject of
24 two previous decisions of this board on discreet

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2 issues. The first one had to address the issue as
3 to whether this should be dealt with as an area
4 variance as opposed to a use variance. And in the
5 decision and order on that issue, we stated
6 explicitly that it was not then addressing the
7 substantive merits or a lack thereof, or the
8 applicant's application for an area variance for
9 its proposed hospital. And that's a decision and
10 order we had found that it should be considered
11 an area variance.

12 Then in 2019, the applicant sought
13 interpretation by this board as to certain
14 determinations made by the town's code
15 enforcement officer including his determination
16 that the applicant's proposed wellness center did
17 not constitute a hospital or a specialty hospital
18 and therefore did not constitute a use permitted
19 in an R-80 zone and did not meet the required
20 conditions for a special permit in such a zone.

21 This board found by a three to one vote
22 that the proposed use did meet the definition of
23 a hospital, however, this vote fell short of the
24 four affirmative votes that are required to

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2 overturn the determination. The applicant then
3 challenged the determination in court, and the
4 court ruled that the proposed use is to be
5 considered a quote, hospital.

6 Okay. After that decision, the planning
7 board resumed its review of the applicant's site
8 plan for the facility and conducted a thorough
9 environmental review of the proposed project.
10 This board held in abeyance further consideration
11 of the applicant's request for an area variance
12 pending these reviews by the planning board.

13 Two significant developments occurred
14 during this period. First, the applicant
15 substantially scaled back the scale of its
16 proposed project, agreeing to 34 separate and
17 detailed conditions as part of any special permit
18 that might ultimately be issued. And then the
19 draft D&O lists a good number of these
20 conditions. I'm not going to ready either all of
21 the 34, they were all of them that we listed
22 here, but some of the ones that the D&O takes
23 note of is that the maximum capacity of resident
24 beds shall be 52 down from the 92 that the

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2 applicant had previously sought. That strict

3 limitations were placed on the maximum number of

4 residents in buildings closer to adjoining

5 properties, that the applicant agreed that no

6 outpatient services shall be offered or provided,

7 that staff would not exceed approximately 65 down

8 from the initial 86, and that there would be no

9 more than approximately 23 staff members on site,

10 that shuttle vans would be used to and from the

11 site, that no new buildings or structures would

12 be constructed on the property, that exterior and

13 interior lighting would be turned off not later

14 than 10:00 p.m. and there are additional provisos

15 regarding lighting. All buildings with windows

16 facing any adjoining properties would have lights

17 out between 10:00 p.m. and 6:00 a.m. and four of

18 the buildings would not have any windows,

19 entrances or exits facing the adjoining

20 properties. There was a maximum on the number of

21 parking spaces, and there are additional

22 conditions. Again, I don't want to, to drag this

23 on, on and on, but they're listed in the draft

24 D&O.

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2 The second significant development that
3 D&O notes is that on April 5th of this year, the
4 planning board issued a negative declaration, a
5 neg dec to use the lingo, determining that the
6 applicant's proposal will not have a significant
7 adverse environmental impact. The neg dec
8 incorporated and attached the 34 conditions to
9 which the applicant had agreed, and noted that
10 such conditions cannot be unilaterally changed by
11 the applicant.

12 The planning board's neg dec analyzed in
13 detail the environmental issues identified as
14 relevant, namely impact on surface water, impact
15 on ground water, impact on transportation, impact
16 on noise, odor and light and consistency with
17 community plan and community character. The neg
18 dec concluded that the applicant's proposed
19 project would not have significant impact on any
20 of these areas. And then we go and discuss and we
21 discuss and summarizing the neg dec's findings as
22 to each of these areas, as to surface water, as
23 to groundwater, and -- I will read the part that
24 discusses traffic issues because that's been a,

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2 that's been a topic that's been discussed to a
3 certain degree or to a great degree in front of
4 us and we note in the draft D&O that the neg dec
5 discusses multiple traffic studies and a traffic
6 plan that contains as a central component the
7 provision of a shuttle to serve employees at the
8 facility as well as capping the maximum number of
9 employee shifts, a traffic monitoring protocol
10 and a number of other items. The neg dec
11 concludes, quote from a traffic perspective as
12 reduced from 92 to 52 beds, the subject
13 application should not have a significant adverse
14 environmental impact.

15 And then we discussed the noise, odor
16 and light findings in the neg dec, including they
17 have a lighting plan and some of the blocking out
18 of lights in the absence of windows that in noted
19 above. And then, finally as to the community plan
20 and community character, the neg dec notes that
21 the planning board has concluded the application
22 should not have a significant adverse
23 environmental impact.

24 The neg dec additionally correctly notes

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2 that the applicant's site plan cannot be approved
3 via planning board unless this board grants a
4 variance from the requirement that a hospital in
5 a residential district shall be on a state road
6 and that in considering the applicant's request
7 for the variance, this board must apply a five-
8 factor test including whether an undesirable
9 change will be produced in the character of the
10 neighborhood or if a detriment to nearby
11 properties will occur. Therefore, the neg dec
12 states, again correctly, quote, it should be
13 clear that the planning board's environmental
14 review and negative declaration does not in any
15 way preclude or prejudice the zoning boards
16 required analysis of this factor.

17 Okay. So, following the planning board's
18 issuance of this neg dec, the applicant requested
19 that we proceed with its request variance and we
20 did so and had several hearings on various dates
21 in which he heard from the applicant's attorney,
22 attorneys for citizens groups opposed to the
23 applicant's project and a number of individuals
24 likewise opposed the applicant's request for a

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2 variance. And we also received multiple thorough
3 written submissions from the applicant and those
4 opposed to the request. We note that the board
5 appreciates and was greatly aided by these
6 presentations and submissions and has reviewed
7 them carefully.

8 The draft D&O then goes on to analyze
9 and apply each of the five factors to this
10 matter. First, we note that these five factors
11 are under the state statute, the town law, quote,
12 if the Zoning Board of Appeals shall take into
13 consideration the benefits of the applicant if
14 the variance is granted as they weigh against the
15 detriments to the health, safety and welfare of
16 the neighborhood or community by such grant and
17 then it's that same town law section is 267-B3B,
18 it sets forth the five factors.

19 And we note that no one factor is
20 determinative but each factor must be given due
21 consideration and there's a case cite for that,
22 and therefore we're going to -- now, we now
23 address each of those factors in turn.

24 So the first factor is commonly referred

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2 to as the quote, community character factor,
3 which asked the board to weight the benefit to
4 the applicant against possible undesirable change
5 the variance might produce in the character of
6 the neighborhood or for detriment to nearby
7 properties that will occur from the granting of
8 that variance.

9 The opponents of the applicant's project
10 have focused much of their attention on this
11 factor. The board fully understands these
12 neighbor's concerns. As they have pointed out,
13 Teatown is a semirural neighborhood consisting
14 primarily of single family house on large lots.
15 Teatown is a beautiful section of the town.
16 Opponents of the applicant's project have
17 expressed deep and undoubtedly genuine concerns
18 about possible effects that the presence of the
19 hospital facility proposed by the applicant might
20 have on the neighborhood, be it due to increased
21 traffic, light, noise or otherwise. There is also
22 the more generalized concern about the quote, fit
23 between this residential neighborhood with its
24 particular place and an institutional use such as

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2 the applicant's proposed facility. Opponents
3 additionally note the town's expressed preference
4 in its master plan that medical facilities be
5 located, if possible, in the area surrounding
6 Hudson Valley Hospital.

7 After careful consideration, the board
8 has concluded that these concerns of the
9 residents, though understandable, do not
10 sufficiently tip the scale towards denial of the
11 applicant's requested variance. To begin with,
12 many of the opponent's concerns boil down to
13 worries about potential environmental impacts. In
14 its neg dec, the planning board made specific
15 findings pursuant to SEQRA that the applicant's
16 scaled back proposal, which includes numerous
17 agreed to conditions would not in fact have a
18 significant impact on traffic, surface water,
19 groundwater, noise, odor and light. That is, in
20 the words of the neg dec, the subject application
21 should not have a significant adverse
22 environmental impact.

23 The ZBA is of the view that the planning
24 board's findings, which are based on studies and

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2 other empirical facts detailed in the neg dec are
3 logical, convincing and correct. The ZBA
4 therefore defers to and accepts the planning
5 board's findings and conclusions about lack of
6 significant adverse environmental impact made in
7 the planning board's SEQRA review.

8 Based on the evidence based before it,
9 the board believes that the express concerns that
10 the operation in the proposed facility will
11 significantly alter the overall character of the
12 Teatown area or cause substantial harm to
13 residents living in Teatown will prove to be
14 largely unfounded. The property lot sits on the
15 very edge of Teatown toward the end of the
16 section of Quaker Ridge Road that lies in town.
17 There will be no signage on the roads, the
18 buildings on the property are not visible from
19 the road.

20 Not only will, as found by the planning
21 board, there will be little overall impact on
22 traffic, but most of what traffic there will be
23 will come from the south away from nearly all of
24 Teatown. Nothing about the proposed facility

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2 should negatively affect the neighborliness of
3 the community with its lemonade stands and
4 holiday traditions, its wildlife and trails or
5 its safety.

6 Moreover the fact that the applicant
7 will be engaging in institutional use is not
8 unprecedented in the Teatown area. The property
9 itself, when previously in use, was used for
10 institutional purposes, including originally as a
11 hospital.

12 The largest single property owner in the
13 Teatown area is Teatown Lake Reservation, which
14 draws literally thousands of visitors to its
15 properties, which lie on both sides of Teatown
16 Road and also include and are linked to its
17 separate property, Cliffdale Farm on a different
18 section of Teatown Road.

19 Until recently, the Danish Home,
20 located, like the applicant's property, on Quaker
21 Ridge Road, operated as senior citizen residence
22 and center. The town code permits multiple kinds
23 of uses in R-80 districts, including religious
24 institutions, schools, government buildings and

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2 public utility facilities, each of which is
3 permitted as of right. Also, it seems likely that
4 the institutional use that the application is
5 proposing will have a lesser impact on the
6 neighborhood, than say if the various buildings
7 on the property would be utilized as multi-
8 dwelling residences or torn down so that the 20-
9 acre property could be subdivided.

10 Now, the biggest impact of course will
11 be on the properties immediately adjoining or
12 very close to the applicant's property. The board
13 does not wish to denigrate any impacts that the
14 owners that those particular properties may
15 experience from the opening of the applicant's
16 facility. The board finds however, that any such
17 possible detriment to such properties is not of
18 such a degree as to warrant denial of the
19 applicant's requested variance and thereby
20 prevent it from proceeding with its proposed
21 wellness center.

22 As discussed above, the planning board
23 has convincingly found that there will not be
24 significant impacts as to light or noise,

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2 traffic, surface water or groundwater.

3 Furthermore, for example, there will be no
4 buildings other than those that already exist and
5 those existing buildings cannot be increased in
6 size. Windows facing the adjoining properties
7 will be blacked out after 10:00 p.m. and there
8 will be strict rules regarding the shutting off
9 of lights in general.

10 Four of the buildings will not have any
11 windows, entrances or exits facing adjoining
12 properties whatsoever. There will be no events
13 held at the property and the applicant has agreed
14 to plant 140 spruce trees and will provide a, so
15 it's a further buffer and screen the property
16 from that of the adjoining neighbors, whose views
17 as seen on a board site visit are already largely
18 screened by existing trees both on neighbor's
19 property and on the applicant's property.

20 Also, as observed above, the applicant's
21 property has previously been utilized for
22 institutional purposes. It appears that each of
23 the residential parcels adjoining the property
24 was purchased by the current owners well after

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2 the construction of the buildings for
3 institutional use and those owners were thus
4 aware, or reasonably should have been aware that
5 one day an owner of the property, of the
6 applicant's property might very well seek once
7 again to utilize the property for an
8 institutional purpose.

9 The board recognizes that the town has
10 expressed a preference in its 2016 master plan
11 that healthcare facilities be located in the
12 northern section of the town near Hudson Valley
13 Hospital in a proposed district to be known as a
14 medically oriented district, the MOD. But the
15 town has not prohibited healthcare related
16 operations in other parts of town and did not
17 alter the section of the town's zoning code
18 permitted hospitals in residential district,
19 which were adopted in 2004.

20 In fact, the chair of this board was a
21 member of the Master Plan Committee that
22 recommended the adoption of the MOD and does not
23 recall any discussion whatsoever at committee
24 meetings suggesting that the existence of a MOD

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2 should prevent the opening of other healthcare
3 oriented businesses in other parts of the town.

4 Opponents of the requested variance have
5 also additionally pointed out that Quaker Ridge
6 Road is a narrow road and far different in
7 character from a state road. While there appears
8 to be no legislative history as to the reasoning
9 behind the inclusion of frontage on a state road
10 as a requirement for the granting of special
11 permits for hospital and nursing homes in
12 residential districts, logic would seem to
13 dictate that this requirement was included
14 largely because of concerns about the heavy
15 traffic and usage often associated with
16 hospitals, including for instance, ambulances,
17 EMT vehicles, etc. The applicant's proposed
18 facility will not generate such traffic as the
19 planning board held in its neg dec.

20 Finally, it cannot be overlooked that
21 the facility that the applicant proposes to
22 operate will itself provide a benefit to the
23 community. Substance abuse is needless to say, a
24 significant problem, including in the town and

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2 surrounding communities. The applicant's proposed
3 specialty hospital for the treatment of persons
4 with chemical dependencies therefore will supply
5 an important social service including to
6 residents of the town. Among the 34 conditions to
7 which the applicant has agreed is the requirement
8 that a minimum of two residents beds be made
9 available to Cortlandt, Yorktown, Ossining and
10 Newcastle residents for each successive 30-day
11 period. One such bed shall be made available at a
12 cost no greater than Medicaid payment and the
13 other shall be made available on a sliding scale
14 based on income. Furthermore, town residents are
15 by no means limited to those two dedicated spots
16 in the facility, but can apply for treatment at
17 the facility.

18 For each of these reasons, this board
19 concludes that the community character factor
20 favors the granting of the variance that the
21 applicant is requesting.

22 Okay. The D&O continues to address the
23 four other factors which can be addressed more
24 readily. The second factor is the necessity of

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2 the requested variance. As to that factor, the
3 facility that the applicant proposes cannot be
4 operated as a location absence a variance from
5 the requirement that a hospital in a residential
6 zoning district must have frontage on a state
7 road, thus the benefit by the applicant cannot be
8 achieved by some other method feasible for the
9 applicant to pursue other than an area variance.

10 The other factor is whether the
11 requested variance is substantial, has a limited
12 relevance to this sort of application. This
13 factor has more bearing on variances seeking, for
14 instance in a front yard setback, or an allowance
15 of any increase of the height of a building. In
16 those situations, this board can analyze whether
17 a setback or height increase of less than the one
18 sought by the applicant can largely achieve the
19 benefit that the applicant is seeking. Here the
20 requested variance is not a matter of degree. It
21 is like for instance, a request to allow an
22 otherwise prohibited accessory structure in their
23 front yard, an either or situation.

24 The board finds that given this

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2 assessment of the other more pertinent factors,
3 the variance that the applicant is requesting
4 should not be denied based on its quote
5 substantiality.

6 Okay. As to the fourth factor, the
7 effect on environmental conditions, as discussed
8 above, the planning board has concluded as per
9 their SEQRA process that the applicant's proposal
10 will not have a significant adverse environmental
11 impact, a conclusion with which the ZBA concurs.

12 And the final factor is whether the
13 difficulty and the need for a variance was quote,
14 self created. The applicant purchased the
15 property in 2010 and the zoning code state
16 frontage requirement was implemented in 2004,
17 thus the applicant had or should have had notice
18 for the need for a variance when it purchased the
19 property. However, the state's town law states
20 expressly that consideration of this factor,
21 quote, shall be relevant to the decision of the
22 Board of Appeals but shall not necessarily
23 preclude the granting of the area variance.

24 This board finds that in light of its

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2 assessments of the other four factors, the fact
3 that the applicant was or should have been aware
4 of the frontage requirement when it purchased the
5 property does not justify a denial of the
6 variance.

7 In sum, the D&O as drafted, writes this
8 board concludes that upon analysis of the five
9 factors, given the facts of this case, the
10 benefit to the applicant if the variance is
11 granted as weighed against the detriment to the
12 health, safety and welfare of the neighborhood or
13 community by such grant warrants the granting of
14 the variance that the applicant requesting.

15 So, do we have a motion to adopt the D&O
16 that I've read and summarized here?

17 MR. MARTINEZ: I make a motion to adopt
18 the D&O as read for 2016-24, Hudson Ridge
19 Wellness Center.

20 MR. DOUGLAS: Okay. All in favor? Oh,
21 second, somebody second?

22 MR. FLEMING: Second.

23 MR. DOUGLAS: All in favor?

24 MULTIPLE: Aye.

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2 MR. DOUGLAS: Any opposed? Okay. So the
3 variance is granted. So.

4 MR. DAVIS: Thank you very much.

5 MR. DOUGLAS: Okay. Thank you very much.

6 MR. DAVIS: Mr. Laker who normally
7 attends could not attend because he's
8 [unintelligible] [01:29:38] trustees meeting, but
9 he sure would to [unintelligible] [01:29:38]
10 things as well.

11 MR. DOUGLAS: Thank you. Okay.

12 MR. DAVIS: Thank you.

13 MR. CHIN: I make a motion we adjourn
14 the hearing.

15 MR. FLEMING: Meeting.

16 MR. CHIN: Meeting.

17 MR. FLEMING: I second it.

18 MR. DOUGLAS: All in favor?

19 MULTIPLE: Aye.

20 MR. DOUGLAS: Any opposed? Okay, the
21 meeting is adjourned.

22 (The public board meeting concluded at
23 8:30 p.m.)

24

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the Zoning Board of Appeals meeting of the Town of Cortlandt on September 27, 2022 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: October 14, 2022

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