

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

INCORPORATED VILLAGE OF WEST HAMPTON DUNES
ZONING BOARD OF APPEALS

February 2, 2019
10:00 a.m.

Meeting held at
906 Dune Road, West Hampton Dunes, New York

APPEARANCES:

- Eric Saretsky - Acting Chairman
- Harvey Gessin - Member
- James Cashin - Member

- John R. Dicioccio, Esq. - Attorney
Representing Village
- Angela Sadeli - Village Clerk
- Aram Terchunian - Commissioner of Wildlife
Protection
- James Hulme, Attorney for Applicant
- Christine Parrottino, Applicant

I N D E X

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPLICATIONS:

Page

Christine Parrottino

3-34

21 Dune Lane

West Hampton Dunes, NY

SCTM #0907-01-01-45

1 (The meeting was called to order at 10:03 a.m.)

2 MEMBER GESSIN: Pledge to the flag.

3 (All stood for the Pledge of Allegiance)

4 MEMBER GESSIN: Just before we get started,
5 I just have to make a statement, that Jim Hulme
6 and I are working on a case together, so I am not
7 going to vote on this one particular application,
8 and Eric's going to take over for my place today.

9 Okay. We won't have enough members on the
10 Board to have a vote, so we're going to probably
11 have to put that off for the next meeting.

12 MR. HULME: And then you have other members
13 who will be able to read the transcript.

14 MEMBER GESSIN: Yes.

15 MR. HULME: Review it.

16 MS. SADELI: Yeah, I'll email it out.

17 MR. HULME: Okay.

18 MR. DICIOCCIO: We're going to leave the
19 hearing open until next time, so we'll just --

20 MR. HULME: Yeah.

21 MR. DICIOCCIO: We'll adjourn.

22 MEMBER GESSIN: We're not closing the
23 hearing.

24 MR. DICIOCCIO: We won't close the public
25 hearing.

1 MR. HULME: Yeah, that's fine.

2 MEMBER GESSIN: We'll close it next time.

3 ACTING CHAIRMAN SARETSKY: I guess we're
4 going to review 21 Dune Lane.

5 MEMBER GESSIN: Yup.

6 ACTING CHAIRMAN SARETSKY: The application --
7 this is a --

8 MEMBER GESSIN: Continuation.

9 ACTING CHAIRMAN SARETSKY: -- continuation
10 from, I guess, two months ago.

11 MR. DICIOCCIO: That's two months ago,
12 yeah.

13 MS. SADELI: Yeah.

14 ACTING CHAIRMAN SARETSKY: And the issue,
15 maybe, Aram, you can take us through it. This
16 was -- this is a proposed subdivision, right?

17 MR. DICIOCCIO: It's a proposed two-lot
18 subdivision with, you know, certain area variances
19 that are necessary to complete the subdivision.

20 MR. HULME: Let me say a few things --

21 ACTING CHAIRMAN SARETSKY: Sure.

22 MR. HULME: -- just to keep the record up.

23 So since we were last -- we had extensive
24 conversation last time about the variances that we
25 were seeking. Since the last time we were here,

1 I've made three additional submittals. The first
2 was a site plan prepared by Nick Vero, wherein we
3 redesigned the septic and provided for the
4 necessary parking.

5 The second document was the survey that's in
6 front of you, which reflects the site plan design
7 of Nick Vero.

8 And then the third thing is, we submitted a
9 Long Form EAF, so that we'll be in a position at
10 some point to deal with the SEQRA determination
11 that is necessary for these kind of proceedings.

12 So, as -- just a quick review from last
13 time. No pyramid relief, we're not looking for
14 pyramid relief. With this new design, we've
15 eliminated the need for any parking relief,
16 because we can fit the requisite number of cars in
17 the two driveways. So that leaves us with the --
18 and I think this chart is part of the -- part of
19 the record already, indicating what variances we
20 are needing to create the two lots. The
21 neighborhood average, as reflected in this
22 document, which is also part of the record, and we
23 compared it to 13 Dune Lane, which was similarly
24 situated in the most recent granted variances of
25 these types. And, also, I compared it to what the

1 requirement is, so that you can compare and
2 contrast it in that way.

3 Just real quickly, neighborhood character, I
4 won't -- the argument could be made that this
5 subdivision brings this lot more into the
6 character of the neighborhood than less, because
7 the 5,000 square foot lots that we're seeking to
8 create are more typical in the neighborhood.

9 Comparing to the neighborhood averages,
10 we're the same, close or better in almost every
11 way, so we really haven't changed. We're really
12 not proposing anything that is different than
13 what's already existing in this neighborhood.

14 Other feasible method, there's really no
15 other way to do this subdivision except this way.

16 Substantial nature, that's always, I think,
17 a relative term, again, compared to the conditions
18 in the neighborhood. We're not seeking deviations
19 that are much different than what's already there.

20 Environmental impact, single family
21 residence in the zone, allowing for single family
22 residences, so there shouldn't be any
23 inappropriate environmental impacts.

24 And, ultimately, you're going to adopt
25 SEQRA, and you're going to either classify this as

1 an Unlisted Action or a Type II, and I don't think
2 you're going to find that there's any significant
3 environmental impact, so, on that. I mean, I
4 don't want to prejudge, but that seems to be the
5 way it's going one way or the other.

6 And self-created, again, by itself doesn't
7 carry the day one way or the other. But,
8 obviously, my client didn't do anything about all
9 of the regulations that applied to this property
10 that make these variances necessary to do this
11 project.

12 And that's in summary everything I wanted to
13 say today.

14 MEMBER CASHIN: Does anybody have the last
15 version of this?

16 MR. TERCHUNIAN: Here it is.

17 MEMBER CASHIN: So the only changes are the
18 driveway and waste --

19 ACTING CHAIRMAN SARETSKY: Septic system.

20 MEMBER CASHIN: Septic.

21 ACTING CHAIRMAN SARETSKY: So this right
22 down the middle. So the differences seem to be
23 that the septic system is modified, and the
24 driveway is now in the center, as opposed to the
25 outer flanking of each property, or each side of

1 the subdivision.

2 MEMBER CASHIN: So the -- so there's going
3 to be a common driveway, then?

4 MR. HULME: No, there's two separate
5 driveways.

6 MEMBER CASHIN: Oh, I see.

7 MR. HULME: Yeah.

8 MEMBER CASHIN: These are two separate
9 driveways?

10 MR. HULME: Yeah.

11 MEMBER CASHIN: And then what's in the
12 middle here?

13 MR. HULME: Nothing, just the property line.

14 MEMBER CASHIN: Okay.

15 ACTING CHAIRMAN SARETSKY: I guess, to go
16 back to the variances themselves, the 12-foot
17 setback on either side, that was already what it
18 was proposed before.

19 MR. HULME: Under one of your code sections,
20 because we're centering the houses, we meet the
21 requirements.

22 ACTING CHAIRMAN SARETSKY: Okay.

23 MR. HULME: We're not looking for a variance
24 for the side yards.

25 ACTING CHAIRMAN SARETSKY: Okay, fine.

1 MEMBER CASHIN: So where are the actual
2 parking spots?

3 MR. HULME: They're stacked up the driveway.

4 ACTING CHAIRMAN SARETSKY: They're in line.

5 MR. HULME: They're in line.

6 MEMBER CASHIN: One, two this way and one,
7 two this way, or four?

8 MR. HULME: One, two, three, four.

9 MEMBER GESSIN: One, two, three, four.

10 MR. HULME: Oh, yeah. One, two, three,
11 four.

12 MEMBER GESSIN: One, two, three, four.

13 MR. DICIOCCIO: Just don't be the guy that
14 pulls in first, right?

15 (Laughter)

16 MR. HULME: It's easier to look at it this
17 way. Here's one driveway, here's the other, one,
18 two, three, four. And I believe your code allows
19 for stacked parking in order to meet the
20 requirements.

21 ACTING CHAIRMAN SARETSKY: So as far as the
22 as-of-right to do this versus the variances
23 themselves, would you say the side setbacks are
24 okay, that there's no variance requested for that,
25 the 12 foot?

1 MR. TERCHUNIAN: Based on the proposed lot
2 width, you mean?

3 ACTING CHAIRMAN SARETSKY: Uh-huh.

4 MR. TERCHUNIAN: Yeah. Based on the
5 proposed lot width, it would meet the three-tenths
6 requirement.

7 ACTING CHAIRMAN SARETSKY: And when we met
8 last time, the other variances are commensurate
9 with the others that are on Dune Lane? I mean,
10 that was what we went through, I believe, last
11 time.

12 MR. HULME: Yes.

13 MR. DICIOCCIO: Yeah, the big variance is
14 the lot size, it's the 5,000 square feet.

15 MR. HULME: Yeah, going from 40, which is
16 the required throughout the Village, and which I
17 think is universally, almost universally not met
18 in the entire Village --

19 (Laughter)

20 MR. HULME: -- to the neighborhood average
21 of 7300. But the neighborhood average, the
22 neighborhood map includes some of the larger --
23 some larger lots to an exemplar, which is
24 13 Dune Lane, which is exactly 5,000 square feet.

25 MEMBER GESSIN: There's no greater variance

1 than anything else, anything else that's an issue
2 on Dune Lane.

3 ACTING CHAIRMAN SARETSKY: So, Aram, I guess
4 my question is --

5 MR. TERCHUNIAN: I'm listening.

6 ACTING CHAIRMAN SARETSKY: -- is there any
7 precedent-setting concern that we should have for
8 this in the sense that, again, it seems like it
9 falls into range of others, you know, in this Dune
10 Lane area, which is what I think he's
11 representing?

12 MR. TERCHUNIAN: So this is the neighborhood
13 analysis that was submitted, so that you can just
14 see it graphically. This is the lot that we're
15 looking at right here, okay? So the -- you could
16 see that there's a series of 5,000 square foot
17 lots along this --

18 MEMBER GESSIN: Whole strip.

19 MR. TERCHUNIAN: Yeah. This is the southern
20 side of Dune Lane. So there -- so there's a
21 neighborhood, and then there's kind of a
22 sub-neighborhood, because if you look at, you
23 know, this, the southern side of Dune Lane, you
24 know, it's five, five, five, five, five, ten, ten,
25 and then the corners are different.

1 MS. PARROTTINO: And this ten is two
2 separate houses on that lot with a --

3 MEMBER CASHIN: Yeah, I was concerned about
4 the lot size until I drove through. It really is
5 commensurate with the rest of it.

6 MR. DICIOCCIO: What about the other side,
7 Aram, I guess the side that fronts Dune Road?

8 MR. TERCHUNIAN: Yeah, the -- that would be
9 the north side of Dune Road, and those are mostly
10 10,000. There's the corner lots, if you take the
11 corner lots out, because they're also a different
12 shape, rectangular, it goes ten -- from west to
13 east, it's ten, ten, ten, ten, five, five. So you
14 can divide this neighborhood in half and say, if
15 you're on Dune Road, you're primarily 10,000
16 square foot lots. If you're on Dune Lane, you're
17 primarily --

18 MEMBER GESSIN: You're five.

19 MR. TERCHUNIAN: -- 5,000 square foot lots.
20 And, you know, when you drive down Dune Road, you
21 don't even know Dune Lane is there, unless you
22 turn in.

23 ACTING CHAIRMAN SARETSKY: So the 5,000
24 foot -- the other 5,000 foot lots that could want
25 to do the same thing, right --

1 MR. TERCHUNIAN: The other 10,000 foot lots.

2 ACTING CHAIRMAN SARETSKY: Oh, the other
3 10,000, I'm sorry.

4 MEMBER GESSIN: You're talking about the
5 ones on Dune Road?

6 ACTING CHAIRMAN SARETSKY: Well, either on
7 Dune Lane or Dune Road.

8 MR. TERCHUNIAN: Well, there would be one
9 more lot on Dune Lane, and that would be the lot
10 immediately west of this lot, adjoining this lot
11 to the west.

12 ACTING CHAIRMAN SARETSKY: So that's this lot.

13 MR. TERCHUNIAN: That, that lot.

14 MR. HULME: And it has two houses on it
15 already.

16 MEMBER GESSIN: Already.

17 MR. HULME: So there's a difference.

18 ACTING CHAIRMAN SARETSKY: It's the long
19 gray one, right?

20 MS. PARROTTINO: Yes.

21 MR. HULME: So there's a different argument
22 for why that would be --

23 ACTING CHAIRMAN SARETSKY: Okay.

24 MR. HULME: -- dividable, I think, but --

25 MR. TERCHUNIAN: So there aren't any other

1 lots on this side of Dune Lane that are 10,000
2 square feet with a single house on it. All the
3 rest of them are either 5,000 square feet, or the
4 one lone 10,000 square foot lot has the two
5 houses.

6 ACTING CHAIRMAN SARETSKY: So, in essence,
7 we're making this house, the 10,000 foot lot two
8 fives, which is more similar to what's there.

9 MR. TERCHUNIAN: More similar to this
10 sub-neighborhood you're looking at.

11 ACTING CHAIRMAN SARETSKY: And there were no
12 responses from any of the neighbors on this?

13 MS. SADELI: No.

14 ACTING CHAIRMAN SARETSKY: So, right, we
15 don't have any objections?

16 MS. SADELI: None.

17 ACTING CHAIRMAN SARETSKY: I mean, Aram, can
18 you think of any reason to not do this?

19 MR. TERCHUNIAN: Well, you know, the -- you
20 know, lot area is important, and this is not the
21 only Board that's going to weigh in on that. You
22 know, as part of the process, they're going to
23 have to go to the County as well, so --

24 MEMBER GESSIN: You know, you have a little
25 unusual situation here with the driveways, but

1 that was created by the Health Department.

2 ACTING CHAIRMAN SARETSKY: Right, because of
3 the septic system.

4 MEMBER GESSIN: Yeah. We didn't have that
5 before.

6 MR. TERCHUNIAN: No.

7 ACTING CHAIRMAN SARETSKY: So to accommodate
8 the septic system, we're --

9 MEMBER GESSIN: That's why the driveway is
10 where it is.

11 ACTING CHAIRMAN SARETSKY: And, again, the
12 driveway issue is only affecting each other,
13 really.

14 MR. HULME: Right, it's an internal impact.

15 ACTING CHAIRMAN SARETSKY: So it's not
16 really --

17 MEMBER CASHIN: Somebody else will be
18 figuring out any arguments about parking, I guess.

19 (Laughter)

20 ACTING CHAIRMAN SARETSKY: I mean, I
21 can't -- just I can't see any objection to this.

22 MEMBER CASHIN: No.

23 ACTING CHAIRMAN SARETSKY: We were okay
24 before, so I think -- I mean, unless --

25 MR. DICIOCCIO: Well, I mean, the only thing

1 you'll have to do is that, you know, you'll have
2 to really tailor the decision to Dune Lane, so
3 that it doesn't kind of --

4 MEMBER GESSIN: Spread throughout the
5 Village.

6 MR. DICIOCCIO: -- spread throughout
7 Dune Road.

8 ACTING CHAIRMAN SARETSKY: I guess that's --
9 I guess that's the other question.

10 MR. TERCHUNIAN: Well, I think that --

11 ACTING CHAIRMAN SARETSKY: It makes -- we
12 don't want this to all of a sudden, every 10,000
13 foot lot then --

14 MR. TERCHUNIAN: Right.

15 ACTING CHAIRMAN SARETSKY: -- wants to
16 become two fives.

17 MR. HULME: Darn.

18 MR. TERCHUNIAN: And, you know --

19 MS. SADELI: Cuts his business in half.

20 MR. HULME: Exactly.

21 (Laughter)

22 MR. TERCHUNIAN: If that's the concern of
23 the Board, you got to make sure that your Attorney
24 understands that, so he can write a decision that
25 is specific to these facts.

1 ACTING CHAIRMAN SARETSKY: Right. I mean, I
2 think that's probably the appropriate thing,
3 because it's in character with this particular
4 area.

5 MR. HULME: Right. I would understand why
6 you would write it that way, so.

7 MR. TERCHUNIAN: There's a couple of other
8 limitations on here that, you know, I just saw in
9 my notes. Like I just want to put on the record
10 that, you know, in making this subdivision and the
11 building envelope as proposed for housing, there's
12 no room for additional accessory structures such
13 as a pool and things like that. So it is
14 important that -- I don't think that the Board can
15 limit somebody's ability to make an application in
16 the future, but I think it's important to include
17 it in the record that as part of the subdivision,
18 they're looking to maximize all building on the
19 lot. Sort of, you know --

20 MEMBER CASHIN: Did we change the size of
21 these?

22 MR. HULME: Yes.

23 MEMBER CASHIN: Because of the lot?

24 MR. HULME: The septic system got smaller.

25 MEMBER CASHIN: Just by number, there's

1 more --

2 MR. HULME: Yes, yeah. Well, that's why we
3 went to an architect to do it.

4 MEMBER CASHIN: This is a larger array.

5 MR. HULME: Yeah.

6 MEMBER CASHIN: It looks like they're the
7 same size, but I guess, yeah.

8 MR. HULME: Well, I think we're a foot
9 deeper, or something. There's a couple of
10 changes, but --

11 ACTING CHAIRMAN SARETSKY: So volume made
12 it --

13 MR. HULME: Yeah. The original system was
14 oversized, let's put it that way.

15 MEMBER CASHIN: Oh, was it? Yeah.

16 MR. HULME: Yeah.

17 MEMBER CASHIN: Okay. It looked like it.

18 MR. HULME: So in order to deal with the
19 parking, we were able to make it smaller and still
20 create an approvable septic system, while allowing
21 for more parking on the property.

22 ACTING CHAIRMAN SARETSKY: My only concern,
23 really, is that to avoid any precedence-setting
24 type things, and, again, I think the character of
25 Dune Lane, I mean, you agree, right?

1 MEMBER CASHIN: Yes.

2 ACTING CHAIRMAN SARETSKY: I mean, Harvey,
3 you think the same, right?

4 MEMBER GESSIN: I mean, to me it looks good.
5 I mean, right now, they're asking for a .8 lot
6 coverage variance, but that's it.

7 ACTING CHAIRMAN SARETSKY: Right.

8 MEMBER GESSIN: And they're still below the
9 23.5, which is pretty much, you know, as far as
10 we've ever pushed any of the houses on Dune Lane
11 or in the Village.

12 ACTING CHAIRMAN SARETSKY: Right. So .8
13 doesn't seem to be something to --

14 MEMBER GESSIN: No.

15 ACTING CHAIRMAN SARETSKY: -- make a big
16 deal out of.

17 MEMBER GESSIN: No. But what -- you know,
18 Jim's point, if they decide to come back, they may
19 come back and try to get all the way up to 3.5, as
20 opposed to .8. It's not a lot of footage.

21 ACTING CHAIRMAN SARETSKY: Right, no.

22 MR. HULME: No.

23 MEMBER GESSIN: It's about this much
24 (demonstrating).

25 ACTING CHAIRMAN SARETSKY: My only other

1 concern would be, so, again, whether the people on
2 either side are paying attention or not, that
3 whatever the landscaping is on either side is not
4 in such a way that commensurate with --

5 MR. TERCHUNIAN: Well, that's certainly
6 something that the Board can put in their decision
7 about, you know, landscaping and buffering.
8 That's a normal and ordinary thing.

9 ACTING CHAIRMAN SARETSKY: Only because --
10 only because you're now -- I mean, again, there
11 are other lots that are -- these are 12-foot
12 setback also, right?

13 MEMBER GESSIN: Yes.

14 ACTING CHAIRMAN SARETSKY: I mean, the
15 other, they're like, you know, on most of the Dune
16 Road houses --

17 MR. DICIOCCIO: What's the setback of the
18 existing home on the property?

19 MR. HULME: It's --

20 ACTING CHAIRMAN SARETSKY: Well, one side
21 it's close, the other side is big.

22 MR. HULME: It's what, 13 feet? No, 16
23 feet. I'm sorry.

24 MS. PARROTTINO: Yeah.

25 MR. HULME: On the one side, and then the

1 other side, it's substantial.

2 MR. DICIOCCIO: Okay.

3 MS. PARROTTINO: I mean, what's the setback
4 on this house?

5 MR. HULME: But these guys are six-six
6 and --

7 MS. PARROTTINO: Yeah.

8 MR. HULME: Or nine-nine. Am I reading it
9 upside down? Ten feet, nine feet.

10 MEMBER GESSIN: I mean, mostly, when we got
11 into landscaping, it was more because of the
12 sanitary wall, rather than the variances --

13 ACTING CHAIRMAN SARETSKY: Right, okay.

14 MEMBER GESSIN: -- for the side yard. So if
15 you want to do something as far as a landscape
16 plan and the finishes on the wall, which is the
17 issue we've always had with these walls --

18 ACTING CHAIRMAN SARETSKY: Right. I mean, I
19 think we want to do that. I don't want to make it
20 onerous for the tenant, for the owner, but we just
21 want to make sure because of this that it's not
22 looked at in any extreme way. That's how you want
23 it to look.

24 MR. HULME: The issue with the wall, it
25 would have to be a limitation, I think, as to

1 materials of construction, as opposed to
2 landscaping, because the wall is on the property
3 line.

4 MEMBER GESSIN: Right. So what Jim is
5 saying is finish of the wall, as opposed to
6 landscaping in front of the wall. You could have
7 landscaping like we did on 878, where they ended
8 up drooping it over the wall to cover the wall.

9 MR. TERCHUNIAN: Yeah, that was nice.

10 ACTING CHAIRMAN SARETSKY: Something like
11 that. I mean, again, we should maybe look at it
12 and then see if the owner of the adjacent house
13 has any request. I mean --

14 MEMBER GESSIN: They will after it's done.

15 ACTING CHAIRMAN SARETSKY: Right.

16 (Laughter)

17 MEMBER GESSIN: Right.

18 MR. HULME: "Why didn't you guys..."

19 MEMBER GESSIN: Right.

20 ACTING CHAIRMAN SARETSKY: Maybe there's a
21 reasonable -- again, have a landscape plan that we
22 approve, or try to minimize the impact of it might
23 be the nicer way, right?

24 MR. TERCHUNIAN: If the Board wants
25 landscape plans, they should ask for it now so

1 it's available at the next hearing.

2 MEMBER GESSIN: Just ask for it.

3 MR. DICIOCCIO: We are adjourning, so.

4 ACTING CHAIRMAN SARETSKY: So why don't we
5 do that? I mean, again, I don't think that's --

6 MR. HULME: Right.

7 ACTING CHAIRMAN SARETSKY: We'll have time.
8 We're going to have time to do that. It doesn't
9 have to be -- it could be even a sketch, it
10 doesn't have to be something so --

11 MR. HULME: And the only -- the only caution
12 I'm saying is that because the landscape --
13 because the wall is on the property line, we can't
14 put any landscaping --

15 MEMBER GESSIN: Right.

16 MR. HULME: -- in front of it.

17 ACTING CHAIRMAN SARETSKY: So maybe you
18 should --

19 MEMBER GESSIN: Finish the wall --

20 MEMBER CASHIN: Yeah.

21 MEMBER GESSIN: -- drooping over, and
22 irrigation.

23 MR. HULME: Okay.

24 MEMBER GESSIN: Okay? Those three things.

25 MEMBER CASHIN: Where is the wall on the on

1 the property line?

2 ACTING CHAIRMAN SARETSKY: The wall is going
3 to be right here, right? This is the wall.

4 MR. HULME: The wall --

5 MEMBER GESSIN: Aram.

6 MR. HULME: The wall here and here and here.

7 MEMBER GESSIN: I wasn't -- Aram?

8 MEMBER CASHIN: I see it here, but which
9 property line is it on?

10 MR. TERCHUNIAN: Hold it. Eric.

11 MEMBER GESSIN: That's the only plan.

12 MR. TERCHUNIAN: Eric, you need to control
13 the conversation, because --

14 MS. SADELI: She can't take the notes.

15 MEMBER CASHIN: I'm sorry.

16 MR. HULME: On the new plan, it's right
17 here.

18 MEMBER CASHIN: Oh, I see it. I see it,
19 okay.

20 MR. HULME: Right here, right here, right
21 here.

22 MEMBER CASHIN: Are you going to remove this
23 curb completely or --

24 MR. HULME: I don't know that there's a curb
25 there now.

1 MEMBER GESSIN: I don't think there is a
2 curb. I don't think there's a curb there.

3 MS. PARROTTINO: No.

4 MEMBER CASHIN: What does that say right
5 there?

6 MR. TERCHUNIAN: Oh, it's a timber frame.

7 MEMBER CASHIN: Concrete wall.

8 MR. TERCHUNIAN: It's a landscape tie.

9 MEMBER GESSIN: So, Aram, I wasn't aware,
10 you can actually put these walls right on the
11 property line?

12 MR. TERCHUNIAN: If you invert the footing.

13 MEMBER GESSIN: Oh, okay.

14 MEMBER CASHIN: Keep the footing on your
15 side.

16 MR. HULME: Oh, I thought he was asking as a
17 regulatory matter, yeah, as a --

18 MEMBER GESSIN: Yeah, I am.

19 MR. HULME: The answer to that is yes.

20 MR. TERCHUNIAN: Yeah, but you have to
21 invert the footing. The footing can't be on the
22 other person's property.

23 MR. HULME: He answered this.

24 MEMBER GESSIN: There's no setback
25 requirement?

1 MR. TERCHUNIAN: No.

2 MEMBER GESSIN: Okay.

3 MEMBER CASHIN: How high is that wall over
4 there? What, do they run it three feet or
5 something?

6 MR. HULME: I think it's taller than that,
7 but --

8 ACTING CHAIRMAN SARETSKY: It looks like
9 this is 3 feet, so probably 7 feet.

10 MR. HULME: Well above grade.

11 ACTING CHAIRMAN SARETSKY: So it's probably
12 like 6 feet?

13 MEMBER CASHIN: What's the reveal, do you
14 know, Aram?

15 MR. TERCHUNIAN: Oh, I'm checking.

16 MR. HULME: This is the site plan. Where is
17 the --

18 MR. TERCHUNIAN: The grade is at 8-2, and
19 the road --

20 MR. HULME: The top of wall is at 9.

21 MR. TERCHUNIAN: Top of wall is at 9?

22 MR. HULME: According to this.

23 MR. TERCHUNIAN: Top of wall, 9.

24 ACTING CHAIRMAN SARETSKY: It's about
25 5 feet.

1 MR. TERCHUNIAN: It's about 5 feet. Yeah,
2 the grade there is about -- I mean, the
3 driveway -- I'm sorry. The road there is about
4 4 to 5 feet above sea level.

5 ACTING CHAIRMAN SARETSKY: I mean, I guess
6 it's just -- like I said, I don't want to make it
7 a hardship, I just want to try to do anything we
8 can to minimize the impact of the wall.

9 MR. HULME: Well, I think that --

10 MEMBER GESSIN: Yeah.

11 MR. HULME: -- draping of landscape --

12 MEMBER GESSIN: Yeah.

13 MR. HULME: -- is a wonderful solution.

14 MEMBER GESSIN: There's plenty of stuff out
15 there they can find.

16 ACTING CHAIRMAN SARETSKY: Okay.

17 MEMBER GESSIN: It's not a big deal.

18 MR. HULME: Then we can come back with a
19 sketch before the next meeting, so you'll know
20 what we're thinking.

21 ACTING CHAIRMAN SARETSKY: Now there's no --
22 and there's no issue with the property behind it,
23 right, because their setback is 20 feet? So --

24 MR. HULME: And we're looking for a small
25 variance there, I think. We're looking for a --

1 ACTING CHAIRMAN SARETSKY: Rear yard is --

2 MR. HULME: We're looking for a 20-foot rear
3 yard.

4 ACTING CHAIRMAN SARETSKY: Ten foot, right?

5 MR. TERCHUNIAN: Ten foot, from 30 to 20.

6 ACTING CHAIRMAN SARETSKY: From 30 to 20.

7 MR. HULME: Yeah.

8 MR. TERCHUNIAN: And that's consistent
9 pretty much throughout Dune Lane.

10 MR. DICIOCCIO: Are there other properties
11 in the --

12 MR. HULME: Twenty feet, 20 feet, 19 feet.

13 MR. DICIOCCIO: -- in the area that have
14 these retaining walls right on the property line?

15 MR. TERCHUNIAN: A couple, yeah.

16 MR. DICIOCCIO: The side, right?

17 MEMBER GESSIN: But not on that side of the
18 road.

19 MR. DICIOCCIO: Not on that side?

20 MR. TERCHUNIAN: They're all on this side,
21 this side.

22 MR. TERCHUNIAN: They're on the Dune Road
23 side.

24 MEMBER GESSIN: They're on the -- no,
25 they're on the bay side.

1 MR. TERCHUNIAN: Oh, on the bay side. Oh,
2 on the north side of Dune Lane.

3 MEMBER GESSIN: Right, right. There's
4 nothing on this side.

5 MR. TERCHUNIAN: There are quite a few that
6 are on the property line. I can't tell you the
7 number, but I know that they're all over.

8 MEMBER CASHIN: Were you required to reissue
9 this to the neighbors as part of this process?

10 MEMBER GESSIN: To the neighbors? No.

11 MR. TERCHUNIAN: No.

12 MS. SADELI: No.

13 ACTING CHAIRMAN SARETSKY: I guess nothing
14 changed, really.

15 MEMBER CASHIN: Except as far as looking at
16 a 5-foot wall.

17 MR. HULME: Well, they were looking at a
18 wall before, too.

19 MEMBER GESSIN: You're right.

20 MR. HULME: Substantial as well. And that's
21 not -- while it's a concern, I understand, it's
22 not anything that we're seeking a variance for.
23 So it's really not --

24 MEMBER CASHIN: So, therefore, you didn't
25 have to.

1 MR. HULME: Right.

2 ACTING CHAIRMAN SARETSKY: All right.

3 MR. DICIOCCIO: There is, you know, as a
4 result of the variances being sought.

5 MR. HULME: Right, that is true. Or the
6 not -- the variances not being sought, more
7 correctly. I mean, we could have gone with the
8 other plan, but we would have needed another
9 variance. We would have needed a parking
10 variance. It's two sides of the same coin.

11 MEMBER CASHIN: May I ask --

12 MR. DICIOCCIO: Well, the overall variances,
13 though, require that you --

14 MR. HULME: Yes.

15 MR. DICIOCCIO: -- put the retaining wall
16 around.

17 MR. HULME: Yes.

18 MEMBER CASHIN: Are your neighbors -- do
19 they know what you're planning?

20 MS. PARROTTINO: Yes, yeah.

21 MEMBER CASHIN: Have you spoken to them?

22 MS. PARROTTINO: Yeah. We're all very
23 friendly.

24 ACTING CHAIRMAN SARETSKY: All right. So I
25 guess the plan, then, would be to have some type

1 of, whether it's a narrative or a plan --

2 MR. TERCHUNIAN: No, we want a landscape
3 plan.

4 ACTING CHAIRMAN SARETSKY: A landscape plan
5 that shows how the wall is treated and --

6 MR. TERCHUNIAN: The finish, the finish and
7 the landscaping on the wall and on the -- and on
8 the property boundaries.

9 MS. PARROTTINO: So do I have to have that
10 professionally done, or can I submit --

11 MR. TERCHUNIAN: Well, you should ask --
12 your attorney will advise you. It doesn't have to
13 be --

14 MS. PARROTTINO: I'm asking what you guys
15 want to see.

16 MR. TERCHUNIAN: Well, it has to be -- it
17 does -- it has to be complete enough that, you
18 know, that we can understand what the finish is --

19 MS. PARROTTINO: Right.

20 MR. TERCHUNIAN: -- and what the plants are,
21 how high they are, what the spacing is.

22 MS. PARROTTINO: Okay.

23 MEMBER CASHIN: I don't think you need a
24 stamped landscape architect.

25 MS. PARROTTINO: Yeah. And I would want to

1 make it, you know, nice for everybody to look at,
2 so not looking at -- look at a concrete wall.

3 MEMBER GESSIN: Right.

4 MEMBER CASHIN: Yeah, that would be my only
5 concern if I were a neighbor --

6 MS. PARROTTINO: Yeah.

7 MEMBER CASHIN: -- and, you know, looking at
8 a wall. I mean, I know you have to put it in,
9 but --

10 MS. PARROTTINO: Yeah.

11 MEMBER CASHIN: -- if there's something you
12 could do to --

13 MEMBER GESSIN: Yeah. Make it simply
14 stucco, it would look nice.

15 MEMBER CASHIN: Yeah.

16 MEMBER GESSIN: Especially once the greenery
17 is hanging over it. It will sort of block it and
18 soften it.

19 MS. PARROTTINO: Right.

20 ACTING CHAIRMAN SARETSKY: So because we
21 don't have enough people to vote on it today --

22 MEMBER GESSIN: We have put it over.

23 MR. DICIOCCIO: And just make a motion to
24 adjourn.

25 MS. SADELI: March 2nd.

1 ACTING CHAIRMAN SARETSKY: So we'll
2 make a -- I'll make a motion to adjourn.

3 MR. TERCHUNIAN: To adjourn for all
4 purposes.

5 ACTING CHAIRMAN SARETSKY: For all purposes,
6 and we'll reconvene when we set the next meeting up.

7 MS. SADELI: March 2nd.

8 ACTING CHAIRMAN SARETSKY: And then on that
9 date or before, we'll -- you'll have some type of
10 sketch, drawing, something that will illustrate
11 the foundation wall treatment, as well as the rest
12 of the landscape on the property.

13 MS. SADELI: Right.

14 MEMBER GESSIN: Correct.

15 MEMBER CASHIN: I'm not going to be here
16 March 2nd.

17 MS. SADELI: Okay. I'll put an email out to
18 the Board this week to see if we have --

19 MEMBER GESSIN: You have to have four.

20 MS. SADELI: -- a quorum.

21 MEMBER GESSIN: You have to have at least
22 four.

23 ACTING CHAIRMAN SARETSKY: So if they had
24 Joe and -- well, you can't vote, so --

25 MEMBER GESSIN: Well, you need three to

1 vote, so you need four.

2 ACTING CHAIRMAN SARETSKY: Okay.

3 MEMBER GESSIN: If I'm here, it's four.

4 ACTING CHAIRMAN SARETSKY: Okay.

5 MR. TERCHUNIAN: And I'm unavailable
6 March 9th, because I'm the Grand Marshal in the
7 Saint Patrick's Day Parade.

8 MR. HULME: Showoff.

9 (Laughter)

10 MS. SADELI: Yeah, he just had to put that
11 in there.

12 MR. TERCHUNIAN: I really did.

13 MR. HULME: For the record.

14 (Laughter)

15 MS. SADELI: All right. I'll send an email
16 to the Board and see if everybody else is
17 available. If not, then we'll find another date
18 that works.

19 MEMBER GESSIN: Okay.

20 ACTING CHAIRMAN SARETSKY: So I have to make
21 a motion to close.

22 MR. TERCHUNIAN: No, to adjourn for all
23 purposes.

24 ACTING CHAIRMAN SARETSKY: To adjourn for
25 all purposes.

1 MR. DICIOCCIO: And close the meeting, yeah.

2 ACTING CHAIRMAN SARETSKY: And close the
3 meeting. Second?

4 MEMBER CASHIN: Second.

5 ACTING CHAIRMAN SARETSKY: Okay.

6 MR. HULME: All right. Thank you.

7 MS. PARROTTINO: Thank you.

8 MR. HULME: Good to see you all.

9 MS. PARROTTINO: Thanks for coming out.

10 (The meeting was adjourned at 10:26 a.m.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

STATE OF NEW YORK)

SS:

COUNTY OF SUFFOLK)

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on February 2, 2019.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of February, 2019.

Lucia Braaten

Lucia Braaten

#	5-foot [1] - 29:16	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	aram [1] - 24:5	Cashin [1] - 1:15	
#0907-01-01-45 [1] - 2:7	6	26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	architect [2] - 18:3, 31:24	CASHIN [45] - 7:14, 7:17, 7:20, 8:2, 8:6, 8:8, 8:11, 8:14, 9:1, 9:6, 12:3, 15:17, 15:22, 17:20, 17:23, 17:25, 18:4, 18:6, 18:15, 18:17, 19:1, 23:20, 23:25, 24:8, 24:15, 24:18, 24:22, 25:4, 25:7, 25:14, 26:3, 26:13, 29:8, 29:15, 29:24, 30:11, 30:18, 30:21, 31:23, 32:4, 32:7, 32:11, 32:15, 33:15, 35:4	
1	7	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	area [5] - 4:18, 11:10, 14:20, 17:4, 28:13	caution [1] - 23:11	
10,000 [8] - 12:10, 12:15, 13:1, 13:3, 14:1, 14:4, 14:7, 16:12	8	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	argument [2] - 6:4, 13:21	center [1] - 7:24	
10:00 [1] - 1:5	9	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	arguments [1] - 15:18	centering [1] - 8:20	
10:03 [1] - 3:1	A	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	array [1] - 18:4	certain [1] - 4:18	
10:26 [1] - 35:10	a.m [3] - 1:5, 3:1, 35:10	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	as-of-right [1] - 9:22	certainly [1] - 20:5	
12 [1] - 9:25	ability [1] - 17:15	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	attention [1] - 20:2	certify [2] - 36:9, 36:13	
12-foot [2] - 8:16, 20:11	able [2] - 3:13, 18:19	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	attorney [1] - 31:12	Chairman [1] - 1:13	
13 [3] - 5:23, 10:24, 20:22	accessory [1] - 17:12	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	Attorney [3] - 1:18, 1:23, 16:23	CHAIRMAN [80] - 4:3, 4:6, 4:9, 4:14, 4:21, 7:19, 7:21, 8:15, 8:22, 8:25, 9:4, 9:21, 10:3, 10:7, 11:3, 11:6, 12:23, 13:2, 13:6, 13:12, 13:18, 13:23, 14:6, 14:11, 14:14, 14:17, 15:2, 15:7, 15:11, 15:15, 15:20, 15:23, 16:8, 16:11, 16:15, 17:1, 18:11, 18:22, 19:2, 19:7, 19:12, 19:15, 19:21, 19:25, 20:9, 20:14, 20:20, 21:13, 21:18, 22:10, 22:15, 22:19, 23:7, 23:17, 23:18, 24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	Chairman [1] - 1:13
16 [1] - 20:22	accommodate [1] - 15:7	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	available [2] - 23:1, 34:17	change [1] - 17:20	
19 [1] - 28:12	according [1] - 26:22	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	average [3] - 5:21, 10:20, 10:21	changed [2] - 6:11,	
2	ACTING [80] - 4:3, 4:6, 4:9, 4:14, 4:21, 7:19, 7:21, 8:15, 8:22, 8:25, 9:4, 9:21, 10:3, 10:7, 11:3, 11:6, 12:23, 13:2, 13:6, 13:12, 13:18, 13:23, 14:6, 14:11, 14:14, 14:17, 15:2, 15:7, 15:11, 15:15, 15:20, 15:23, 16:8, 16:11, 16:15, 17:1, 18:11, 18:22, 19:2, 19:7, 19:12, 19:15, 19:21, 19:25, 20:9, 20:14, 20:20, 21:13, 21:18, 22:10, 22:15, 22:20, 23:4, 23:7, 23:17,	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	averages [1] - 6:9		
2 [2] - 1:4, 36:12	adopt [1] - 6:24	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	avoid [1] - 18:23		
20 [4] - 27:23, 28:5, 28:6, 28:12	advise [1] - 31:12	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	aware [1] - 25:9		
20-foot [1] - 28:2	affecting [1] - 15:12	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	based [2] - 10:1, 10:4		
2019 [3] - 1:4, 36:12, 36:18	ago [2] - 4:10, 4:11	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	bay [2] - 28:25, 29:1		
21 [2] - 2:5, 4:4	agree [1] - 18:25	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	become [1] - 16:16		
23.5 [1] - 19:9	Allegiance [1] - 3:3	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	behind [1] - 27:22		
2nd [3] - 32:25, 33:7, 33:16	allows [1] - 9:18	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	below [1] - 19:8		
3	almost [2] - 6:10, 10:17	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	better [1] - 6:10		
3 [1] - 26:9	analysis [1] - 11:13	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	big [4] - 10:13, 19:15, 20:21, 27:17		
3-34 [1] - 2:4	Angela [1] - 1:20	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	block [1] - 32:17		
3.5 [1] - 19:19	answer [1] - 25:19	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	blood [1] - 36:14		
30 [2] - 28:5, 28:6	answered [1] - 25:23	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	Board [8] - 3:10, 14:21, 16:23, 17:14, 20:6, 22:24, 33:18, 34:16		
4	APPEALS [1] - 1:2	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	BOARD [1] - 1:2		
4 [1] - 27:4	APPEARANCES [1] - 1:12	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	boundaries [1] - 31:8		
40 [1] - 10:15	Applicant [2] - 1:23, 1:24	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	Braaten [1] - 36:21		
5	application [3] - 3:7, 4:6, 17:15	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	BRAATEN [1] - 36:7		
5 [3] - 26:25, 27:1, 27:4	APPLICATIONS [1] - 2:3	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	brings [1] - 6:5		
5,000 [8] - 6:7, 10:14, 10:24, 11:16, 12:19, 12:23, 12:24, 14:3	applied [1] - 7:9	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	buffering [1] - 20:7		
	appropriate [1] - 17:2	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	building [2] - 17:11, 17:18		
	approvable [1] - 18:20	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	business [1] - 16:19		
	approve [1] - 22:22	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	C		
	Aram [8] - 1:21, 4:15, 11:3, 12:7, 14:17, 24:7, 25:9, 26:14	24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	carry [1] - 7:7		
		24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	cars [1] - 5:16		
		24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	case [1] - 3:6		

<p>29:14 changes [2] - 7:17, 18:10 character [4] - 6:3, 6:6, 17:3, 18:24 chart [1] - 5:18 checking [1] - 26:15 Christine [1] - 1:24 christine [1] - 2:4 classify [1] - 6:25 Clerk [1] - 1:20 client [1] - 7:8 close [7] - 3:24, 4:2, 6:10, 20:21, 34:21, 35:1, 35:2 closing [1] - 3:22 code [2] - 8:19, 9:18 coin [1] - 30:10 coming [1] - 35:9 commensurate [3] - 10:8, 12:5, 20:4 Commissioner [1] - 1:21 common [1] - 8:3 compare [1] - 6:1 compared [3] - 5:23, 5:25, 6:17 comparing [1] - 6:9 complete [2] - 4:19, 31:17 completely [1] - 24:23 concern [6] - 11:7, 16:22, 18:22, 20:1, 29:21, 32:5 concerned [1] - 12:3 concrete [2] - 25:7, 32:2 conditions [1] - 6:17 consistent [1] - 28:8 construction [1] - 22:1 contains [1] - 36:10 continuation [2] - 4:8, 4:9 contrast [1] - 6:2 control [1] - 24:12 conversation [2] - 4:24, 24:13 corner [2] - 12:10, 12:11 corners [1] - 11:25 correct [2] - 33:14, 36:11</p>	<p>correctly [1] - 30:7 County [1] - 14:23 COUNTY [1] - 36:5 couple [3] - 17:7, 18:9, 28:15 Court [1] - 36:7 cover [1] - 22:8 coverage [1] - 19:6 create [3] - 5:20, 6:8, 18:20 created [2] - 7:6, 15:1 curb [4] - 24:23, 24:24, 25:2 cuts [1] - 16:19</p>	<p>down [3] - 7:22, 12:20, 21:9 draping [1] - 27:11 drawing [1] - 33:10 drive [1] - 12:20 driveway [8] - 7:18, 7:24, 8:3, 9:3, 9:17, 15:9, 15:12, 27:3 driveways [4] - 5:17, 8:5, 8:9, 14:25 drooping [2] - 22:8, 23:21 drove [1] - 12:4 Dune [29] - 1:8, 2:5, 4:4, 5:23, 10:9, 10:24, 11:2, 11:9, 11:20, 11:23, 12:7, 12:9, 12:15, 12:16, 12:20, 12:21, 13:5, 13:7, 13:9, 14:1, 16:2, 16:7, 18:25, 19:10, 20:15, 28:9, 28:22, 29:2 DUNES [1] - 1:1 Dunes [2] - 1:8, 2:6</p>	<p>existing [2] - 6:13, 20:18 extensive [1] - 4:23 extreme [1] - 21:22</p>	<p>fronts [1] - 12:7 future [1] - 17:16</p>
<p>D</p>		<p>darn [1] - 16:17 date [2] - 33:9, 34:17 deal [4] - 5:10, 18:18, 19:16, 27:17 decide [1] - 19:18 decision [3] - 16:2, 16:24, 20:6 deeper [1] - 18:9 demonstrating [1] - 19:24 Department [1] - 15:1 design [2] - 5:6, 5:14 determination [1] - 5:10 deviations [1] - 6:18 Dicioccio [1] - 1:18 DICIOCCIO [22] - 3:18, 3:21, 3:24, 4:11, 4:17, 9:13, 10:13, 12:6, 15:25, 16:6, 20:17, 21:2, 23:3, 28:10, 28:13, 28:16, 28:19, 30:3, 30:12, 30:15, 32:23, 35:1 difference [1] - 13:17 differences [1] - 7:22 different [5] - 6:12, 6:19, 11:25, 12:11, 13:21 dividable [1] - 13:24 divide [1] - 12:14 document [2] - 5:5, 5:22 done [2] - 22:14, 31:10</p>	<p>F</p>	<p>G</p>
<p>close [7] - 3:24, 4:2, 6:10, 20:21, 34:21, 35:1, 35:2 closing [1] - 3:22 code [2] - 8:19, 9:18 coin [1] - 30:10 coming [1] - 35:9 commensurate [3] - 10:8, 12:5, 20:4 Commissioner [1] - 1:21 common [1] - 8:3 compare [1] - 6:1 compared [3] - 5:23, 5:25, 6:17 comparing [1] - 6:9 complete [2] - 4:19, 31:17 completely [1] - 24:23 concern [6] - 11:7, 16:22, 18:22, 20:1, 29:21, 32:5 concerned [1] - 12:3 concrete [2] - 25:7, 32:2 conditions [1] - 6:17 consistent [1] - 28:8 construction [1] - 22:1 contains [1] - 36:10 continuation [2] - 4:8, 4:9 contrast [1] - 6:2 control [1] - 24:12 conversation [2] - 4:24, 24:13 corner [2] - 12:10, 12:11 corners [1] - 11:25 correct [2] - 33:14, 36:11</p>	<p>darn [1] - 16:17 date [2] - 33:9, 34:17 deal [4] - 5:10, 18:18, 19:16, 27:17 decide [1] - 19:18 decision [3] - 16:2, 16:24, 20:6 deeper [1] - 18:9 demonstrating [1] - 19:24 Department [1] - 15:1 design [2] - 5:6, 5:14 determination [1] - 5:10 deviations [1] - 6:18 Dicioccio [1] - 1:18 DICIOCCIO [22] - 3:18, 3:21, 3:24, 4:11, 4:17, 9:13, 10:13, 12:6, 15:25, 16:6, 20:17, 21:2, 23:3, 28:10, 28:13, 28:16, 28:19, 30:3, 30:12, 30:15, 32:23, 35:1 difference [1] - 13:17 differences [1] - 7:22 different [5] - 6:12, 6:19, 11:25, 12:11, 13:21 dividable [1] - 13:24 divide [1] - 12:14 document [2] - 5:5, 5:22 done [2] - 22:14, 31:10</p>	<p>E</p>	<p>facts [1] - 16:25 falls [1] - 11:9 family [2] - 6:20, 6:21 far [4] - 9:21, 19:9, 21:15, 29:15 feasible [1] - 6:14 February [3] - 1:4, 36:12, 36:18 feet [19] - 10:14, 10:24, 14:2, 14:3, 20:22, 20:23, 21:9, 26:4, 26:9, 26:12, 26:25, 27:1, 27:4, 27:23, 28:12 few [2] - 4:20, 29:5 figuring [1] - 15:18 fine [2] - 4:1, 8:25 finish [5] - 22:5, 23:19, 31:6, 31:18 finishes [1] - 21:16 first [2] - 5:1, 9:14 fit [1] - 5:16 five [8] - 11:24, 12:13, 12:18 fives [2] - 14:8, 16:16 flag [1] - 3:2 flanking [1] - 7:25 foot [14] - 6:7, 9:25, 11:16, 12:16, 12:19, 12:24, 13:1, 14:4, 14:7, 16:13, 18:8, 28:4, 28:5 footage [1] - 19:20 footing [4] - 25:12, 25:14, 25:21 foregoing [1] - 36:10 Form [1] - 5:9 foundation [1] - 33:11 four [10] - 9:7, 9:8, 9:9, 9:11, 9:12, 9:18, 33:19, 33:22, 34:1, 34:3 frame [1] - 25:6 friendly [1] - 30:23 front [3] - 5:6, 22:6, 23:16</p>	<p>GESSIN [63] - 3:2, 3:4, 3:14, 3:22, 4:2, 4:5, 4:8, 9:9, 9:12, 10:25, 11:18, 12:18, 13:4, 13:16, 14:24, 15:4, 15:9, 16:4, 19:4, 19:8, 19:14, 19:17, 19:23, 20:13, 21:10, 21:14, 22:4, 22:14, 22:17, 22:19, 23:2, 23:15, 23:19, 23:21, 23:24, 24:5, 24:7, 24:11, 25:1, 25:9, 25:13, 25:18, 25:24, 26:2, 27:10, 27:12, 27:14, 27:17, 28:17, 28:24, 29:3, 29:10, 29:19, 32:3, 32:13, 32:16, 32:22, 33:14, 33:19, 33:21, 33:25, 34:3, 34:19 Gessin [1] - 1:14 grade [3] - 26:10, 26:18, 27:2 Grand [1] - 34:6 granted [1] - 5:24 graphically [1] - 11:14 gray [1] - 13:19 greater [1] - 10:25 greenery [1] - 32:16 guess [12] - 4:3, 4:10, 8:15, 11:3, 12:7, 15:18, 16:8, 16:9, 18:7, 27:5, 29:13, 30:25 guy [1] - 9:13 guys [2] - 21:5, 31:14 guys.. [1] - 22:18</p>
<p>D</p>		<p>E</p>	<p>EAF [1] - 5:9 easier [1] - 9:16 east [1] - 12:13 either [6] - 6:25, 8:17, 13:6, 14:3, 20:2, 20:3 eliminated [1] - 5:15 email [3] - 3:16, 33:17, 34:15 ended [1] - 22:7 entire [1] - 10:18 envelope [1] - 17:11 environmental [3] - 6:20, 6:23, 7:3 Eric [3] - 1:13, 24:10, 24:12 Eric's [1] - 3:8 especially [1] - 32:16 Esq [1] - 1:18 essence [1] - 14:6 exactly [2] - 10:24, 16:20 except [2] - 6:15, 29:15 exemplar [1] - 10:23</p>	<p>GESSIN [63] - 3:2, 3:4, 3:14, 3:22, 4:2, 4:5, 4:8, 9:9, 9:12, 10:25, 11:18, 12:18, 13:4, 13:16, 14:24, 15:4, 15:9, 16:4, 19:4, 19:8, 19:14, 19:17, 19:23, 20:13, 21:10, 21:14, 22:4, 22:14, 22:17, 22:19, 23:2, 23:15, 23:19, 23:21, 23:24, 24:5, 24:7, 24:11, 25:1, 25:9, 25:13, 25:18, 25:24, 26:2, 27:10, 27:12, 27:14, 27:17, 28:17, 28:24, 29:3, 29:10, 29:19, 32:3, 32:13, 32:16, 32:22, 33:14, 33:19, 33:21, 33:25, 34:3, 34:19 Gessin [1] - 1:14 grade [3] - 26:10, 26:18, 27:2 Grand [1] - 34:6 granted [1] - 5:24 graphically [1] - 11:14 gray [1] - 13:19 greater [1] - 10:25 greenery [1] - 32:16 guess [12] - 4:3, 4:10, 8:15, 11:3, 12:7, 15:18, 16:8, 16:9, 18:7, 27:5, 29:13, 30:25 guy [1] - 9:13 guys [2] - 21:5, 31:14 guys.. [1] - 22:18</p>
<p>D</p>		<p>E</p>	<p>F</p>	<p>H</p>
<p>close [7] - 3:24, 4:2, 6:10, 20:21, 34:21, 35:1, 35:2 closing [1] - 3:22 code [2] - 8:19, 9:18 coin [1] - 30:10 coming [1] - 35:9 commensurate [3] - 10:8, 12:5, 20:4 Commissioner [1] - 1:21 common [1] - 8:3 compare [1] - 6:1 compared [3] - 5:23, 5:25, 6:17 comparing [1] - 6:9 complete [2] - 4:19, 31:17 completely [1] - 24:23 concern [6] - 11:7, 16:22, 18:22, 20:1, 29:21, 32:5 concerned [1] - 12:3 concrete [2] - 25:7, 32:2 conditions [1] - 6:17 consistent [1] - 28:8 construction [1] - 22:1 contains [1] - 36:10 continuation [2] - 4:8, 4:9 contrast [1] - 6:2 control [1] - 24:12 conversation [2] - 4:24, 24:13 corner [2] - 12:10, 12:11 corners [1] - 11:25 correct [2] - 33:14, 36:11</p>	<p>darn [1] - 16:17 date [2] - 33:9, 34:17 deal [4] - 5:10, 18:18, 19:16, 27:17 decide [1] - 19:18 decision [3] - 16:2, 16:24, 20:6 deeper [1] - 18:9 demonstrating [1] - 19:24 Department [1] - 15:1 design [2] - 5:6, 5:14 determination [1] - 5:10 deviations [1] - 6:18 Dicioccio [1] - 1:18 DICIOCCIO [22] - 3:18, 3:21, 3:24, 4:11, 4:17, 9:13, 10:13, 12:6, 15:25, 16:6, 20:17, 21:2, 23:3, 28:10, 28:13, 28:16, 28:19, 30:3, 30:12, 30:15, 32:23, 35:1 difference [1] - 13:17 differences [1] - 7:22 different [5] - 6:12, 6:19, 11:25, 12:11, 13:21 dividable [1] - 13:24 divide [1] - 12:14 document [2] - 5:5, 5:22 done [2] - 22:14, 31:10</p>	<p>EAF [1] - 5:9 easier [1] - 9:16 east [1] - 12:13 either [6] - 6:25, 8:17, 13:6, 14:3, 20:2, 20:3 eliminated [1] - 5:15 email [3] - 3:16, 33:17, 34:15 ended [1] - 22:7 entire [1] - 10:18 envelope [1] - 17:11 environmental [3] - 6:20, 6:23, 7:3 Eric [3] - 1:13, 24:10, 24:12 Eric's [1] - 3:8 especially [1] - 32:16 Esq [1] - 1:18 essence [1] - 14:6 exactly [2] - 10:24, 16:20 except [2] - 6:15, 29:15 exemplar [1] - 10:23</p>	<p>facts [1] - 16:25 falls [1] - 11:9 family [2] - 6:20, 6:21 far [4] - 9:21, 19:9, 21:15, 29:15 feasible [1] - 6:14 February [3] - 1:4, 36:12, 36:18 feet [19] - 10:14, 10:24, 14:2, 14:3, 20:22, 20:23, 21:9, 26:4, 26:9, 26:12, 26:25, 27:1, 27:4, 27:23, 28:12 few [2] - 4:20, 29:5 figuring [1] - 15:18 fine [2] - 4:1, 8:25 finish [5] - 22:5, 23:19, 31:6, 31:18 finishes [1] - 21:16 first [2] - 5:1, 9:14 fit [1] - 5:16 five [8] - 11:24, 12:13, 12:18 fives [2] - 14:8, 16:16 flag [1] - 3:2 flanking [1] - 7:25 foot [14] - 6:7, 9:25, 11:16, 12:16, 12:19, 12:24, 13:1, 14:4, 14:7, 16:13, 18:8, 28:4, 28:5 footage [1] - 19:20 footing [4] - 25:12, 25:14, 25:21 foregoing [1] - 36:10 Form [1] - 5:9 foundation [1] - 33:11 four [10] - 9:7, 9:8, 9:9, 9:11, 9:12, 9:18, 33:19, 33:22, 34:1, 34:3 frame [1] - 25:6 friendly [1] - 30:23 front [3] - 5:6, 22:6, 23:16</p>	<p>half [2] - 12:14, 16:19 HAMPTON [1] - 1:1 Hampton [2] - 1:8, 2:6 hand [1] - 36:18 hanging [1] - 32:17 hardship [1] - 27:7 Harvey [2] - 1:14, 19:2</p>

<p>Health [1] - 15:1 hearing [4] - 3:19, 3:23, 3:25, 23:1 held [1] - 1:7 hereby [1] - 36:9 hereunto [1] - 36:17 high [2] - 26:3, 31:21 hold [1] - 24:10 home [1] - 20:18 house [4] - 14:2, 14:7, 21:4, 22:12 houses [6] - 8:20, 12:2, 13:14, 14:5, 19:10, 20:16 housing [1] - 17:11 HULME [80] - 3:12, 3:15, 3:17, 3:20, 4:1, 4:20, 4:22, 8:4, 8:7, 8:10, 8:13, 8:19, 8:23, 9:3, 9:5, 9:8, 9:10, 9:16, 10:12, 10:15, 10:20, 13:14, 13:17, 13:21, 13:24, 15:14, 16:17, 16:20, 17:5, 17:22, 17:24, 18:2, 18:5, 18:8, 18:13, 18:16, 18:18, 19:22, 20:19, 20:22, 20:25, 21:5, 21:8, 21:24, 22:18, 23:6, 23:11, 23:16, 23:23, 24:4, 24:6, 24:16, 24:20, 24:24, 25:16, 25:19, 25:23, 26:6, 26:10, 26:16, 26:20, 26:22, 27:9, 27:11, 27:13, 27:18, 27:24, 28:2, 28:7, 28:12, 29:17, 29:20, 30:1, 30:5, 30:14, 30:17, 34:8, 34:13, 35:6, 35:8 Hulme [2] - 1:23, 3:5</p>	<p>important [3] - 14:20, 17:14, 17:16 IN [1] - 36:17 inappropriate [1] - 6:23 include [1] - 17:16 includes [1] - 10:22 INCORPORATED [1] - 1:1 indicating [1] - 5:19 interested [1] - 36:15 internal [1] - 15:14 invert [2] - 25:12, 25:21 irrigation [1] - 23:22 issue [6] - 4:14, 11:1, 15:12, 21:17, 21:24, 27:22 it' [1] - 26:11 itself [1] - 7:6</p>	<p>larger [3] - 10:22, 10:23, 18:4 last [7] - 4:23, 4:24, 4:25, 5:12, 7:14, 10:8, 10:10 Laughter [7] - 9:15, 10:19, 15:19, 16:21, 22:16, 34:9, 34:14 least [1] - 33:21 leave [1] - 3:18 leaves [1] - 5:17 less [1] - 6:6 level [1] - 27:4 limit [1] - 17:15 limitation [1] - 21:25 limitations [1] - 17:8 line [10] - 8:13, 9:4, 9:5, 22:3, 23:13, 24:1, 24:9, 25:11, 28:14, 29:6 listening [1] - 11:5 lone [1] - 14:4 look [7] - 9:16, 11:22, 21:23, 22:11, 32:1, 32:2, 32:14 looked [2] - 18:17, 21:22 looking [12] - 5:13, 8:23, 11:15, 14:10, 17:18, 27:24, 27:25, 28:2, 29:15, 29:17, 32:2, 32:7 looks [3] - 18:6, 19:4, 26:8 Lucia [1] - 36:21 LUCIA [1] - 36:7</p>	<p>21:3, 21:10, 21:18, 22:11, 22:13, 23:5, 27:2, 27:5, 30:7, 32:8 meet [3] - 8:20, 9:19, 10:5 meeting [8] - 1:7, 3:1, 3:11, 27:19, 33:6, 35:1, 35:3, 35:10 Member [2] - 1:14, 1:15 MEMBER [108] - 3:2, 3:4, 3:14, 3:22, 4:2, 4:5, 4:8, 7:14, 7:17, 7:20, 8:2, 8:6, 8:8, 8:11, 8:14, 9:1, 9:6, 9:9, 9:12, 10:25, 11:18, 12:3, 12:18, 13:4, 13:16, 14:24, 15:4, 15:9, 15:17, 15:22, 16:4, 17:20, 17:23, 17:25, 18:4, 18:6, 18:15, 18:17, 19:1, 19:4, 19:8, 19:14, 19:17, 19:23, 20:13, 21:10, 21:14, 22:4, 22:14, 22:17, 22:19, 23:2, 23:15, 23:19, 23:20, 23:21, 23:24, 23:25, 24:5, 24:7, 24:8, 24:11, 24:15, 24:18, 24:22, 25:1, 25:4, 25:7, 25:9, 25:13, 25:14, 25:18, 25:24, 26:2, 26:3, 26:13, 27:10, 27:12, 27:14, 27:17, 28:17, 28:24, 29:3, 29:8, 29:10, 29:15, 29:19, 29:24, 30:11, 30:18, 30:21, 31:23, 32:3, 32:4, 32:7, 32:11, 32:13, 32:15, 32:16, 32:22, 33:14, 33:15, 33:19, 33:21, 33:25, 34:3, 34:19, 35:4 members [2] - 3:9, 3:12 met [2] - 10:7, 10:17 method [1] - 6:14 middle [2] - 7:22, 8:12 might [1] - 22:22 minimize [2] - 22:22,</p>	<p>27:8 modified [1] - 7:23 months [2] - 4:10, 4:11 most [2] - 5:24, 20:15 mostly [2] - 12:9, 21:10 motion [3] - 32:23, 33:2, 34:21 MR [154] - 3:12, 3:15, 3:17, 3:18, 3:20, 3:21, 3:24, 4:1, 4:11, 4:17, 4:20, 4:22, 7:16, 8:4, 8:7, 8:10, 8:13, 8:19, 8:23, 9:3, 9:5, 9:8, 9:10, 9:13, 9:16, 10:1, 10:4, 10:12, 10:13, 10:15, 10:20, 11:5, 11:12, 11:19, 12:6, 12:8, 12:19, 13:1, 13:8, 13:13, 13:14, 13:17, 13:21, 13:24, 13:25, 14:9, 14:19, 15:6, 15:14, 15:25, 16:6, 16:10, 16:14, 16:17, 16:18, 16:20, 16:22, 17:5, 17:7, 17:22, 17:24, 18:2, 18:5, 18:8, 18:13, 18:16, 18:18, 19:22, 20:5, 20:17, 20:19, 20:22, 20:25, 21:2, 21:5, 21:8, 21:24, 22:9, 22:18, 22:24, 23:3, 23:6, 23:11, 23:16, 23:23, 24:4, 24:6, 24:10, 24:12, 24:16, 24:20, 24:24, 25:6, 25:8, 25:12, 25:16, 25:19, 25:20, 25:23, 26:1, 26:6, 26:10, 26:15, 26:16, 26:18, 26:20, 26:21, 26:22, 26:23, 27:1, 27:9, 27:11, 27:13, 27:18, 27:24, 28:2, 28:5, 28:7, 28:8, 28:10, 28:12, 28:13, 28:15, 28:16, 28:19, 28:20, 28:22, 29:1, 29:5, 29:11, 29:17, 29:20, 30:1, 30:3, 30:5, 30:12, 30:14, 30:15,</p>
<p style="text-align: center;">I</p>	<p style="text-align: center;">J</p>	<p style="text-align: center;">M</p>	<p>27:8</p>	
<p>Il [1] - 7:1 illustrate [1] - 33:10 immediately [1] - 13:10 impact [5] - 6:20, 7:3, 15:14, 22:22, 27:8 impacts [1] - 6:23</p>	<p>James [2] - 1:15, 1:23 Jim [2] - 3:5, 22:4 Jim's [1] - 19:18 Joe [1] - 33:24 John [1] - 1:18</p>	<p>map [1] - 10:22 March [4] - 32:25, 33:7, 33:16, 34:6 marriage [1] - 36:15 Marshal [1] - 34:6 materials [1] - 22:1 matter [2] - 25:17, 36:16 maximize [1] - 17:18 mean [24] - 7:3, 10:2, 10:9, 14:17, 15:20, 15:24, 15:25, 17:1, 18:25, 19:2, 19:4, 19:5, 20:10, 20:14,</p>	<p>27:8</p>	
<p style="text-align: center;">K</p>	<p>keep [2] - 4:22, 25:14 kind [3] - 5:11, 11:21, 16:3</p>	<p>keep [2] - 4:22, 25:14 kind [3] - 5:11, 11:21, 16:3</p>	<p>27:8</p>	
<p style="text-align: center;">L</p>	<p style="text-align: center;">L</p>	<p>map [1] - 10:22</p>	<p>27:8</p>	
<p>landscape [10] - 21:15, 22:21, 22:25, 23:12, 25:8, 27:11, 31:2, 31:4, 31:24, 33:12 landscaping [8] - 20:3, 20:7, 21:11, 22:2, 22:6, 22:7, 23:14, 31:7 Lane [19] - 2:5, 4:4, 5:23, 10:9, 10:24, 11:2, 11:10, 11:20, 11:23, 12:16, 12:21, 13:7, 13:9, 14:1, 16:2, 18:25, 19:10, 28:9, 29:2</p>	<p>landscape [10] - 21:15, 22:21, 22:25, 23:12, 25:8, 27:11, 31:2, 31:4, 31:24, 33:12 landscaping [8] - 20:3, 20:7, 21:11, 22:2, 22:6, 22:7, 23:14, 31:7 Lane [19] - 2:5, 4:4, 5:23, 10:9, 10:24, 11:2, 11:10, 11:20, 11:23, 12:16, 12:21, 13:7, 13:9, 14:1, 16:2, 18:25, 19:10, 28:9, 29:2</p>	<p>March [4] - 32:25, 33:7, 33:16, 34:6</p>	<p>27:8</p>	

<p>30:17, 31:2, 31:6, 31:11, 31:16, 31:20, 32:23, 33:3, 34:5, 34:8, 34:12, 34:13, 34:22, 35:1, 35:6, 35:8 MS [32] - 3:16, 4:13, 12:1, 13:20, 14:13, 14:16, 16:19, 20:24, 21:3, 21:7, 24:14, 25:3, 29:12, 30:20, 30:22, 31:9, 31:14, 31:19, 31:22, 31:25, 32:6, 32:10, 32:19, 32:25, 33:7, 33:13, 33:17, 33:20, 34:10, 34:15, 35:7, 35:9</p>	<p>Notary [1] - 36:8 notes [2] - 17:9, 24:14 nothing [3] - 8:13, 29:4, 29:13 number [3] - 5:16, 17:25, 29:7 NY [1] - 2:6</p>	<p>2:4 part [6] - 5:18, 5:22, 14:22, 17:17, 29:9 particular [2] - 3:7, 17:3 parties [1] - 36:14 Patrick's [1] - 34:7 paying [1] - 20:2 people [2] - 20:1, 32:21 person's [1] - 25:22 place [1] - 3:8 plan [12] - 5:2, 5:6, 21:16, 22:21, 24:11, 24:16, 26:16, 30:8, 30:25, 31:1, 31:3, 31:4 planning [1] - 30:19 plans [1] - 22:25 plants [1] - 31:20 pledge [1] - 3:2 Pledge [1] - 3:3 plenty [1] - 27:14 point [2] - 5:10, 19:18 pool [1] - 17:13 position [1] - 5:9 precedence [1] - 18:23 precedence-setting [1] - 18:23 precedent [1] - 11:7 precedent-setting [1] - 11:7 prejudice [1] - 7:4 prepared [1] - 5:2 pretty [2] - 19:9, 28:9 primarily [2] - 12:15, 12:17 proceedings [2] - 5:11, 36:11 process [2] - 14:22, 29:9 professionally [1] - 31:10 project [1] - 7:11 properties [1] - 28:10 property [16] - 7:9, 7:25, 8:13, 18:21, 20:18, 22:2, 23:13, 24:1, 24:9, 25:11, 25:22, 27:22, 28:14, 29:6, 31:8, 33:12 proposed [6] - 4:16,</p>	<p>4:17, 8:18, 10:1, 10:5, 17:11 proposing [1] - 6:12 Protection [1] - 1:22 provided [1] - 5:3 public [1] - 3:24 Public [1] - 36:8 pulls [1] - 9:14 purposes [4] - 33:4, 33:5, 34:23, 34:25 pushed [1] - 19:10 put [11] - 3:11, 17:9, 18:14, 20:6, 23:14, 25:10, 30:15, 32:8, 32:22, 33:17, 34:10 pyramid [2] - 5:13, 5:14</p>	<p>relief [3] - 5:13, 5:14, 5:15 remove [1] - 24:22 Reporter [1] - 36:7 Representing [1] - 1:19 representing [1] - 11:11 request [1] - 22:13 requested [1] - 9:24 require [1] - 30:13 required [2] - 10:16, 29:8 requirement [3] - 6:1, 10:6, 25:25 requirements [2] - 8:21, 9:20 requisite [1] - 5:16 residence [1] - 6:21 residences [1] - 6:22 responses [1] - 14:12 rest [3] - 12:5, 14:3, 33:11 result [1] - 30:4 retaining [2] - 28:14, 30:15 reveal [1] - 26:13 review [3] - 3:15, 4:4, 5:12 Road [10] - 1:8, 12:7, 12:9, 12:15, 12:20, 13:5, 13:7, 16:7, 20:16, 28:22 road [3] - 26:19, 27:3, 28:18 room [1] - 17:12 run [1] - 26:4</p>
<p>N</p>	<p>O</p>	<p>2:4 part [6] - 5:18, 5:22, 14:22, 17:17, 29:9 particular [2] - 3:7, 17:3 parties [1] - 36:14 Patrick's [1] - 34:7 paying [1] - 20:2 people [2] - 20:1, 32:21 person's [1] - 25:22 place [1] - 3:8 plan [12] - 5:2, 5:6, 21:16, 22:21, 24:11, 24:16, 26:16, 30:8, 30:25, 31:1, 31:3, 31:4 planning [1] - 30:19 plans [1] - 22:25 plants [1] - 31:20 pledge [1] - 3:2 Pledge [1] - 3:3 plenty [1] - 27:14 point [2] - 5:10, 19:18 pool [1] - 17:13 position [1] - 5:9 precedence [1] - 18:23 precedence-setting [1] - 18:23 precedent [1] - 11:7 precedent-setting [1] - 11:7 prejudice [1] - 7:4 prepared [1] - 5:2 pretty [2] - 19:9, 28:9 primarily [2] - 12:15, 12:17 proceedings [2] - 5:11, 36:11 process [2] - 14:22, 29:9 professionally [1] - 31:10 project [1] - 7:11 properties [1] - 28:10 property [16] - 7:9, 7:25, 8:13, 18:21, 20:18, 22:2, 23:13, 24:1, 24:9, 25:11, 25:22, 27:22, 28:14, 29:6, 31:8, 33:12 proposed [6] - 4:16,</p>	<p>Q</p>	<p>relief [3] - 5:13, 5:14, 5:15 remove [1] - 24:22 Reporter [1] - 36:7 Representing [1] - 1:19 representing [1] - 11:11 request [1] - 22:13 requested [1] - 9:24 require [1] - 30:13 required [2] - 10:16, 29:8 requirement [3] - 6:1, 10:6, 25:25 requirements [2] - 8:21, 9:20 requisite [1] - 5:16 residence [1] - 6:21 residences [1] - 6:22 responses [1] - 14:12 rest [3] - 12:5, 14:3, 33:11 result [1] - 30:4 retaining [2] - 28:14, 30:15 reveal [1] - 26:13 review [3] - 3:15, 4:4, 5:12 Road [10] - 1:8, 12:7, 12:9, 12:15, 12:20, 13:5, 13:7, 16:7, 20:16, 28:22 road [3] - 26:19, 27:3, 28:18 room [1] - 17:12 run [1] - 26:4</p>
<p>narrative [1] - 31:1 nature [1] - 6:16 necessary [4] - 4:19, 5:4, 5:11, 7:10 need [5] - 5:15, 24:12, 31:23, 33:25, 34:1 needed [2] - 30:8, 30:9 needing [1] - 5:20 neighbor [1] - 32:5 neighborhood [15] - 5:21, 6:3, 6:6, 6:8, 6:9, 6:13, 6:18, 10:20, 10:21, 10:22, 11:12, 11:21, 11:22, 12:14, 14:10 neighbors [4] - 14:12, 29:9, 29:10, 30:18 NEW [1] - 36:3 New [2] - 1:8, 36:8 new [2] - 5:14, 24:16 next [6] - 3:11, 3:19, 4:2, 23:1, 27:19, 33:6 nice [3] - 22:9, 32:1, 32:14 nicer [1] - 22:23 Nick [2] - 5:2, 5:7 nine [3] - 21:8, 21:9 nine-nine [1] - 21:8 none [1] - 14:16 normal [1] - 20:8 north [2] - 12:9, 29:2</p>	<p>objection [1] - 15:21 objections [1] - 14:15 obviously [1] - 7:8 OF [4] - 1:1, 1:2, 36:3, 36:5 once [1] - 32:16 one [17] - 3:7, 7:5, 7:7, 8:19, 9:6, 9:8, 9:9, 9:10, 9:12, 9:17, 13:8, 13:19, 14:4, 20:20, 20:25 onerous [1] - 21:20 ones [1] - 13:5 open [1] - 3:19 opposed [4] - 7:24, 19:20, 22:1, 22:5 order [3] - 3:1, 9:19, 18:18 ordinary [1] - 20:8 original [1] - 18:13 outcome [1] - 36:16 outer [1] - 7:25 overall [1] - 30:12 overdesigned [1] - 18:14 owner [2] - 21:20, 22:12</p>	<p>2:4 part [6] - 5:18, 5:22, 14:22, 17:17, 29:9 particular [2] - 3:7, 17:3 parties [1] - 36:14 Patrick's [1] - 34:7 paying [1] - 20:2 people [2] - 20:1, 32:21 person's [1] - 25:22 place [1] - 3:8 plan [12] - 5:2, 5:6, 21:16, 22:21, 24:11, 24:16, 26:16, 30:8, 30:25, 31:1, 31:3, 31:4 planning [1] - 30:19 plans [1] - 22:25 plants [1] - 31:20 pledge [1] - 3:2 Pledge [1] - 3:3 plenty [1] - 27:14 point [2] - 5:10, 19:18 pool [1] - 17:13 position [1] - 5:9 precedence [1] - 18:23 precedence-setting [1] - 18:23 precedent [1] - 11:7 precedent-setting [1] - 11:7 prejudice [1] - 7:4 prepared [1] - 5:2 pretty [2] - 19:9, 28:9 primarily [2] - 12:15, 12:17 proceedings [2] - 5:11, 36:11 process [2] - 14:22, 29:9 professionally [1] - 31:10 project [1] - 7:11 properties [1] - 28:10 property [16] - 7:9, 7:25, 8:13, 18:21, 20:18, 22:2, 23:13, 24:1, 24:9, 25:11, 25:22, 27:22, 28:14, 29:6, 31:8, 33:12 proposed [6] - 4:16,</p>	<p>R</p>	<p>relief [3] - 5:13, 5:14, 5:15 remove [1] - 24:22 Reporter [1] - 36:7 Representing [1] - 1:19 representing [1] - 11:11 request [1] - 22:13 requested [1] - 9:24 require [1] - 30:13 required [2] - 10:16, 29:8 requirement [3] - 6:1, 10:6, 25:25 requirements [2] - 8:21, 9:20 requisite [1] - 5:16 residence [1] - 6:21 residences [1] - 6:22 responses [1] - 14:12 rest [3] - 12:5, 14:3, 33:11 result [1] - 30:4 retaining [2] - 28:14, 30:15 reveal [1] - 26:13 review [3] - 3:15, 4:4, 5:12 Road [10] - 1:8, 12:7, 12:9, 12:15, 12:20, 13:5, 13:7, 16:7, 20:16, 28:22 road [3] - 26:19, 27:3, 28:18 room [1] - 17:12 run [1] - 26:4</p>
<p>narrative [1] - 31:1 nature [1] - 6:16 necessary [4] - 4:19, 5:4, 5:11, 7:10 need [5] - 5:15, 24:12, 31:23, 33:25, 34:1 needed [2] - 30:8, 30:9 needing [1] - 5:20 neighbor [1] - 32:5 neighborhood [15] - 5:21, 6:3, 6:6, 6:8, 6:9, 6:13, 6:18, 10:20, 10:21, 10:22, 11:12, 11:21, 11:22, 12:14, 14:10 neighbors [4] - 14:12, 29:9, 29:10, 30:18 NEW [1] - 36:3 New [2] - 1:8, 36:8 new [2] - 5:14, 24:16 next [6] - 3:11, 3:19, 4:2, 23:1, 27:19, 33:6 nice [3] - 22:9, 32:1, 32:14 nicer [1] - 22:23 Nick [2] - 5:2, 5:7 nine [3] - 21:8, 21:9 nine-nine [1] - 21:8 none [1] - 14:16 normal [1] - 20:8 north [2] - 12:9, 29:2</p>	<p>P</p>	<p>2:4 part [6] - 5:18, 5:22, 14:22, 17:17, 29:9 particular [2] - 3:7, 17:3 parties [1] - 36:14 Patrick's [1] - 34:7 paying [1] - 20:2 people [2] - 20:1, 32:21 person's [1] - 25:22 place [1] - 3:8 plan [12] - 5:2, 5:6, 21:16, 22:21, 24:11, 24:16, 26:16, 30:8, 30:25, 31:1, 31:3, 31:4 planning [1] - 30:19 plans [1] - 22:25 plants [1] - 31:20 pledge [1] - 3:2 Pledge [1] - 3:3 plenty [1] - 27:14 point [2] - 5:10, 19:18 pool [1] - 17:13 position [1] - 5:9 precedence [1] - 18:23 precedence-setting [1] - 18:23 precedent [1] - 11:7 precedent-setting [1] - 11:7 prejudice [1] - 7:4 prepared [1] - 5:2 pretty [2] - 19:9, 28:9 primarily [2] - 12:15, 12:17 proceedings [2] - 5:11, 36:11 process [2] - 14:22, 29:9 professionally [1] - 31:10 project [1] - 7:11 properties [1] - 28:10 property [16] - 7:9, 7:25, 8:13, 18:21, 20:18, 22:2, 23:13, 24:1, 24:9, 25:11, 25:22, 27:22, 28:14, 29:6, 31:8, 33:12 proposed [6] - 4:16,</p>	<p>range [1] - 11:9 rather [1] - 21:12 read [1] - 3:13 reading [1] - 21:8 real [1] - 6:3 really [11] - 6:11, 6:14, 12:4, 15:13, 15:16, 16:2, 18:23, 29:14, 29:23, 34:12 rear [2] - 28:1, 28:2 reason [1] - 14:18 reasonable [1] - 22:21 recent [1] - 5:24 reconvene [1] - 33:6 record [6] - 4:22, 5:19, 5:22, 17:9, 17:17, 34:13 rectangular [1] - 12:12 redesigned [1] - 5:3 reflected [1] - 5:21 reflects [1] - 5:6 regulations [1] - 7:9 regulatory [1] - 25:17 reissue [1] - 29:8 related [1] - 36:13 relative [1] - 6:17</p>	<p>S</p> <p>SADELI [14] - 3:16, 4:13, 14:13, 14:16, 16:19, 24:14, 29:12, 32:25, 33:7, 33:13, 33:17, 33:20, 34:10, 34:15 Sadeli [1] - 1:20 Saint [1] - 34:7 sanitary [1] - 21:12 Saretsky [1] - 1:13 SARETSKY [80] - 4:3, 4:6, 4:9, 4:14, 4:21, 7:19, 7:21, 8:15,</p>

8:22, 8:25, 9:4, 9:21, 10:3, 10:7, 11:3, 11:6, 12:23, 13:2, 13:6, 13:12, 13:18, 13:23, 14:6, 14:11, 14:14, 14:17, 15:2, 15:7, 15:11, 15:15, 15:20, 15:23, 16:8, 16:11, 16:15, 17:1, 18:11, 18:22, 19:2, 19:7, 19:12, 19:15, 19:21, 19:25, 20:9, 20:14, 20:20, 21:13, 21:18, 22:10, 22:15, 22:20, 23:4, 23:7, 23:17, 24:2, 26:8, 26:11, 26:24, 27:5, 27:16, 27:21, 28:1, 28:4, 28:6, 29:13, 30:2, 30:24, 31:4, 32:20, 33:1, 33:5, 33:8, 33:23, 34:2, 34:4, 34:20, 34:24, 35:2, 35:5	setbacks [1] - 9:23 setting [2] - 11:7, 18:23 shape [1] - 12:12 showoff [1] - 34:8 shows [1] - 31:5 side [28] - 7:25, 8:17, 8:24, 9:23, 11:20, 11:23, 12:6, 12:7, 12:9, 14:1, 20:2, 20:3, 20:20, 20:21, 20:25, 21:1, 21:14, 25:15, 28:16, 28:17, 28:19, 28:20, 28:21, 28:23, 28:25, 29:1, 29:2, 29:4 sides [1] - 30:10 significant [1] - 7:2 similar [2] - 14:8, 14:9 similarly [1] - 5:23 simply [1] - 32:13 single [3] - 6:20, 6:21, 14:2 site [3] - 5:2, 5:6, 26:16 situated [1] - 5:24 situation [1] - 14:25 six [2] - 21:5 six-six [1] - 21:5 size [4] - 10:14, 12:4, 17:20, 18:7 sketch [3] - 23:9, 27:19, 33:10 small [1] - 27:24 smaller [2] - 17:24, 18:19 soften [1] - 32:18 solution [1] - 27:13 sorry [4] - 13:3, 20:23, 24:15, 27:3 sort [2] - 17:19, 32:17 sought [2] - 30:4, 30:6 southern [2] - 11:19, 11:23 spacing [1] - 31:21 specific [1] - 16:25 spoken [1] - 30:21 spots [1] - 9:2 spread [2] - 16:4, 16:6 square [9] - 6:7, 10:14, 10:24, 11:16, 12:16, 12:19, 14:2, 14:3, 14:4	SS [1] - 36:4 stacked [2] - 9:3, 9:19 stamped [1] - 31:24 started [1] - 3:4 STATE [1] - 36:3 State [1] - 36:8 statement [1] - 3:5 still [2] - 18:19, 19:8 stood [1] - 3:3 strip [1] - 11:18 structures [1] - 17:12 stucco [1] - 32:14 stuff [1] - 27:14 sub [2] - 11:22, 14:10 sub-neighborhood [2] - 11:22, 14:10 subdivision [8] - 4:16, 4:18, 4:19, 6:5, 6:15, 8:1, 17:10, 17:17 submit [1] - 31:10 submittals [1] - 5:1 submitted [2] - 5:8, 11:13 substantial [3] - 6:16, 21:1, 29:20 sudden [1] - 16:12 SUFFOLK [1] - 36:5 summary [1] - 7:12 survey [1] - 5:5 system [7] - 7:19, 7:23, 15:3, 15:8, 17:24, 18:13, 18:20	25:12, 25:20, 26:1, 26:15, 26:18, 26:21, 26:23, 27:1, 28:5, 28:8, 28:15, 28:20, 28:22, 29:1, 29:5, 29:11, 31:2, 31:6, 31:11, 31:16, 31:20, 33:3, 34:5, 34:12, 34:22 term [1] - 6:17 THAT [1] - 36:10 themselves [2] - 8:16, 9:23 therefore [1] - 29:24 thinking [1] - 27:20 third [1] - 5:8 three [10] - 5:1, 9:8, 9:9, 9:10, 9:12, 9:18, 10:5, 23:24, 26:4, 33:25 three-tenths [1] - 10:5 throughout [4] - 10:16, 16:4, 16:6, 28:9 tie [1] - 25:8 timber [1] - 25:6 today [3] - 3:8, 7:13, 32:21 together [1] - 3:6 top [3] - 26:20, 26:21, 26:23 transcript [1] - 3:13 transcription [1] - 36:11 treated [1] - 31:5 treatment [1] - 33:11 true [2] - 30:5, 36:11 try [3] - 19:19, 22:22, 27:7 turn [1] - 12:22 twenty [1] - 28:12 two [20] - 4:10, 4:11, 4:17, 5:17, 5:20, 8:4, 8:8, 9:6, 9:7, 9:8, 9:9, 9:10, 9:12, 9:18, 12:1, 13:14, 14:4, 14:7, 16:16, 30:10 two-lot [1] - 4:17 Type [1] - 7:1 type [3] - 18:24, 30:25, 33:9 types [1] - 5:25 typical [1] - 6:8	U ultimately [1] - 6:24 unavailable [1] - 34:5 under [1] - 8:19 universally [2] - 10:17 unless [2] - 12:21, 15:24 Unlisted [1] - 7:1 unusual [1] - 14:25 up [5] - 4:22, 9:3, 19:19, 22:8, 33:6 upside [1] - 21:9
			V	
			variance [9] - 8:23, 9:24, 10:13, 10:25, 19:6, 27:25, 29:22, 30:9, 30:10 variances [12] - 4:18, 4:24, 5:19, 5:24, 7:10, 8:16, 9:22, 10:8, 21:12, 30:4, 30:6, 30:12 Vero [2] - 5:2, 5:7 version [1] - 7:15 versus [1] - 9:22 VILLAGE [1] - 1:1 Village [6] - 1:19, 1:20, 10:16, 10:18, 16:5, 19:11 volume [1] - 18:11 vote [5] - 3:7, 3:10, 32:21, 33:24, 34:1	
			W	
			wall [29] - 21:12, 21:16, 21:24, 22:2, 22:5, 22:6, 22:8, 23:13, 23:19, 23:25, 24:2, 24:3, 24:4, 24:6, 25:7, 26:3, 26:20, 26:21, 26:23, 27:8, 29:16, 29:18, 30:15, 31:5, 31:7, 32:2, 32:8, 33:11 walls [3] - 21:17, 25:10, 28:14 wants [2] - 16:15, 22:24 waste [1] - 7:18	
		T tailor [1] - 16:2 taller [1] - 26:6 ten [11] - 11:24, 12:1, 12:12, 12:13, 21:9, 28:4, 28:5 tenant [1] - 21:20 tenths [1] - 10:5 Terchunian [1] - 1:21 TERCHUNIAN [52] - 7:16, 10:1, 10:4, 11:5, 11:12, 11:19, 12:8, 12:19, 13:1, 13:8, 13:13, 13:25, 14:9, 14:19, 15:6, 16:10, 16:14, 16:18, 16:22, 17:7, 20:5, 22:9, 22:24, 24:10, 24:12, 25:6, 25:8,		

week [1] - 33:18
weigh [1] - 14:21
WEST [1] - 1:1
west [3] - 12:12,
13:10, 13:11
West [2] - 1:8, 2:6
wherein [1] - 5:2
WHEREOF [1] - 36:17
whole [1] - 11:18
width [2] - 10:2, 10:5
Wildlife [1] - 1:21
WITNESS [1] - 36:17
wonderful [1] - 27:13
works [1] - 34:18
write [2] - 16:24, 17:6

Y

yard [3] - 21:14, 28:1,
28:3
yards [1] - 8:24
York [2] - 1:8, 36:9
YORK [1] - 36:3
yup [1] - 4:5

Z

zone [1] - 6:21
ZONING [1] - 1:2