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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD  
REGULAR MEETING

-----x

Third Street Firehouse  
Greenport, New York

April 4, 2019  
4:00 p.m.

B E F O R E:

- MARY GIVEN - CHAIRWOMAN
- BRADLEY BURNS - MEMBER
- NOAH THOMAS - MEMBER
- WALTER FOOTE - MEMBER
- JOHN COTUNGO - MEMBER
  
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT CONNOLLY - PLANNING BOARD ATTORNEY
- KRISTINA LINGG - CLERK TO THE BOARD

1                                   REGULAR SESSION - 4-4-19

2                   CHAIRWOMAN GIVEN: We're going to  
3 commence the April 4, 2019 Village of  
4 Greenport Planning Board Regular Session.

5                   It is 4 o'clock.

6                   Item Number 1, 222 Manor Place.

7                   Motion to accept the findings and  
8 determinations for applicant Landmark Group  
9 for the amended site plan review.

10                  Designated Suffolk County Tax Map  
11 Number 1001-2-2-41.01.

12                  I so move.

13                  Do I have a second?

14                  MR. COTUGNO: Second.

15                  CHAIRWOMAN GIVEN: All those in favor?

16                  MR. FOOTE: Aye.

17                  MR. THOMAS: Aye.

18                  MR. COTUGNO: Aye.

19                  CHAIRWOMAN GIVEN: Motion carried.

20                  Item Number 2, 409 Main Street.

21                  Motion to accept the findings and  
22 determinations for applicant J&J Impact  
23 Hospitality LLC for the amended site plan  
24 review.

25                  Designated Suffolk County Tax Map

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1  
2 number 1001-4-7-12.

3 I so move.

4 Do I have a second?

5 MR. THOMAS: Second.

6 CHAIRWOMAN GIVEN: All those in favor?

7 MR. FOOTE: Aye.

8 MR. COTUGNO: Aye.

9 MR. THOMAS: Aye.

10 Motion carried.

11 Item Number 3, 300 Main Street.

12 Public hearing for site plan approval  
13 for Sterling Square LLC, the south building.

14 Represented by Architect Robert Brown.

15 The applicant is proposing to change  
16 the use from retail to assembly.

17 The property is located in the  
18 Commercial Retail District and is also  
19 located in the Historic District.

20 Designated Suffolk County Tax Map  
21 number 1001-4-7-29.1.

22 Good evening, Rob.

23 MR. BROWN: Good evening. Rob Brown,  
24 Architect.

25 I think it's fairly self-explanatory.

1                                   REGULAR SESSION - 4-4-19

2                                   If there are any questions, I'd be  
3                                   happy to try to address them.

4                                   (Mr. Burns arrives to the meeting.)

5                                   MR. COTUGNO: It says change of use,  
6                                   which I guess you're changing the use from  
7                                   restaurant to an assembly space.

8                                   MR. BROWN: No.

9                                   It was retail space.

10                                  MR. COTUGNO: It was retail on the  
11                                  second floor?

12                                  MR. BROWN: No.

13                                  This is the first floor. The space  
14                                  that had been occupied by a store called  
15                                  Open Space.

16                                  MR. COTUGNO: Oh, right, right.

17                                  MR. BROWN: Turning that into an  
18                                  assembly space for meetings and just a party  
19                                  space, really. There would be no food  
20                                  preparation there. Any food preparation  
21                                  would be done in the restaurant.

22                                  CHAIRWOMAN GIVEN: Do you have your  
23                                  plan, have you looked at them?

24                                  MR. FOOTE: I looked at that.

25                                  CHAIRWOMAN GIVEN: Do you have any

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1  
2 questions?

3 May I pass this the Walter (handing).

4 Do you have your plan of the proposed  
5 change of use?

6 MR. BURNS: No.

7 CHAIRWOMAN GIVEN: It's okay because  
8 it's only the public hearing, we're really  
9 to hear from the public.

10 MR. THOMAS: The public has to make  
11 comments, right?

12 CHAIRWOMAN GIVEN: If anyone does.  
13 Really, this is for the public.

14 MR. CONNOLLY: Unless you have some  
15 specific questions.

16 CHAIRWOMAN GIVEN: Right.

17 MR. FOOTE: Would you do me a favor,  
18 this is the first time I'm looking at the  
19 plans; can you explain it to me?

20 I'm very familiar with that area, so  
21 you can say this is where Open Space used to  
22 be and --

23 MR. BROWN: Okay. This was Open Space,  
24 right here.

25 MR. FOOTE: Okay.

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Where is the courtyard?

MR. BROWN: The courtyard is here.

MR. FOOTE: Okay.

It's basically just gonna be used for large parties?

MR. BROWN: Um-hum.

MR. FOOTE: No kitchen?

MR. BROWN: This puts it in context for the whole property.

MR. FOOTE: Okay.

MR. BROWN: This is the restaurant and this is the space.

MR. FOOTE: Okay.

Thank you.

MR. BROWN: Sure.

CHAIRWOMAN GIVEN: I'm going to ask the public, the audience, if anyone wishes to speak.

Is there is anyone in the audience that wishes to speak in favor or in opposition of the application, any comments?

(No response.)

Okay.

I'm going to make a motion that we

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1  
2 close the public hearing.

3 Do I have a second?

4 MR. THOMAS: Second.

5 CHAIRWOMAN GIVEN: All those in favor?

6 MR. FOOTE: Aye.

7 MR. COTUGNO: Aye.

8 MR. THOMAS: Aye.

9 MR. BURNS: Aye.

10 CHAIRWOMAN GIVEN: Okay.

11 That's pretty much the business of this  
12 evening; it was strictly the public hearing.

13 MR. BROWN: There is no chance that you  
14 could --

15 CHAIRWOMAN GIVEN: No.

16 MR. BROWN: -- make a determination  
17 today?

18 CHAIRWOMAN GIVEN: No. I strictly feel  
19 that --

20 Rob, am I inbounds on this? How do I  
21 proceed?

22 I just felt it was a public hearing.

23 MR. CONNOLLY: When there's a public  
24 hearing, the Board generally waits until the  
25 next meeting to deliberate on the

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1 application.

2  
3 AUDIENCE SPEAKER: The next month or is  
4 there an --

5 CHAIRWOMAN GIVEN: End of this month.

6 MR. PALLAS: End of April would be the  
7 Board's opportunity to deliberate on it. It  
8 would be put on for a vote the following  
9 week, assuming there are no issues.

10 MR. FOOTE: Is there any reason --

11 CHAIRWOMAN GIVEN: That's the process,  
12 Rob.

13 MR. FOOTE: Okay.

14 There's no way we can just take it to a  
15 vote right now?

16 CHAIRWOMAN GIVEN: Because that's not  
17 how --

18 I'm trying the follow procedure. I  
19 don't like setting precedents. And the  
20 procedure is what Paul just explained and  
21 Rob just explained, so I want to follow  
22 procedure.

23 Am I in line?

24 MR. CONNOLLY: As the chairwoman of the  
25 Board, you set the procedure.



1                                   REGULAR SESSION - 4-4-19

2                   CHAIRWOMAN GIVEN:   Okay.

3                   That's how I'm going to proceed.

4                   MR. FOOTE:   Okay.

5                   CHAIRWOMAN GIVEN:   Thank you.

6                   Item Number 4, 207 Front.

7                   A public hearing for a site plan  
8 approval for Front & Third LLC.

9                   Represented by Daniel Pennessi.   Dennis  
10 McDermot (phonetic) will be speaking on his  
11 behalf.

12                   The applicant is proposing seasonal  
13 outdoor seating.

14                   The property is located in the  
15 Commercial Retail District and is not  
16 located in the Historic District.

17                   It's designated Suffolk County Tax Map  
18 number 1001-5-4-5.

19                   MR. McDERMOT:   Hi, I'm Dennis McDermot.

20                   CHAIRWOMAN GIVEN:   Everyone has their  
21 information on this?

22                   MR. THOMAS:   Yes.

23                   CHAIRWOMAN GIVEN:   Again, it's pretty  
24 much the public hearing for the public to  
25 comment unless anyone has a specific

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1 question for Dennis or a concern.

2  
3 Again, you will have an opportunity to  
4 do the deliberation at the next meeting as  
5 well. Don't feel you have to do it tonight.

6 Anything?

7 MR. COTUGNO: Can I say something?

8 CHAIRWOMAN GIVEN: Please.

9 MR. COTUGNO: My biggest concern is the  
10 people from the restaurant's seating area or  
11 waiter staff using the public sidewalk; and  
12 I know you left a three-foot aisle, so that  
13 three-foot aisle --

14 MR. McDERMOT: Right. There is a  
15 three-foot aisle between the building and  
16 that row of tables for staff.

17 MR. COTUGNO: -- can't read the  
18 numbers. Those aren't table numbers,  
19 they're just twos, but I think the last one,  
20 people couldn't get out of there, so they're  
21 sitting in the corner up against the  
22 building to the right.

23 MR. McDERMOT: I'm not sure if it's  
24 shown on the plan right now, but on the  
25 sidewalk side of those tables, it will be a

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1 metal and canvas barrier that will prevent  
2 anybody from exiting towards the street.

3  
4 MR. COTUGNO: What I'm saying is, the  
5 person sitting at the table adjacent to the  
6 building, I'm sorry the tables aren't  
7 numbered, but the table to the right,  
8 adjacent to the building, if you're sitting  
9 there, how do you get out of the chair?

10 MR. McDERMOT: You know, I'm not sure  
11 how clearly that is drawn, but it should be  
12 a table of four with access and egress on  
13 either side of the table.

14 MR. COTUGNO: Maybe you should correct  
15 that for the next meeting because it seems  
16 like the person couldn't possibly get out of  
17 that chair or get into the chair.

18 MR. FOOTE: Are you saying the chair  
19 closest to the sidewalk or --

20 MR. COTUGNO: No.

21 CHAIRWOMAN GIVEN: By the movie theater  
22 side, the double table.

23 MR. FOOTE: I think on the plan, there  
24 is plenty of space where the table closer to  
25 the building is. Really the table -- I

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1  
2 assume everybody is going to have to squeeze  
3 out on the side and not on the sidewalk side  
4 because you have a barrier.

5 MR. COTUGNO: There's a barrier there.

6 MR. McDERMOT: We could easily move the  
7 table right up against the building and  
8 people could come around the sidewalk side  
9 to behind the -- I don't think -- in  
10 general, that shouldn't really be an issue,  
11 getting in and out of that table.

12 MR. COTUGNO: Well, the total distance  
13 to the barrier is six-foot-five so the  
14 table, I guess, would be no more than  
15 twenty-four inches. That would be four  
16 feet, so you would have two feet if it's  
17 shoved right up against the building.

18 MR. McDERMOT: That should be plenty of  
19 room to get around to the back of the table.

20 MR. COTUGNO: Yeah, if the tables are  
21 no more than two feet.

22 MR. McDERMOT: Yeah. We don't want the  
23 tables too big.

24 CHAIRWOMAN GIVEN: You don't have a  
25 specific size table in mind?

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1  
2 MR. McDERMOT: They haven't been  
3 spelled out yet, no.

4 CHAIRWOMAN GIVEN: I think that's going  
5 to come into play.

6 Right?

7 MR. COTUGNO: Yes.

8 CHAIRWOMAN GIVEN: Absolutely.

9 I think that's information that's  
10 needed to make an informed decision.

11 MR. FOOTE: Looks like the total  
12 distance is six-feet-five inches from the  
13 side of the building to the barrier; and  
14 you've got three feet. So that leaves a  
15 total of, you know, for the walkway, that  
16 means the difference is three-feet-five  
17 inches, so for the -- that's plenty of room  
18 to play with it seems like.

19 MR. THOMAS: I would assume if they  
20 find it too tight, they'll just --

21 CHAIRWOMAN GIVEN: And again, this is  
22 strictly a public hearing. Our deliberation  
23 and discussion on this would take place at  
24 the next meeting. It's truly just a public  
25 hearing. That's is the agenda item.

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1  
2 MR. THOMAS: Everyone was talking about  
3 it so --

4 MR. FOOTE: Just trying to help.

5 CHAIRWOMAN GIVEN: So you would like  
6 the table size?

7 MR. COTUGNO: Yeah.

8 I'd also like to know what the barriers  
9 are gonna look like.

10 MR. McDERMOT: Okay.

11 CHAIRWOMAN GIVEN: Okay.

12 You'll get that information to us?

13 MR. McDERMOT: Yes.

14 CHAIRWOMAN GIVEN: Now, I'm just going  
15 to ask, Dennis, if anyone in the audience  
16 wishes to speak on behalf of this  
17 application.

18 Chatty.

19 MS. ALAN: Chatty Alan, Third Street.

20 I just -- I'm in favor of this. You  
21 know.

22 I think it will enhance that corner to  
23 begin with. And if you look down Front  
24 Street, a lot of the restaurants do have  
25 outdoor seating.

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1  
2 And the way that this a hotel was  
3 built, I don't see the problem.

4 Anything that you ask them to do,  
5 they're gonna do because they care about  
6 this Village. They care about the people  
7 here. And I think it will be nice. As  
8 someone who has the bird's eye view of it  
9 every day, you know, I think it will  
10 actually look nice there, so I'm in favor of  
11 it.

12 Thank you.

13 CHAIRWOMAN GIVEN: Thank you.

14 Anyone else wishing to speak on behalf  
15 of this application?

16 (No response.)

17 Okay.

18 I make a motion the close the public  
19 hearing.

20 MR. COTUGNO: Second.

21 CHAIRWOMAN GIVEN: All those in favor?

22 MR. FOOTE: Aye.

23 MR. THOMAS: Aye.

24 MR. COTUGNO: Aye.

25 MR. BURNS: Aye.

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1  
2 CHAIRWOMAN GIVEN: So, again, the  
3 public hearing is closed. And we'll get  
4 that information from you, and we'll  
5 deliberate at our next meeting.

6 MR. McDERMOT: Thank you.

7 CHAIRWOMAN GIVEN: Thank you, Dennis.

8 On item Number 5, 48 Front Street, we  
9 really just --

10 Continuation of pre-submission  
11 conference for site plan approval for 48  
12 Front Street, LLC, Greenhill Kitchen.

13 Represented by Robert Brown.

14 The applicant is proposing an  
15 additional kitchen and storage, as well as a  
16 live performance space on the second floor.

17 The property is located in the  
18 Commercial Retail District. This property  
19 is not located in the Historic District.

20 It's designated Suffolk County Tax Map  
21 number 1001-4-10-32.

22 As everybody is aware, I have recused  
23 myself from this application, and you need  
24 to proceed. And I just don't know if you  
25 have any, Noah or John --



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1  
2 MR. PALLAS: I apologize, Madam Chair.  
3 There is an error on the wording of this.

4 They have withdrawn the original  
5 application which did include the kitchen  
6 and storage. This application is only for  
7 the live performance space. The wording  
8 about additional kitchen and storage does  
9 not apply to this.

10 I apologize for the error.

11 MR. COTUGNO: This is a change of use  
12 also?

13 MR. BROWN: Technically, yes. They're  
14 both assembly spaces as per the code. They  
15 both would be considered assembly spaces  
16 except we're asking to include live music as  
17 part of the second floor.

18 MR. COTUGNO: I'm just thinking, as per  
19 the code, it's probably not really a  
20 technical change of use for the primary use  
21 because it's still gonna sell food up there.

22 It's still a restaurant on the second  
23 floor?

24 MR. BROWN: Mostly bar, but yes, some  
25 food.

1                                   REGULAR SESSION - 4-4-19

2                   MR. COTUGNO: The music is just a  
3 secondary use?

4                   MR. BROWN: Yes.

5                   MR. COTUGNO: If the music were the  
6 only use, you would have to have it  
7 handicapped accessible.

8                   MR. BURNS: Yeah.

9                   MR. FOOTE: Will it be arranged with  
10 tables or is it going to be like --

11                  CHAIRWOMAN GIVEN: I'm sorry. Excuse  
12 me. I'm not sure if John got his question  
13 answered.

14                  MR. FOOTE: I'm sorry.

15                  MR. BROWN: Yes.

16                  MR. COTUGNO: The primary use will  
17 still be a restaurant on the second floor?

18                  MR. BROWN: Well, primarily a bar  
19 space. I mean, you know, it's a restaurant  
20 space except for the nights that they have  
21 live music. In which case, there will be  
22 more room made for people to listen to the  
23 music, but primarily it's the same.

24                  I mean I personally would argue that  
25 having live music up there does not really

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1  
2 change the use. It's just an enhancement to  
3 that use.

4 MR. COTUGNO: That's why I asked if  
5 they're still gonna sell food up there as  
6 well.

7 MR. BROWN: Yes.

8 MR. COTUGNO: It's not gonna be a  
9 concert hall?

10 MR. BROWN: No. No. No fixed seating  
11 or anything like that, no.

12 MR. COTUGNO: How many nights are they  
13 gonna have the music?

14 MR. BROWN: I believe the intention is  
15 just on the weekends. I don't want to speak  
16 for the owner, but that is the impression  
17 that I have, during the summer.

18 MR. COTUGNO: During what hours, hours  
19 of operation of music?

20 MR. BROWN: I believe the owner  
21 submitted a letter explaining that. I don't  
22 have that information offhand.

23 In any case, it's clear that he would  
24 comply with any noise regulations in the  
25 Village.

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MR. FOOTE: John, are you finished?

MR. COTUGNO: Yes.

MR. FOOTE: I'd like to know what the hours are. If the Village could provide us with that information on what the code permits.

MR. PALLAS: I don't know that there is a limitation in the code.

MR. FOOTE: I propose that we discuss a limitation as a Board so that in the interest of the community, making sure it's reasonable.

MR. BROWN: If I may, I would submit that the overriding consideration would be the noise level, that as long as they're complying with the code in terms of noise levels, that it shouldn't matter what time.

MR. FOOTE: I brought that up at the last hearing, and they have already assured us that it would comply with that.

But beyond that, I think there is a separate interest in knowing it's not going on until 4:00 in the morning. I think it's in the Village's interest that that not

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1  
2 happen.

3 Also, I just want to go back to this  
4 concept, so it's live music. Is it, do they  
5 envision people sitting around tables  
6 listening to live music or people, standing  
7 room?

8 MR. BROWN: Both.

9 MR. FOOTE: So is there a discussion of  
10 the capacity limitation?

11 MR. BROWN: Yes, that's on the  
12 drawings.

13 MR. FOOTE: Do you happen to know what  
14 it is?

15 MR. BROWN: I don't have that off hand.

16 MR. FOOTE: Okay.

17 So is it beyond what the normal  
18 capacity would be if it was just for seating  
19 around tables?

20 MR. BROWN: Yes, it is.

21 MR. FOOTE: That's been submitted in --

22 MR. BROWN: Yes, it's --

23 MR. FOOTE: -- compliance.

24 MR. BROWN: Yes, it's in compliance  
25 with the code and documented on the plan.

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MR. FOOTE: Okay.

MR. BROWN: Off the top of my head, if it's seating at a table, it's fifteen-square feet per person. If it's standing, it's seven-square feet per person.

MR. FOOTE: So it's gonna be --

MR. BROWN: -- limitation.

MR. FOOTE: -- how many tables are arranged?

MR. BROWN: Yes.

MR. FOOTE: And the expectation is they would have some variability depending upon the given night?

MR. BROWN: Yes.

MR. FOOTE: Okay.

MR. CONNOLLY: Do you want to set the public hearing?

CHAIRWOMAN GIVEN: Make that motion to schedule the public hearing.

MR. COTUGNO: So I make a motion to schedule a public hearing for the site plan approval or 48 Front Street, LLC, Greenhill Kitchen represented by Robert Brown for May 2, 2019 at 4 o'clock.

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Do I have a second?

MR. THOMAS: Second.

MR. COTUGNO: All those in favor?

MR. FOOTE: Aye.

MR. THOMAS: Aye.

MR. COTUGNO: Aye.

MR. BURNS: Aye.

MR. BROWN: Thank you very much.

CHAIRWOMAN GIVEN: Item number 6, 47

Front Street.

Continuation of pre-submission  
conference for site plan approval for ASCM  
Property LLC, Deepwater Grill.

Represented by Architect Robert Brown.

The applicant is proposing minor  
interior renovations as well as awning  
replacement.

The property is located in the  
Waterfront Commercial District and is not  
located in the Historic District.

Designated Suffolk County Tax Map  
Number 1001-5-4-19.

Again, I have recused myself from this  
application as well.

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MR. THOMAS: I'm good.

MR. FOOTE: I have nothing. All my questions were answered last time.

CHAIRWOMAN GIVEN: The name change, does that have to be incorporated?

MR. PALLAS: It's on the drawings, so I think once you approve the site plan, it become part of that site plan.

MR. COTUGNO: The only thing I'd like to see, maybe for the public hearing is a sample of what this canopy is going to look like.

MR. BROWN: Yes, I will get that.

It's my understanding that it would be basically the same material, but I will verify that and get you a sample.

MR. COTUGNO: Yeah, I'd like to know what we're getting.

MR. BROWN: The only other difference would be, it wouldn't say Deepwater Grill.

MR. COTUGNO: Yeah, I understand that part. I'd just like to see a sample.

MR. BROWN: Of course.

MR. COTUGNO: So with that, I'll make a



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1 motion to schedule a public hearing for site  
2 plan approval for ASCM Property LLC  
3 Deepwater Grill represented by Robert Brown  
4 for May 2, 2019 at 4:00 p.m.  
5

6 Do I have a second?

7 MR. FOOTE: Second.

8 MR. COTUGNO: All those in favor?

9 MR. FOOTE: Aye.

10 MR. THOMAS: Aye.

11 MR. COTUGNO: Aye.

12 MR. BURNS: Aye.

13 MR. BROWN: Thank you very much.

14 CHAIRWOMAN GIVEN: Item Number 9,  
15 motion the adjourn at 4:25.

16 Do I have a second?

17 MR. THOMAS: Second.

18 CHAIRWOMAN GIVEN: All those in favor?

19 MR. FOOTE: Aye.

20 MR. COTUGNO: Aye.

21 MR. THOMAS: Aye.

22 MR. BURNS: Aye.

23 CHAIRWOMAN GIVEN: Motion carried.

24 (Time Noted: 4:25 p.m.)  
25



<p><b>AUDIENCE SPEAKER:</b> [1] 8/2  <b>CHAIRWOMAN GIVEN:</b> [41]  <b>MR. BROWN:</b> [37]  <b>MR. BURNS:</b> [7] 5/5 7/8 15/24  18/7 23/7 25/11 25/21  <b>MR. CONNOLLY:</b> [4] 5/13  7/22 8/23 22/16  <b>MR. COTUGNO:</b> [40]  <b>MR. FOOTE:</b> [39]  <b>MR. McDERMOT:</b> [11] 9/18  10/13 10/22 11/9 12/5 12/17  12/21 12/25 14/9 14/12 16/5  <b>MR. PALLAS:</b> [4] 8/5 16/25  20/7 24/6  <b>MR. THOMAS:</b> [16] 2/16 3/4  3/8 5/9 7/3 7/7 9/21 13/18  13/25 15/22 23/2 23/5 23/25  25/9 25/16 25/20  <b>MS. ALAN:</b> [1] 14/18</p>	<p><b>A</b>  <b>about</b> [4] 14/2 15/5 15/6 17/8  <b>Absolutely</b> [1] 13/8  <b>accept</b> [2] 2/7 2/21  <b>access</b> [1] 11/12  <b>accessible</b> [1] 18/7  <b>accurate</b> [1] 26/9  <b>action</b> [1] 26/12  <b>actually</b> [1] 15/10  <b>additional</b> [2] 16/15 17/8  <b>address</b> [1] 4/3  <b>adjacent</b> [2] 11/5 11/8  <b>adjourn</b> [1] 25/15  <b>ADMINISTRATOR</b> [1] 1/18  <b>again</b> [5] 9/23 10/3 13/21 16/2  23/24  <b>against</b> [3] 10/21 12/7 12/17  <b>agenda</b> [1] 13/25  <b>aisle</b> [3] 10/12 10/13 10/15  <b>Alan</b> [1] 14/19  <b>All</b> [8] 2/15 3/6 7/5 15/21 23/4  24/3 25/8 25/18  <b>already</b> [1] 20/20  <b>also</b> [4] 3/18 14/8 17/12 21/3  <b>am</b> [4] 7/20 8/23 26/11 26/13  <b>amended</b> [2] 2/9 2/23  <b>answered</b> [2] 18/13 24/4  <b>any</b> [9] 4/2 4/20 4/25 6/22 8/10  16/25 19/23 19/24 26/12  <b>anybody</b> [1] 11/3  <b>anyone</b> [6] 5/12 6/18 6/20 9/25  14/15 15/14  <b>anything</b> [3] 10/6 15/4 19/11  <b>apologize</b> [2] 17/2 17/10  <b>applicant</b> [6] 2/8 2/22 3/15  9/12 16/14 23/16  <b>application</b> [8] 6/22 8/2 14/17  15/15 16/23 17/5 17/6 23/25  <b>apply</b> [1] 17/9  <b>approval</b> [6] 3/12 9/8 16/11  22/23 23/13 25/3  <b>approve</b> [1] 24/8  <b>April</b> [5] 1/8 2/3 8/6 26/10  26/16  <b>April 4</b> [1] 2/3  <b>Architect</b> [3] 3/14 3/24 23/15  <b>are</b> [9] 4/2 8/9 11/18 12/20 14/9  19/12 20/2 20/5 22/9  <b>area</b> [2] 5/20 10/10  <b>aren't</b> [2] 10/18 11/6  <b>argue</b> [1] 18/24  <b>around</b> [4] 12/8 12/19 21/5  21/19  <b>arranged</b> [2] 18/9 22/10</p>	<p><b>arrives</b> [1] 4/4  <b>as</b> [16] 8/24 10/4 15/7 16/15  16/15 16/22 17/14 17/16 17/18  19/5 20/11 20/16 20/16 23/17  23/17 23/25  <b>ASCM</b> [2] 23/13 25/3  <b>ask</b> [3] 6/17 14/15 15/4  <b>asked</b> [1] 19/4  <b>asking</b> [1] 17/16  <b>assembly</b> [5] 3/16 4/7 4/18  17/14 17/15  <b>assume</b> [2] 12/2 13/19  <b>assuming</b> [1] 8/9  <b>assured</b> [1] 20/20  <b>ATTORNEY</b> [1] 1/19  <b>audience</b> [3] 6/18 6/20 14/15  <b>aware</b> [1] 16/22  <b>awning</b> [1] 23/17  <b>Aye</b> [26] 2/16 2/17 2/18 3/7 3/8  3/9 7/6 7/7 7/8 7/9 15/22 15/23  15/24 15/25 23/5 23/6 23/7  23/8 25/9 25/10 25/11 25/12  25/19 25/20 25/21 25/22</p>
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