

VILLAGE OF GREENPORT
ZONING BOARD OF APPEALS

REGULAR MEETING AGENDA

June 19, 2013

5:00 p.m.

Meeting held at the Greenport Firehouse
236 Third Street, Greenport, New York 11944

APPEARANCES:

Doug Moore - Chairman

Charles Benjamin

David Corwin

Ellen Neff

Denise Rathbun (Not Present)

Joseph Prokop - Village Attorney

David Abatelli - Village Administrator

Eileen Wingate - Village Building Inspector

(Not Present)



ORIGINAL

1 (Whereupon, the meeting was called to
2 order at 5:12 p.m.)

3 CHAIRMAN MOORE: I think we're ready to
4 begin. We're going to convene the Regular
5 Meeting of the Greenport Zoning Board of
6 Appeals at 5:12.

7 We have a fairly busy agenda tonight.
8 There are three scheduled Public Hearings. I
9 would just like to find out regarding Hearing
10 #1, which is a continuation of the Public
11 Hearing for Arden Scott, was there anybody
12 here tonight specifically wishing to speak in
13 her behalf?

14 MS. JOHNSON: Sure, I will.

15 CHAIRMAN MOORE: Okay.

16 MS. MILLER: I will.

17 CHAIRMAN MOORE: Because we are going to
18 have to continue the hearing. We're going to
19 have to re-notice the application. The reason
20 for that is that the Village Attorney has
21 advised us that not only is there an area
22 variance issue as far as the building
23 construction, but we have an issue with the
24 use variance, which is required. Because of
25 this, the original public notice, while the

1 notice of disapproval did include both
2 nonconformances, the public notice only
3 covered the area variance.

4 So we're going to re-notice that for the
5 meeting next month. So, essentially, we'll be
6 continuing the hearing until next month, so
7 you would be free to speak tonight or next
8 month.

9 And, in the meantime, because of that
10 additional requirement, the applicant will
11 need to get some information together. We can
12 speak to you about the requirements that are
13 somewhat different for a use variance. It's a
14 bit more stringent and you'll need to do a
15 little bit of homework regarding financial
16 hardship regarding the use variance. And
17 because of that, you'll --

18 MS. SCOTT: Excuse me.

19 CHAIRMAN MOORE: Yes.

20 MS. SCOTT: I think -- I don't
21 understand the prejudice of this ZBA.

22 CHAIRMAN MOORE: Okay. Well, we'll try
23 and correspond with you.

24 Because of that, we will re-notice it
25 and then reopen the Public Hearing next month

1 for any additional comments, and then proceed
2 with the variance issues and consider them
3 regarding their approval. Would you want to
4 speak tonight or --

5 MS. JOHNSON: I'll just speak very
6 briefly.

7 CHAIRMAN MOORE: Yes. So the hearing
8 for Arden Scott's application is still open,
9 so we'll accept comments.

10 MR. MC MAHON: Dennis McMahon.

11 CHAIRMAN MOORE: Yes.

12 MR. MC MAHON: Local builder and friend.

13 CHAIRMAN MOORE: Yes.

14 MR. MC MAHON: I understand your -- the
15 one issue and you'll address that next month.

16 CHAIRMAN MOORE: Yes.

17 MR. MC MAHON: Usage only is -- because
18 I am a builder and I will be coming up against
19 these things in the Village. And is the -- is
20 the issue the language used in regards to the
21 filling out of the form, or is that, you know,
22 as stating it as a studio, if it -- if it had
23 been stated, "I want to improve my garage,"
24 understanding that the -- you know, the
25 setbacks or something were an issue and needed

1 to be addressed as a variance, is there some
2 other language in that applicant's form that
3 would have -- you know, what I'm saying? "I
4 want to improve my garage," okay?

5 CHAIRMAN MOORE: Yes.

6 MR. MC MAHON: You have an issue with
7 the setback. Is the fact that the word
8 "studio" was used and/or -- or how does that
9 work?

10 CHAIRMAN MOORE: Well, I guess I could
11 just respond now to that. The reason for that
12 is that a studio is an approved accessory use
13 of residential property, and it is accessory
14 to the principal use, which is a residential
15 unit.

16 This is an interesting situation --

17 MR. MC MAHON: Right.

18 CHAIRMAN MOORE: -- because we have an
19 R-1 Residential lot with a garage and no
20 residence.

21 MR. MC MAHON: Understood. Yeah, it's
22 unusual, right.

23 CHAIRMAN MOORE: And the Village
24 Attorney advised us that because then the use
25 becomes -- as a studio, becomes the principal

1 use.

2 MR. MC MAHON: Okay. But -- oh, I'm
3 sorry.

4 CHAIRMAN MOORE: For that reason, and to
5 make things -- to go through that process,
6 that that would then sanctify the use as a
7 variance for the property. It was previously
8 given a variance for use as a garage and
9 storage of equipment for Mr. Pell.

10 MR. MC MAHON: This garage, was it
11 attached to, or is it attached to a residence?

12 CHAIRMAN MOORE: No. It is
13 a self-standing --

14 MR. MC MAHON: It isn't? Okay,
15 separate.

16 CHAIRMAN MOORE: It was a garage built
17 by Mr. Pell in 1972.

18 MR. MC MAHON: Oh, okay, gotcha. Wow.

19 CHAIRMAN MOORE: And at that time, when
20 the Village Code was not perfectly clear about
21 what kind of variance was issued, a variance
22 was issued describing a garage for storage of
23 a tractor trailer truck and parts that were
24 personal property of Mr. Pell.

25 MR. MC MAHON: So what do we call it

1 today, just for --

2 CHAIRMAN MOORE: It's -- a CO is a
3 garage.

4 MR. MC MAHON: It's a garage.

5 CHAIRMAN MOORE: Described as a garage.

6 MR. MC MAHON: So if she -- if the
7 language was changed and said that, "I want to
8 add on to my garage," and whatever anybody
9 does in their garage, aside from, you know,
10 continuous commercial use, selling growlers
11 (phonetic) out of the front, perhaps, or, you
12 know, building, you know, continuous factory
13 use and/or -- you know what I'm saying?

14 CHAIRMAN MOORE: Well, improving a
15 garage is a different issue, really.

16 MR. MC MAHON: Right, so -- and my point
17 being, is the language incorrect? Can you
18 just say that, "I'm improving my garage"?

19 CHAIRMAN MOORE: No. It's because this
20 property is very unusual, which essentially
21 makes it unique in that it's a garage on a
22 residential property for which there is no
23 residence and there is no residential unit.

24 MR. MC MAHON: I'm sure you guys are
25 going to figure this out.

1 CHAIRMAN MOORE: And if there were a
2 house on the property, then the incidental use
3 as a studio would not be as big an issue. So,
4 for that reason, we're going through the
5 process of considering an area variance for
6 the --

7 MR. MC MAHON: Okay.

8 CHAIRMAN MOORE: -- incursion into a
9 restricted zone, and the use, continued use of
10 the property as an accessory, principal
11 accessory use, if that makes sense.

12 MR. MC MAHON: To the Attorney, I'm sure
13 it does.

14 CHAIRMAN MOORE: That's who advised, who
15 advised me.

16 MR. MC MAHON: Yes. Thank you for
17 hearing me. I'm hoping that because she's
18 such a valued artist, I'm sure all you guys
19 appreciate whatever she does, as well as
20 everybody in this room here today. And so
21 we'll see through some of this nonuse. You
22 know, it's not used for anything, can't be
23 used for anything. That's got to be swept,
24 not in a bad way, but has to be swept under
25 the rug. Okay? We've got to deal with it.

1 Get her in there, it keeps her off the street.

2 All right? Thank you very much.

3 CHAIRMAN MOORE: And just for your
4 information, there are no current restrictions
5 being applied to the use of the property at
6 the moment. It's just a matter of going
7 through the process, and she has applied for a
8 variance.

9 MR. MC MAHON: Good. Well, let's keep
10 our -- you know, keep it real.

11 MS. JOHNSON: I second the motion,
12 Dennis. And I really do --

13 MR. CORWIN: Can you identify yourself,
14 please?

15 MS. JOHNSON: I'm sorry. Poppy Johnson.
16 I've been living here for 30 years. And when
17 I came here, I tried to make a building into a
18 studio and came up against all sorts of
19 problems with the Village Code and the way it
20 was written at the time. And I'm sorry to see
21 that it still causes trouble when an artist
22 comes to this community and -- or an artist
23 who is part of this community is trying to do
24 something and there's just strange legal
25 roadblocks. So I hope that you all will find

1 a way to get past these things.

2 Arden is -- it may be a unique property.

3 Arden is a unique human being, and I think
4 that if anybody deserves a good place to be
5 able to continue to make her important work,
6 it's Arden.

7 CHAIRMAN MOORE: Thank you. Would there
8 be anyone else that wishes to speak?

9 MS. WALOSKI: I just -- my name is --

10 CHAIRMAN MOORE: You will have to come
11 up to the podium and identify yourself.

12 And just so everyone knows, because we
13 will be reopening the hearing and it will
14 regard both variance requests, we will hear
15 any additional comments anybody would like to
16 make next month.

17 MS. WALOSKI: I'm Caroline Waloski from
18 the Sirens' Song Gallery, 516 Main Street. I
19 just would love to see Arden able to continue
20 her work and be able to receive the variance
21 she needs, as long as it doesn't have a
22 negative impact on the community, which I
23 don't think it does. Just having Arden here
24 is a positive.

25 MS. JOHNSON: Yes.

1 CHAIRMAN MOORE: Thank you.

2 MS. MILLER: My name is Brenda Miller
3 and I'm an artist, and I've lived here for 18
4 years, and I have -- I kind of use my garage
5 as a studio.

6 And I really hope that you will, you
7 know, allow Arden this variance, because it's
8 not so different than what would be used in a
9 garage, I mean, you know, if her need is to
10 have some heat and hot water to really
11 conserve her work.

12 This is an issue with her now. You
13 know, as we get older and we've had art around
14 for a long time, one of the problems is, I
15 think, not being able to have any heat; is
16 that when temperatures go down and we have
17 work, even though things look like they'll
18 never be destroyed, you know, the cold does a
19 lot of damage. And, as you know, some of you
20 know who even might have heat in their garage
21 for their cars, you know, your car probably
22 lasts longer if it's heated, even though most
23 of us keep our cars in the street. So I hope
24 that you will work out this odd thing.

25 I mean, my studio has a residence

1 attached to it, so I, you know, don't have to
2 deal with that. So I really do hope that you
3 will see to, you know, this need of hers, you
4 know, to preserve her work. Thanks.

5 CHAIRMAN MOORE: Thank you. Is there
6 anyone else on this matter?

7 (No Response)

8 If not, then I would make a motion that we
9 adjourn the hearing until next month, pending
10 the renotification of the variance requests,
11 at which time we'll hear additional public
12 comments that may be needed to be made.

13 We also have an additional letter that
14 I'll read at that time in support of Arden
15 Scott, and any other letters that may come.

16 So moved. May I have a second, please?

17 MS. NEFF: Second.

18 MR. CORWIN: Second.

19 CHAIRMAN MOORE: And all in favor?

20 MR. CORWIN. Aye.

21 MS. NEFF: Aye.

22 MR. BENJAMIN. Aye.

23 CHAIRMAN MOORE: Aye.

24 Motion carries. And we will move along
25 to the second item on the agenda.

1 The second item is a Public Hearing for
2 Nancy Louise Pope, 8 Beach Road, Greenport,
3 New York, Suffolk County Tax Map 1001-3-3-32,
4 to construct an addition to an existing
5 nonconforming building.

6 Section 150-21A does not permit new
7 construction to increase the degree or create
8 any new noncompliance with regards to the
9 regulations pertaining to such building.

10 The proposed kitchen addition is 6.5
11 feet from the west property line, requiring a
12 5.5 foot side yard area variance. Section
13 150-12A of the Village of Greenport Code
14 requires a 12-foot side yard setback in the
15 R-1 District.

16 The proposed combined side yard setback
17 for the kitchen addition is 16.5 feet,
18 requiring a 13.5-foot area variance. Section
19 150-12A of the Village of Greenport Code
20 requires a 30-foot combined side yard setback
21 in the R-1 District.

22 The applicant is here. Either yourself
23 or a representative could speak and give an
24 overview of what you're planning to do.

25 MS. POPE: Thank you very much. I'm

1 Nancy Pope and I'm the owner of 8 Sandy Beach
2 Road. I'm here before the Zoning Board to
3 seek a variance to do some work on the
4 bungalow.

5 First, let me start off by saying I'm a
6 native Sandy Beacher. I've spent all my
7 summers in Sandy Beach. My parents had this
8 bungalow before me, Number 8. And as a result
9 of Hurricane Sandy, the bungalow sustained
10 some damage and 16 inches of water.

11 And my goal is to, number one, raise the
12 bungalow according to the FEMA guidelines, to
13 reconstruct the deck, the front deck at the
14 water that was removed by the hurricane. And
15 in order to raise the structure, I need to
16 remove the deck that's at the road. And
17 because the front sun porch was damaged, I am
18 going to remove that and rebuild in kind, the
19 same measurements. And the kitchen is going
20 to be removed as well before the building is
21 raised.

22 The building, when it was stripped, when
23 the sheetrock was taken out of it, it was
24 apparent to me that it was not up to code and
25 it needs to be done properly, and so the

1 kitchen is going to be rebuilt.

2 And I'm seeking to put in a small
3 addition of approximately 60 square feet to
4 bring the kitchen out towards the road five
5 feet, and the current kitchen is 12 foot wide.

6 The kitchen is a very small structure at
7 Sandy Beach. It needs to contain a hot water
8 heater in addition to the appliances that are
9 generally there. And if I have an addition
10 granted, I could put in additional cabinets.

11 So it can have the stove, the sink, the
12 refrigerator, a couple of extra cabinets,
13 perhaps a pantry for my broom closet, hot
14 water heater. And because it's going to be
15 rebuilt with a taller ceiling structure, I'd
16 like to put a stackable washer/dryer in that
17 structure as well.

18 In addition, the shed that's on the west
19 side of the bungalow is going to be removed,
20 and it's my hope to put it up on a decking so
21 that it would no longer be impacted by the
22 flooding. So there will be a decking to the
23 east side of the bungalow that will be added.

24 There will be an enclosed shower,
25 outdoor shower, and a deck that will contain

1 the shed as well raised above the flood
2 waters.

3 The bungalow, with the addition of the
4 five-foot addition towards the road, would
5 still remain, set further back from the road
6 than 15 of the other bungalows there. There
7 are 23 bungalows in total on Sandy Beach, and
8 the bungalow would go approximately 31 feet
9 from the road, which is set back further than
10 15 of the bungalows that are there now.

11 It is not out of character for the
12 neighborhood. In fact, this is a smaller
13 bungalow than the bungalows that -- than many
14 of the bungalows that are there, and it will
15 still remain a relatively small bungalow in
16 comparison to some of the bungalows there.
17 It's not quite as long as the other bungalows.

18 The addition, and particularly the
19 raising of the bungalow, we'll flood-proof it
20 better. I can't say it's 100% guaranteed, but
21 if I'm putting it up 36 inches and I had 16
22 inches of water, I'm hoping that there's
23 nothing further that will flood that one.

24 The roof will be tied down as well. The
25 carpenter has assured me, the contractor, that

1 he will strap down the roof to protect it. It
2 will be vastly improved in its appearance, in
3 its soundness, in the overall appearance, and
4 I think it will be a very positive structure
5 at Sandy Beach with all the work that's going
6 to be done.

7 So I'm thanking you, first of all, for
8 coming to do the on-site inspection. I'm
9 thanking you for allowing me to visit here
10 tonight and to speak. And I want to thank the
11 Building Department, because Dave Abatelli and
12 Eileen Wingate have been very -- have been
13 giving great assistance and understanding of
14 what my responsibility is and to help me with
15 the process. And I want to thank the Building
16 Department, and I want to thank you as well.
17 And if you have any questions for me.

18 MR. CORWIN: Just for the record, you're
19 going to raise the structure to meet the FEMA
20 guidelines, the flood plan?

21 MS. POPE: Yes.

22 MR. CORWIN: Do you have, off the top of
23 your head, what that elevation is?

24 MS. POPSE: The bungalow is going to be
25 raised three feet. It's in an AE, I believe,

1 7 Zone, so the elevated -- the plans for the
2 building show that the elevation is an
3 elevation of nine feet total.

4 MR. CORWIN: So your finished first
5 floor elevation is going to be nine feet?

6 MS. POPE: Yes.

7 MR. CORWIN: And that's three feet above
8 what you have now?

9 MS. POPE: Yes. And the one -- the
10 bedroom addition elevation is going to be at
11 10 feet, because that structure had already
12 been raised one foot additionally in the '70s,
13 when Mom and Dad had that bedroom addition put
14 on. So, basically, the main section is going
15 up to the finished floor of nine, and the
16 bedroom will be one foot above that at 10.

17 CHAIRMAN MOORE: Okay. And we'll have
18 the opportunity to engage in a conversation
19 after the Public Hearing for any additional
20 questions.

21 MS. POPE: Okay.

22 CHAIRMAN MOORE: Just to follow policy,
23 I neglected to indicate that this application
24 was noticed in the Suffolk Times. The proper
25 placard notice had been posted on the

1 property, and the -- I believe only three
2 adjacent property owners -- I don't have the
3 map of the adjacent properties, but there
4 aren't many.

5 MS. POPE: There's one across the street
6 and --

7 CHAIRMAN MOORE: Susan Edwards --

8 MS. POPE: Yes, to the east.

9 CHAIRMAN MOORE: -- 99 South Park
10 Avenue, Rockville Centre, and Helen and
11 Nicholas Sideris at --

12 MS. POPE: To the north.

13 CHAIRMAN MOORE: Okay. And they're from
14 Astoria. And then McCreary at 9 Sandy Beach
15 Road --

16 MS. POPE: To the west.

17 CHAIRMAN MOORE: -- were officially
18 notified by mail of the application of the
19 Public Hearing.

20 MS. POPE: Yes.

21 CHAIRMAN MOORE: I would then -- thank
22 you -- open for any public comments on this
23 issue.

24 I just might remind those commenting
25 that this application is for an area variance

1 regarding setbacks for a variance to allow
2 construction of the larger kitchen. It is not
3 in regard to raising the building itself.

4 Other than the building rising above 35 feet
5 is not in the jurisdiction of the ZBA. Yes.

6 MR. TASKER: Good evening. I'm Arthur
7 Tasker and I also live on Sandy Beach, about
8 eight or nine bungalows to the west of
9 Nancy's.

10 I want to say that it's my opinion that
11 this is a very appropriate modification to be
12 made to her building; and second, to note that
13 she is much more conservative in terms of
14 raising it than I was when my bungalow was
15 raised in 2007.

16 I had 19 -- 18 inches of water in my
17 house in 1992, so I raised my house 18 inches.
18 So the most recent storm gave me about three
19 or four inches above my floor, so a more
20 conservative calculation might have been
21 appropriate in any case.

22 I believe, from having looked at the
23 plans, that the issue of side yard setbacks
24 for which the variances are being required
25 will be unchanged, and, in fact, the building

1 will not be any wider or create a greater
2 degree of side yard noncompliance than already
3 exists. So that the only real change, if you
4 will, with respect to side yard setbacks is
5 the addition of the kitchen, which does not
6 change the front yard setback, or does not
7 infringe on the front yard setback.

8 So, with that in mind, I think that
9 Nancy's application should be approved as
10 submitted. Thank you.

11 CHAIRMAN MOORE: Is there anyone else
12 that would like to comment?

13 (No Response)

14 I don't believe we received any letters in
15 this regard. Are you familiar with -- I
16 haven't seen the whole file, but I don't see
17 any letters. If that is the case for no more
18 public comment, I would offer a motion to
19 close the Public Hearing. And could I have a
20 second?

21 MR. CORWIN: Second.

22 CHAIRMAN MOORE: And any discussion?
23 All in favor?

24 MR. CORWIN: Aye.

25 MR. BENJAMIN: Aye.

1 MS. NEFF: Aye.

2 CHAIRMAN MOORE: Aye.

3 The motion carries, so the Public
4 Hearing is closed for Sandy Beach Road.

5 The Item #3 is a Public Hearing for
6 David Glaser, Second Street, Suffolk County
7 Tax Map #1001-4-2-35.2. The applicant wishes
8 to construct a new one-family dwelling.

9 The proposed combined side yard setback
10 for the new construction is 18.5 feet,
11 requiring a 6.5 foot area variance, where
12 Section 150-12A of the Village of Greenport
13 Code requires a 25-foot combined yard setback.

14 Is the applicant or a representative
15 here to make a few comments?

16 MR. KAPPELL: Good afternoon. David
17 Kapell, 400 Front Street, Greenport, for the
18 applicant.

19 Our application is fairly straightforward.
20 My clients are seeking to build a modular
21 style house on a 50-foot wide lot. Modulares
22 come in 14-foot widths. They're building a
23 double modular, which brings it to 28 feet,
24 and that leaves us with 12 -- with -- excuse
25 me, with 22 feet where 25 feet is required.

1 In addition, in order for the house to
2 be accessible, there's a need for a small
3 stoop on the southerly -- on the southerly
4 side of the house, which would extend further
5 into the required side yard, reducing the
6 setback on the southerly side to 6.5 feet in
7 total, although I want to point out there's a
8 very de minimus volume of area that would be
9 -- that would have that encroachment.

10 The actual side of the house, the south
11 side of the house is 12 feet from the property
12 line, twelve-and-a-half feet.

13 The issue for them arises out of the
14 fact that the Code -- the Village, in its
15 wisdom, when it adopted the Code, set
16 standards for a 60-foot wide lot when the
17 typical lot in Greenport is 50 feet, as is
18 this and all other lots in this immediate
19 vicinity. So that the hardship is actually
20 created in large part by the Code itself in
21 that it doesn't recognize the typical pattern
22 of development of the Village.

23 And it would create a hardship for these
24 folks if they had to comply, because they
25 would end up with a house that's too narrow

1 for them to build a modular style. And to
2 build it in a custom -- a custom-built house,
3 it would raise the cost to a level that would
4 be unaffordable for them.

5 I also thinks it's in the Village's
6 interest, aside from the fact that this is a
7 de minimus request, to encourage this type of
8 application, because it's going to result in a
9 new assessment for the Village.

10 As you all know, growing a tax base in
11 Greenport is essential to maintaining
12 stability for taxes for the rest of us here.

13 If you'll indulge me for a moment, I'd
14 like to just work down your list of tests for
15 a variance as published in the Code.

16 With respect to whether an undesirable change
17 will be produced in the character of the
18 neighborhood or a detriment to nearby
19 properties, the answer is clearly no, because
20 there's going to be no effective change,
21 because almost every other property on the
22 block within shooting distance of this
23 property suffers from the same condition.

24 There's whether the benefit sought by
25 the applicant can be achieved in some method

1 feasible for the applicant to pursue other
2 than the area variance. As I said, earlier,
3 the only solution, alternative solution would
4 be a custom-built house, which would raise the
5 cost to a point that would not be feasible for
6 the applicant.

7 Whether the requested variance is
8 substantial, I submit that it's not. That, in
9 reality, other than this small stoop
10 encroachment, all we're asking for is a
11 two-and-a-half foot variance on the southerly
12 side.

13 Whether the proposed variance will have
14 an adverse impact -- effect or impact on the
15 physical or environmental conditions of the
16 neighborhood or district, once again, no.
17 This is -- what will be there after we're done
18 will be very similar, if not identical, to
19 what exists elsewhere in the neighborhood.

20 And then, lastly, whether the alleged
21 difficulty was self-created, and I'd say that
22 there are two answers to this question. You
23 could say yes, because we're going to put the
24 house there and the house will not conform,
25 so, you know, we're creating a nonconformancy.

1 But, on the other hand, I refer back to my
2 earlier comment, that I really think the
3 problem is created by the Code itself in that
4 the standards are based on a 60-foot-wide lot.

5 So, if you have a 60-foot-wide and you
6 take off 25 feet for setbacks, the side yard
7 setbacks, you'd have 35 feet, 35-foot-wide
8 building envelope, which would be more than
9 sufficient for our purposes and for others.

10 That concludes my presentation. I'd be
11 happy to answer any questions, if you have
12 any. Or, if you want to pose some questions
13 directly to the applicants, they're here with
14 me tonight.

15 MR. CORWIN: The only thing I want to
16 note is the driveway, and we looked at it out
17 there, we all looked at it, and you've got
18 twelve-and-a-half feet for the driveway. And
19 I don't know what the right width for a
20 driveway is, but I just wanted to know, you
21 guys are comfortable with that and that's
22 going to work for you?

23 MR. KAPPELL: I'll let the applicants
24 respond directly. Dave, you want to? This is
25 David Glaser.

1 MR. GLASER: I'm David Glaser, and I
2 don't see why twelve-and-a-half feet would not
3 be adequate, an adequate width.

4 MR. CORWIN: Thank you.

5 MR. KAPPELL: Any other questions?

6 CHAIRMAN MOORE: I don't think so.
7 Again, I neglected, of course, to read the
8 Public Notices. Not at this time. We'll have
9 to --

10 MR. KAPPELL: Okay.

11 CHAIRMAN MOORE: -- update. I'm sure
12 we'll want to ask a few questions --

13 MR. KAPPELL: Thank you.

14 CHAIRMAN MOORE: -- as far as the
15 construction.

16 Again, I should have mentioned, which I
17 didn't, that this was properly noticed in the
18 Suffolk Times. And also, there were letters
19 sent to adjacent property owners and there are
20 more of them here. This is handwritten and
21 I'm having a little trouble reading it. Let
22 me just see if there's a printed list. And I
23 have to do my best here and just read as I
24 can. Well, one was Hugh Prestwood, Box 543.

25 Do you have a printed list? Oh, great,

1 that's a big help. Otherwise, I'd have to ask
2 the person who wrote this to translate.

3 Okay. So it was Frank and Bessie Swan, 18300
4 Charity Lane in Accokeek, Maryland. Roselle
5 Borelli, 519 First Street. Hugh Prestwood I
6 mentioned, P.O. Box 543, Greenport. Julia
7 English, 417 Second Street, Greenport. Daniel
8 and Tina Finne, 120 Center Street, Greenport.
9 Dombrowski. It's Colleen, Syron and Kirk
10 Dombrowski, 415 Second Street. And that, I
11 believe, is the extent of public notices, or
12 the public -- the letters sent to the public
13 regarding the hearing. Great. Thank you,
14 Dave.

15 MR. KAPPELL: Thank you.

16 CHAIRMAN MOORE: So we can take comments
17 from the public, for anyone who would wish to
18 make any.

19 MR. TASKER: I'm Arthur Tasker; I live
20 at 17 Beach Street in Greenport.

21 This particular variance didn't drop
22 down untouched, because there's a long history
23 associated with these properties, as I'm sure
24 this Board knows. Three years ago, in 2010,
25 there was an application to subdivide the

1 Prestwood Property to create two substandard
2 lots, substandard both as to area and width,
3 with respect to the Zoning Code. At the time,
4 I objected then, as I object now, on the
5 general basis that this treatment of the
6 Village Zoning Code should not be -- should
7 not be run like this. Excuse me.

8 At the time, as I said, I objected to
9 carving out the two -- the two substandard
10 lots, because it was contrary to the
11 intentions of the Zoning Code, and it was also
12 because it was possible to create a single
13 compliant lot that would not have required the
14 variance by making it the full 100-foot width
15 of the back end of the property. That was not
16 done.

17 The owners stated at the time the
18 financial hardship that they would suffer was,
19 "If we only have one lot to sell, we won't
20 make as much money."

21 So I also suggested at the hearing in
22 2010 that the owners of the two 50-foot lots
23 would be before this Board at some point in
24 time to request side lot variances and here we
25 are. And we can be sure that the owner of the

1 adjacent 50-foot lot will probably make the
2 same variance application, because that
3 property has just been sold, at least
4 according to the records in the Suffolk Times.

5 Moreover, the application disingenuously
6 talks about the house that's to be built. The
7 application states that the hardship is
8 because modular homes come in 14-foot widths.
9 "Custom construction will make this project
10 too expensive for us."

11 I think there's two things to address
12 here. First of all, modular homes come in
13 other than 14-foot widths, and, in fact, in
14 about a ten -- five-minute search on the
15 internet today, I was able to find examples of
16 modular homes that come in 12-foot modules,
17 and I have this example, which I'll present to
18 you for the record.

19 Second of all, the purchaser of this lot
20 could not have been unaware of the width of
21 the lot and the side yard requirements to know
22 that if they proposed to put in a 28-foot-wide
23 lot, they would not meet the variance -- the
24 Code for side yard setback. At that point,
25 the determination was whether or not a smaller

1 modular home or a compliant stick-built home
2 could be made, and that's a financial decision
3 that the purchasers and the owners can and
4 should have made before they considered asking
5 this Board to make yet another change to the
6 -- to the Zoning Code for the side yard
7 setbacks.

8 So, in conclusion, if this variance is
9 granted, this particular parcel will have a
10 trifecta of variances, including all of which
11 -- all of which were preventable. It will be
12 of insufficient area. It's only 5200 square
13 feet, where the Code requires 7500. It will
14 have insufficient overall width. It is only
15 50 feet, whereas the Code requires 60 feet,
16 and there will be insufficient side yard
17 setbacks. None of this advances the
18 objectives of the village Zoning Ordinance.
19 Thank you.

20 CHAIRMAN MOORE: Thank you. Is there
21 anybody else from the public who wishes to
22 speak?

23 Again, I don't believe we have any
24 letters that were submitted, and I do not see
25 any. And the applicant hasn't received any

1 letters directly from --

2 MR. KAPPELL: No, no.

3 CHAIRMAN MOORE: -- neighbors? Okay.

4 So, in that regard, would the Board want
5 to move to close the Public Hearing?

6 MR. CORWIN: I so move.

7 MS. NEFF: Second.

8 CHAIRMAN MOORE: All in favor?

9 MR. CORWIN: Aye.

10 MS. NEFF: Aye.

11 MR. BENJAMIN: Aye.

12 CHAIRMAN MOORE: Aye.

13 So the Public Hearing is closed. All
14 right.

15 So that concludes the Public Hearings
16 for this evening. We can move on to the
17 Regular Agenda.

18 As, of course, we mentioned, we are
19 adjourning the Public Hearing and delaying
20 until next month the completion of the Public
21 Hearing and possible discussion and decision
22 on Arden Scott's.

23 So we will move to Item #2, and that's a
24 discussion and possible action on an
25 application for an area variance for Nancy

1 Louise Pope, 8 Beach Road, Greenport, New
2 York, to construct an addition to the existing
3 nonconforming building.

4 As far as the Board Members are
5 concerned, we're going to ask some questions.

6 I think one thing I wanted to ask is
7 that the application for a wetlands permit is
8 still pending before the Board of Trustees,
9 and I understand the CAC has issued a report.
10 Mr. Corwin is a member of that committee. I
11 don't know if you'd want to comment as a
12 representative, as far as what that report
13 says.

14 Rather than wait for the Village Board
15 for approval, we could always, should we
16 approve your variance, make it contingent, of
17 course, on the wetlands application approval.

18 Were there any restrictions and
19 stipulations that the CAC requested?

20 MR. CORWIN: We requested -- the CAC
21 requested that gutters and leaders be put on
22 the house to control any rainwater.

23 CHAIRMAN MOORE: I would just have one
24 question. When you mentioned the elevation of
25 the house, the raising of the elevation of the

1 house, you did indicate you were going to
2 raise the house three feet. That means it
3 will rise three feet above its current
4 location.

5 MS. POPE: Correct.

6 CHAIRMAN MOORE: And that would be
7 exactly what FEMA suggested would be required
8 to meet that requirement?

9 MS. POPE: Yes. It meets -- it meets or
10 exceeds the FEMA guidelines for that section,
11 for that property.

12 CHAIRMAN MOORE: And as far as the house
13 being raised, architecturally, at the site
14 visit you mentioned, because the deck that
15 would be going up along with the house to a
16 higher level would have a change in stair
17 configuration. I'm just curious whether there
18 are any measures that you would feel
19 necessary, because of the elevation, of any
20 other equipment or visibility issues to
21 neighbors that you might cosmetically want to
22 address. I don't know if that came up in any
23 discussions. MS. POPE: No. First of all,
24 the decks -- the plan is to have the deck one
25 foot lower than the finished floor elevation

1 of the building itself, so that there's a step
2 down from the building onto the deck; it's not
3 going to be flush.

4 And the -- as far as visual impact, I
5 don't think there would be -- from the road
6 looking at the deck, I don't think the road
7 deck -- I don't think there was going to be
8 major visual impact with that. And it's not
9 out of character with several of the other
10 bungalows that are at that height or higher on
11 the beach.

12 CHAIRMAN MOORE: I see. And as far as
13 the neighboring properties, I don't recall if
14 other houses had been elevated in a similar
15 fashion. I know Tasker indicated his had been
16 elevated.

17 MS. POPE: Recently, there have been --
18 well, I know that in '79 there were
19 approximately three bungalows elevated at that
20 point. Birdhouse (phonetic) was elevated in
21 the '60s, or '50s, when it was built. There
22 have been several bungalows that have been
23 elevated since they were originally
24 constructed in the late 1800s.

25 CHAIRMAN MOORE: Because I know you were

1 quite sensitive when you indicated the setback
2 of the house relative to the other houses, I
3 was just thinking in terms of the elevation of
4 the house in perspective to the other houses.

5 MS. POPE: Well, it would be an
6 approximate -- it would be within inches of my
7 neighbor to the west, the McCreary residence.

8 Then my neighbor to the east, the
9 Edwards residence, I know that the roof line,
10 I had Mike Hand, the draftsman, I had asked
11 him to do a laser light -- laser level for me
12 to tell what the height of my roof was going
13 to be in comparison, and I'm still 11 inches
14 shorter than the house to my east.

15 CHAIRMAN MOORE: I was just curious
16 about that. And, obviously, yours isn't the
17 first and probably won't be the last that may
18 undergo a similar --

19 MS. POPE: I'm hoping.

20 CHAIRMAN MOORE: -- process. Are there
21 any questions from the Board on that?

22 MR. BENJAMIN: Just one question. You
23 said you were going to take the shed down and
24 then you were going to build a deck.

25 MS. POPE: The shed that's on the west

1 side of the property is too close to the
2 property line. It was constructed before my
3 time, before I was involved with it. It's
4 going to come off when the kitchen comes off,
5 and it can be -- if you recall, where the
6 bedroom addition swings out, the main house is
7 in a 90-degree orientation to the bedroom.
8 The deck can be tucked into that section. The
9 shed can be tucked in with the back of it
10 against that kitchen wall on a raised deck, so
11 that it won't be impacted by the flooding, as
12 the current deck is now.

13 MR. BENJAMIN: And you're going to do an
14 additional decking on that west side?

15 MS. POPE: There will be a decking to
16 keep it -- to keep the shed elevated, yes.

17 MR. BENJAMIN: Just for the shed?

18 MS. POPE: Yes, the shed. And there's a
19 shower, outdoor shower. We all have outdoor
20 showers at the beach. I'm one of the few
21 people that don't have an enclosed shower, not
22 the top enclosed, but the sides enclosed. So
23 that will be in the same line, and that's
24 along the wall, the kitchen wall, on that
25 orientation. It's a way to tuck it out of the

1 way, and it keeps it in from the side yard
2 setting.

3 CHAIRMAN MOORE: Any other questions?

4 MR. BENJAMIN: No.

5 CHAIRMAN MOORE: Does the Board want to
6 move forward, then, on considering the
7 variance questions?

8 MR. CORWIN: Yes.

9 CHAIRMAN MOORE: Yes? So I would then
10 first make a motion that the Zoning Board of
11 Appeals declare itself Lead Agency regarding
12 SEQRA and declare a Type II Action. So moved.

13 MS. NEFF: Second.

14 CHAIRMAN MOORE: Any discussion on that?

15 (No Response)

16 All in favor?

17 MR. CORWIN: Aye.

18 MS. NEFF: Aye.

19 MR. BENJAMIN: Aye.

20 CHAIRMAN MOORE: Aye.

21 And that was unanimous.

22 Then the first question for the test of
23 the variance is whether an undesirable change
24 will be produced in the character of the
25 neighborhood to -- a detriment to nearby

1 properties will be created by the granting of
2 an area variance?

3 MS. NEFF: No.

4 MR. BENJAMIN: No.

5 MR. CORWIN: No.

6 CHAIRMAN MOORE: And I say no.

7 Whether the benefit sought by the
8 applicant can be achieved by some method
9 feasible for the applicant to pursue, other
10 than an area variance? Mr. Corwin?

11 MR. CORWIN: No.

12 CHAIRMAN MOORE: Ms. Neff?

13 MS. NEFF: No.

14 MR. BENJAMIN: No.

15 CHAIRMAN MOORE: And I would say
16 actually yes.

17 Whether the requested area of the
18 variance is substantial? Mr. Corwin?

19 MR. CORWIN: Yes.

20 CHAIRMAN MOORE: Ms. Neff?

21 MS. NEFF: No.

22 MR. BENJAMIN: No.

23 CHAIRMAN MOORE: And I would say no.

24 Whether the proposed variance will have
25 an adverse effect or impact on the physical or

1 environmental conditions in the neighborhood
2 or district? Mr. Corwin?

3 MR. CORWIN: No.

4 CHAIRMAN MOORE: Ms. Neff?

5 MS. NEFF: No.

6 CHAIRMAN MOORE: Benjamin?

7 MR. BENJAMIN: No.

8 CHAIRMAN MOORE: I say no.

9 And whether the alleged difficulty was
10 self-created, which consideration shall be
11 relevant to the discussion of the Board of
12 Appeals, but shall not necessarily preclude
13 the granting of an area variance? Mr. Corwin?

14 MR. CORWIN: Yes.

15 CHAIRMAN MOORE: Ms. Neff?

16 MS. NEFF: Yes.

17 CHAIRMAN MOORE: Mr. Benjamin?

18 MR. BENJAMIN: No.

19 CHAIRMAN MOORE: You said no?

20 MR. BENJAMIN: I said no.

21 CHAIRMAN MOORE: And I would say yes.

22 And then, finally, I would make a motion
23 that we approve the variance request. And I
24 will read that, and that is for a -- just bear
25 with me for a moment -- a setback of a 5

1 foot -- 5.5 side yard area variance, and also
2 for a combined side yard setback for the
3 kitchen addition of 13.5 feet. So moved.

4 MR. PROKOP: Can I ask you a question?

5 CHAIRMAN MOORE: Yes.

6 MR. PROKOP: Is this subject to approval
7 by the CAC?

8 MR. CORWIN: Yes.

9 CHAIRMAN MOORE: Well, actually
10 subject -- that's right, subject to approval
11 by the Board of Trustees for a wetlands
12 permit.

13 MR. PROKOP: I'm sorry. Board of
14 Trustees, right?

15 CHAIRMAN MOORE: Uh-huh.

16 MR. PROKOP: And what about the
17 condition by the CAC? I'm sorry, you're
18 right. Thank you. I got it backwards. It's
19 subject to the approval by the Board of
20 Trustees of the wetlands permit, but what
21 about the condition of the CAC to install
22 gutters and leaders?

23 CHAIRMAN MOORE: And how would you state
24 that?

25 MR. PROKOP: Gutters and leaders, to

1 keep down water flow on the property.

2 MR. CORWIN: Runoff.

3 MR. PROKOP: The runoff on the property.

4 CHAIRMAN MOORE: And I guess we would
5 say, then, to meet the CAC requirement --

6 MR. PROKOP: Yes.

7 CHAIRMAN MOORE: -- to install gutters
8 and leaders for controlling rainwater. And
9 with that in mind, so moved.

10 All in favor?

11 MR. CORWIN: Can we have a roll call
12 vote?

13 CHAIRMAN MOORE: Yes. Mr. Corwin?

14 MR. CORWIN: I'm just going to say I'm
15 not in favor of expanding these -- I'm not in
16 favor of expanding these uses on these
17 bungalows like this, and a lot of times
18 they're nonconforming. But because the
19 applicant is going to raise the building to
20 the FEMA guidelines, I'm going to vote yes.

21 CHAIRMAN MOORE: And Ms. Neff?

22 MS. NEFF: Yes.

23 CHAIRMAN MOORE: Mr. Benjamin?

24 MR. BENJAMIN: Yes.

25 CHAIRMAN MOORE: I also vote yes.

1 So that variance is approved. And good
2 luck on your construction.

3 MS. POPE: Thank you very much. Thank
4 you.

5 CHAIRMAN MOORE: All right. We can move
6 to Item #3, which is application for David
7 Glaser, Second Street. And the applicant
8 wishes to construct a new one-family revised
9 dwelling where the proposed combined side yard
10 setbacks do not meet code.

11 MR. KAPPELL: Mr. Chairman.

12 CHAIRMAN MOORE: Yes.

13 MR. KAPPELL: If I may, could I have a
14 chance to respond to some remarks that
15 Mr. Tasker made during the Public Hearing?

16 CHAIRMAN MOORE: Yes. I was going to
17 kind of ask that question, is the difference
18 between a 14-foot modular construction and
19 other sizes of modular that he pointed out,
20 whether those are readily available, and
21 certainly the cost implications on that.

22 MR. TASKER: To my point, this is the --

23 CHAIRMAN MOORE: Yes, that's -- thank
24 you.

25 MR. TASKER: This is the document that

1 I referred to.

2 CHAIRMAN MOORE: We'll put it in the
3 file. Appreciate that, thank you.

4 Yeah, so that's kind of the question,
5 which I think is what you wanted to address as
6 well.

7 MR. GLASER: Right. Well, I'm unaware
8 of -- excuse me. I was unaware of other
9 widths of modular homes.

10 MR. TASKER: I'm sure they --

11 MR. GLASER: Right, But this is the one
12 that we had chosen. It's the narrowest lot
13 that I could find length -- sorry. The
14 narrowest design that I could find that had
15 the entrance going towards the street. Most
16 modular homes, when you look at these plans,
17 show entrances on the wide side of the house
18 rather than the narrow side. Given the width
19 of the lot, the kind of footprint that it is,
20 it really isn't feasible to have the entrance
21 halfway up the lot on the side where you want
22 the entrance on the street.

23 So that is why the -- that's why we
24 chose that particular design. And it's a
25 28-foot lot -- I mean, a 28-foot footprint.

1 Also, I believe that the square footage
2 of the lot is actually greater than Mr. Tasker
3 said. It's 6400 square feet, I believe.

4 That's an --

5 CHAIRMAN MOORE: Right. As far as the
6 size parameters of the lot, perhaps,
7 Mr. Kapell, you'd want to just review the
8 dimensions of the lot, the square footage.

9 MR. KAPPELL: Yeah, I have a few things I
10 wanted to remark on.

11 Number one, Mr. Tasker had misstated the
12 area of the lot. It's 6400 square feet; 50
13 feet wide and it's 128 feet deep. That
14 calculates to 6400 square feet.

15 Secondly, you know, I can't resist
16 pointing out the irony of his support. And I
17 have no objection to the variance that was
18 just granted, I think it was proper, but I
19 can't resist the opportunity to point out the
20 inconsistency in supporting an application
21 that would effectively reduce the required
22 setbacks to less than 50% of what's required
23 in a much more stringent zone, the R-1 Zone,
24 than our property is located, which is the R-2
25 Zone. And these are lots over there that are

1 30 feet, 35 feet wide, you know. So what's
2 good for the goose is good for the gander, and
3 in this case we're the gander.

4 Also, I think, at the end of the day,
5 the decision for the Zoning Board is whether
6 or not this is effectively going to change the
7 nature of the neighborhood and it's not. I
8 defy Mr. Tasker or anybody else to go down
9 that block and show us that this would be
10 significantly different than what exists on
11 other properties immediately surrounding it.

12 This is not going to cause an adverse
13 effect on the neighborhood. It's going to
14 bring a new property and a new assessment into
15 the Village and a new, good residence. This
16 is a good thing for Greenport, it will upgrade
17 the block. Thank you.

18 CHAIRMAN MOORE: Thank you. And for the
19 members of the Board, just as a point of
20 discussion and kind of as a reminder, it was
21 this Board, I think with most of its current
22 members, who approved the subdivision
23 originally creating the two 50-foot-wide lots.
24 I don't recall the voting, who may have
25 supported or not supported that.

1 We took into consideration the
2 characteristics of that neighborhood, which
3 typically had mostly 50-foot lots or smaller.
4 And the subdivision process, when we were
5 working with Mr. Prestwood, was to increase
6 the lot size by expanding his requested depth
7 of lot to make these two lots deeper.

8 MS. NEFF: Right.

9 CHAIRMAN MOORE: We obviously weren't
10 blind to the fact that these were building
11 lots, that we would expect applications for a
12 house to be constructed.

13 It is possible to design a house that
14 would meet the setback requirements on this
15 lot. Even though the lot itself is
16 substandard, the house could potentially --
17 the designed house could potentially meet
18 those standards.

19 My feeling, personally, is that the
20 degree of variance being requested is actually
21 quite small. The lot plan, because of the
22 curb cut that is currently in existence and
23 the larger setback on the south side of the
24 house is calling out more or less for a
25 driveway to be created for this construction

1 process.

2 It would, to me, be a detriment to the
3 community not to provide parking places off
4 street. In fact, it should not be permitted
5 for new construction projects. So that I
6 think the Board should be interested in
7 whatever measures are necessary to have an
8 adequate driveway on that lot.

9 I would even consider, if the applicant
10 needed it, even though the Board has requested
11 to allow the minimum variance required to
12 satisfy the need of the property owner, for
13 the overall benefit of the neighborhood, might
14 even consider reducing the 10-foot side
15 setback by perhaps a foot to expand the
16 driveway capability on the south side of the
17 house. How does the Board feel about that?

18 MS. NEFF: You're talking about the 10
19 feet on the north side?

20 CHAIRMAN MOORE: On the north side.

21 MS. NEFF: Right.

22 CHAIRMAN MOORE: In other words,
23 position the house so that an adequate
24 driveway where the curb cut currently exists
25 could be accomplished. I don't know if that

1 would be something that you would consider.

2 MR. KAPPELL: That would be agreeable to us.

3 CHAIRMAN MOORE: What we're looking at
4 is to balance the needs, the desires of the
5 property owner with any negative effects it
6 might have on the neighbors. And I would
7 think the biggest negative effect would be the
8 parking, if it's not adequate and convenient
9 to use by the owner. So that's one thing I
10 think the Board should consider, if we should
11 approve the variance.

12 This house is positioned 12 feet from
13 the property line in the front. I believe
14 that may be based on the average calculation
15 of the adjacent property setback, so that does
16 meet the requirements of the code.

17 When we did look at the subdivision
18 process, I believe we also considered the fact
19 that many of the houses in that neighborhood
20 are really quite close to the street. So this
21 house to me is in character with the houses
22 already present in the neighborhood.

23 Does the Board have any other
24 discussions, any questions that they would
25 like to ask?

1 (No Response)

2 There wasn't much discussion at the site
3 about elevation of the house; that flooding
4 was not a major consideration in that
5 neighborhood, but I believe the house was
6 going to be elevated. Perhaps -- I didn't
7 know if you had stated the amount on the
8 foundation above grade.

9 MR. CORWIN: They have the elevation on
10 the plan here.

11 CHAIRMAN MOORE: Is it?

12 MR. CORWIN: It's 11.5 feet.

13 MR. KAPPELL: Right.

14 CHAIRMAN MOORE: Above?

15 MR. CORWIN: And if you look at the
16 corner, it's 8.7 feet. So they're, what,
17 three feet?

18 MR. KAPPELL: Almost three feet.

19 CHAIRMAN MOORE: So about three feet,
20 then.

21 MR. CORWIN: Three feet, depending on
22 the sidewalk. And if they have an eight-foot
23 basement, they're going to be two-and-a-half
24 feet above the zero elevation, which is sea
25 level elevation.

1 MR. BENJAMIN: Is that your van out
2 there, the green one; is that yours?

3 MR. GLASER: No.

4 MR. BENJAMIN: Well, I think a van like
5 that is about six feet wide inside, and
6 another foot for each mirror, so that's eight
7 feet. So if you have a 10-foot driveway, you
8 should be able to go in there. It will be
9 tight, especially opening the doors.

10 CHAIRMAN MOORE: There's currently a
11 fence, which is --

12 MR. BENJAMIN: Alongside there.

13 CHAIRMAN MOORE: -- almost two feet over
14 the line, and that may have to be addressed
15 for construction of a proper driveway, but
16 that's really a neighborly issue.

17 MR. BENJAMIN: But I'm satisfied with
18 the driveway.

19 CHAIRMAN MOORE: As is? What do you
20 think?

21 MR. CORWIN: I think we leave it as is.

22 CHAIRMAN MOORE: Leave as is?

23 MR. CORWIN: The applicant is satisfied.

24 CHAIRMAN MOORE: So that we would have
25 the minimum.

1 MR. CORWIN: They can always come back,
2 if that doesn't work out for them.

3 MS. NEFF: Again, could I speak?

4 CHAIRMAN MOORE: Absolutely.

5 MS. NEFF: I think the time constraints
6 end up being -- it's a long time. In the
7 proposal that you made, Doug, about setting
8 the house at nine feet on the north property
9 line gives you the kind of room that take --
10 fetching things and carrying things in and out
11 might be much more beneficial to actually
12 living there.

13 CHAIRMAN MOORE: I'm not sure I follow.

14 MS. NEFF: I'm saying I'm agreeing with
15 your --

16 CHAIRMAN MOORE: Oh, okay, so you would
17 support.

18 MS. NEFF: -- siting the house nine foot
19 from the north property line.

20 CHAIRMAN MOORE: Give that option.

21 MS. NEFF: And giving more room for the
22 side yard, I mean, where the driveway is.

23 CHAIRMAN MOORE: So what would be, if we
24 do move forward with this, the desire of the
25 Board, whether we leave it open or just leave

1 it as is?

2 MR. CORWIN: Leave it as is.

3 CHAIRMAN MOORE: Just leave it as is.

4 MR. CORWIN: That's what they asked for.
5 Let's go with that.

6 CHAIRMAN MOORE: We could do that. So,
7 in that case, is the Board prepared to move
8 forward with a decision?

9 MR. CORWIN: Yes.

10 CHAIRMAN MOORE: Yes? Okay. So, again,
11 the ZBA, I would move that we declare
12 ourselves Lead Agency for the purposes of
13 SEQRA, and declare this a Type II Action. So
14 moved. Can I have a second?

15 MS. NEFF: Second.

16 MR. CORWIN: Second.

17 CHAIRMAN MOORE: And all in favor?

18 MR. CORWIN: Aye.

19 MS. NEFF: Aye.

20 MR. BENJAMIN: Aye.

21 CHAIRMAN MOORE: Aye.

22 And we'll ask the questions.

23 The first question is whether an
24 undesirable change will be produced from the
25 character of the neighborhood, or a detriment

1 to nearby properties will be created by the
2 granting of the area variance? Mr. Corwin?

3 MR. CORWIN: No.

4 CHAIRMAN MOORE: Ms. Neff?

5 MS. NEFF: No.

6 CHAIRMAN MOORE: Mr. Benjamin?

7 MR. BENJAMIN: No.

8 CHAIRMAN MOORE: And no.

9 Whether the benefit sought by the
10 applicant can be achieved by some method
11 feasible for the applicant to pursue other
12 than area variance? Mr. Corwin?

13 MR. CORWIN: Yes.

14 CHAIRMAN MOORE: Ms. Neff?

15 MS. NEFF: Yes.

16 MR. BENJAMIN: Yes.

17 CHAIRMAN MOORE: And I would say no.

18 Then the third item is whether the
19 requested area variance is substantial?
20 Mr. Corwin?

21 MR. CORWIN: No.

22 CHAIRMAN MOORE: Ms. Neff?

23 MS. NEFF: No.

24 CHAIRMAN MOORE: Mr. Benjamin?

25 MR. BENJAMIN: No.

1 CHAIRMAN MOORE: I would say no.

2 Whether the proposed variance will have
3 an adverse effect or impact on the physical or
4 environmental conditions in the neighborhood
5 or district? Mr. Corwin?

6 MR. CORWIN: No.

7 CHAIRMAN MOORE: Ms. Neff?

8 MS. NEFF: No.

9 CHAIRMAN MOORE: Mr. Benjamin?

10 MR. BENJAMIN: No.

11 CHAIRMAN MOORE: And I would say no.

12 And then 5, whether the alleged
13 difficulty was self-created, which
14 consideration shall be relevant to the
15 decision of the Board of Appeals, but shall
16 not necessarily preclude the granting of the
17 area variance? Mr. Corwin?

18 MR. CORWIN: You have to state that
19 again for me. I'm sorry.

20 CHAIRMAN MOORE: Whether the alleged
21 difficulty was self-created, which
22 consideration shall be relevant to the
23 decision of the Board of Appeals, but shall
24 not necessarily preclude the granting of the
25 area variance?

1 MR. CORWIN: Yes.

2 MS. NEFF: Yes.

3 CHAIRMAN MOORE: Mr. Benjamin?

4 MR. BENJAMIN: Yes.

5 CHAIRMAN MOORE: I would say yes.

6 And then I would make a motion that we
7 approve the area variance based on a combined
8 side yard setback for the new construction of
9 18.5 feet, which is granting a 6.5-foot
10 combined side yard variance. And otherwise,
11 the side yard setback, the single side yard
12 setback is sufficient. So moved.

13 And any other stipulations that would be
14 necessary in this granting of the variance, I
15 think we're pretty well covered. And in that
16 case, so moved. Could I have a second?

17 MS. NEFF: Second.

18 CHAIRMAN MOORE: And all in favor?
19 Mr. Corwin?

20 MR. CORWIN: Yes.

21 CHAIRMAN MOORE: Ms. Neff?

22 MS. NEFF: Yes.

23 CHAIRMAN MOORE: Mr. Benjamin?

24 MR. BENJAMIN: Yes.

25 CHAIRMAN MOORE: And I would vote yes.

1 So the variance is approved.

2 MR. KAPPELL: Thank you very much.

3 CHAIRMAN MOORE: Good luck on your
4 construction.

5 All right. So we'll move on to Item #4,
6 which we have two items, which are accepting
7 applications for variances, which will be
8 heard in the future. And the first one is a
9 motion to accept an application for an area
10 variance, schedule a site visit and schedule a
11 Public Hearing for John Costello, 102 Broad
12 Street, Suffolk County Tax Map
13 1001-02-05-0292.

14 The applicant proposes to build a
15 second-story addition to an existing three-car
16 garage for an artist studio.

17 The height of the proposed second floor
18 is 20.6, or 20 feet, 6 inches, requiring a
19 5-foot, 6-inch height variance. Section
20 150-13A(1)(a) of the Village of Greenport Code
21 limits the height of accessory buildings to 15
22 feet.

23 The proposed location of the stair to
24 the second floor is located one foot from the
25 west property line, requiring a 4-foot side

1 yard setback area variance.

2 Section 150-13A(1)(b) of the Village of
3 Greenport Code requires a minimum of five feet
4 from any lot line.

5 So moved. May I have a second?

6 MS. NEFF: Second.

7 CHAIRMAN MOORE: And all in favor?

8 MR. CORWIN: A question before we vote
9 on this.

10 CHAIRMAN MOORE: Okay. Or questions,
11 discussion? Yes.

12 MR. CORWIN: Mr. Costello, I would call
13 him a friend. I have done work for him
14 before, gratis, and I recently did some work
15 for him, which I received payment for. So I
16 will ask if I should recuse myself from this.

17 MR. PROKOP: Yes, I think you should.

18 CHAIRMAN MOORE: Okay. In that case,
19 Mr. Corwin will recuse himself. So any
20 further discussion?

21 All in favor of accepting the
22 application?

23 MS. NEFF: Aye.

24 CHAIRMAN MOORE: Aye.

25 MR. BENJAMIN: Yes.

1 CHAIRMAN MOORE: So it's accepted. And
2 we will make the necessary notifications and
3 have the Public Hearing; I would suggest next
4 week. Since both of these will be in the
5 Village, we could meet at about 4:20 for
6 Mr. Costello. Would that --

7 MR. CORWIN: Don't ask me --

8 CHAIRMAN MOORE: Yeah, gotcha. I'm
9 looking at you.

10 MR. CORWIN: -- if you want to meet at
11 4:20.

12 CHAIRMAN MOORE: I won't look.

13 MS. NEFF: Yes.

14 CHAIRMAN MOORE: That way we can do
15 20-minute inspections.

16 MR. BENJAMIN: Next month, yes.

17 CHAIRMAN MOORE: For next month. And
18 we'll have the date. It will be July 17,
19 barring any other complications. And then we
20 will move to -- is that acceptable?

21 MS. NEFF: It is possible that I would
22 not be available. I'll let you know, because
23 you'd need a quorum.

24 CHAIRMAN MOORE: We would not have a
25 quorum for that, then, unless --

1 MS. NEFF: I probably could do that, I
2 mean, but I'll let you know. I just have to
3 check one thing

4 CHAIRMAN MOORE: We're not certain
5 Denise Rathbun will be able to attend, so that
6 might be a difficulty in that case.

7 MS. NEFF: I have to pick someone up
8 from the airport and I think it's much later.

9 CHAIRMAN MOORE: Okay. So we will
10 schedule that for twenty-past-four on July 17.

11 Then Item #5 is a motion to accept an
12 application for an area variance, schedule a
13 site visit, and schedule a Public Hearing for
14 Richard Ward, 718 Main Street, Suffolk County
15 Tax Map 1001-2-3-5. The property is located
16 in the R-1 District.

17 The applicant proposes to construct a
18 second residential unit in an existing
19 one-family house in the R-1 District. Section
20 150-7 does not permit any building to be used,
21 in whole or in part, for any use except one
22 family detached, not to exceed one dwelling on
23 each lot.

24 Just for a point of information, this is
25 the current parsonage for the Episcopal Church

1 on Main Street.

2 So that I so move. And any discussion
3 on this application prior to accepting it?

4 (No Response)

5 If that's the case, then I will move
6 that we accept it. May I have a second?

7 MR. CORWIN: Second.

8 CHAIRMAN MOORE: And all in favor?

9 MR. CORWIN: Aye.

10 MS. NEFF: Aye.

11 CHAIRMAN MOORE: Aye.

12 MR. BENJAMIN: Aye.

13 CHAIRMAN MOORE: And we will then
14 convene at 4:40 for the site inspection at
15 that property, if that's acceptable to
16 everybody.

17 And then the motion to accept the ZBA
18 minutes for May 14, 2013. So moved. May I
19 have a second?

20 MR. CORWIN: Second.

21 CHAIRMAN MOORE: And all in favor?

22 MR. CORWIN: Aye.

23 MS. NEFF: Aye.

24 MR. BENJAMIN: Aye.

25 CHAIRMAN MOORE: Aye. Motion carries.

1 Motion to approve the ZBA minutes for
2 April 17, 2013. So moved. May I have a
3 second.

4 MS. NEFF: Second.

5 CHAIRMAN MOORE: And all in favor?

6 MR. CORWIN: Aye.

7 MS. NEFF: Aye.

8 MR. BENJAMIN: Aye.

9 CHAIRMAN MOORE: Aye.

10 And then we would have a motion to
11 schedule the next regular ZBA meeting for July
12 17, 2013.

13 MS. NEFF: So moved.

14 CHAIRMAN MOORE: And a second, please.

15 MR. BENJAMIN: Second.

16 CHAIRMAN MOORE: And all in favor?

17 MR. CORWIN: Aye.

18 MS. NEFF: Aye.

19 MR. BENJAMIN: Aye.

20 CHAIRMAN MOORE: Aye.

21 And then that carries. And then a
22 motion to adjourn. May I have a second?

23 MR. CORWIN: Second.

24 CHAIRMAN MOORE: All in favor?

25 MR. CORWIN: Aye.

1 MS. NEFF: Aye.

2 MR. BENJAMIN: Aye.

3 CHAIRMAN MOORE: Aye.

4 The meeting is adjourned. Thank you,
5 everybody.

6 (Whereupon, the meeting was adjourned
7 at 6:19 p.m.)

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

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

STATE OF NEW YORK)

) SS:

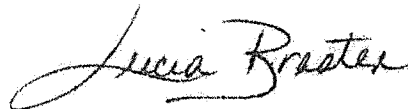
COUNTY OF SUFFOLK)

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 June 19, 2013.

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 28th day of June, 2013.



Lucia Braaten

A	
Abatelli 1:20 17:11	Administrator 1:20
able 10:5,19,20 11:15 30:15 51:8 60:5	adopted 23:15
Absolutely 52:4	advances 31:17
accept 4:9 57:9 60:11 61:6,17	adverse 25:14 39:25 46:12 55:3
acceptable 59:20 61:15	advised 2:21 5:24 8:14,15
accepted 59:1	AE 17:25
accepting 57:6 58:21 61:3	afternoon 22:16
accessible 23:2	Agency 38:11 53:12
accessory 5:12,13 8:10,11 57:21	agenda 1:5 2:7 12:25 32:17
Accokeek 28:4	ago 28:24
accomplished 48:25	agreeable 49:2
achieved 24:25 39:8 54:10	agreeing 52:14
action 32:24 38:12 53:13 64:14	airport 60:8
actual 23:10	alleged 25:20 40:9 55:12,20
add 7:8	allow 11:7 20:1 48:11
added 15:23	allowing 17:9
addition 13:4,10,17 15:3,8,9,18 16:3,4 16:18 18:10,13 21:5 23:1 33:2 37:6 41:3 57:15	Alongside 51:12
additional 3:10 4:1 10:15 12:11,13 15:10 18:19 37:14	alternative 25:3
additionally 18:12	amount 50:7
address 4:15 30:11 34:22 44:5	and/or 5:8 7:13
addressed 5:1 51:14	answer 24:19 26:11
adequate 27:3,3 48:8,23 49:8	answers 25:22
adjacent 19:2,3 27:19 30:1 49:15	anybody 2:11 7:8 10:4,15 31:21 46:8
adjourn 12:9 62:22	apparent 14:24
adjourned 63:4,6	Appeals 1:3 2:6 38:11 40:12 55:15 55:23
adjourning 32:19	appearance 17:2,3
	APPEARANCES 1:13
	appliances 15:8
	applicant 3:10 13:22 22:7,14,18 24:25 25:1,6 31:25 39:8,9 42:19 43:7 48:9 51:23 54:10,11 57:14 60:17
	applicants 26:13,23
	applicant's 5:2
	application 2:19 4:8 18:23 19:18 19:25 21:9 22:19 24:8 28:25 30:2,5 30:7 32:25 33:7 33:17 43:6 45:20 57:9 58:22 60:12 61:3
	applications 47:11 57:7
	applied 9:5,7
	appreciate 8:19 44:3
	appropriate 20:11 20:21
	approval 4:3 33:15 33:17 41:6,10,19
	approve 33:16 40:23 49:11 56:7 62:1
	approved 5:12 21:9 43:1 46:22 57:1
	approximate 36:6
	approximately 15:3 16:8 35:19
	April 62:2
	architecturally 34:13
	Arden 2:11 4:8 10:2,3,6,19,23 11:7 12:14 32:22
	area 2:21 3:3 8:5 13:12,18 19:25 22:11 23:8 25:2 29:2 31:12 32:25 39:2,10,17 40:13 41:1 45:12 54:2 54:12,19 55:17,25 56:7 57:9 58:1 60:12
	arises 23:13
	art 11:13
	Arthur 20:6 28:19
	artist 8:18 9:21,22 11:3 57:16
	aside 7:9 24:6
	asked 36:10 53:4
	asking 25:10 31:4
	assessment 24:9 46:14
	assistance 17:13
	associated 28:23
	assured 16:25
	Astoria 19:14
	attached 6:11,11 12:1
	attend 60:5
	Attorney 1:19 2:20 5:24 8:12
	available 43:20 59:22
	Avenue 19:10
	average 49:14
	Aye 12:20,21,22,23 21:24,25 22:1,2 32:9,10,11,12 38:17,18,19,20 53:18,19,20,21 58:23,24 61:9,10 61:11,12,22,23,24 61:25 62:6,7,8,9 62:17,18,19,20,25 63:1,2,3
	B
	back 16:5,9 26:1 29:15 37:9 52:1
	backwards 41:18
	bad 8:24
	balance 49:4
	barring 59:19
	base 24:10
	based 26:4 49:14 56:7
	basement 50:23
	basically 18:14
	basis 29:5
	beach 13:2 14:1,7 15:7 16:7 17:5 19:14 20:7 22:4 28:20 33:1 35:11 37:20
	Beacher 14:6
	bear 40:24
	bedroom 18:10,13 18:16 37:6,7
	behalf 2:13
	believe 17:25 19:1 20:22 21:14 28:11 31:23 45:1,3 49:13,18 50:5
	beneficial 52:11
	benefit 24:24 39:7 48:13 54:9
	Benjamin 1:15 12:22 21:25 32:11 36:22 37:13,17 38:4,19 39:4,14 39:22 40:6,7,17 40:18,20 42:23,24 51:1,4,12,17 53:20 54:6,7,16 54:24,25 55:9,10 56:3,4,23,24 58:25 59:16 61:12 61:24 62:8,15,19 63:2
	Bessie 28:3
	best 27:23
	better 16:20
	big 8:3 28:1
	biggest 49:7
	Birdhouse 35:20
	bit 3:14,15
	blind 47:10
	block 24:22 46:9,17
	blood 64:15
	Board 1:3 2:5 14:2 28:24 29:23 31:5 32:4 33:4,8,14 36:21 38:5,10 40:11 41:11,13,19 46:5,19,21 48:6 48:10,17 49:10,23 52:25 53:7 55:15 55:23
	Borelli 28:5
	Box 27:24 28:6
	Braaten 64:7,22
	Brenda 11:2

<p>briefly 4:6 bring 15:4 46:14 brings 22:23 Broad 57:11 broom 15:13 build 22:20 24:1,2 36:24 57:14 builder 4:12,18 building 1:21 2:22 7:12 9:17 13:5,9 14:20,22 17:11,15 18:2 20:3,4,12,25 22:22 26:8 33:3 35:1,2 42:19 47:10 60:20 buildings 57:21 built 6:16 30:6 35:21 bungalow 14:4,8,9 14:12 15:19,23 16:3,8,13,15,19 17:24 20:14 bungalows 16:6,7 16:10,13,14,16,17 20:8 35:10,19,22 42:17 busy 2:7</p> <hr/> <p style="text-align: center;">C</p> <p>C 64:1,1 cabinets 15:10,12 CAC 33:9,19,20 41:7,17,21 42:5 calculates 45:14 calculation 20:20 49:14 call 6:25 42:11 58:12 called 2:1 calling 47:24 capability 48:16 car 11:21 Caroline 10:17 carpenter 16:25 carries 12:24 22:3 61:25 62:21 carrying 52:10</p>	<p>cars 11:21,23 carving 29:9 case 20:21 21:17 46:3 53:7 56:16 58:18 60:6 61:5 cause 46:12 causes 9:21 ceiling 15:15 Center 28:8 Centre 19:10 certain 60:4 certainly 43:21 certify 64:9,13 Chairman 1:14 2:3 2:15,17 3:19,22 4:7,11,13,16 5:5 5:10,18,23 6:4,12 6:16,19 7:2,5,14 7:19 8:1,8,14 9:3 10:7,10 11:1 12:5 12:19,23 18:17,22 19:7,9,13,17,21 21:11,22 22:2 27:6,11,14 28:16 31:20 32:3,8,12 33:23 34:6,12 35:12,25 36:15,20 38:3,5,9,14,20 39:6,12,15,20,23 40:4,6,8,15,17,19 40:21 41:5,9,15 41:23 42:4,7,13 42:21,23,25 43:5 43:11,12,16,23 44:2 45:5 46:18 47:9 48:20,22 49:3 50:11,14,19 51:10,13,19,22,24 52:4,13,16,20,23 53:3,6,10,17,21 54:4,6,8,14,17,22 54:24 55:1,7,9,11 55:20 56:3,5,18 56:21,23,25 57:3 58:7,10,18,24 59:1,8,12,14,17 59:24 60:4,9 61:8</p>	<p>61:11,13,21,25 62:5,9,14,16,20 62:24 63:3 chance 43:14 change 21:3,6 24:16,20 31:5 34:16 38:23 46:6 53:24 changed 7:7 character 16:11 24:17 35:9 38:24 49:21 53:25 characteristics 47:2 Charity 28:4 Charles 1:15 check 60:3 chose 44:24 chosen 44:12 Church 60:25 clear 6:20 clearly 24:19 clients 22:20 close 21:19 32:5 37:1 49:20 closed 22:4 32:13 closet 15:13 code 6:20 9:19 13:13,19 14:24 22:13 23:14,15,20 24:15 26:3 29:3,6 29:11 30:24 31:6 31:13,15 43:10 49:16 57:20 58:3 cold 11:18 Colleen 28:9 combined 13:16,20 22:9,13 41:2 43:9 56:7,10 come 10:10 12:15 22:22 30:8,12,16 37:4 52:1 comes 9:22 37:4 comfortable 26:21 coming 4:18 17:8 comment 21:12,18 26:2 33:11</p>	<p>commenting 19:24 comments 4:1,9 10:15 12:12 19:22 22:15 28:16 commercial 7:10 committee 33:10 community 9:22,23 10:22 48:3 comparison 16:16 36:13 completion 32:20 compliant 29:13 31:1 complications 59:19 comply 23:24 concerned 33:5 concludes 26:10 32:15 conclusion 31:8 condition 24:23 41:17,21 conditions 25:15 40:1 55:4 configuration 34:17 conform 25:24 conservative 20:13 20:20 conserve 11:11 consider 4:2 48:9 48:14 49:1,10 consideration 40:10 47:1 50:4 55:14,22 considered 31:4 49:18 considering 8:5 38:6 constraints 52:5 construct 13:4 22:8 33:2 43:8 60:17 constructed 35:24 37:2 47:12 construction 2:23 13:7 20:2 22:10 27:15 30:9 43:2</p>	<p>43:18 47:25 48:5 51:15 56:8 57:4 contain 15:7,25 contains 64:10 contingent 33:16 continuation 2:10 continue 2:18 10:5 10:19 continued 8:9 continuing 3:6 continuous 7:10,12 contractor 16:25 contrary 29:10 control 33:22 controlling 42:8 convene 2:4 61:14 convenient 49:8 conversation 18:18 corner 50:16 correct 34:5 64:11 correspond 3:23 Corwin 1:16 9:13 12:18,20 17:18,22 18:4,7 21:21,24 26:15 27:4 32:6,9 33:10,20 38:8,17 39:5,10,11,18,19 40:2,3,13,14 41:8 42:2,11,13,14 50:9,12,15,21 51:21,23 52:1 53:2,4,9,16,18 54:2,3,12,13,20 54:21 55:5,6,17 55:18 56:1,19,20 58:8,12,19 59:7 59:10 61:7,9,20 61:22 62:6,17,23 62:25 cosmetically 34:21 cost 24:3 25:5 43:21 Costello 57:11 58:12 59:6 County 13:3 22:6 57:12 60:14 64:5 couple 15:12</p>
---	--	---	---	---

course 27:7 32:18
 33:17
Court 64:7
covered 3:3 56:15
create 13:7 21:1
 23:23 29:1,12
created 23:20 26:3
 39:1 47:25 54:1
creating 25:25
 46:23
curb 47:22 48:24
curious 34:17
 36:15
current 9:4 15:5
 34:3 37:12 46:21
 60:25
currently 47:22
 48:24 51:10
custom 24:2 30:9
custom-built 24:2
 25:4
cut 47:22 48:24

D

Dad 18:13
damage 11:19
 14:10
damaged 14:17
Daniel 28:7
date 59:18
Dave 17:11 26:24
 28:14
David 1:16,20 22:6
 22:16 26:25 27:1
 43:6
day 46:4 64:18
de 23:8 24:7
deal 8:25 12:2
decision 31:2 32:21
 46:5 53:8 55:15
 55:23
deck 14:13,13,16
 15:25 34:14,24
 35:2,6,7 36:24
 37:8,10,12
decking 15:20,22
 37:14,15

decks 34:24
declare 38:11,12
 53:11,13
deep 45:13
deeper 47:7
defy 46:8
degree 13:7 21:2
 47:20
delaying 32:19
Denise 1:18 60:5
Dennis 4:10 9:12
Department 17:11
 17:16
depending 50:21
depth 47:6
Described 7:5
describing 6:22
deserves 10:4
design 44:14,24
 47:13
designed 47:17
desire 52:24
desires 49:4
destroyed 11:18
detached 60:22
determination
 30:25
detriment 24:18
 38:25 48:2 53:25
development 23:22
difference 43:17
different 3:13 7:15
 11:8 46:10
difficulty 25:21
 40:9 55:13,21
 60:6
dimensions 45:8
directly 26:13,24
 32:1
disapproval 3:1
discussion 21:22
 32:21,24 38:14
 40:11 46:20 50:2
 58:11,20 61:2
discussions 34:23
 49:24
disingenuously

30:5
distance 24:22
district 13:15,21
 25:16 40:2 55:5
 60:16,19
document 43:25
Dombrowski 28:9
 28:10
doors 51:9
double 22:23
Doug 1:14 52:7
draftsman 36:10
driveway 26:16,18
 26:20 47:25 48:8
 48:16,24 51:7,15
 51:18 52:22
drop 28:21
dwelling 22:8 43:9
 60:22

E

E 64:1
earlier 25:2 26:2
east 15:23 19:8
 36:8,14
Edwards 19:7 36:9
effect 25:14 39:25
 46:13 49:7 55:3
effective 24:20
effectively 45:21
 46:6
effects 49:5
eight 20:8 51:6
eight-foot 50:22
Eileen 1:21 17:12
Either 13:22
elevated 18:1 35:14
 35:16,19,20,23
 37:16 50:6
elevation 17:23
 18:2,3,5,10 33:24
 33:25 34:19,25
 36:3 50:3,9,24,25
Ellen 1:17
enclosed 15:24
 37:21,22,22
encourage 24:7

encroachment 23:9
 25:10
engage 18:18
English 28:7
entrance 44:15,20
 44:22
entrances 44:17
envelope 26:8
environmental
 25:15 40:1 55:4
Episcopal 60:25
equipment 6:9
 34:20
especially 51:9
essential 24:11
essentially 3:5 7:20
evening 20:6 32:16
everybody 8:20
 61:16 63:5
exactly 34:7
example 30:17
examples 30:15
exceed 60:22
exceeds 34:10
excuse 3:18 22:24
 29:7 44:8
existence 47:22
existing 13:4 33:2
 57:15 60:18
exists 21:3 25:19
 46:10 48:24
expand 48:15
expanding 42:15
 42:16 47:6
expect 47:11
expensive 30:10
extend 23:4
extent 28:11
extra 15:12

F

F 64:1
fact 5:7 16:12
 20:25 23:14 24:6
 30:13 47:10 48:4
 49:18
factory 7:12

fairly 2:7 22:19
familiar 21:15
family 60:22
far 2:22 27:14 33:4
 33:12 34:12 35:4
 35:12 45:5
fashion 35:15
favor 12:19 21:23
 32:8 38:16 42:10
 42:15,16 53:17
 56:18 58:7,21
 61:8,21 62:5,16
 62:24
feasible 25:1,5 39:9
 44:20 54:11
feel 34:18 48:17
feeling 47:19
feet 13:11,17 15:3,5
 16:8 17:25 18:3,5
 18:7,11 20:4
 22:10,23,25,25
 23:6,11,12,17
 26:6,7,18 27:2
 31:13,15,15 34:2
 34:3 41:3 45:3,12
 45:13,13,14 46:1
 46:1 48:19 49:12
 50:12,16,17,18,19
 50:21,24 51:5,7
 51:13 52:8 56:9
 57:18,22 58:3
FEMA 14:12 17:19
 34:7,10 42:20
fence 51:11
fetching 52:10
figure 7:25
file 21:16 44:3
filling 4:21
finally 40:22
financial 3:15
 29:18 31:2
find 2:9 9:25 30:15
 44:13,14
finished 18:4,15
 34:25
Finne 28:8
Firehouse 1:10

first 14:5 17:7 18:4
28:5 30:12 34:23
36:17 38:10,22
53:23 57:8
five 15:4 58:3
five-foot 16:4
five-minute 30:14
flood 16:1,23 17:20
flooding 15:22
37:11 50:3
flood-proof 16:19
floor 18:5,15 20:19
34:25 57:17,24
flow 42:1
flush 35:3
folks 23:24
follow 18:22 52:13
foot 13:12 15:5
18:12,16 22:11
25:11 34:25 41:1
48:15 51:6 52:18
57:24
footage 45:1,8
footprint 44:19,25
foregoing 64:10
form 4:21 5:2
forward 38:6 52:24
53:8
foundation 50:8
four 20:19
Frank 28:3
free 3:7
friend 4:12 58:13
front 7:11 14:13,17
21:6,7 22:17
49:13
full 29:14
further 16:5,9,23
23:4 58:20 64:13
future 57:8

G

Gallery 10:18
gander 46:2,3
garage 4:23 5:4,19
6:8,10,16,22 7:3,4
7:5,8,9,15,18,21

11:4,9,20 57:16
general 29:5
generally 15:9
give 13:23 52:20
given 6:8 44:18
gives 52:9
giving 17:13 52:21
Glaser 22:6 26:25
27:1,1 43:7 44:7
44:11 51:3
go 6:5 11:16 16:8
46:8 51:8 53:5
goal 14:11
going 2:4,17,18 3:4
7:25 8:4 9:6
14:18,19 15:1,14
15:19 17:5,19,24
18:5,10,14 24:8
24:20 25:23 26:22
33:5 34:1,15 35:3
35:7 36:12,23,24
37:4,13 42:14,19
42:20 43:16 44:15
46:6,12,13 50:6
50:23
good 9:9 10:4 20:6
22:16 43:1 46:2,2
46:15,16 57:3
goose 46:2
gotcha 6:18 59:8
grade 50:8
granted 15:10 31:9
45:18
granting 39:1
40:13 54:2 55:16
55:24 56:9,14
gratis 58:14
great 17:13 27:25
28:13
greater 21:1 45:2
green 51:2
Greenport 1:2,10
1:11 2:5 13:2,13
13:19 22:12,17
23:17 24:11 28:6
28:7,8,20 33:1
46:16 57:20 58:3

growing 24:10
growlers 7:10
guaranteed 16:20
guess 5:10 42:4
guidelines 14:12
17:20 34:10 42:20
gutters 33:21 41:22
41:25 42:7
guys 7:24 8:18
26:21

H

halfway 44:21
hand 26:1 36:10
64:18
handwritten 27:20
happy 26:11
hardship 3:16
23:19,23 29:18
30:7
head 17:23
hear 10:14 12:11
heard 57:8
hearing 2:9,11,18
3:6,25 4:7 8:17
10:13 12:9 13:1
18:19 19:19 21:19
22:4,5 28:13
29:21 32:5,13,19
32:21 43:15 57:11
59:3 60:13
Hearings 2:8 32:15
heat 11:10,15,20
heated 11:22
heater 15:8,14
height 35:10 36:12
57:17,19,21
held 1:10
Helen 19:10
help 17:14 28:1
hereunto 64:17
higher 34:16 35:10
history 28:22
home 31:1,1
homes 30:8,12,16
44:9,16
homework 3:15

hope 9:25 11:6,23
12:2 15:20
hoping 8:17 16:22
36:19
hot 11:10 15:7,13
house 8:2 20:17,17
22:21 23:1,4,10
23:11,25 24:2
25:4,24,24 30:6
33:22,25 34:1,2
34:12,15 36:2,4
36:14 37:6 44:17
47:12,13,16,17,24
48:17,23 49:12,21
50:3,5 52:8,18
60:19
houses 35:14 36:2,4
49:19,21
Hugh 27:24 28:5
human 10:3
hurricane 14:9,14

I

identical 25:18
identify 9:13 10:11
II 38:12 53:13
immediate 23:18
immediately 46:11
impact 10:22 25:14
25:14 35:4,8
39:25 55:3
impacted 15:21
37:11
implications 43:21
important 10:5
improve 4:23 5:4
improved 17:2
improving 7:14,18
inches 14:10 16:21
16:22 20:16,17,19
36:6,13 57:18
incidental 8:2
include 3:1
including 31:10
inconsistency
45:20
incorrect 7:17

J

increase 13:7 47:5
incursion 8:8
indicate 18:23 34:1
indicated 35:15
36:1
indulge 24:13
information 3:11
9:4 60:24
infringe 21:7
inside 51:5
inspection 17:8
61:14
inspections 59:15
Inspector 1:21
install 41:21 42:7
insufficient 31:12
31:14,16
intentions 29:11
interest 24:6
interested 48:6
64:16
interesting 5:16
internet 30:15
involved 37:3
irony 45:16
issue 2:22,23 4:15
4:20,25 5:6 7:15
8:3 11:12 19:23
20:23 23:13 51:16
issued 6:21,22 33:9
issues 4:2 34:20
item 12:25 13:1
22:5 32:23 43:6
54:18 57:5 60:11
items 57:6

K	letter 12:13	M	34:14	45:5 46:18 47:9
Kapell 22:16,17	letters 12:15 21:14	MAHON 4:10,12	method 24:25 39:8	48:20,22 49:3
26:23 27:5,10,13	21:17 27:18 28:12	4:14,17 5:6,17,21	54:10	50:11,14,19 51:10
28:15 32:2 43:11	31:24 32:1	6:2,10,14,18,25	Mike 36:10	51:13,19,22,24
43:13 45:7,9 49:2	let's 9:9 53:5	7:4,6,16,24 8:7,12	Miller 2:16 11:2,2	52:4,13,16,20,23
50:13,18 57:2	level 24:3 34:16	8:16 9:9	mind 21:8 42:9	53:3,6,10,17,21
keep 9:9,10 11:23	36:11 50:25	mail 19:18	minimum 48:11	54:4,6,8,14,17,22
37:16,16 42:1	light 36:11	main 10:18 18:14	51:25 58:3	54:24 55:1,7,9,11
keeps 9:1 38:1	limits 57:21	37:6 60:14 61:1	minimus 23:8 24:7	55:20 56:3,5,18
kind 6:21 11:4	line 13:11 23:12	maintaining 24:11	minutes 61:18 62:1	56:21,23,25 57:3
14:18 43:17 44:4	36:9 37:2,23	major 35:8 50:4	mirror 51:6	58:7,10,18,24
44:19 46:20 52:9	49:13 51:14 52:9	making 29:14	misstated 45:11	59:1,8,12,14,17
Kirk 28:9	52:19 57:25 58:4	map 13:3 19:3 22:7	modification 20:11	59:24 60:4,9 61:8
kitchen 13:10,17	list 24:14 27:22,25	57:12 60:15	modular 22:20,23	61:11,13,21,25
14:19 15:1,4,5,6	little 3:15 27:21	marriage 64:15	24:1 30:8,12,16	62:5,9,14,16,20
20:2 21:5 37:4,10	live 20:7 28:19	Maryland 28:4	31:1 43:18,19	62:24 63:3
37:24 41:3	lived 11:3	matter 9:6 12:6	44:9,16	motion 9:11 12:8
know 4:21,24 5:3	living 9:16 52:12	64:16	Modulars 22:21	12:24 21:18 22:3
7:9,12,12,13 8:22	Local 4:12	MC 4:10,12,14,17	modules 30:16	38:10 40:22 56:6
9:10 11:7,9,13,18	located 45:24 57:24	5:6,17,21 6:2,10	Mom 18:13	57:9 60:11 61:17
11:19,20,21 12:1	60:15	6:14,18,25 7:4,6	moment 9:6 24:13	61:25 62:1,10,22
12:3,4 24:10	location 34:4 57:23	7:16,24 8:7,12,16	40:25	move 12:24 32:5,6
25:25 26:19,20	long 10:21 11:14	9:9	money 29:20	32:16,23 38:6
30:21 33:11 34:22	16:17 28:22 52:6	McCreary 19:14	month 3:5,6,8,25	43:5 52:24 53:7
35:15,18,25 36:9	longer 11:22 15:21	36:7	4:15 10:16 12:9	53:11 57:5 59:20
45:15 46:1 48:25	look 11:17 44:16	McMahon 4:10	32:20 59:16,17	61:2,5
50:7 59:22 60:2	49:17 50:15 59:12	mean 11:9,25 44:25	Moore 1:14 2:3,15	moved 12:16 38:12
knows 10:12 28:24	looked 20:22 26:16	52:22 60:2	2:17 3:19,22 4:7	41:3 42:9 53:14
L	26:17	means 34:2	4:11,13,16 5:5,10	56:12,16 58:5
Lane 28:4	looking 35:6 49:3	measurements	5:18,23 6:4,12,16	61:18 62:2,13
language 4:20 5:2	59:9	14:19	6:19 7:2,5,14,19	N
7:7,17	lot 5:19 11:19	measures 34:18	8:1,8,14 9:3 10:7	N 64:1
large 23:20	22:21 23:16,17	48:7	10:10 11:1 12:5	name 10:9 11:2
larger 20:2 47:23	26:4 29:13,19,24	meet 17:19 30:23	12:19,23 18:17,22	Nancy 13:2 14:1
laser 36:11,11	30:1,19,21,23	34:8 42:5 43:10	19:7,9,13,17,21	32:25
lastly 25:20	42:17 44:12,19,21	47:14,17 49:16	21:11,22 22:2	Nancy's 20:9 21:9
lasts 11:22	44:25 45:2,6,8,12	59:5,10	27:6,11,14 28:16	narrow 23:25
late 35:24	47:6,7,15,15,21	meeting 1:5,10 2:1	31:20 32:3,8,12	44:18
Lead 38:11 53:12	48:8 58:4 60:23	2:5 3:5 62:11	33:23 34:6,12	narrowest 44:12,14
leaders 33:21 41:22	lots 23:18 29:2,10	63:4,6	35:12,25 36:15,20	native 14:6
41:25 42:8	29:22 45:25 46:23	meets 34:9,9	38:3,5,9,14,20	nature 46:7
leave 51:21,22	47:3,7,11	member 33:10	39:6,12,15,20,23	nearby 24:18 38:25
52:25,25 53:2,3	Louise 13:2 33:1	members 33:4	40:4,6,8,15,17,19	54:1
leaves 22:24	love 10:19	46:19,22	40:21 41:5,9,15	necessarily 40:12
legal 9:24	lower 34:25	mentioned 27:16	41:23 42:4,7,13	55:16,24
length 44:13	Lucia 64:7,22	28:6 32:18 33:24	42:21,23,25 43:5	necessary 34:19
	luck 43:2 57:3		43:12,16,23 44:2	

48:7 56:14 59:2 need 3:11,14 11:9 12:3 14:15 23:2 48:12 59:23 needed 4:25 12:12 48:10 needs 10:21 14:25 15:7 49:4 Neff 1:17 12:17,21 22:1 32:7,10 38:13,18 39:3,12 39:13,20,21 40:4 40:5,15,16 42:21 42:22 47:8 48:18 48:21 52:3,5,14 52:18,21 53:15,19 54:4,5,14,15,22 54:23 55:7,8 56:2 56:17,21,22 58:6 58:23 59:13,21 60:1,7 61:10,23 62:4,7,13,18 63:1 negative 10:22 49:5 49:7 neglected 18:23 27:7 neighbor 36:7,8 neighborhood 16:12 24:18 25:16 25:19 38:25 40:1 46:7,13 47:2 48:13 49:19,22 50:5 53:25 55:4 neighboring 35:13 neighborly 51:16 neighbors 32:3 34:21 49:6 never 11:18 new 1:11 13:3,6,8 22:8,10 24:9 33:1 43:8 46:14,14,15 48:5 56:8 64:3,8 Nicholas 19:11 nine 18:3,5,15 20:8 52:8,18 noncompliance 13:8 21:2	nonconformances 3:2 nonconformancy 25:25 nonconforming 13:5 33:3 42:18 nonuse 8:21 north 19:12 48:19 48:20 52:8,19 Notary 64:8 note 20:12 26:16 notice 2:25 3:1,2 18:25 noticed 18:24 27:17 notices 27:8 28:11 notifications 59:2 notified 19:18 number 14:8,11 45:11	opinion 20:10 opportunity 18:18 45:19 option 52:20 order 2:2 14:15 23:1 Ordinance 31:18 orientation 37:7,25 original 2:25 originally 35:23 46:23 outcome 64:16 outdoor 15:25 37:19,19 overall 17:3 31:14 48:13 overview 13:24 owner 14:1 29:25 48:12 49:5,9 owners 19:2 27:19 29:17,22 31:3	personal 6:24 personally 47:19 perspective 36:4 pertaining 13:9 phonetic 7:11 35:20 physical 25:15 39:25 55:3 pick 60:7 placard 18:25 place 10:4 places 48:3 plan 17:20 34:24 47:21 50:10 planning 13:24 plans 18:1 20:23 44:16 please 9:14 12:16 62:14 podium 10:11 point 7:16 23:7 25:5 29:23 30:24 35:20 43:22 45:19 46:19 60:24 pointed 43:19 pointing 45:16 policy 18:22 Pope 13:2,25 14:1 17:21 18:6,9,21 19:5,8,12,16,20 33:1 34:5,9,23 35:17 36:5,19,25 37:15,18 43:3 Poppy 9:15 POPSE 17:24 porch 14:17 pose 26:12 position 48:23 positioned 49:12 positive 10:24 17:4 possible 29:12 32:21,24 47:13 59:21 posted 18:25 potentially 47:16 47:17 preclude 40:12	55:16,24 prejudice 3:21 prepared 53:7 present 1:18,22 30:17 49:22 presentation 26:10 preserve 12:4 Prestwood 27:24 28:5 29:1 47:5 pretty 56:15 preventable 31:11 previously 6:7 principal 5:14,25 8:10 printed 27:22,25 prior 61:3 probably 11:21 30:1 36:17 60:1 problem 26:3 problems 9:19 11:14 proceed 4:1 proceedings 64:12 process 6:5 8:5 9:7 17:15 36:20 47:4 48:1 49:18 produced 24:17 38:24 53:24 project 30:9 projects 48:5 Prokop 1:19 41:4,6 41:13,16,25 42:3 42:6 58:17 proper 18:24 45:18 51:15 properly 14:25 27:17 properties 19:3 24:19 28:23 35:13 39:1 46:11 54:1 property 5:13 6:7 6:24 7:20,22 8:2 8:10 9:5 10:2 13:11 19:1,2 23:11 24:21,23 27:19 29:1,15 30:3 34:11 37:1,2
	O			
O 64:1 object 29:4 objected 29:4,8 objection 45:17 objectives 31:18 obviously 36:16 47:9 odd 11:24 offer 21:18 officially 19:17 oh 6:2,18 27:25 52:16 okay 2:15 3:22 5:4 6:2,14,18 8:7,25 18:17,21 19:13 27:10 28:3 32:3 52:16 53:10 58:10 58:18 60:9 older 11:13 once 25:16 one-family 22:8 43:8 60:19 on-site 17:8 open 4:8 19:22 52:25 opening 51:9	P	pantry 15:13 parameters 45:6 parcel 31:9 parents 14:7 Park 19:9 parking 48:3 49:8 parsonage 60:25 part 9:23 23:20 60:21 particular 28:21 31:9 44:24 particularly 16:18 parties 64:14 parts 6:23 pattern 23:21 payment 58:15 Pell 6:9,17,24 pending 12:9 33:8 people 37:21 perfectly 6:20 permit 13:6 33:7 41:12,20 60:20 permitted 48:4 person 28:2		

42:1,3 45:24 46:14 48:12 49:5 49:13,15 52:8,19 57:25 60:15 61:15	quite 16:17 36:1 47:21 49:20 quorum 59:23,25	regard 10:14 20:3 21:15 32:4 regarding 2:9 3:15 3:16 4:3 20:1 28:13 38:11 regards 4:20 13:8 regular 1:5 2:4 32:17 62:11 regulations 13:9 related 64:14 relative 36:2 relatively 16:15 relevant 40:11 55:14,22 remain 16:5,15 remark 45:10 remarks 43:14 remind 19:24 reminder 46:20 remove 14:16,18 removed 14:14,20 15:19 renotification 12:10 reopen 3:25 reopening 10:13 report 33:9,12 Reporter 64:7 representative 13:23 22:14 33:12 request 24:7 29:24 40:23 requested 25:7 33:19,20,21 39:17 47:6,20 48:10 54:19 requests 10:14 12:10 required 2:24 20:24 22:25 23:5 29:13 34:7 45:21 45:22 48:11 requirement 3:10 34:8 42:5 requirements 3:12 30:21 47:14 49:16 requires 13:14,20	22:13 31:13,15 58:3 requiring 13:11,18 22:11 57:18,25 residence 5:20 6:11 7:23 11:25 36:7,9 46:15 residential 5:13,14 5:19 7:22,23 60:18 resist 45:15,19 respect 21:4 24:16 29:3 respond 5:11 26:24 43:14 Response 12:7 21:13 38:15 50:1 61:4 responsibility 17:14 rest 24:12 restricted 8:9 restrictions 9:4 33:18 result 14:8 24:8 review 45:7 revised 43:8 re-notice 2:19 3:4 3:24 Richard 60:14 right 5:17,22 7:16 9:2 26:19 32:14 41:10,14,18 43:5 44:7,11 45:5 47:8 48:21 50:13 57:5 rise 34:3 rising 20:4 road 13:2 14:2,16 15:4 16:4,5,9 19:15 22:4 33:1 35:5,6 roadblocks 9:25 Rockville 19:10 roll 42:11 roof 16:24 17:1 36:9,12 room 8:20 52:9,21	Roselle 28:4 rug 8:25 run 29:7 runoff 42:2,3 R-1 5:19 13:15,21 45:23 60:16,19 R-2 45:24
proposal 52:7 proposed 13:10,16 22:9 25:13 30:22 39:24 43:9 55:2 57:17,23 proposes 57:14 60:17 protect 17:1 provide 48:3 public 2:8,10,25 3:2,25 12:11 13:1 18:19 19:19,22 21:18,19 22:3,5 27:8 28:11,12,12 28:17 31:21 32:5 32:13,15,19,20 43:15 57:11 59:3 60:13 64:8 published 24:15 purchaser 30:19 purchasers 31:3 purposes 26:9 53:12 pursue 25:1 39:9 54:11 put 15:2,10,16,20 18:13 25:23 30:22 33:21 44:2 putting 16:21 p.m 1:7 2:2 63:7 P.O 28:6	<hr/> R <hr/> R 64:1 rainwater 33:22 42:8 raise 14:11,15 17:19 24:3 25:4 34:2 42:19 raised 14:21 16:1 17:25 18:12 20:15 20:17 34:13 37:10 raising 16:19 20:3 20:14 33:25 Rathbun 1:18 60:5 read 12:14 27:7,23 40:24 readily 43:20 reading 27:21 ready 2:3 real 9:10 21:3 reality 25:9 really 7:15 9:12 11:6,10 12:2 26:2 44:20 49:20 51:16 reason 2:19 5:11 6:4 8:4 rebuild 14:18 rebuilt 15:1,15 recall 35:13 37:5 46:24 receive 10:20 received 21:14 31:25 58:15 recognize 23:21 reconstruct 14:13 record 17:18 30:18 records 30:4 recuse 58:16,19 reduce 45:21 reducing 23:5 48:14 refer 26:1 referred 44:1 refrigerator 15:12	<hr/> S <hr/> sanctify 6:6 Sandy 14:1,6,7,9 15:7 16:7 17:5 19:14 20:7 22:4 satisfied 51:17,23 satisfy 48:12 saying 5:3 7:13 14:5 52:14 says 33:13 schedule 57:10,10 60:10,12,13 62:11 scheduled 2:8 Scott 2:11 3:18,20 12:15 Scott's 4:8 32:22 sea 50:24 search 30:14 second 9:11 12:16 12:17,18,25 13:1 20:12 21:20,21 22:6 28:7,10 30:19 32:7 38:13 43:7 53:14,15,16 56:16,17 57:17,24 58:5,6 60:18 61:6 61:7,19,20 62:3,4 62:14,15,22,23 Secondly 45:15 second-story 57:15 section 13:6,12,18 18:14 22:12 34:10 37:8 57:19 58:2 60:19 see 8:21 9:20 10:19 12:3 21:16 27:2 27:22 31:24 35:12 seek 14:3 seeking 15:2 22:20		

<p>seen 21:16 self-created 25:21 40:10 55:13,21 self-standing 6:13 sell 29:19 selling 7:10 sense 8:11 sensitive 36:1 sent 27:19 28:12 separate 6:15 SEQRA 38:12 53:13 set 16:5,9 23:15 64:18 setback 5:7 13:14 13:16,20 21:6,7 22:9,13 23:6 30:24 36:1 40:25 41:2 47:14,23 48:15 49:15 56:8 56:11,12 58:1 setbacks 4:25 20:1 20:23 21:4 26:6,7 31:7,17 43:10 45:22 setting 38:2 52:7 shed 15:18 16:1 36:23,25 37:9,16 37:17,18 sheetrock 14:23 shooting 24:22 shorter 36:14 show 18:2 44:17 46:9 shower 15:24,25 37:19,19,21 showers 37:20 side 13:12,14,16,20 15:19,23 20:23 21:2,4 22:9 23:4,5 23:6,10,11 25:12 26:6 29:24 30:21 30:24 31:6,16 37:1,14 38:1 41:1 41:2 43:9 44:17 44:18,21 47:23 48:14,16,19,20</p>	<p>52:22 56:8,10,11 56:11 57:25 Sideris 19:11 sides 37:22 sidewalk 50:22 significantly 46:10 similar 25:18 35:14 36:18 single 29:12 56:11 sink 15:11 Sirens 10:18 site 34:13 50:2 57:10 60:13 61:14 siting 52:18 situation 5:16 six 51:5 size 45:6 47:6 sizes 43:19 small 15:2,6 16:15 23:2 25:9 47:21 smaller 16:12 30:25 47:3 sold 30:3 solution 25:3,3 somewhat 3:13 Song 10:18 sorry 6:3 9:15,20 41:13,17 44:13 55:19 sorts 9:18 sought 24:24 39:7 54:9 soundness 17:3 south 19:9 23:10 47:23 48:16 southerly 23:3,3,6 25:11 speak 2:12 3:7,12 4:4,5 10:8 13:23 17:10 31:22 52:3 specifically 2:12 spent 14:6 square 15:3 31:12 45:1,3,8,12,14 SS 64:4 stability 24:12 stackable 15:16</p>	<p>stair 34:16 57:23 standards 23:16 26:4 47:18 start 14:5 state 41:23 55:18 64:3,8 stated 4:23 29:17 50:7 states 30:7 stating 4:22 step 35:1 stick-built 31:1 stipulations 33:19 56:13 stoop 23:3 25:9 storage 6:9,22 storm 20:18 stove 15:11 straightforward 22:19 strange 9:24 strap 17:1 street 1:11 9:1 10:18 11:23 19:5 22:6,17 28:5,7,8 28:10,20 43:7 44:15,22 48:4 49:20 57:12 60:14 61:1 stringent 3:14 45:23 stripped 14:22 structure 14:15 15:6,15,17 17:4 17:19 18:11 studio 4:22 5:8,12 5:25 8:3 9:18 11:5,25 57:16 style 22:21 24:1 subdivide 28:25 subdivision 46:22 47:4 49:17 subject 41:6,10,10 41:19 submit 25:8 submitted 21:10 31:24</p>	<p>substandard 29:1,2 29:9 47:16 substantial 25:8 39:18 54:19 suffer 29:18 suffers 24:23 sufficient 26:9 56:12 Suffolk 13:3 18:24 22:6 27:18 30:4 57:12 60:14 64:5 suggest 59:3 suggested 29:21 34:7 summers 14:7 sun 14:17 support 12:14 45:16 52:17 supported 46:25,25 supporting 45:20 sure 2:14 7:24 8:12 8:18 27:11 28:23 29:25 44:10 52:13 surrounding 46:11 Susan 19:7 sustained 14:9 Swan 28:3 swept 8:23,24 swings 37:6 Syron 28:9</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>T 64:1,1 take 26:6 28:16 36:23 52:9 taken 14:23 64:12 talking 48:18 talks 30:6 taller 15:15 Tasker 20:6,7 28:19,19 35:15 43:15,22,25 44:10 45:2,11 46:8 tax 13:3 22:7 24:10 57:12 60:15 taxes 24:12 tell 36:12</p>	<p>temperatures 11:16 ten 30:14 terms 20:13 36:3 test 38:22 tests 24:14 thank 8:16 9:2 10:7 11:1 12:5 13:25 17:10,15,16 19:21 21:10 27:4,13 28:13,15 31:19,20 41:18 43:3,3,23 44:3 46:17,18 57:2 63:4 thanking 17:7,9 Thanks 12:4 thing 11:24 26:15 33:6 46:16 49:9 60:3 things 4:19 6:5 10:1 11:17 30:11 45:9 52:10,10 think 2:3 3:20 10:3 10:23 11:15 17:4 21:8 26:2 27:6 30:11 33:6 35:5,6 35:7 44:5 45:18 46:4,21 48:6 49:7 49:10 51:4,20,21 52:5 56:15 58:17 60:8 thinking 36:3 thinks 24:5 third 1:11 54:18 three 2:8 17:25 18:7 19:1 20:18 28:24 34:2,3 35:19 50:17,18,19 50:21 three-car 57:15 tied 16:24 tight 51:9 time 6:19 9:20 11:14 12:11,14 27:8 29:3,8,17,24 37:3 52:5,6 times 18:24 27:18</p>
---	---	---	---	--

30:4 42:17 Tina 28:8 today 7:1 8:20 30:15 tonight 2:7,12 3:7 4:4 17:10 26:14 top 17:22 37:22 total 16:7 18:3 23:7 tractor 6:23 trailer 6:23 transcription 64:11 translate 28:2 treatment 29:5 tried 9:17 trifecta 31:10 trouble 9:21 27:21 truck 6:23 true 64:11 Trustees 33:8 41:11,14,20 try 3:22 trying 9:23 tuck 37:25 tucked 37:8,9 twelve-and-a-half 23:12 26:18 27:2 twenty-past-four 60:10 two 25:22 29:1,9,9 29:22 30:11 46:23 47:7 51:13 57:6 two-and-a-half 25:11 50:23 type 24:7 38:12 53:13 typical 23:17,21 typically 47:3	4:14 33:9 understanding 4:24 17:13 Understood 5:21 undesirable 24:16 38:23 53:24 unique 7:21 10:2,3 unit 5:15 7:23 60:18 untouched 28:22 unusual 5:22 7:20 update 27:11 upgrade 46:16 Usage 4:17 use 2:24 3:13,16 5:12,14,24 6:1,6,8 7:10,13 8:2,9,9,11 9:5 11:4 49:9 60:21 uses 42:16	2:20 4:19 5:23 6:20 9:19 13:13 13:19 22:12 23:14 23:22 24:9 29:6 31:18 33:14 46:15 57:20 58:2 59:5 Village's 24:5 visibility 34:20 visit 17:9 34:14 57:10 60:13 visual 35:4,8 volume 23:8 vote 42:12,20,25 56:25 58:8 voting 46:24	8:21 12:11 16:19 18:17 27:8,12 44:2 53:22 57:5 59:18 we're 2:3,4,18 3:4 8:4 25:10,17,23 25:25 33:5 46:3 49:3 56:15 60:4 we've 8:25 11:13 WHEREOF 64:17 wide 15:5 22:21 23:16 44:17 45:13 46:1 51:5 wider 21:1 width 26:19 27:3 29:2,14 30:20 31:14 44:18 widths 22:22 30:8 30:13 44:9 Wingate 1:21 17:12 wisdom 23:15 wish 28:17 wishes 10:8 22:7 31:21 43:8 wishing 2:12 WITNESS 64:17 word 5:7 words 48:22 work 5:9 10:5,20 11:11,17,24 12:4 14:3 17:5 24:14 26:22 52:2 58:13 58:14 working 47:5 Wow 6:18 written 9:20 wrote 28:2	Yeah 5:21 44:4 45:9 59:8 years 9:16 11:4 28:24 York 1:11 13:3 33:2 64:3,9
<hr/> U <hr/> Uh-huh 41:15 unaffordable 24:4 unanimous 38:21 unaware 30:20 44:7,8 unchanged 20:25 undergo 36:18 understand 3:21	<hr/> V <hr/> valued 8:18 van 51:1,4 variance 2:22,24 3:3,13,16 4:2 5:1 6:7,8,21,21 8:5 9:8 10:14,20 11:7 12:10 13:12,18 14:3 19:25 20:1 22:11 24:15 25:2 25:7,11,13 28:21 29:14 30:2,23 31:8 32:25 33:16 38:7,23 39:2,10 39:18,24 40:13,23 41:1 43:1 45:17 47:20 48:11 49:11 54:2,12,19 55:2 55:17,25 56:7,10 56:14 57:1,10,19 58:1 60:12 variances 20:24 29:24 31:10 57:7 vastly 17:2 vicinity 23:19 village 1:2,19,20,21	<hr/> W <hr/> wait 33:14 wall 37:10,24,24 Waloski 10:9,17,17 want 4:3,23 5:4 7:7 17:10,15,16 20:10 23:7 26:12,15,24 27:12 32:4 33:11 34:21 38:5 44:21 45:7 59:10 wanted 26:20 33:6 44:5 45:10 Ward 60:14 washer/dryer 15:16 wasn't 50:2 water 11:10 14:10 14:14 15:7,14 16:22 20:16 42:1 waters 16:2 way 8:24 9:19 10:1 37:25 38:1 59:14 64:15 week 59:4 weren't 47:9 west 13:11 15:18 19:16 20:8 36:7 36:25 37:14 57:25 wetlands 33:7,17 41:11,20 we'll 3:5,22 4:9	<hr/> Y <hr/> yard 13:12,14,16 13:20 20:23 21:2 21:4,6,7 22:9,13 23:5 26:6 30:21 30:24 31:6,16 38:1 41:1,2 43:9 52:22 56:8,10,11 56:11 58:1	<hr/> Z <hr/> ZBA 3:21 20:5 53:11 61:17 62:1 62:11 zero 50:24 zone 8:9 18:1 45:23 45:23,25 Zoning 1:3 2:5 14:2 29:3,6,11 31:6,18 38:10 46:5
				<hr/> # <hr/> #1 2:10 #1001-4-2-35.2 22:7 #2 32:23 #3 22:5 43:6 #4 57:5 #5 60:11
				<hr/> 1 <hr/> 10 18:11,16 48:18 10-foot 48:14 51:7 100% 16:20 100-foot 29:14 1001-02-05-0292 57:13 1001-2-3-5 60:15 1001-3-3-32 13:3 102 57:11 11 36:13 11.5 50:12 11944 1:11 12 15:5 22:24 23:11 49:12 12-foot 13:14 30:16 120 28:8 128 45:13 13.5 41:3 13.5-foot 13:18

14 61:18	36 16:21	<hr/> 8 <hr/>	
14-foot 22:22 30:8	<hr/> 4 <hr/>	8 13:2 14:1,8 33:1	
30:13 43:18	4-foot 57:25	8.7 50:16	
15 16:6,10 57:21	4:20 59:5,11	<hr/> 9 <hr/>	
150-12A 13:13,19	4:40 61:14	9 19:14	
22:12	400 22:17	90-degree 37:7	
150-13A(1)(a)	415 28:10	99 19:9	
57:20	417 28:7		
150-13A(1)(b) 58:2	<hr/> 5 <hr/>		
150-21A 13:6	5 40:25 55:12		
150-7 60:20	5-foot 57:19		
16 14:10 16:21	5.5 13:12 41:1		
16.5 13:17	5:00 1:7		
17 28:20 59:18	5:12 2:2,6		
60:10 62:2,12	50 23:17 31:15		
18 11:3 20:16,17	45:12		
18.5 22:10 56:9	50s 35:21		
1800s 35:24	50% 45:22		
18300 28:3	50-foot 22:21 29:22		
19 1:6 20:16 64:12	30:1 47:3		
1972 6:17	50-foot-wide 46:23		
1992 20:17	516 10:18		
<hr/> 2 <hr/>	519 28:5		
20 57:18	5200 31:12		
20-minute 59:15	543 27:24 28:6		
20.6 57:18	<hr/> 6 <hr/>		
2007 20:15	6 57:18		
2010 28:24 29:22	6-inch 57:19		
2013 1:6 61:18 62:2	6.5 13:10 22:11		
62:12 64:12,18	23:6		
22 22:25	6.5-foot 56:9		
23 16:7	6:19 63:7		
236 1:11	60 15:3 31:15		
25 22:25 26:6	60s 35:21		
25-foot 22:13	60-foot 23:16		
28 22:23	60-foot-wide 26:4,5		
28th 64:18	6400 45:3,12,14		
28-foot 44:25,25	<hr/> 7 <hr/>		
28-foot-wide 30:22	7 18:1		
<hr/> 3 <hr/>	70s 18:12		
30 9:16 46:1	718 60:14		
30-foot 13:20	7500 31:13		
31 16:8	79 35:18		
35 20:4 26:7 46:1			
35-foot-wide 26:7			