

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK: STATE OF NEW YORK

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VILLAGE OF GREENPORT
PLANNING BOARD
WORK SESSION

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Greenport, New York

June 26, 2014
5:00 P.M.

Board Members Present:

PETER JACQUET - Chairman

CHRIS DOWLING - Member

BEN BURNS - Member

PAT MUNDUS - Member

EILEEN WINGATE - VILLAGE BUILDING INSPECTOR

1
2 CHAIRMAN JAUQUET: Okay. So we can
3 call this meeting to order. This is the
4 Village of Greenport Planning Board
5 June 26, 2014. This is a work session. And
6 we have Item No. 1 is a continued discussion
7 submitted on an application submitted by
8 Imran Qasim Khan, owner of Layyah Corp.,
9 requesting a use evaluation for the addition
10 of a car service office/operation into the
11 existing convenience store office. The
12 store is located at 331 Front Street,
13 SCTM #1001-6-2-17. The applicant has
14 brought in a site plan since the last visit.
15 We have requested this. This is a new
16 proposal. This is to the Front Street
17 driveway. This is going to mark off other
18 spaces. Seems like he has bigger signs,
19 enter and exit.

20 MEMBER MUNDUS: I just came from there
21 and I can tell you that the traffic flow
22 works beautifully even for me with my truck.
23 I parked in space number three.

24 CHAIRMAN JAUQUET: Are they marked?

25 MEMBER MUNDUS: The parking spaces are

1 marked. The lines are there.

2 CHAIRMAN JAUQUET: What color are
3 they?

4 MEMBER MUNDUS: They are white and
5 they're diagonal. They do function very
6 well. The exit sign, I have to say, could
7 be a little bigger. The enter sign could be
8 bigger. That would be my opinion. I don't
9 know how we can enforce this. Say one way
10 or enter from Front Street only.

11 CHAIRMAN JAUQUET: Yeah.

12 MEMBER MUNDUS: But it does work.

13 MEMBER DOWLING: My question for
14 Eileen, for that size building, shouldn't
15 they have a certain amount of spaces to
16 begin with?

17 MS. WINGATE: Yes. This went to a
18 rather extensive site plan review and they
19 have approved what is there now. He is
20 increasing the number of parking spaces.

21 MEMBER DOWLING: Does zoning allow
22 those parking spaces?

23 MS. WINGATE: Zoning has no say.

24 MEMBER MUNDUS: When I was there, I
25 didn't take out a tape measurer but I paced

1 it off. I walked through there and it
2 seemed to me that the third parking space
3 that was closest on the north end there,
4 seems like it's right on top of the
5 sidewalk. If he only is asking for two
6 taxi's then he doesn't need that third space
7 there. You can't even watch the traffic.

8 CHAIRMAN JAUQUET: It's tight.

9 MEMBER MUNDUS: And then the other
10 thing is, there is a picnic table right
11 about here. Right in the middle of where
12 that grass lawn in. There is already a taxi
13 service fully operating. It's going on.

14 CHAIRMAN JAUQUET: Yes. Is this
15 painted on --

16 MEMBER MUNDUS: There is blue pain.

17 MS. WINGATE: It's gone. It's gone.

18 CHAIRMAN JAUQUET: You know, we allow
19 the taxi service, they should be parked in a
20 single file space.

21 MEMBER DOWLING: There is so much
22 traffic right there. The problem is, we
23 need the taxis so bad. I just don't know if
24 we have them in and out of there is a good
25 idea.

1 MEMBER MUNDUS: -- it's a permitted
2 use.

3 MEMBER DOWLING: Yes.

4 CHAIRMAN JAUQUET: It's a permitted
5 use. Whether it works here or not, is the
6 question. The activity level there.

7 MEMBER MUNDUS: I would say the taxis
8 park back here. There is already one here.
9 There is broken up pallets back here.

10 CHAIRMAN JAUQUET: I don't know. They
11 can park one here.

12 MEMBER MUNDUS: He really doesn't need
13 that pallet in the back for what he is using
14 it for.

15 MEMBER DOWLING: What about his
16 employees? They have to park somewhere.

17 MS. WINGATE: I think they are all
18 locals and they walk.

19 MEMBER DOWLING: Is he local?

20 MS. WINGATE: No.

21 MEMBER DOWLING: He parks there?

22 MS. WINGATE: He parks there.

23 MEMBER BURNS: This is an upgrade on
24 the property. When I drive by, people are
25 not necessarily parking in their parking

1 spots.

2 (Whereupon, the tone of horns went
3 off.)

4 CHAIRMAN JAUQUET: I guess there is
5 still all of this area here. That is why we
6 should put one of those don't block --
7 something like a don't park here.

8 MEMBER DOWLING: This can be popped
9 out here.

10 CHAIRMAN JAUQUET: He never complied
11 with the site plan to begin with. We told
12 him about the garbage.

13 (Whereupon, the tone of horns went
14 off.)

15 MEMBER MUNDUS: You can see where you
16 could have that problem back there. All he
17 has to do is just keep that area cleaned up.
18 When I was there, there was a taxi parked
19 there. I wouldn't have a problem with two
20 taxis there. I think as a business owner,
21 he needs that for his stuff. I just think
22 that some -- we need to come up with some
23 better way, for the traffic. I see people
24 pull in and go as close to the front door as
25 possible. Like they do at every gas

1 station. But really, there should be signs
2 for parking. No parking. No standing.

3 MEMBER DOWLING: He still needs to
4 comply with the previous site plan.

5 MEMBER MUNDUS: The square thing, is
6 that for drainage.

7 MS. WINGATE: It's for storm water.
8 It's enormous.

9 MEMBER DOWLING: You want to try and
10 keep the traffic in all the same direction.

11 CHAIRMAN JAUQUET: Going in an angle,
12 it might be -- it really should be this way.
13 It would be easier.

14 MEMBER DOWLING: If you go this way,
15 then you have to go that way. Here and
16 here.

17 CHAIRMAN JAUQUET: You have to watch.

18 MS. WINGATE: There are two bollards
19 there now.

20 MEMBER MUNDUS: People can park right
21 here. You have to mark it off.

22 MEMBER DOWLING: This should be open.

23 CHAIRMAN JAUQUET: Yes.

24 MS. WINGATE: So why don't we do this.
25 I have another question for you, there is a

1 difference between parking and a storing.
2 Parking is doing its thing. Maybe we can
3 differentiate between parking and storing.

4 MEMBER MUNDUS: How do you tell the
5 difference between the two? I mean, parking
6 is one week, one month? How do you know
7 it's not storage.

8 MS. WINGATE: I have no idea.

9 MEMBER MUNDUS: I don't know how we
10 can say anything. If it were my business, I
11 would want to have my parking here. And
12 have the taxis right here. He's being smart
13 and doing his business.

14 CHAIRMAN JAUQUET: Yeah. I think that
15 -- going forward with this whole proposal is
16 certifiable by the commentary. Neighbors
17 are not happy.

18 MEMBER MUNDUS: Neighbors are never in
19 favor.

20 CHAIRMAN JAUQUET: The main complaints
21 are the garbage on the site and the level of
22 use.

23 MEMBER MUNDUS: Any time there is more
24 grass -- one place in the front would be the
25 grass. The back, really has nothing.

1 CHAIRMAN JAUQUET: What about signs?
2 Do we want to do that? Or just a taxi with
3 signage on the vehicles?

4 MEMBER BURNS: That's fine.

5 MS. WINGATE: He asked for a rather
6 large sign. Like 3x5 -- 3x4 big.

7 MEMBER DOWLING: It's a big sign. It
8 can be half the size. I say we give him six
9 months. That way, if the place starts
10 looking like a dump, then it doesn't lock up
11 to a whole year.

12 MEMBER MUNDUS: I think so too. Can
13 we talk about the parking plan again,
14 because it seems to me this neighborhood --
15 this business here, there will be cars
16 pulling up and idling. He should better
17 that problem and actually get people to park
18 where they are to park.

19 CHAIRMAN JAUQUET: So you are saying
20 Fourth Street and like the building line.
21 There should be independent parking there?

22 MEMBER MUNDUS: They stop right here.
23 A lot of people don't even shut their car
24 off. A car parked right here with its motor
25 running could be impacted.

1 CHAIRMAN JAUQUET: Cars are going to
2 be parked there. I noticed the handicapped.
3 Those that are non handicapped are going to
4 use that space. Okay. So we are going to
5 look at the spaces and not be slanted. Two
6 rather than three. The garbage cans and
7 including all the other things.

8 MEMBER DOWLING: A sign for enter --

9 MEMBER MUNDUS: I think exit from. I
10 think the sign is not efficient. Here is a
11 no entrance or enter only, Front Street.
12 Those pile of pallets -- a lot of them are
13 busted up.

14 MS. WINGATE: A lot of those things, I
15 don't know. I will bring this up to him.

16 MEMBER DOWLING: It has to be not nice
17 for the neighbors to see pallets on top of
18 each other.

19 MEMBER MUNDUS: It's unsightly.
20 That's not unreasonable.

21 CHAIRMAN JAUQUET: So what do we do
22 with all these changes? Do they come in?

23 MS. WINGATE: I will ask them to come
24 in.

25 MEMBER DOWLING: Are you here for

1 this?

2 MR. HOLLARD: I have a few questions,
3 that I didn't get answered on Monday.

4 MS. WINGATE: Is it related to this
5 property?

6 MR. HOLLARD: No it's not related to
7 this property.

8 MS. WINGATE: I will have him come in.

9 CHAIRMAN JAUQUET: Do you have the
10 list?

11 MS. WINGATE: I have the list.

12 CHAIRMAN JAUQUET: And there is to be
13 no parking in that area. Something to that,
14 a sign. That would just be to the north of
15 the handicapped spot. And also a six foot
16 fence in the back. And a 6 foot stockade
17 fence to replace the 4 foot. One taxi gets
18 parked next to the garbage. The final thing
19 is, we can agree on all of this, that it's
20 for six months. You only get it for six
21 months. So those are all of the things.

22 Okay. What did you have to say?

23 MR. HOLLARD: The only reason why I am
24 here -- My name is Joe Hollard. I live
25 right over on South Street. I was here on

1 Monday, I had questioned the Board on a
2 couple of things. One was, I think
3 everybody around here seems to be
4 questioning the zoning practices and what's
5 going on. My big question was how to find
6 out about parking and the code. How does
7 that get done? And from what I gather here,
8 it's all done by you. Figuring out what is
9 going on. I am pretty concerned. I am new
10 here but I have lived here. I came back
11 here because of my circumstances. I live
12 right here. My son is in the fire
13 department and lives here in Greenport. I
14 asked the Board about the codes and the
15 parking. The final verdict from the mayor
16 was, look up the codes.

17 MS. WINGATE: I can help you out. The
18 code is online.

19 MR. HOLLARD: I looked at the code.
20 We are in a big area here that is probably
21 getting engulfed in big housing.

22 MS. WINGATE: The code has minimums
23 for parking. There is one and a half spaces
24 for every dwelling. You have a minimum of
25 three cars per two family house. There are

1 no maximums.

2 MR. HOLLARD: And why is that?

3 MS. WINGATE: Because that is the way
4 that the code is written. That is the only
5 maximums.

6 MR. HOLLARD: Who makes the decision?

7 MS. WINGATE: That is part of the
8 Village code.

9 MR. HOLLARD: That is ridiculous.

10 MS. WINGATE: I don't know, sir.

11 MR. HOLLARD: There was a house right
12 behind me that is bought by Mr. Olinkowicz.
13 I was told after I came here, that there was
14 at least 37 people living in there. Now he
15 hs been truing t get permits to renovate the
16 house, with only \$75000.00 in renovations.

17 MS. WINGATE: Where did you get that
18 number?

19 MR. HOLLARD: I heard it.

20 MS. WINGATE: That's purely
21 speculation. You shouldn't listen to
22 everything you hear.

23 MR. HOLLARD: I don't speculate. I
24 listen and I hear things. I want to be
25 certain about. That is why I am here

1 tonight, to make sure changes that take
2 place, are justified.

3 MS. WINGATE: You should really be
4 careful. There is a lot of words going
5 around.

6 MR. HOLLARD: That is why I am here.

7 MS. WINGATE: You can come on in and
8 look at my files any time that you want.
9 Come on in.

10 MEMBER MUNDUS: The Planning Board
11 doesn't deal with any code changes.

12 CHAIRMAN JAUQUET: Item No, 2. Motion
13 to schedule the next regular meeting for
14 July 3, 2014.

15 MEMBER BURNS: Second.

16 CHAIRMAN JAUQUET: All in favor?

17 MEMBER BURNS: Aye.

18 MEMBER DOWLING: Aye.

19 MEMBER MUNDUS: Aye.

20 CHAIRMAN JAUQUET: Aye.

21 Item No. 3, motion to adjourn.

22 MEMBER DOWLING: Second.

23 CHAIRMAN JAUQUET: All in favor?

24 MEMBER BURNS: Aye.

25 MEMBER DOWLING: Aye.

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MEMBER MUNDUS: Aye.

CHAIRMAN JAUQUET: Aye.

(Whereupon, the meeting concluded.)

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

I, Jessica DiLallo, a Notary Public for and within the State of New York, do hereby certify:

THAT, the witness(es) whose testimony is herein before set forth, was duly sworn by me, and,

THAT, the within transcript is a true record of the testimony given by said witness(es).

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

IN WITNESS WHEREOF, I have hereunto set my hand this day, July 15, 2014.



(Jessica DiLallo)

* * * *

<p style="text-align: center;">A</p> <p>action 16:14 activity 5:6 addition 2:9 adjourn 14:21 agree 11:19 allow 3:21 4:18 amount 3:15 angle 7:11 answered 11:3 applicant 2:13 application 2:7 approved 3:19 area 6:5,17 11:13 12:20 asked 9:5 12:14 asking 4:5 Aye 14:17,18,19,20 14:24,25 15:1,2</p>	<p>call 2:3 cans 10:6 car 2:10 9:23,24 careful 14:4 cars 9:15 10:1 12:25 certain 3:15 13:25 certifiable 8:16 certify 16:5,12 Chairman 1:16 2:2 2:24 3:2,11 4:8,14 4:18 5:4,10 6:4,10 7:11,17,23 8:14 8:20 9:1,19 10:1 10:21 11:9,12 14:12,16,20,23 15:2 changes 10:22 14:1 14:11 CHRIS 1:17 circumstances 12:11 cleaned 6:17 close 6:24 closest 4:3 code 12:6,18,19,22 13:4,8 14:11 codes 12:14,16 color 3:2 come 6:22 10:22,23 11:8 14:7,9 commentary 8:16 complaints 8:20 complied 6:10 comply 7:4 concerned 12:9 concluded 15:4 continued 2:6 convenience 2:11 Corp 2:8 COUNTY 1:1 couple 12:2</p>	<p>difference 8:1,5 differentiate 8:3 DiLallo 16:4,21 direction 7:10 discussion 2:6 doing 8:2,13 door 6:24 DOWLING 1:17 3:13,21 4:21 5:3 5:15,19,21 6:8 7:3 7:9,14,22 9:7 10:8 10:16,25 14:18,22 14:25 drainage 7:6 drive 5:24 driveway 2:17 duly 16:7 dump 9:10 dwelling 12:24</p>	<p>fire 12:12 flow 2:21 foot 11:15,16,17 forth 16:7 forward 8:15 Fourth 9:20 front 2:12,16 3:10 6:24 8:24 10:11 fully 4:13 function 3:5 further 16:12</p>	<p style="text-align: center;">I</p> <p>idea 4:25 8:8 idling 9:16 impacted 9:25 Imran 2:8 including 10:7 increasing 3:20 independent 9:21 INSPECTOR 1:20 interested 16:15 it's 4:4,8,13,17,17 5:1,4 7:7,8 8:7 9:7 10:19 11:6,19 12:8 Item 2:6 14:12,21</p>
<p style="text-align: center;">B</p> <p>back 5:8,9,13 6:16 8:25 11:16 12:10 bad 4:23 beautifully 2:22 BEN 1:18 better 6:23 9:16 big 9:6,7 12:5,20,21 bigger 2:18 3:7,8 block 6:6 blood 16:13 blue 4:16 Board 1:3,14 2:4 12:1,14 14:10 bollards 7:18 bought 13:12 bring 10:15 broken 5:9 brought 2:14 building 1:20 3:14 9:20 BURNS 1:18 5:23 9:4 14:15,17,24 business 6:20 8:10 8:13 9:15 busted 10:13</p>	<p style="text-align: center;">D</p> <p>day 16:18 deal 14:11 decision 13:6 department 12:13 diagonal 3:5</p>	<p style="text-align: center;">E</p> <p>E 16:2 easier 7:13 efficient 10:10 Eileen 1:20 3:14 either 16:13 employees 5:16 enforce 3:9 engulfed 12:21 enormous 7:8 enter 2:19 3:7,10 10:8,11 entrance 10:11 evaluation 2:9 everybody 12:3 existing 2:11 exit 2:19 3:6 10:9 extensive 3:18</p>	<p style="text-align: center;">G</p> <p>garbage 6:12 8:21 10:6 11:18 gas 6:25 gather 12:7 getting 12:21 give 9:8 given 16:10 go 6:24 7:14,15 going 2:17 4:13 7:11 8:15 10:1,3,4 12:5,9 14:4 good 4:24 grass 4:12 8:24,25 Greenport 1:1,3,6 2:4 12:13 guess 6:4</p>	<p style="text-align: center;">J</p> <p>JACQUET 1:16 JAUQUET 2:2,24 3:2,11 4:8,14,18 5:4,10 6:4,10 7:11 7:17,23 8:14,20 9:1,19 10:1,21 11:9,12 14:12,16 14:20,23 15:2 Jessica 16:4,21 Joe 11:24 July 14:14 16:18 June 1:8 2:5 justified 14:2</p>
<p style="text-align: center;">C</p> <p>C 16:2,2</p>		<p style="text-align: center;">F</p> <p>F 16:2 family 12:25 favor 8:19 14:16,23 fence 11:16,17 Figuring 12:8 file 4:20 files 14:8 final 11:18 12:15 find 12:5 fine 9:4</p>	<p style="text-align: center;">H</p> <p>half 9:8 12:23 hand 16:18 handicapped 10:2 10:3 11:15 happy 8:17 He's 8:12 hear 13:22,24 heard 13:19 help 12:17 hereunto 16:17 Hollard 11:2,6,23 11:24 12:19 13:2 13:6,9,11,19,23 14:6 horns 6:2,13 house 12:25 13:11 13:16 housing 12:21 hs 13:15</p>	<p style="text-align: center;">K</p> <p>keep 6:17 7:10 Khan 2:8 know 3:9 4:18,23 5:10 8:6,9 10:15 13:10</p>
				<p style="text-align: center;">L</p> <p>large 9:6 lawn 4:12 Layyah 2:8 level 5:6 8:21 line 9:20 lines 3:1 list 11:10,11 listen 13:21,24 little 3:7 live 11:24 12:11 lived 12:10</p>

lives 12:13
living 13:14
local 5:19
locals 5:18
located 2:12
lock 9:10
look 10:5 12:16
 14:8
looked 12:19
looking 9:10
lot 9:23 10:12,14
 14:4

M

main 8:20
mark 2:17 7:21
marked 2:24 3:1
marriage 16:13
matter 16:15
maximums 13:1,5
mayor 12:15
mean 8:5
measurer 3:25
meeting 2:3 14:13
 15:4
Member 1:17,18,19
 2:20,25 3:4,12,13
 3:21,24 4:9,16,21
 5:1,3,7,12,15,19
 5:21,23 6:8,15 7:3
 7:5,9,14,20,22 8:4
 8:9,18,23 9:4,7,12
 9:22 10:8,9,16,19
 10:25 14:10,15,17
 14:18,19,22,24,25
 15:1
Members 1:14
middle 4:11
minimum 12:24
minimums 12:22
Monday 11:3 12:1
month 8:6
months 9:9 11:20
 11:21
motion 14:12,21
motor 9:24
MUNDUS 1:19
 2:20,25 3:4,12,24
 4:9,16 5:1,7,12

6:15 7:5,20 8:4,9
 8:18,23 9:12,22
 10:9,19 14:10,19
 15:1

N

N 16:2
name 11:24
necessarily 5:25
need 4:6,23 5:12
 6:22
needs 6:21 7:3
neighborhood 9:14
neighbors 8:16,18
 10:17
never 6:10 8:18
new 1:1,6 2:15 12:9
 16:5
nice 10:16
non 10:3
north 4:3 11:14
Notary 16:4
noticed 10:2
number 2:23 3:20
 13:18

O

O 16:2
office 2:11
office/operation
 2:10
Okay 2:2 10:4
 11:22
Olinkowicz 13:12
online 12:18
open 7:22
operating 4:13
opinion 3:8
order 2:3
outcome 16:15
owner 2:8 6:20

P

P.M 1:8
paced 3:25
pain 4:16
painted 4:15
pallet 5:13
pallets 5:9 10:12,17
park 5:8,11,16 6:7

7:20 9:17,18
parked 2:23 4:19
 6:18 9:24 10:2
 11:18
parking 2:25 3:20
 3:22 4:2 5:25,25
 7:2,2 8:1,2,3,5,11
 9:13,21 11:13
 12:6,15,23
parks 5:21,22
part 13:7
parties 16:14
PAT 1:19
people 5:24 6:23
 7:20 9:17,23
 13:14
permits 13:15
permitted 5:1,4
PETER 1:16
picnic 4:10
pile 10:12
place 8:24 9:9 14:2
plan 2:14 3:18 6:11
 7:4 9:13

Planning 1:3 2:4
 14:10
popped 6:8
possible 6:25
practices 12:4
Present 1:14
pretty 12:9
previous 7:4
probably 12:20
problem 4:22 6:16
 6:19 9:17
property 5:24 11:5
 11:7
proposal 2:16 8:15
Public 16:4
pull 6:24
pulling 9:16
purely 13:20
put 6:6

Q

Qasim 2:8
question 3:13 5:6
 7:25 12:5
questioned 12:1

questioning 12:4
questions 11:2

R

R 16:2
really 5:12 7:1,12
 8:25 14:3
reason 11:23
record 16:10
regular 14:13
related 11:4,6
 16:12
renovate 13:15
renovations 13:16
replace 11:17
requested 2:15
requesting 2:9
review 3:18
ridiculous 13:9
right 4:4,10,11,22
 7:20 8:12 9:22,24
 11:25 12:12 13:11
running 9:25

S

saying 9:19
schedule 14:13
SCTM 2:13
Second 14:15,22
see 6:15,23 10:17
service 2:10 4:13
 4:19
session 1:4 2:5
set 16:7,17
shut 9:23
sidewalk 4:5
sign 3:6,7 9:6,7
 10:8,10 11:14
signage 9:3
signs 2:18 7:1 9:1
single 4:20
sir 13:10
site 2:14 3:18 6:11
 7:4 8:21
six 9:8 11:15,20,20
size 3:14 9:8
slanted 10:5
smart 8:12
son 12:12
South 11:25

space 2:23 4:2,6,20
 10:4
spaces 2:18,25 3:15
 3:20,22 10:5
 12:23
speculate 13:23
speculation 13:21
spot 11:15
spots 6:1
square 7:5
standing 7:2
starts 9:9
State 1:1 16:5
station 7:1
stockade 11:16
stop 9:22
storage 8:7
store 2:11,12
storing 8:1,3
storm 7:7
Street 2:12,16 3:10
 9:20 10:11 11:25
stuff 6:21
submitted 2:7,7
SUFFOLK 1:1
sure 14:1
sworn 16:7

T

t 13:15 16:2,2
table 4:10
take 3:25 14:1
talk 9:13
tape 3:25
taxi 4:12,19 6:18
 9:2 11:17
taxi's 4:6
taxis 4:23 5:7 6:20
 8:12
tell 2:21 8:4
testimony 16:6,10
That's 9:4 10:20
 13:20
thing 4:10 7:5 8:2
 11:18
things 10:7,14
 11:21 12:2 13:24
think 5:17 6:20,21
 8:14 9:12 10:9,10

12:2 third 4:2,6 three 2:23 10:6 12:25 tight 4:8 time 8:23 14:8 told 6:11 13:13 tone 6:2,13 tonight 14:1 top 4:4 10:17 traffic 2:21 4:7,22 6:23 7:10 transcript 16:9 truck 2:22 true 16:9 truing 13:15 try 7:9 two 4:5 6:19 7:18 8:5 10:5 12:25	WINGATE 1:20 3:17,23 4:17 5:17 5:20,22 7:7,18,24 8:8 9:5 10:14,23 11:4,8,11 12:17 12:22 13:3,7,10 13:17,20 14:3,7 WITNESS 16:17 witness(es) 16:6,11 words 14:4 work 1:4 2:5 3:12 works 2:22 5:5 wouldn't 6:19 written 13:4	<hr/> 6 <hr/> 6 11:16 <hr/> 7 <hr/> 75000.00 13:16		
<hr/> U <hr/> unreasonable 10:20 unsightly 10:19 upgrade 5:23 use 2:9 5:2,5 8:22 10:4	<hr/> X <hr/> X 1:2,4 <hr/> Y <hr/> Yeah 3:11 8:14 year 9:11 York 1:1,6 16:5			
<hr/> V <hr/> vehicles 9:3 verdict 12:15 Village 1:1,3,20 2:4 13:8 visit 2:14	<hr/> Z <hr/> zoning 3:21,23 12:4 <hr/> 0 <hr/> 1 <hr/> 1 2:6 1001-6-2-17 2:13 15 16:18			
<hr/> W <hr/> walk 5:18 walked 4:1 want 7:9 8:11 9:2 13:24 14:8 watch 4:7 7:17 water 7:7 way 3:9 6:23 7:12 7:14,15 9:9 13:3 16:15 week 8:6 went 3:17 6:2,13 what's 12:4 WHEREOF 16:17 white 3:4	<hr/> 2 <hr/> 2 14:12 2014 1:8 2:5 14:14 16:18 26 1:8 2:5 <hr/> 3 <hr/> 3 14:14,21 331 2:12 37 13:14 3x4 9:6 3x5 9:6 <hr/> 4 <hr/> 4 11:17 <hr/> 5 <hr/> 5:00 1:8			