

TOWN OF MAMAKATING
ZONING BOARD OF APPEALS

MINUTES

June 22, 2023

TOWN HALL

WURTSBORO, NEW YORK

ZONING BOARD MEMBERS :

MATTHEW MORREALE, Chairman

KENT FINDLEY, Board Member

GEORGIA RAMPE, Board Member

DAVID LEWIS, Board Member

GENEVIEVE MULHARE, Board Member

KYRA PLATT, Building Department

STEVEN MOGEL, ESQ., Attorney

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported By: Rosemary A. Meyer

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

A G E N D A I N D E X

	Pages
Call Meeting to Order	4
Pledge of Allegiance	4
Hardscrapers @ Hudson Valley LLC, Interpretation and Appeal of Building Inspector's Determination Public Hearing	3 - 21
Ira & Helene Glatt, Interpretation and Appeal of Building Inspector Determination Public Hearing	22 - 44
Board Business	45 - 48
Close Meeting	47

* * * * *

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

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
ZONING BOARD OF APPEALS

----- X
Hardscrapers @ Hudson Valley LLC
Public Hearing
Interpretation and Appeal of Building Inspector's
Determination
Tax Map Section 12; Block 1; Lot 39
Burlingham Residential Zone
----- X

Town Hall
Town of Mamakating
June 22, 2023
7:00 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GEORGIA RAMPE, Board Member
- DAVID LEWIS, Board Member
- GENEVIEVE MULHARE, Board Member
- KYRA PLATT, Building Department
- STEVEN MOGEL, ESQ., Attorney

Also Present: Maykol Sanchez, Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported By: Rosemary A. Meyer

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 CHAIRMAN MORREALE: Ladies and gentlemen, the June
3 Mamakating ZBA meeting is called to order.

4 Please stand for the Pledge of Allegiance.

5 (The Pledge of Allegiance was recited.)

6 CHAIRMAN MORREALE: I'm going to take a quick
7 attendance.

8 Dave Lewis.

9 BOARD MEMBER LEWIS: Here.

10 CHAIRMAN MORREALE: Genevieve Mulhare.

11 BOARD MEMBER MULHARE: Here.

12 CHAIRMAN MORREALE: Kent Findley.

13 BOARD MEMBER FINDLEY: Here.

14 CHAIRMAN MORREALE: Georgia Rampe.

15 BOARD MEMBER RAMPE: Here.

16 CHAIRMAN MORREALE: And Jon Fournier.

17 (No verbal response.)

18 CHAIRMAN MORREALE: Kyra, can you hear us okay?

19 MS. PLATT: As long as you're speaking into the
20 microphones, yes.

21 CHAIRMAN MORREALE: All right. Noted.

22 I did not have a chance to review the April minutes.

23 I'm not sure if anyone had the chance in the last 24 hours,
24 but I propose that we put off accepting them until the next
25 meeting.

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 BOARD MEMBER RAMPE: Okay.

3 CHAIRMAN MORREALE: Well, Kyra, who is before us first?

4 MS. PLATT: We have a public hearing for Hardscrapers @
5 Hudson Valley LLC, care of Maykol Sanchez and Elizabeth Diaz.
6 Interpretation and appeal of Building Inspector's
7 determination that the original preexisting nonconforming
8 residential use was lost due to altering the structure,
9 gutting it without permit. The property is located at 68
10 through 70 Walker Valley Road, Tax Map Section 12; Block 1;
11 Lot 39. It's approximately two acres and lies within the
12 Burlingham Residential Zone.

13 CHAIRMAN MORREALE: Thank you.

14 Would the Applicant or a representative please approach
15 the podium.

16 (Mr. M. Sanchez and Ms. E. Diaz complied.)

17 MS. DIAZ: Good afternoon.

18 MR. SANCHEZ: Good afternoon.

19 CHAIRMAN MORREALE: Good evening. Please state your
20 names and briefly give us a rehashing of your application.

21 MR. SANCHEZ: My name is Maykol, M-A-Y-K-O-L, Sanchez.
22 Elizabeth Diaz, my wife.

23 We bought the property at Walker Valley. It was gutted
24 inside, it wasn't touched outside, by the previous owner.
25 The violation was issued a year of that date. And we

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -
2 purchased it and we submitted plans for to rebuild them. The
3 inspector had noticed that, had put there that I couldn't use
4 the grandfathered property. But in previous meetings with
5 you guys, we've been discussing this back and forth. It's
6 just at my last meeting I didn't know I had to send the
7 letters. So I sent every letter and I have the stuff here.

8 CHAIRMAN MORREALE: Okay.

9 MR. SANCHEZ: And basically, we're here to see if I can
10 remodel the two units.

11 CHAIRMAN MORREALE: Kyra, do we have everything checked
12 off for the public hearing, the mailings and the
13 advertisement?

14 MS. PLATT: We did notify the newspaper and they did
15 bring in the green slips for their mailers. All of them do
16 match up.

17 CHAIRMAN MORREALE: Great.

18 Before we vote to open the public hearing, are there any
19 questions from the Board?

20 BOARD MEMBER RAMPE: Yes. He mentioned they -- when did
21 Mary Grass contact you about this?

22 MR. SANCHEZ: They didn't. We --

23 MS. DIAZ: January.

24 MR. SANCHEZ: Yes, January.

25 BOARD MEMBER RAMPE: Okay.

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 CHAIRMAN MORREALE: I wasn't here for your first
3 appearance, but I remember last month, Kent, you brought up
4 the two year.

5 BOARD MEMBER FINDLEY: Yes. And I'm pretty sure the
6 Town doesn't have any evidence that gets to two years.

7 CHAIRMAN MORREALE: Right. So there's been, as far as
8 we know, no change in their special use.

9 MS. PLATT: The violation was first issued on June 2nd,
10 2022. And then the current property owners received their
11 violation November 21st, 2022.

12 BOARD MEMBER FINDLEY: So we don't know. As far as I
13 know, we don't know when the use stopped. I'm sorry. As far
14 as I know, we don't when the use stopped.

15 CHAIRMAN MORREALE: So let's ...

16 BOARD MEMBER FINDLEY: June 2nd, 2022 is the date.

17 CHAIRMAN MORREALE: Is the closest we have to a
18 question.

19 BOARD MEMBER FINDLEY: That's my understanding.

20 CHAIRMAN MORREALE: And that's well within two years.

21 BOARD MEMBER RAMPE: I have it in here. Original
22 violation was April 25th, 2022. There was a stop work order.

23 CHAIRMAN MORREALE: Okay.

24 BOARD MEMBER FINDLEY: April.

25 CHAIRMAN MORREALE: April '22

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 BOARD MEMBER FINDLEY: Either way, it's --

3 CHAIRMAN MORREALE: Okay.

4 BOARD MEMBER FINDLEY: -- it's not even close to
5 approaching two years.

6 CHAIRMAN MORREALE: Gotcha.

7 MS. PLATT: I apologize. I didn't flip far enough.
8 Yes, April 25th, 2022 is the first violation.

9 CHAIRMAN MORREALE: Thank you.

10 Any other questions before opening the public hearing?

11 BOARD MEMBER RAMPE: No.

12 CHAIRMAN MORREALE: Do I have a motion to open the
13 public hearing?

14 BOARD MEMBER RAMPE: I'll make a motion.

15 CHAIRMAN MORREALE: A second?

16 BOARD MEMBER LEWIS: Aye.

17 CHAIRMAN MORREALE: Were we able to open it last month?

18 MS. PLATT: No.

19 BOARD MEMBER FINDLEY: We kind of said we didn't open
20 it, I think.

21 CHAIRMAN MORREALE: Yes, I don't think we met the
22 criteria for opening it.

23 BOARD MEMBER RAMPE: So we're opening it now.

24 CHAIRMAN MORREALE: So do we have a second?

25 BOARD MEMBER LEWIS: I'll second.

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 CHAIRMAN MORREALE: All in favor?

3 BOARD MEMBER RAMPE: Aye.

4 BOARD MEMBER FINDLEY: Aye.

5 BOARD MEMBER LEWIS: Aye.

6 BOARD MEMBER MULHARE: Aye.

7 CHAIRMAN MORREALE: Aye.

8 (The motion was approved and carried.)

9 CHAIRMAN MORREALE: Kyra, do we have anyone from the
10 public who would like to speak?

11 MS. PLATT: Nobody on Zoom. It's just the Board and
12 myself. So if anybody in person would like to speak they
13 just have to state their name for the stenographer.

14 CHAIRMAN MORREALE: Thank you.

15 We're going to have a member from the public come up and
16 say their peace.

17 Sir, yes, please. Just state your name for the
18 stenographer, please.

19 MR. FISHER: Okay. Can you hear me through my mask? I
20 apologize for that.

21 CHAIRMAN MORREALE: If you could bring it just a little
22 bit closer, maybe.

23 MR. FISHER: We're the Fishers, Ed and Gail. We've
24 lived on that property since -- we've live on the neighboring
25 property, 74 Walker Valley Road, since 1990, so 33 years.

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 And we've watched people come and go. Generally speaking,
3 nobody lives in either one of those bungalows for more than
4 about six months.

5 We have a lot of questions about what's going to happen
6 there. Our understanding is that the two dwellings use one
7 single septic system, if there is a septic system. We know,
8 from the past, that the house on the other side of us, which
9 was, again, two bungalows that were converted into a single
10 dwelling, had no kind of septic tank. It just kind of ran
11 off into a -- I don't know if you would even call it a leach
12 field. That was corrected, I believe. So we're concerned
13 about that and how it could influence our property.

14 We're also a little concerned about the survey that was
15 done. One day when I was walking down the road, there were
16 two gentlemen out. They were asking me where my property
17 line was and I said: I'll bring you a plat and you can look
18 at it and at least you can establish what the borderline is
19 between our property and theirs.

20 Subsequent to that, we've been in the back and I don't
21 know, I can't recall if any survey team with survey equipment
22 ever came out, but they pounded a rebar in the back and
23 painted it pink. And on my calculations, it's a little off
24 so I think that really needs to be officially redone.

25 There's a problem sometimes with parking. In the

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 wintertime the driveway slopes very steeply and there have
3 been people there who could not get their cars out onto the
4 road to get to work because of the icing and so sometimes
5 they would park in the street or along the shoulder of the
6 road. And there's a dip in the road at that particular point
7 and it's hard enough. When we're pulling out of our
8 driveway, you can't see over that dip because it's just
9 enough to swallow a car up in, and you can pull out and all
10 of a sudden a car is practically on top of you. And with
11 cars parked on the shoulder of the road, it makes that even
12 more difficult.

13 Am I leaving anything out? Do you want to say
14 something?

15 MS. FISHER: Can you hear me?

16 CHAIRMAN MORREALE: Yes.

17 MS. FISHER: Okay.

18 CHAIRMAN MORREALE: But speak closely to the microphone

19 MS. FISHER: Over the 30 year period we've had a lot of
20 things happen that I think the landlord, the previous
21 landlords, have not taken care of. One of the things they
22 would not do was pay for garbage collection. So a lot of the
23 people just used to put their garbage in these big black bags
24 and stuff them underneath the house so that was a problem
25 being right next door to them, having all that garbage there.

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 The other problem we've had is that the people there
3 have dogs and a lot of times their dogs would not be on
4 leashes. So a lot of times their dogs would be over in my
5 yard, on my porch barking at me. All right?

6 Another thing was the landlord, I don't know whether
7 they did it or not, but the people moved out, they would put
8 furniture and anything they wanted to burn in a burn pit in
9 the back yard and I was concerned about the fumes from
10 painted furniture and furniture that has been, you know,
11 veneered and that kind of stuff. But over the years we've
12 had just some problems, mostly probably with the landlord.
13 He wasn't keeping up the property.

14 I have called the town once or twice concerning the
15 garbage and the burning of the furniture. So we just want to
16 make sure that whoever is there, that the property is taken
17 care of. We've had no problems with the people, but we just
18 want to make sure the neighborhood stays the same, as quiet
19 as it usually is, and that the property is taken care of.

20 CHAIRMAN MORREALE: Thank you.

21 I think just for clarification, and I appreciate you
22 expressing your concerns, but our focus this evening is
23 extremely narrow. And while what you've just described
24 sounds, in some cases, awful and concerned, is really not in
25 our purview this evening. And it sounds like you have new

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -
2 owners to the property --

3 MS. FISHER: Yes.

4 CHAIRMAN MORREALE: -- and a chance of a fresh start.

5 And hopefully, for the sake of neighborly conduct, they
6 listen to you loud and clear and these things will be avoided
7 in the future. I can only hope.

8 Thank you for your comments.

9 Any other questions for these applicants?

10 (No verbal response.)

11 CHAIRMAN MORREALE: Another speaker? Chris.

12 MR. LESER: I am Chris Leser.

13 The Applicant is here because the interpretation and
14 building, appeal of the building inspector determination that
15 the original preexisting nonconforming residential use was
16 lost due to altering the structure, (gutting without
17 permits). I didn't hear the folks saying how they were going
18 to address this, how would the remedy be, because this, that
19 I know personally, this has been an issue for many, many
20 years. And one of the owners, way back in the day, the poor
21 guy died of cancer, so those two dwellings that they're
22 talking about got into the hands, was willed to the children
23 and so for a few years that's just been neglected. So once
24 again, I'd like to hear what. It sounds to me that the way
25 it's worded here, that if the Applicants had come before the,

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 first come before the Building Department and tried to find
3 out what's the best way to approach this, it sounds to me
4 like they didn't do that. So here, I'm thinking that's what
5 they're here for. So once again, I'd like to hear what their
6 proposals are. Perhaps to me, the Zoning Board would like to
7 hear from them.

8 Thank you.

9 CHAIRMAN MORREALE: Thank you.

10 Unless I'm mistaken, the interpretation would not have
11 an effect on them, potentially wiping a slate clean on the
12 potential violations they've incurred.

13 MR. MOGEL: Whatever violations are of record would
14 still need to be addressed. I mean I don't know. I mean the
15 interpretation, the appeal is with regard to a nonconforming
16 preexisting use. If there were any violations that were
17 issued for construction or demolition without a permit, that
18 wouldn't necessarily be affected in any way by this
19 interpretation so that could be pursued by the Town if the
20 Town elected to do so.

21 CHAIRMAN MORREALE: Sure.

22 MS. PLATT: If I may.

23 CHAIRMAN MORREALE: Please.

24 MS. PLATT: The Applicant applied for a permit to
25 continue the two uses. They wanted to rebuild or renovate

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -
2 the two houses. They received a permit denial. Mary's
3 denial was based off of termination of use for the permit.
4 So they did apply for a permit to renovate the structures so
5 that they could both be used as single-family dwellings
6 again.

7 MR. MOGEL: Okay.

8 CHAIRMAN MORREALE: Thanks, Kyra.

9 And it sounds like, from the public comment, that it's
10 been in use.

11 MR. MOGEL: Yes, it does sound like that.

12 BOARD MEMBER FINDLEY: Yes.

13 CHAIRMAN MORREALE: So I think that's a confirmation
14 that we didn't have.

15 BOARD MEMBER FINDLEY: Yes.

16 BOARD MEMBER RAMPE: When was it purchased?

17 MS. DIAZ: July 2022.

18 BOARD MEMBER RAMPE: Oh, okay.

19 BOARD MEMBER FINDLEY: So the Town has offered no
20 evidence that the use has stopped --

21 CHAIRMAN MORREALE: Right.

22 BOARD MEMBER FINDLEY: -- prior to the two years.

23 CHAIRMAN MORREALE: Correct. At least that's -- I
24 haven't seen anything and we have --

25 BOARD MEMBER FINDLEY: Some confirmation it was being

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 used.

3 CHAIRMAN MORREALE: Yes, absolutely.

4 BOARD MEMBER RAMPE: What will happen? There is no
5 denotation, anything on here denoting septic. Do they have
6 to go through that with Mary?

7 CHAIRMAN MORREALE: Well, I'm not exactly sure, but if
8 the permits would trigger, let's say more bedrooms, then I
9 think the septic evaluation would have to be made.

10 BOARD MEMBER RAMPE: Right.

11 BOARD MEMBER FINDLEY: Right, but --

12 BOARD MEMBER RAMPE: But they're so small already --

13 BOARD MEMBER FINDLEY: Yes.

14 BOARD MEMBER RAMPE: -- I don't think there are going to
15 be adding bedrooms.

16 BOARD MEMBER FINDLEY: I don't think they're actually
17 allowed to.

18 BOARD MEMBER RAMPE: Right.

19 BOARD MEMBER FINDLEY: The way the nonconforming use
20 reads, you can't add bedrooms. You can alter to make for
21 better living, I'm going by memory now, but you can't
22 increase sleeping quarters, number of bedrooms.

23 BOARD MEMBER RAMPE: Right. So what they were saying
24 about the septic, you want to be sure that the septic --

25 BOARD MEMBER FINDLEY: I agree --

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 BOARD MEMBER RAMPE: Who's going to do that, though?

3 BOARD MEMBER FINDLEY: The Building Department, and
4 that's not really in our purview at this time.

5 CHAIRMAN MORREALE: Yes, we're an not investigating
6 body.

7 BOARD MEMBER RAMPE: Well, I thought that they only look
8 at when you're adding a bedroom.

9 CHAIRMAN MORREALE: They would.

10 BOARD MEMBER FINDLEY: No. I think if you go to the
11 nonconforming, that's actually part of the -- I'll just go to
12 it so we're --

13 MR. MOGEL: It's 199-51(A), nonconforming uses.

14 Actually, it wouldn't be A. B.

15 BOARD MEMBER RAMPE: Kyra, were you going to chime in?

16 MS. PLATT: Yes. So part of their permit process, they
17 would need to prove that the septic capacity is sufficient
18 for both structures. Whether it's one septic or two, I'm not
19 sure.

20 BOARD MEMBER RAMPE: Okay.

21 MS. PLATT: And they would also have to provide a water
22 test.

23 BOARD MEMBER RAMPE: Okay.

24 CHAIRMAN MORREALE: Thanks, Kyra.

25 MR. MOGEL: And it also specifies: No structural

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -
2 alteration should be made that will increase the number of
3 bedrooms or dwelling units.

4 BOARD MEMBER RAMPE: Right.

5 BOARD MEMBER FINDLEY: Right.

6 CHAIRMAN MORREALE: Any other questions?

7 BOARD MEMBER RAMPE: Not from me.

8 CHAIRMAN MORREALE: Any other speakers from the public?

9 (No verbal response.)

10 CHAIRMAN MORREALE: Kyra, anybody on Zoom or anything?

11 MS. PLATT: I did reach out on Zoom but nobody
12 responded.

13 CHAIRMAN MORREALE: Okay.

14 BOARD MEMBER FINDLEY: And I think 199-54, it goes on to
15 G where they have to demonstrate compliance to septic and
16 potable water, I believe.

17 BOARD MEMBER RAMPE: Okay.

18 CHAIRMAN MORREALE: Do I have a motion to close the
19 public hearing?

20 BOARD MEMBER RAMPE: Yes, I'll make the motion.

21 CHAIRMAN MORREALE: I'll second.

22 All in favor?

23 BOARD MEMBER RAMPE: Aye.

24 BOARD MEMBER FINDLEY: Aye.

25 BOARD MEMBER LEWIS: Aye.

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 BOARD MEMBER MULHARE: Aye.

3 CHAIRMAN MORREALE: Aye.

4 (The motion was approved and carried.)

5 CHAIRMAN MORREALE: Okay. I believe it's a straight up
6 down vote. There's no criteria --

7 MR. MOGEL: That's correct.

8 CHAIRMAN MORREALE: -- for the interpretation.

9 A vote of yes would be to uphold the Building
10 Inspector's interpretation. No would be interpret the
11 opposite.

12 BOARD MEMBER FINDLEY: Overrule.

13 CHAIRMAN MORREALE: Overrule.

14 MR. MOGEL: To overrule it, yes.

15 CHAIRMAN MORREALE: So --

16 MR. MOGEL: Which, for clarification, a no vote would
17 grant the Applicants the relief that they're seeking.

18 CHAIRMAN MORREALE: Thank you.

19 BOARD MEMBER FINDLEY: It's tricky.

20 CHAIRMAN MORREALE: I try to make things complicated.
21 Two noes would be a yes.

22 All right. So yes to uphold the violation, no to grant
23 relief.

24 Dave, how do you vote?

25 BOARD MEMBER LEWIS: I vote no.

1 - RE: HARDSCRAPERS @ HUDSON VALLEY LLC -

2 CHAIRMAN MORREALE: Kent, how do you vote?

3 BOARD MEMBER FINDLEY: I vote no.

4 CHAIRMAN MORREALE: I vote no.

5 Georgia, how do you vote?

6 BOARD MEMBER RAMPE: No.

7 CHAIRMAN MORREALE: And Genevieve.

8 BOARD MEMBER MULHARE: No.

9 CHAIRMAN MORREALE: The interpretation has been
10 overruled in your favor.

11 (The Building Inspector's determination was
12 overruled.)

13 BOARD MEMBER FINDLEY: And you have to go through the
14 building permits and blah, blah, blah.

15 CHAIRMAN MORREALE: Yes.

16 MR. SANCHEZ: We submitted plans already so we'll sit
17 down with Mary.

18 CHAIRMAN MORREALE: Excellent.

19 (Time noted: 7:22 p.m.)

20 * * * * *

21

22

23

24

25

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

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State he New York, do hereby certify:

That the foregoing transcript is an accurate record he the proceedings the matter of Hardscapers @ Hudson Valley LLC, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any he the parties to this action and that I have no personal interest whatsoever in the outcome thereof.

ROSEMARY A. MEYER

Date Transcribed: July 22, 2023

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

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
ZONING BOARD OF APPEALS

----- X
Ira & Helene Glatt
Public Hearing
Interpretation and Appeal of Building Inspector's
Determination
Tax Map Section 49; Block 1; Lot 22.3.
Ridge and Valley Protection Zone
----- X

Town Hall
Town of Mamakating
June 22, 2023
7:22 P.M.

ZONING BOARD MEMBERS :

- MATTHEW MORREALE, Chairman
- KENT FINDLEY, Board Member
- GEORGIA RAMPE, Board Member
- DAVID LEWIS, Board Member
- GENEVIEVE MULHARE, Board Member
- KYRA PLATT, Building Department
- STEVEN MOGEL, ESQ., Attorney

Also Present: Martin Miller, Esq.
On Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported By: Rosemary A. Meyer

1 - RE: IRA & HELENE GLATT -

2 CHAIRMAN MORREALE: Kyra, who is before us next?

3 MS. PLATT: The next is a public hearing for Ira and
4 Helene Glatt, interpretation and appeal of Building Inspector
5 determination in regards to the retail use of the property
6 being considered abandoned. The property is located at 148
7 South Road, Tax Map Section 49; Block 1; Lot 22.3. It's
8 approximately 2.20 acres and lies within the Ridge and Valley
9 Protection Zone.

10 CHAIRMAN MORREALE: Thank you.

11 Mr. Miller.

12 MR. MILLER: Thank you.

13 Good evening. I'm going to try and make this as short
14 and direct as I can and then I'll sort of perhaps then leave
15 it for questions.

16 The first thing that I want to say, which is relevant
17 but not relevant to a certain extent, is that the historical
18 record on this property refers to a prior use by a company
19 called Empire Forklift, Inc. I can represent to this board
20 that I have been the attorney for Empire Forklift literally
21 since about a month after they were formed and the last that
22 I dealt with them as a client was two o'clock this afternoon.
23 I don't believe that they were ever the occupant or entity at
24 this location. I think it was another company that was in
25 the lift truck business. I don't think that IS relevant, but

1 - RE: IRA & HELENE GLATT -

2 to the extent that the record reflects that, I think it ought
3 to be corrected. I can confirm that. I didn't even think to
4 do that because quite frankly, I've done all their legal work
5 for all these years and this is my first year being
6 affiliated with this property.

7 Having said that, we all know this property as being a
8 commercial property in use predating zoning. After, there
9 came a time that zoning and various uses came into effect, a
10 question arose and there was an issue raised before the
11 Planning Board to obtain permission to use this property for
12 a continued commercial use, which was wholesale and retail
13 sales. The Planning Board granted a site plan approval, and
14 that's all in the record before you, and the facility was
15 used for that purpose continuously.

16 In 2013 the question, again, rose about this property
17 and its continued use in that regard because there was a
18 prospective purchaser and in fact, a purchaser. There's a
19 letter in your packet from the Chairman of the Planning Board
20 which addresses that question, basically saying: Leave me
21 alone. It's approved. Go away. There's no need to bother
22 us. The Glatts didn't bother anybody and didn't do anything.

23 There came a time this past year when they sought to
24 part with the ownership with a new owner who was going to
25 continue the use, at which point a standard request was made

1 - RE: IRA & HELENE GLATT -

2 of the Building Department for what we call a violation CO
3 search. For anyone who's been involved in real estate, it's
4 fairly routine. The response from the Building Department
5 gratuitously entered, at the end, that the use had been
6 discontinued and there was a denial, and that the Applicant
7 had failed to follow up or file anything with the Building
8 Department that they were there. Well, there's nothing in
9 the public record or any of the approvals which reflects an
10 obligation for someone to say: We're here. So I called up
11 the Building Department and I met with Mary because she said
12 she advanced that the use had been discontinued. So I sat
13 down with her and I asked her to open her file, and she did
14 that. And I said: Do you have anything in your file which
15 reflects that information? Any notices, any notations, any
16 inspections, any reports, anything? And the answer and the
17 response to that was no. She flipped page by page by page.
18 So there is nothing in the Town's records which affirmatively
19 gives a basis for the conclusion which was reached by the
20 Building Department so that conclusion is without basis.

21 When we looked at the information that's been attached,
22 the question is has this property been used. We provided
23 both the affidavit of the Glatts. And not that I -- I point
24 this out only because Mr. Mogel is here, but it's well beyond
25 his time otherwise. One of the occupants who engaged in

1 - RE: IRA & HELENE GLATT -
2 wholesale and retail use at that location was the Glatts'
3 son. And in fact, Mr. Mogel billed him at that address
4 during the period of the Glatts' ownership. The use
5 continues to this time, and they're looking, at this
6 juncture, to have the Board have that observation by the
7 Building Department that it's been discontinued withdrawn.
8 There is no evidence that suggests it was. And the question
9 that was posed to me was: Well, you never filed anything,
10 the Applicant, with the Building Department that you were
11 there and doing these things. And I pose to you if you have
12 a store on Sullivan Street and you're selling widgets in that
13 store and there comes a time when a tenant vacates it and
14 somebody else comes in to sell whatchamacallits, is there an
15 obligation to tell the Building Department that there's been
16 a change in occupancy at that location? The answer is there
17 isn't. And so a change of ownership or a change in who the
18 occupant is, if the owner isn't the occupant, is not a
19 requirement of the code and there's no form for that and
20 there was no requirement, if you look at the approvals that
21 were granted, to do that. The approval was to make use of
22 this property for permitted purposes, as approved by the
23 Planning Board. So all we're asking for is some confirmation
24 by this board that the determination by the code enforcement,
25 in this instance, was unfortunately incorrect.

1 - RE: IRA & HELENE GLATT -

2 I don't know if there are any questions. I can have the
3 Glatts come up and testify if the Board would find that
4 persuasive, but I think the affidavit addresses it and
5 there's nothing that would be significantly more probative,
6 unless you have a question in terms of who was there and what
7 they were doing, and we'd be more than happy to respond to
8 that. But I would represent to you that it's been in use and
9 it's been in use since the acquisition of the property and
10 there's never been any violations or notices to the contrary
11 by the Town.

12 MR. MOGEL: I'd just like to make a couple of comments.

13 The first is I don't believe you asked Kyra if the
14 public hearing was properly noticed and if the return
15 receipts were received by the Town. It does so happen that
16 Mr. Miller approached me before and indicated that he had
17 only received the addresses to submit notices last Friday and
18 that they did, in fact, send out the return receipts that
19 same day. I just wanted to point out that 199-58(A) provides
20 that the neighboring property owners have to be given notice,
21 five days notice. I believe that under those circumstances,
22 that's an adequate notice. So that's the first item.

23 The second is that I participated by Zoom at the last
24 meeting, and there were some questions as to whether, given
25 that this is an interpretation, that there would be any

1 - RE: IRA & HELENE GLATT -

2 necessity for a public hearing. I believe Kent explained
3 that it has always been our practice to have a public hearing
4 before taking any action. For the record, I'd like the
5 record to reflect that Town Law 267-A, Subsection 7 states
6 that: The Board of Appeals shall fix a reasonable time for
7 the hearing of the appeal or other matter referred to it and
8 give public notice of the hearing. So any matter, the
9 statute requires that any decision by the ZBA practice be
10 predicated upon a public hearing. And New York State
11 Department of State, in the James Coon Local Government
12 Technical Series on Zoning Board of Appeals also specifics
13 that all three statutes referring to town, village and city
14 require a hearing before a Board of Appeals may grant a
15 variance or rule on appeal or decide any matter referred to
16 it under any ordinance or local law. So that's just for
17 clarification here. Obviously, we're having it so it's moot
18 with regard to this individual application.

19 I also wanted to remind the Board when this applicant
20 first came before the Board I indicated that I had been
21 retained previously. I previously represented Jonathan
22 Glatt, who is Ira Glatt's son, and had some periphery
23 involvement with Mr. Glatt himself. I represented Jonathan
24 Glatt on a number of different items. I am somewhat
25 distressed to see copies of my invoices that were attached

1 - RE: IRA & HELENE GLATT -

2 because Jonathan Glatt had contacted me recently and asked
3 for an old invoice, and I would have appreciated, in the
4 interest of full disclosure, if he had indicated that he was
5 going to then take those invoices and present them to the
6 Zoning Board of Appeals without notifying me. I do find that
7 distressing.

8 I also received, on June 19th, from Mr. Glatt, Jonathan
9 Glatt, an e-mail with the subject line: They are messing
10 with us conspiracy style at the town and I really don't
11 appreciate it, especially Thursday. Again, this is in the
12 interest of full disclosure. I don't think that it has any
13 particular relevance to the application that's before this
14 board. I don't feel that I'm incapable, that I need to
15 recuse myself and that alternate counsel needs to take my
16 place, but I do feel that it's important that the Board
17 understand that there was this, what I regard as an unwise
18 communication to me as prior counsel.

19 So that being said, I will give it back to the Board.

20 CHAIRMAN MORREALE: Thanks for the confirmation on the
21 hearing.

22 BOARD MEMBER RAMPE: And what about the mailings then,
23 if they were only mailed out on Friday?

24 MR. MOGEL: Well, it specifies five days, so it was in
25 excess of five days.

1 - RE: IRA & HELENE GLATT -

2 BOARD MEMBER RAMPE: Okay.

3 MR. MOGEL: I mean if --

4 BOARD MEMBER FINDLEY: I mean we could elect not to have
5 a vote tonight and push it.

6 MR. MOGEL: You could do that. Or you could leave the
7 record open for a period of time if you feel, for any reason,
8 that it's insufficient and that perhaps the neighbors would
9 like to participate.

10 BOARD MEMBER RAMPE: Well, have we received anything
11 back from the mailings?

12 MR. MOGEL: There haven't been any return receipts
13 received, but Mr. Miller provided tracking for each of the
14 mailings that indicates they were all delivered.

15 MS. PLATT: I was (inaudible) by a neighbor. They did
16 state that they received the letter and they asked for a copy
17 of the application via e-mail yesterday.

18 MR. MOGEL: Okay. Thank you.

19 MR. MILLER: I'm going just correct and I don't think --
20 I think one was still waiting to be picked up at the post
21 office. We checked like three o'clock in the afternoon. We
22 wanted to give the tracking the longest possible time to get
23 the most current information to you. You know, the post
24 office scans it so we presume that it would be almost
25 instantaneously in the system as opposed to doing it this

1 - RE: IRA & HELENE GLATT -

2 morning. It appears that I think all but one was actually
3 redeemed, if you will. I could be mistaken.

4 MR. MOGEL: And I think the Board should take notice
5 that the Town provided this information on Friday and it was
6 mailed the same day. Nonetheless --

7 BOARD MEMBER RAMPE: But why is that? Why was the
8 information provided so late?

9 MR. MOGEL: You would have to ask the Town that.

10 MS. PLATT: I was unable to get it to them any sooner.
11 That's why they didn't receive it until Friday.

12 BOARD MEMBER RAMPE: Can you repeat that?

13 BOARD MEMBER FINDLEY: I did not hear that.

14 MR. MOGEL: She said that she did not -- was able to get
15 that information and she wasn't able to provide it to the
16 Applicant until Friday.

17 BOARD MEMBER FINDLEY: All right. Go ahead.

18 MR. MILLER: This is by way in the nature of an apology,
19 but not so because one, I want to tell you that I don't know
20 Jonathan Glatt and I never met him or had any communications
21 with him. The bill was provided to me and I provided it not
22 to put Mr. Mogel on the spot, but for the purposes
23 exclusively, it could have been anybody's bill, but it was
24 for purposes of demonstrating a use at the site during the
25 period of time as opposed to the allegation that it had been

1 - RE: IRA & HELENE GLATT -

2 abandoned, and exclusively for that purpose.

3 MR. MOGEL: That's noted.

4 MR. MILLER: And that was --

5 MR. MOGEL: I understand that that's the purpose behind
6 it. It doesn't make it any less distressing.

7 MR. MILLER: Once again, that's the only thing that was
8 given to me so I utilized it. And I mentioned that at the
9 beginning. It was not intended to do anything. And I
10 mentioned it to Mr. Mogel earlier on.

11 BOARD MEMBER FINDLEY: And I would just like to say
12 according to his confirmation, that Empire Forklift is not
13 involved, I will not recuse myself. If Empire Forklift was
14 somehow in there I would.

15 CHAIRMAN MORREALE: Okay.

16 BOARD MEMBER RAMPE: Okay.

17 MR. MOGEL: Were you employed by Empire Forklift?

18 BOARD MEMBER FINDLEY: No. We do business together
19 regularly and like I said, if they were involved, which
20 they're not --

21 MR. MOGEL: Yes.

22 MR. MILLER: They were never at this site. Just
23 historically, they were at a site on, I'm going to call it
24 the service road to 17, when they started in the Town of
25 Crawford.

1 - RE: IRA & HELENE GLATT -

2 BOARD MEMBER FINDLEY: It's fine.

3 MR. MILLER: And then they bought the property in the
4 town and --

5 BOARD MEMBER FINDLEY: Crawford.

6 MR. MILLER: -- they've been there continuously.

7 BOARD MEMBER FINDLEY: Yes.

8 MR. MILLER: As well as in other locations outside of
9 the area.

10 BOARD MEMBER FINDLEY: But they --

11 MR. MILLER: Never here in Mamakating, to the best of my
12 knowledge, and I'm pretty good about that in terms of I've
13 never been contacted by them.

14 BOARD MEMBER FINDLEY: And even if they did own the
15 property at one time, they're really not involved here.

16 MR. MILLER: Right.

17 BOARD MEMBER FINDLEY: But either way, I would have
18 recused myself.

19 MR. MILLER: I knew that was a question and you had
20 mentioned it so I wanted you to be aware of that. I did some
21 little checking today. When I spoke to Junior I didn't ask
22 him. I, quite frankly, forgot.

23 CHAIRMAN MORREALE: For the sake of consistency, I'm
24 going to ask Kyra for the confirmation that the advertising
25 and the mailings were done. But the subject of adequate

1 - RE: IRA & HELENE GLATT -

2 notice for the public I think is something that we should
3 consider.

4 Kyra, were the mailers and the advertising done?

5 MS. PLATT: The newspaper was notified and return
6 receipts, the slips that they had done the mailers were
7 received and they do all match up with everyone they were
8 supposed to notify.

9 CHAIRMAN MORREALE: Thanks. And we have, I guess
10 tracking and at least confirmation from one resident that
11 contacted the Town.

12 BOARD MEMBER FINDLEY: Is the sale currently pending?

13 MR. MILLER: There has been, yes, and there is now.

14 CHAIRMAN MORREALE: Okay. So it would be most likely a
15 great burden to the Applicant if we were to extend it and
16 possibly even risk their sale.

17 They've met the state required --

18 MR. MOGEL: It's actually the Town's own code.

19 CHAIRMAN MORREALE: Okay.

20 MR. MOGEL: So it requires that due notice be given to
21 the individuals within the vicinity, within 500 feet, the
22 owners of property, not less than five days prior.

23 There is no definition, there's no indication for
24 additional dates for mailing or et cetera. It would be my
25 opinion that just based on the plain language of the code,

1 - RE: IRA & HELENE GLATT -

2 that that would constitute adequate notice.

3 CHAIRMAN MORREALE: I think if we were to entertain
4 extending to next month it would be a burden to the client
5 who did nothing to create the situation. I don't know how
6 anybody else feels about that.

7 BOARD MEMBER FINDLEY: I'm fine with that. I'm just
8 saying that was an option we had.

9 CHAIRMAN MORREALE: Yes, correct. Agreed.

10 MR. MOGEL: And one that we've historically used.

11 CHAIRMAN MORREALE: Yes.

12 BOARD MEMBER FINDLEY: Yes.

13 CHAIRMAN MORREALE: For sure.

14 Unless there's any questions from the Board --

15 BOARD MEMBER FINDLEY: I'll just clarify just so we're
16 clear. The late mailings was not the Applicant's fault.

17 MR. MOGEL: Correct.

18 CHAIRMAN MORREALE: Correct. Absolutely.

19 Do I have a motion to open the public hearing?

20 BOARD MEMBER FINDLEY: I'll make the motion.

21 CHAIRMAN MORREALE: Do I have a second?

22 BOARD MEMBER LEWIS: I'll second it.

23 CHAIRMAN MORREALE: All in favor?

24 BOARD MEMBER RAMPE: Aye.

25 BOARD MEMBER FINDLEY: Aye.

1 - RE: IRA & HELENE GLATT -

2 BOARD MEMBER LEWIS: Aye.

3 BOARD MEMBER MULHARE: Aye.

4 CHAIRMAN MORREALE: Aye.

5 (The motion was approved and carried.)

6 CHAIRMAN MORREALE Kyra, do we have anyone from the
7 public who would like to speak?

8 MS. PLATT: I've just sent a notification on Zoom. As
9 soon as they respond, or if they do not respond I will let
10 you know. But if you would like to see if anybody in the
11 public would like to comment first, they just need to state
12 their name for the stenographer.

13 CHAIRMAN MORREALE: I think I got that. I think we're
14 giving time for the Zoom folks to respond --

15 BOARD MEMBER FINDLEY: Yes.

16 CHAIRMAN MORREALE: -- to the --

17 MR. MOGEL: Right. And if there's anybody in the ...

18 CHAIRMAN MORREALE: Yes.

19 BOARD MEMBER RAMPE: It's very unclear.

20 CHAIRMAN MORREALE: Is there anyone here tonight that
21 would like to speak?

22 Chris.

23 MR. LESER: I don't have really much to say other than I
24 really appreciate your attorney bringing this matter forward
25 with this John Glatt. That is unbelievable. That just

1 - RE: IRA & HELENE GLATT -

2 doesn't make any kind of sense at all. That -- I'll shorten
3 it up.

4 I just congratulate -- congratulate, probably wrong
5 choice of words. I think that's a tremendous thing to do, to
6 bring that relationship privately to the public. That should
7 never have happened. And he did it very eloquently and I can
8 commend him for doing that.

9 MR. MOGEL: Thank you, Mr. Leser.

10 MR. LESER: That's basically it. Thank you.

11 CHAIRMAN MORREALE: Anyone else from the public?

12 MR. MOGEL: You've got to go to the microphone. Sorry.

13 CHAIRMAN MORREALE: Please state your name, sir, for the
14 stenographer.

15 MR. FRONCZEK: My name is Mark Fronczek.

16 Maybe I misunderstood. Is this regarding the issue that
17 was last or -- because I have a couple questions regarding a
18 couple of issues.

19 CHAIRMAN MORREALE: It's regarding to the Applicant that
20 Mr. Miller was just describing.

21 MR. FRONCZEK: The property on, I think South Road.

22 BOARD MEMBER RAMPE: Yes.

23 MR. FRONCZEK: Okay. I have another question regarding
24 another question in general. I guess will that be later?

25 MR. MOGEL: Do you have a question about this

1 - RE: IRA & HELENE GLATT -

2 application or you have a general question about zoning?

3 MR. FRONCZEK: Well, it's kind of a general question,
4 but also kind of involved the last case and then probably
5 another future case that come before you down the road.

6 MR. MOGEL: The public hearing is closed on the prior
7 application. If it doesn't apply to this --

8 MR. FRONCZEK: Well, yeah, it's just a question. It's
9 not --

10 MR. MOGEL: Perhaps you can speak to me after. If you
11 want to wait, I'd be happy to talk to you about it as long as
12 it's not directly pertaining to any application that's going
13 to be -- as long as it's a general question.

14 MR. FRONCZEK: It's kind of a general question, but it
15 pertains to several things that have come up before you guys.
16 It's in regards to this nonconforming use stuff.

17 STENOGRAPHER: This is going to be all in this project.

18 CHAIRMAN MORREALE: Right. Sir, does your question
19 specifically address this applicant?

20 MR. FRONCZEK: Not specific, no.

21 CHAIRMAN MORREALE: Then I would take Mr. Mogel --

22 MR. FRONCZEK: Okay. I'll pick it up later.

23 CHAIRMAN MORREALE: -- Steven Mogel's advice. Speak to
24 him after the meeting.

25 Kyra, has anyone responded on Zoom?

1 - RE: IRA & HELENE GLATT -

2 MS. PLATT: They have not.

3 CHAIRMAN MORREALE: Okay. Thanks.

4 I think we've given them --

5 BOARD MEMBER FINDLEY: I would just ask Kyra if there's
6 been any evidence put forth by the Town.

7 CHAIRMAN MORREALE: Kyra, do you have any information to
8 share regarding the interpretation of the Building Inspector?

9 MS. PLATT: We sent a letter in February of 2023 to the
10 property owner, Mr. Glatt, just reiterating that although
11 they had appeared before the Planning Board in 2011, at the
12 conclusion of the meeting the Planning Board was in agreement
13 that they could make a determination based upon the
14 attorney's conclusion of qualifying this is the same use, at
15 which time they were directed to the Building Department to
16 update their special use permit with their information. No
17 documentation was provided to us at that time.

18 CHAIRMAN MORREALE: And any information that the use was
19 discontinued for more than two years?

20 MS. PLATT: No information was provided from 2011 until
21 such time the municipal search went out and the property
22 owner brought in information, an affidavit, letters and
23 things like that, but not from 2011 until when the municipal
24 search went out which was October 12th of 2022.

25 CHAIRMAN MORREALE: I'm just going to reread that

1 - RE: IRA & HELENE GLATT -

2 letter.

3 MR. MILLER: We provided that letter as part of the
4 filing.

5 CHAIRMAN MORREALE: Yes, I'm looking at it.

6 MR. MILLER: If I could address that for a moment.

7 CHAIRMAN MORREALE: Please.

8 MR. MILLER: If you look at the information provided,
9 which are the records of the Planning Board and the comments,
10 there's nothing in there which reflects the conclusion
11 contained in the February 21st letter, nor in the letter that
12 we'll call the CO response letter that was generated in the
13 fall of the year prior. It is a conclusion that it is made
14 without any evidentiary basis. I asked for that evidentiary
15 information when I met with the Building Department, and
16 there isn't any. So I can only tell you that there's nothing
17 -- I certainly wasn't involved back then. I can't speak and
18 say definitively I was there and this is what happened, I can
19 only tell you that the record doesn't reflect that conclusion
20 and the files of the Building Department don't contain
21 anything which also would reflect that conclusion. So
22 perhaps it was something that the code enforcement officer
23 may have heard in passing way back when, but there's nothing
24 that documents that and it's not something that the Applicant
25 had an obligation to do.

1 - RE: IRA & HELENE GLATT -

2 MR. MOGEL: And the Board should take note that there is
3 a sworn affidavit that's attached which states that the use
4 never discontinued. And my prior comments notwithstanding,
5 I note that the e-mail from a former assistant of mine to
6 Mr. Glatt, to Jonathan Glatt, and then back, Jonathan Glatt
7 indicates in this September 22nd, 2016 e-mail to send the
8 invoices to 148 South Road. The Board should take note of
9 that.

10 CHAIRMAN MORREALE: I think given the weight of the
11 affidavit and the lack of the arguments provided by the Town
12 that the use was discontinued, at least my opinion, that --

13 BOARD MEMBER RAMPE: That the use was --

14 CHAIRMAN MORREALE: That use was continued.

15 BOARD MEMBER RAMPE: Oh, continued. I thought you said
16 was discontinued.

17 CHAIRMAN MORREALE: No. Well, lack of evidence from the
18 Town showing --

19 BOARD MEMBER RAMPE: Right.

20 CHAIRMAN MORREALE: -- showing that it was discontinued
21 for two years.

22 BOARD MEMBER RAMPE: Yes.

23 CHAIRMAN MORREALE: And a sworn affidavit, as well as
24 the billing that was done to the building itself.

25 BOARD MEMBER RAMPE: Yes.

1 - RE: IRA & HELENE GLATT -

2 CHAIRMAN MORREALE: Close the public hearing. Do I have
3 motion to close the public hearing?

4 BOARD MEMBER FINDLEY: I'll make the motion.

5 CHAIRMAN MORREALE: I'll second that motion.

6 All in favor?

7 BOARD MEMBER RAMPE: Aye.

8 BOARD MEMBER FINDLEY: Aye.

9 BOARD MEMBER LEWIS: Aye.

10 BOARD MEMBER MULHARE: Aye.

11 CHAIRMAN MORREALE: Aye.

12 (The motion was approved and carried.)

13 CHAIRMAN MORREALE: Well, to keep it complicated, to --

14 BOARD MEMBER FINDLEY: This is just interpretation
15 again, so there's only one vote.

16 CHAIRMAN MORREALE: Up and down.

17 MR. MOGEL: You're correct

18 CHAIRMAN MORREALE: Yes.

19 MR. MOGEL: You can phrase it precisely the way you did
20 the prior one.

21 CHAIRMAN MORREALE: Just do it the same way I did the
22 prior.

23 MR. MOGEL: Yes.

24 CHAIRMAN MORREALE: A vote for yes would uphold the
25 interpretation of the Building Department and a vote of no

1 - RE: IRA & HELENE GLATT -

2 would overrule and grant relief to the Applicant.

3 Okay. Kent, how do you vote?

4 BOARD MEMBER FINDLEY: No.

5 CHAIRMAN MORREALE: Georgia, how do you vote?

6 BOARD MEMBER RAMPE: No.

7 CHAIRMAN MORREALE: Dave, how do you vote?

8 BOARD MEMBER LEWIS: No.

9 CHAIRMAN MORREALE: Genevieve.

10 BOARD MEMBER MULHARE: No.

11 CHAIRMAN MORREALE: I vote no.

12 (The Building Inspector's determination was
13 overruled.)

14 MR. MILLER: I thank the Board for their consideration
15 in this matter.

16 And to the extent, I apologize to Steve, but it was the
17 evidence and that's all that was provided.

18 MR. MOGEL: That's fine.

19 MR. MILLER: So I thank you all for your participation
20 and civic duty this evening. Have a great night. And if all
21 goes well, I won't see you again this summer. Thank you.

22 CHAIRMAN MORREALE: Thank you.

23 Time noted: 7:50 p.m.)

24 * * * * *

25

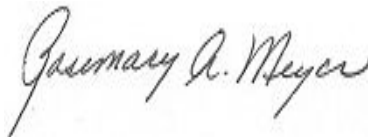
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Ira & Helene Glatt, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: July 22, 2023

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

COUNTY OF SULLIVAN : TOWN OF MAMAKATING
ZONING BOARD OF APPEALS

----- X

Board Business

----- X

Town Hall
Town of Mamakating
June 22, 2023
7:50 P.M.

ZONING BOARD MEMBERS :

MATTHEW MORREALE, Chairman

KENT FINDLEY, Board Member

GEORGIA RAMPE, Board Member

DAVID LEWIS, Board Member

GENEVIEVE MULHARE, Board Member

KYRA PLATT, Building Department

STEVEN MOGEL, ESQ., Attorney

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported By: Rosemary A. Meyer

1 - RE: BOARD BUSINESS -

2 CHAIRMAN MORREALE: A vote to adjourn.

3 BOARD MEMBER RAMPE: Second.

4 BOARD MEMBER FINDLEY: There's nothing else we need to
5 discuss?

6 CHAIRMAN MORREALE: Do you have anything in mind?

7 BOARD MEMBER FINDLEY: I had heard there was a lawsuit
8 brought. I didn't know if there was anything ...

9 CHAIRMAN MORREALE: This would be an executive session.

10 MR. MOGEL: It would be except I have no knowledge of it
11 other than Mr. Barshov had contacted me throughout the
12 process of asking when it should be by. Not when it should
13 be filed, but was the decision filed, et cetera, et cetera,
14 asking if I could accept service, which I said I could not
15 and hadn't been previously. But no one from the Town has
16 contacted me to represent the Board so I have to assume that
17 town counsel is handling it.

18 BOARD MEMBER FINDLEY: All right.

19 MR. MOGEL: That would be my assumption.

20 BOARD MEMBER FINDLEY: I just wanted, you know ...

21 CHAIRMAN MORREALE: I heard from a town board member
22 that we were being sued. But again, I haven't seen anything.

23 BOARD MEMBER FINDLEY: Fine, perfect. We don't need to
24 discuss it.

25 CHAIRMAN MORREALE: All right. Great.

1 - RE: BOARD BUSINESS -

2 So all in favor?

3 BOARD MEMBER RAMPE: Aye.

4 BOARD MEMBER FINDLEY: Aye.

5 BOARD MEMBER LEWIS: Aye.

6 BOARD MEMBER MULHARE: Aye.

7 CHAIRMAN MORREALE: Aye.

8 (The motion was approved and carried.)

9 (Time noted: 7:51 p.m.)

10 * * * * *

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

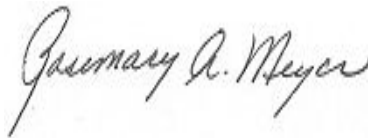
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings of the matter of Board Business, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.



ROSEMARY A. MEYER

Date Transcribed: July 22, 2023

<p style="text-align: center;">A</p> <p>abandoned (2) 23:6;32:2</p> <p>able (3) 8:17;31:14,15</p> <p>absolutely (2) 16:3;35:18</p> <p>accepting (1) 4:24</p> <p>according (1) 32:12</p> <p>acquisition (1) 27:9</p> <p>acres (2) 5:11;23:8</p> <p>action (1) 28:4</p> <p>actually (5) 16:16;17:11,14; 31:2;34:18</p> <p>add (1) 16:20</p> <p>adding (2) 16:15;17:8</p> <p>additional (1) 34:24</p> <p>address (4) 13:18;26:3;38:19; 40:6</p> <p>addressed (1) 14:14</p> <p>addresses (3) 24:20;27:4,17</p> <p>adequate (3) 27:22;33:25;35:2</p> <p>advanced (1) 25:12</p> <p>advertisement (1) 6:13</p> <p>advertising (2) 33:24;34:4</p> <p>advice (1) 38:23</p> <p>affected (1) 14:18</p> <p>affidavit (6) 25:23;27:4;39:22; 41:3,11,23</p> <p>affiliated (1) 24:6</p> <p>affirmatively (1) 25:18</p> <p>afternoon (4) 5:17,18;23:22; 30:21</p> <p>again (9) 10:9;13:24;14:5; 15:6;24:16;29:11; 32:7;42:15;43:21</p> <p>agree (1) 16:25</p>	<p>Agreed (1) 35:9</p> <p>agreement (1) 39:12</p> <p>ahead (1) 31:17</p> <p>allegation (1) 31:25</p> <p>Allegiance (2) 4:4,5</p> <p>allowed (1) 16:17</p> <p>almost (1) 30:24</p> <p>alone (1) 24:21</p> <p>along (1) 11:5</p> <p>alter (1) 16:20</p> <p>alteration (1) 18:2</p> <p>altering (2) 5:8;13:16</p> <p>alternate (1) 29:15</p> <p>although (1) 39:10</p> <p>always (1) 28:3</p> <p>apologize (3) 8:7;9:20;43:16</p> <p>apology (1) 31:18</p> <p>appeal (6) 5:6;13:14;14:15; 23:4;28:7,15</p> <p>Appeals (4) 28:6,12,14;29:6</p> <p>appearance (1) 7:3</p> <p>appeared (1) 39:11</p> <p>appears (1) 31:2</p> <p>Applicant (12) 5:14;13:13;14:24; 25:6;26:10;28:19; 31:16;34:15;37:19; 38:19;40:24;43:2</p> <p>applicants (3) 13:9,25;19:17</p> <p>Applicant's (1) 35:16</p> <p>application (7) 5:20;28:18;29:13; 30:17;38:2,7,12</p> <p>applied (1) 14:24</p> <p>apply (2) 15:4;38:7</p> <p>appreciate (3) 12:21;29:11;36:24</p>	<p>appreciated (1) 29:3</p> <p>approach (2) 5:14;14:3</p> <p>approached (1) 27:16</p> <p>approaching (1) 8:5</p> <p>approval (2) 24:13;26:21</p> <p>approvals (2) 25:9;26:20</p> <p>approved (6) 9:8;19:4;24:21; 26:22;36:5;42:12</p> <p>approximately (2) 5:11;23:8</p> <p>April (5) 4:22;7:22,24,25; 8:8</p> <p>area (1) 33:9</p> <p>arguments (1) 41:11</p> <p>arose (1) 24:10</p> <p>assistant (1) 41:5</p> <p>attached (3) 25:21;28:25;41:3</p> <p>attendance (1) 4:7</p> <p>attorney (2) 23:20;36:24</p> <p>attorney's (1) 39:14</p> <p>avoided (1) 13:6</p> <p>aware (1) 33:20</p> <p>away (1) 24:21</p> <p>awful (1) 12:24</p> <p>Aye (21) 8:16;9:3,4,5,6,7; 18:23,24,25;19:2,3; 35:24,25;36:2,3,4; 42:7,8,9,10,11</p>	<p>6:9;24:20;37:10</p> <p>basis (3) 25:19,20;40:14</p> <p>bedroom (1) 17:8</p> <p>bedrooms (5) 16:8,15,20,22;18:3</p> <p>beginning (1) 32:9</p> <p>behind (1) 32:5</p> <p>best (2) 14:3;33:11</p> <p>better (1) 16:21</p> <p>beyond (1) 25:24</p> <p>big (1) 11:23</p> <p>bill (2) 31:21,23</p> <p>billed (1) 26:3</p> <p>billing (1) 41:24</p> <p>bit (1) 9:22</p> <p>black (1) 11:23</p> <p>blah (3) 20:14,14,14</p> <p>Block (2) 5:10;23:7</p> <p>BOARD (141) 4:9,11,13,15;5:2; 6:19,20,25;7:5,12,16, 19,21,24;8:2,4,11,14, 16,19,23,25;9:3,4,5,6, 11;14:6;15:12,15,16, 18,19,22,25;16:4,10, 11,12,13,14,16,18,19, 23,25;17:2,3,7,10,15, 20,23;18:4,5,7,14,17, 20,23,24,25;19:2,12, 19,25;20:3,6,8,13; 23:19;24:11,13,19; 26:6,23,24;27:3;28:6, 12,14,19,20;29:6,14, 16,19,22;30:2,4,10; 31:4,7,12,13,17; 32:11,16,18;33:2,5,7, 10,14,17;34:12;35:7, 12,14,15,20,22,24,25; 36:2,3,15,19;37:22; 39:5,11,12;40:9;41:2, 8,13,15,19,22,25; 42:4,7,8,9,10,14; 43:4,6,8,10,14</p> <p>body (1) 17:6</p> <p>borderline (1) 10:18</p> <p>both (3)</p>	<p>15:5;17:18;25:23</p> <p>bother (2) 24:21,22</p> <p>bought (2) 5:23;33:3</p> <p>briefly (1) 5:20</p> <p>bring (4) 6:15;9:21;10:17; 37:6</p> <p>bringing (1) 36:24</p> <p>brought (2) 7:3;39:22</p> <p>Building (24) 5:6;13:14,14;14:2; 17:3;19:9;20:11,14; 23:4;25:2,4,7,11,20; 26:7,10,15;39:8,15; 40:15,20;41:24; 42:25;43:12</p> <p>bungalows (2) 10:3,9</p> <p>burden (2) 34:15;35:4</p> <p>Burlingham (1) 5:12</p> <p>burn (2) 12:8,8</p> <p>burning (1) 12:15</p> <p>business (2) 23:25;32:18</p>
		<p style="text-align: center;">B</p> <p>back (10) 6:5;10:20,22;12:9; 13:20;29:19;30:11; 40:17,23;41:6</p> <p>bags (1) 11:23</p> <p>barking (1) 12:5</p> <p>based (3) 15:3;34:25;39:13</p> <p>basically (3)</p>	<p style="text-align: center;">C</p> <p>calculations (1) 10:23</p> <p>call (4) 10:11;25:2;32:23; 40:12</p> <p>called (4) 4:3;12:14;23:19; 25:10</p> <p>came (6) 10:22;24:9,9,23; 28:20;38:15</p> <p>can (19) 4:18;6:9;9:19; 10:17,18;11:9,15; 13:7;16:20;23:14,19; 24:3;27:2;31:12; 37:7;38:10;40:16,18; 42:19</p> <p>cancer (1) 13:21</p> <p>capacity (1) 17:17</p> <p>car (2) 11:9,10</p> <p>care (4) 5:5;11:21;12:17,19</p> <p>carried (4)</p>	

<p>9:8;19:4;36:5; 42:12 cars (2) 11:3,11 case (2) 38:4,5 cases (1) 12:24 certain (1) 23:17 certainly (1) 40:17 cetera (1) 34:24 CHAIRMAN (122) 4:2,6,10,12,14,16, 18,21;5:3,13,19;6:8, 11,17;7:2,7,15,17,20, 23,25;8:3,6,9,12,15, 17,21,24;9:2,7,9,14, 21;11:16,18;12:20; 13:4,11;14:9,21,23; 15:8,13,21,23;16:3,7; 17:5,9,24;18:6,8,10, 13,18,21;19:3,5,8,13, 15,18,20;20:2,4,7,9, 15,18;23:2,10,24;19; 29:20;32:15;33:23; 34:9,14,19;35:3,9,11, 13,18,21,23;36:4,6, 13,16,18,20;37:11, 13,19;38:18,21,23; 39:3,7,18,25;40:5,7; 41:10,14,17,20,23; 42:2,5,11,13,16,18, 21,24;43:5,7,9,11,22 chance (3) 4:22,23;13:4 change (4) 7:8;26:16,17,17 checked (2) 6:11;30:21 checking (1) 33:21 children (1) 13:22 chime (1) 17:15 choice (1) 37:5 Chris (3) 13:11,12;36:22 circumstances (1) 27:21 city (1) 28:13 civic (1) 43:20 clarification (3) 12:21;19:16;28:17 clarify (1) 35:15 clean (1)</p>	<p>14:11 clear (2) 13:6;35:16 client (2) 23:22;35:4 close (4) 8:4;18:18;42:2,3 closed (1) 38:6 closely (1) 11:18 closer (1) 9:22 closest (1) 7:17 CO (2) 25:2;40:12 code (5) 26:19,24;34:18,25; 40:22 collection (1) 11:22 commend (1) 37:8 comment (2) 15:9;36:11 comments (4) 13:8;27:12;40:9; 41:4 commercial (2) 24:8,12 communication (1) 29:18 communications (1) 31:20 company (2) 23:18,24 compliance (1) 18:15 complicated (2) 19:20;42:13 complied (1) 5:16 concerned (4) 10:12,14;12:9,24 concerning (1) 12:14 concerns (1) 12:22 conclusion (8) 25:19,20;39:12,14; 40:10,13,19,21 conduct (1) 13:5 confirm (1) 24:3 confirmation (7) 15:13,25;26:23; 29:20;32:12;33:24; 34:10 congratulate (2) 37:4,4 consider (1)</p>	<p>34:3 consideration (1) 43:14 considered (1) 23:6 consistency (1) 33:23 conspiracy (1) 29:10 constitute (1) 35:2 construction (1) 14:17 contact (1) 6:21 contacted (3) 29:2;33:13;34:11 contain (1) 40:20 contained (1) 40:11 continue (2) 14:25;24:25 continued (4) 24:12,17;41:14,15 continues (1) 26:5 continuously (2) 24:15;33:6 contrary (1) 27:10 converted (1) 10:9 Coon (1) 28:11 copies (1) 28:25 copy (1) 30:16 corrected (2) 10:12;24:3 counsel (2) 29:15,18 couple (3) 27:12;37:17,18 Crawford (2) 32:25;33:5 create (1) 35:5 criteria (2) 8:22;19:6 current (2) 7:10;30:23 currently (1) 34:12</p>	<p>4:8;19:24;43:7 day (4) 10:15;13:20;27:19; 31:6 days (4) 27:21;29:24,25; 34:22 dealt (1) 23:22 decide (1) 28:15 decision (1) 28:9 definition (1) 34:23 definitively (1) 40:18 delivered (1) 30:14 demolition (1) 14:17 demonstrate (1) 18:15 demonstrating (1) 31:24 denial (3) 15:2,3;25:6 denotation (1) 16:5 denoting (1) 16:5 Department (15) 14:2;17:3;25:2,4,8, 11,20;26:7,10,15; 28:11;39:15;40:15, 20;42:25 described (1) 12:23 describing (1) 37:20 determination (7) 5:7;13:14;20:11; 23:5;26:24;39:13; 43:12 Diaz (6) 5:5,16,17,22;6:23; 15:17 died (1) 13:21 different (1) 28:24 difficult (1) 11:12 dip (2) 11:6,8 direct (1) 23:14 directed (1) 39:15 directly (1) 38:12 disclosure (2) 29:4,12</p>	<p>discontinued (8) 25:6,12;26:7; 39:19;41:4,12,16,20 discussing (1) 6:5 distressed (1) 28:25 distressing (2) 29:7;32:6 documentation (1) 39:17 documents (1) 40:24 dogs (3) 12:3,3,4 done (6) 10:15;24:4;33:25; 34:4,6;41:24 door (1) 11:25 down (6) 10:15;19:6;20:17; 25:13;38:5;42:16 driveway (2) 11:2,8 due (3) 5:8;13:16;34:20 during (2) 26:4;31:24 duty (1) 43:20 dwelling (2) 10:10;18:3 dwelling (3) 10:6;13:21;15:5</p>
E				
		D		<p>earlier (1) 32:10 Ed (1) 9:23 effect (2) 14:11;24:9 Either (3) 8:2;10:3;33:17 elect (1) 30:4 elected (1) 14:20 Elizabeth (2) 5:5,22 eloquently (1) 37:7 else (3) 26:14;35:6;37:11 e-mail (4) 29:9;30:17;41:5,7 Empire (5) 23:19,20;32:12,13, 17 employed (1) 32:17</p>

<p>end (1) 25:5</p> <p>enforcement (2) 26:24;40:22</p> <p>engaged (1) 25:25</p> <p>enough (3) 8:7;11:7,9</p> <p>entered (1) 25:5</p> <p>entertain (1) 35:3</p> <p>entity (1) 23:23</p> <p>equipment (1) 10:21</p> <p>especially (1) 29:11</p> <p>establish (1) 10:18</p> <p>estate (1) 25:3</p> <p>et (1) 34:24</p> <p>evaluation (1) 16:9</p> <p>even (6) 8:4;10:11;11:11; 24:3;33:14;34:16</p> <p>evening (5) 5:19;12:22,25; 23:13;43:20</p> <p>everyone (1) 34:7</p> <p>evidence (6) 7:6;15:20;26:8; 39:6;41:17;43:17</p> <p>evidentiary (2) 40:14,14</p> <p>exactly (1) 16:7</p> <p>Excellent (1) 20:18</p> <p>excess (1) 29:25</p> <p>exclusively (2) 31:23;32:2</p> <p>explained (1) 28:2</p> <p>expressing (1) 12:22</p> <p>extend (1) 34:15</p> <p>extending (1) 35:4</p> <p>extent (3) 23:17;24:2;43:16</p> <p>extremely (1) 12:23</p>	<p>24:14</p> <p>fact (3) 24:18;26:3;27:18</p> <p>failed (1) 25:7</p> <p>fairly (1) 25:4</p> <p>fall (1) 40:13</p> <p>far (4) 7:7,12,13;8:7</p> <p>fault (1) 35:16</p> <p>favor (5) 9:2;18:22;20:10; 35:23;42:6</p> <p>February (2) 39:9;40:11</p> <p>feel (3) 29:14,16;30:7</p> <p>feels (1) 35:6</p> <p>feet (1) 34:21</p> <p>few (1) 13:23</p> <p>field (1) 10:12</p> <p>file (3) 25:7,13,14</p> <p>filed (1) 26:9</p> <p>files (1) 40:20</p> <p>filing (1) 40:4</p> <p>find (3) 14:2;27:3;29:6</p> <p>Findley (53) 4:12,13;7:5,12,16, 19,24;8:2,4,19;9:4; 15:12,15,19,22,25; 16:11,13,16,19,25; 17:3,10;18:5,14,24; 19:12,19;20:3,13; 30:4;31:13,17;32:11, 18;33:2,5,7,10,14,17; 34:12;35:7,12,15,20, 25;36:15;39:5;42:4, 8,14;43:4</p> <p>fine (3) 33:2;35:7;43:18</p> <p>first (11) 5:3;7:2,9;8:8;14:2; 23:16;24:5;27:13,22; 28:20;36:11</p> <p>FISHER (6) 9:19,23;11:15,17, 19;13:3</p> <p>Fishers (1) 9:23</p> <p>five (4) 27:21;29:24,25;</p>	<p>34:22</p> <p>fix (1) 28:6</p> <p>flip (1) 8:7</p> <p>flipped (1) 25:17</p> <p>focus (1) 12:22</p> <p>folks (2) 13:17;36:14</p> <p>follow (1) 25:7</p> <p>forgot (1) 33:22</p> <p>Forklift (5) 23:19,20;32:12,13, 17</p> <p>form (1) 26:19</p> <p>formed (1) 23:21</p> <p>former (1) 41:5</p> <p>forth (2) 6:5;39:6</p> <p>forward (1) 36:24</p> <p>Fournier (1) 4:16</p> <p>frankly (2) 24:4;33:22</p> <p>fresh (1) 13:4</p> <p>Friday (5) 27:17;29:23;31:5, 11,16</p> <p>Fronczek (9) 37:15,15,21,23; 38:3,8,14,20,22</p> <p>full (2) 29:4,12</p> <p>fumes (1) 12:9</p> <p>furniture (4) 12:8,10,10,15</p> <p>future (2) 13:7;38:5</p>	<p>gentlemen (2) 4:2;10:16</p> <p>Georgia (3) 4:14;20:5;43:5</p> <p>gets (1) 7:6</p> <p>given (6) 27:20,24;32:8; 34:20;39:4;41:10</p> <p>gives (1) 25:19</p> <p>giving (1) 36:14</p> <p>GLATT (34) 23:1,4;24:1;25:1; 26:1;27:1;28:1,22,23, 24;29:1,2,8,9;30:1; 31:1,20;32:1;33:1; 34:1;35:1;36:1,25; 37:1;38:1;39:1,10; 40:1;41:1,6,6,6;42:1; 43:1</p> <p>Glatts (3) 24:22;25:23;27:3</p> <p>Glatts' (2) 26:2,4</p> <p>Glatt's (1) 28:22</p> <p>goes (2) 18:14;43:21</p> <p>Good (5) 5:17,18,19;23:13; 33:12</p> <p>Gotcha (1) 8:6</p> <p>Government (1) 28:11</p> <p>grandfathered (1) 6:4</p> <p>grant (4) 19:17,22;28:14; 43:2</p> <p>granted (2) 24:13;26:21</p> <p>Grass (1) 6:21</p> <p>gratuitously (1) 25:5</p> <p>Great (3) 6:17;34:15;43:20</p> <p>green (1) 6:15</p> <p>guess (2) 34:9;37:24</p> <p>gutted (1) 5:23</p> <p>gutting (2) 5:9;13:16</p> <p>guy (1) 13:21</p> <p>guys (2) 6:5;38:15</p>	<p>H</p> <p>hands (1) 13:22</p> <p>happen (4) 10:5;11:20;16:4; 27:15</p> <p>happened (2) 37:7;40:18</p> <p>happy (2) 27:7;38:11</p> <p>hard (1) 11:7</p> <p>HARDSCRAPERS (18) 4:1;5:1,4;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1</p> <p>hear (8) 4:18;9:19;11:15; 13:17,24;14:5,7; 31:13</p> <p>heard (1) 40:23</p> <p>hearing (19) 5:4;6:12,18;8:10, 13;18:19;23:3;27:14; 28:2,3,7,8,10,14; 29:21;35:19;38:6; 42:2,3</p> <p>HELENE (22) 23:1,4;24:1;25:1; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1</p> <p>himself (1) 28:23</p> <p>historical (1) 23:17</p> <p>historically (2) 32:23;35:10</p> <p>hope (1) 13:7</p> <p>hopefully (1) 13:5</p> <p>hours (1) 4:23</p> <p>house (2) 10:8;11:24</p> <p>houses (1) 15:2</p> <p>HUDSON (18) 4:1;5:1,5;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1</p>
<p>F</p> <p>facility (1)</p>		<p>G</p> <p>Gail (1) 9:23</p> <p>garbage (4) 11:22,23,25;12:15</p> <p>general (5) 37:24;38:2,3,13,14</p> <p>Generally (1) 10:2</p> <p>generated (1) 40:12</p> <p>Genevieve (3) 4:10;20:7;43:9</p>		

	4:19;10:9,11; 13:22;24:9	8:19;10:10,10; 12:11;37:2;38:3,4,14	5:11;23:8	mailings (6) 6:12;29:22;30:11, 14;33:25;35:16
I	investigating (1) 17:5	knew (1) 33:19	lift (1) 23:25	makes (1) 11:11
icing (1) 11:4	invoice (1) 29:3	knowledge (1) 33:12	likely (1) 34:14	Mamakating (2) 4:3;33:11
important (1) 29:16	invoices (3) 28:25;29:5;41:8	Kyra (16) 4:18;5:3;6:11;9:9; 15:8;17:15,24;18:10; 23:2;27:13;33:24; 34:4;36:6;38:25; 39:5,7	line (2) 10:17;29:9	many (2) 13:19,19
inaudible (1) 30:15	involved (6) 25:3;32:13,19; 33:15;38:4;40:17		listen (1) 13:6	Map (2) 5:10;23:7
Inc (1) 23:19	involvement (1) 28:23	L	literally (1) 23:20	Mark (1) 37:15
incapable (1) 29:14	IRA (23) 23:1,3;24:1;25:1; 26:1;27:1;28:1,22; 29:1;30:1;31:1;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1;40:1; 41:1;42:1;43:1	lack (2) 41:11,17	little (4) 9:21;10:14,23; 33:21	Mary (4) 6:21;16:6;20:17; 25:11
incorrect (1) 26:25	issue (3) 13:19;24:10;37:16	Ladies (1) 4:2	live (1) 9:24	Mary's (1) 15:2
increase (2) 16:22;18:2	issued (3) 5:25;7:9;14:17	landlord (3) 11:20;12:6,12	lived (1) 9:24	mask (1) 9:19
incurred (1) 14:12	issues (1) 37:18	landlords (1) 11:21	lives (1) 10:3	match (2) 6:16;34:7
indicated (3) 27:16;28:20;29:4	item (1) 27:22	language (1) 34:25	living (1) 16:21	matter (5) 28:7,8,15;36:24; 43:15
indicates (2) 30:14;41:7	items (1) 28:24	last (9) 4:23;6:6;7:3;8:17; 23:21;27:17,23; 37:17;38:4	LLC (18) 4:1;5:1,5;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1	may (3) 14:22;28:14;40:23
indication (1) 34:23		late (2) 31:8;35:16	Local (2) 28:11,16	maybe (2) 9:22;37:16
individual (1) 28:18	J	later (2) 37:24;38:22	located (2) 5:9;23:6	Maykol (2) 5:5,21
individuals (1) 34:21	James (1) 28:11	Law (2) 28:5,16	location (3) 23:24;26:2,16	M-A-Y-K-O-L (1) 5:21
influence (1) 10:13	January (2) 6:23,24	leach (1) 10:11	locations (1) 33:8	mean (4) 14:14,14;30:3,4
information (13) 25:15,21;30:23; 31:5,8,15;39:7,16,18, 20,22;40:8,15	John (1) 36:25	leaches (1) 12:4	long (3) 4:19;38:11,13	meeting (6) 4:3,25;6:6;27:24; 38:24;39:12
inside (1) 5:24	Jon (1) 4:16	least (4) 10:18;15:23;34:10; 41:12	longest (1) 30:22	meetings (1) 6:4
inspections (1) 25:16	Jonathan (7) 28:21,23;29:2,8; 31:20;41:6,6	leave (3) 23:14;24:20;30:6	look (4) 10:17;17:7;26:20; 40:8	MEMBER (114) 4:9,11,13,15;5:2; 6:20,25;7:5,12,16,19, 21,24;8:2,4,11,14,16, 19,23,25;9:3,4,5,6, 15;15:12,15,16,18, 19,22,25;16:4,10,11, 12,13,14,16,18,19,23, 25;17:2,3,7,10,15,20, 23;18:4,5,7,14,17,20, 23,24,25;19:2,12,19, 25;20:3,6,8,13;29:22; 30:2,4,10;31:7,12,13, 17;32:11,16,18;33:2, 5,7,10,14,17;34:12; 35:7,12,15,20,22,24, 25;36:2,3,15,19; 37:22;39:5;41:13,15, 19,22,25;42:4,7,8,9, 10,14;43:4,6,8,10
inspector (4) 6:3;13:14;23:4; 39:8	July (1) 15:17	leaving (1) 11:13	looking (2) 26:5;40:5	memory (1) 16:21
Inspector's (4) 5:6;19:10;20:11; 43:12	juncture (1) 26:6	legal (1) 24:4	lost (2) 5:8;13:16	mentioned (4)
instance (1) 26:25	June (4) 4:2;7:9,16;29:8	Leser (5) 13:12,12;36:23; 37:9,10	Lot (7) 5:11;10:5;11:19, 22;12:3,4;23:7	
instantaneously (1) 30:25	Junior (1) 33:21	less (2) 32:6;34:22	loud (1) 13:6	
insufficient (1) 30:8	K	letter (9) 6:7;24:19;30:16; 39:9;40:2,3,11,11,12	M	
intended (1) 32:9	keep (1) 42:13	letters (2) 6:7;39:22	mailed (2) 29:23;31:6	
interest (2) 29:4,12	keeping (1) 12:13	Lewis (11) 4:8,9;8:16,25;9:5; 18:25;19:25;35:22; 36:2;42:9;43:8	mailers (3) 6:15;34:4,6	
interpret (1) 19:10	Kent (5) 4:12;7:3;20:2; 28:2;43:3	lies (2)	mailing (1) 34:24	
Interpretation (13) 5:6;13:13;14:10, 15,19;19:8,10;20:9; 23:4;27:25;39:8; 42:14,25	kind (8)			
into (5)				

6:20;32:8,10;33:20 messaging (1) 29:9 met (5) 8:21;25:11;31:20; 34:17;40:15 microphone (2) 11:18;37:12 microphones (1) 4:20 Miller (22) 23:11,12;27:16; 30:13,19;31:18;32:4, 7,22;33:3,6,8,11,16, 19;34:13;37:20;40:3, 6,8;43:14,19 mine (1) 41:5 minutes (1) 4:22 mistaken (2) 14:10;31:3 misunderstood (1) 37:16 MOGEL (41) 14:13;15:7,11; 17:13,25;19:7,14,16; 25:24;26:3;27:12; 29:24;30:3,6,12,18; 31:4,9,14,22;32:3,5, 10,17,21;34:18,20; 35:10,17;36:17;37:9, 12,25;38:6,10,21; 41:2;42:17,19,23; 43:18 Mogel's (1) 38:23 moment (1) 40:6 month (4) 7:3;8:17;23:21; 35:4 months (1) 10:4 moot (1) 28:17 more (6) 10:3;11:12;16:8; 27:5,7;39:19 morning (1) 31:2 MORREALE (121) 4:2,6,10,12,14,16, 18,21;5:3,13,19;6:8, 11,17;7:2,7,15,17,20, 23,25;8:3,6,9,12,15, 17,21,24;9:2,7,9,14, 21;11:16,18;12:20; 13:4,11;14:9,21,23; 15:8,13,21,23;16:3,7; 17:5,9,24;18:6,8,10, 13,18,21;19:3,5,8,13, 15,18,20;20:2,4,7,9,	15,18;23:2,10;29:20; 32:15;33:23;34:9,14, 19;35:3,9,11,13,18, 21,23;36:4,6,13,16, 18,20;37:11,13,19; 38:18,21,23;39:3,7, 18,25;40:5,7;41:10, 14,17,20,23;42:2,5, 11,13,16,18,21,24; 43:5,7,9,11,22 most (2) 30:23;34:14 mostly (1) 12:12 motion (13) 8:12,14;9:8;18:18, 20;19:4;35:19,20; 36:5;42:3,4,5,12 moved (1) 12:7 much (1) 36:23 Mulhare (8) 4:10,11;9:6;19:2; 20:8;36:3;42:10; 43:10 municipal (2) 39:21,23 myself (4) 9:12;29:15;32:13; 33:18	30:8 new (3) 12:25;24:24;28:10 newspaper (2) 6:14;34:5 next (5) 4:24;11:25;23:2,3; 35:4 night (1) 43:20 Nobody (3) 9:11;10:3;18:11 noes (1) 19:21 nonconforming (7) 5:7;13:15;14:15; 16:19;17:11,13; 38:16 Nonetheless (1) 31:6 nor (1) 40:11 notations (1) 25:15 note (3) 41:2,5,8 Noted (4) 4:21;20:19;32:3; 43:23 notice (8) 27:20,21,22;28:8; 31:4;34:2,20;35:2 noticed (2) 6:3;27:14 notices (3) 25:15;27:10,17 notification (1) 36:8 notified (1) 34:5 notify (2) 6:14;34:8 notifying (1) 29:6 November (1) 7:11 number (3) 16:22;18:2;28:24	occupants (1) 25:25 o'clock (2) 23:22;30:21 October (1) 39:24 off (5) 4:24;6:12;10:11, 23;15:3 offered (1) 15:19 office (2) 30:21,24 officer (1) 40:22 officially (1) 10:24 old (1) 29:3 once (4) 12:14;13:23;14:5; 32:7 one (15) 10:3,6,15;11:21; 13:20;17:18;25:25; 30:20;31:2,19;33:15; 34:10;35:10;42:15, 20 only (9) 13:7;17:7;25:24; 27:17;29:23;32:7; 40:16,19;42:15 onto (1) 11:3 open (7) 6:18;8:12,17,19; 25:13;30:7;35:19 opening (3) 8:10,22,23 opinion (2) 34:25;41:12 opposed (2) 30:25;31:25 opposite (1) 19:11 option (1) 35:8 order (2) 4:3;7:22 ordinance (1) 28:16 original (3) 5:7;7:21;13:15 otherwise (1) 25:25 ought (1) 24:2 out (15) 10:16,22;11:3,7,9, 13;12:7;14:3;18:11; 25:24;27:18,19; 29:23;39:21,24 outside (2)	5:24;33:8 over (4) 11:8,19;12:4,11 Overrule (4) 19:12,13,14;43:2 overruled (3) 20:10,12;43:13 own (2) 33:14;34:18 owner (5) 5:24;24:24;26:18; 39:10,22 owners (5) 7:10;13:2,20; 27:20;34:22 ownership (3) 24:24;26:4,17
	N			P
	name (6) 5:21;9:13,17; 36:12;37:13,15 names (1) 5:20 narrow (1) 12:23 nature (1) 31:18 necessarily (1) 14:18 necessity (1) 28:2 need (5) 14:14;17:17;24:21; 29:14;36:11 needs (2) 10:24;29:15 neglected (1) 13:23 neighbor (1) 30:15 neighborhood (1) 12:18 neighboring (2) 9:24;27:20 neighborly (1) 13:5 neighbors (1)		O	packet (1) 24:19 page (3) 25:17,17,17 painted (2) 10:23;12:10 park (1) 11:5 parked (1) 11:11 parking (1) 10:25 part (4) 17:11,16;24:24; 40:3 participate (1) 30:9 participated (1) 27:23 participation (1) 43:19 particular (2) 11:6;29:13 passing (1) 40:23 past (2) 10:8;24:23 pay (1) 11:22 peace (1) 9:16 pending (1) 34:12 people (6) 10:2;11:3,23;12:2, 7,17 Perhaps (5) 14:6;23:14;30:8; 38:10;40:22 period (4) 11:19;26:4;30:7; 31:25 periphery (1)

28:22 permission (1) 24:11 permit (8) 5:9;14:17,24;15:2, 3,4;17:16;39:16 permits (3) 13:17;16:8;20:14 permitted (1) 26:22 person (1) 9:12 personally (1) 13:19 persuasive (1) 27:4 pertaining (1) 38:12 pertains (1) 38:15 phrase (1) 42:19 pick (1) 38:22 picked (1) 30:20 pink (1) 10:23 pit (1) 12:8 place (1) 29:16 plain (1) 34:25 plan (1) 24:13 Planning (7) 24:11,13,19;26:23; 39:11,12;40:9 plans (2) 6:2;20:16 plat (1) 10:17 PLATT (20) 4:19;5:4;6:14;7:9; 8:7,18;9:11;14:22, 24;17:16,21;18:11; 23:3;30:15;31:10; 34:5;36:8;39:2,9,20 Please (8) 4:4;5:14,19;9:17, 18;14:23;37:13;40:7 Pledge (2) 4:4,5 pm (2) 20:19;43:23 podium (1) 5:15 point (4) 11:6;24:25;25:23; 27:19 poor (1) 13:20	porch (1) 12:5 pose (1) 26:11 posed (1) 26:9 possible (1) 30:22 possibly (1) 34:16 post (2) 30:20,23 potable (1) 18:16 potential (1) 14:12 potentially (1) 14:11 pounded (1) 10:22 practically (1) 11:10 practice (2) 28:3,9 precisely (1) 42:19 predating (1) 24:8 predicated (1) 28:10 preexisting (3) 5:7;13:15;14:16 present (1) 29:5 presume (1) 30:24 pretty (2) 7:5;33:12 previous (3) 5:24;6:4;11:20 previously (2) 28:21,21 prior (9) 15:22;23:18;29:18; 34:22;38:6;40:13; 41:4;42:20,22 privately (1) 37:6 probably (3) 12:12;37:4;38:4 probative (1) 27:5 problem (3) 10:25;11:24;12:2 problems (2) 12:12,17 process (1) 17:16 project (1) 38:17 properly (1) 27:14 property (31)	5:9,23;6:4;7:10; 9:24,25;10:13,16,19; 12:13,16,19;13:2; 23:5,6,18;24:6,7,8, 11,16;25:22;26:22; 27:9,20;33:3,15; 34:22;37:21;39:10, 21 proposals (1) 14:6 propose (1) 4:24 prospective (1) 24:18 Protection (1) 23:9 prove (1) 17:17 provide (2) 17:21;31:15 provided (12) 25:22;30:13;31:5, 8,21,21;39:17,20; 40:3,8;41:11;43:17 provides (1) 27:19 public (26) 5:4;6:12,18;8:10, 13;9:10,15;15:9; 18:8,19;23:3;25:9; 27:14;28:2,3,8,10; 34:2;35:19;36:7,11; 37:6,11;38:6;42:2,3 pull (1) 11:9 pulling (1) 11:7 purchased (2) 6:2;15:16 purchaser (2) 24:18,18 purpose (3) 24:15;32:2,5 purposes (3) 26:22;31:22,24 pursued (1) 14:19 purview (2) 12:25;17:4 push (1) 30:5 put (6) 4:24;6:3;11:23; 12:7;31:22;39:6	quiet (1) 12:18 quite (2) 24:4;33:22 R raised (1) 24:10 Rampe (45) 4:14,15;5:2;6:20, 25;7:21;8:11,14,23; 9:3;15:16,18;16:4,10, 12,14,18,23;17:2,7, 15,20,23;18:4,7,17, 20,23;20:6;29:22; 30:2,10;31:7,12; 32:16;35:24;36:19; 37:22;41:13,15,19, 22,25;42:7;43:6 ran (1) 10:10 RE (38) 4:1;5:1;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1;18:1;19:1; 20:1;23:1;24:1;25:1; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1 reach (1) 18:11 reached (1) 25:19 reads (1) 16:20 real (1) 25:3 really (7) 10:24;12:24;17:4; 29:10;33:15;36:23, 24 reason (1) 30:7 reasonable (1) 28:6 rebar (1) 10:22 rebuild (2) 6:2;14:25 recall (1) 10:21 receipts (4) 27:15,18;30:12; 34:6 receive (1) 31:11 received (9) 7:10;15:2;27:15, 17;29:8;30:10,13,16;	34:7 recently (1) 29:2 recited (1) 4:5 record (9) 14:13;23:18;24:2, 14;25:9;28:4,5;30:7; 40:19 records (2) 25:18;40:9 recuse (2) 29:15;32:13 recused (1) 33:18 redeemed (1) 31:3 redone (1) 10:24 referred (2) 28:7,15 referring (1) 28:13 refers (1) 23:18 reflect (3) 28:5;40:19,21 reflects (4) 24:2;25:9,15;40:10 regard (4) 14:15;24:17;28:18; 29:17 regarding (5) 37:16,17,19,23; 39:8 regards (2) 23:5;38:16 regularly (1) 32:19 rehashing (1) 5:20 reiterating (1) 39:10 relationship (1) 37:6 relevance (1) 29:13 relevant (3) 23:16,17,25 relief (3) 19:17,23;43:2 remedy (1) 13:18 remember (1) 7:3 remind (1) 28:19 remodel (1) 6:10 renovate (2) 14:25;15:4 repeat (1) 31:12
		Q		
		qualifying (1) 39:14 quarters (1) 16:22 quick (1) 4:6		

reports (1) 25:16		41:18,20	speakers (1) 18:8	structures (2) 15:4;17:18
represent (2) 23:19;27:8	S	side (1) 10:8	speaking (2) 4:19;10:2	stuff (4) 6:7;11:24;12:11;
representative (1) 5:14	sake (2) 13:5;33:23	significantly (1) 27:5	special (2) 7:8;39:16	38:16
represented (2) 28:21,23	sale (2) 34:12,16	single (2) 10:7,9	specific (1) 38:20	style (1) 29:10
request (1) 24:25	sales (1) 24:13	single-family (1) 15:5	specifically (1) 38:19	subject (2) 29:9;33:25
require (1) 28:14	same (5) 12:18;27:19;31:6; 39:14;42:21	sit (1) 20:16	specifics (1) 28:12	submit (1) 27:17
required (1) 34:17	Sanchez (9) 5:5,16,18,21,21; 6:9,22,24;20:16	site (4) 24:13;31:24;32:22, 23	specifies (2) 17:25;29:24	submitted (2) 6:2;20:16
requirement (2) 26:19,20	sat (1) 25:12	situation (1) 35:5	spoke (1) 33:21	Subsection (1) 28:5
requires (2) 28:9;34:20	saying (4) 13:17;16:23;24:20; 35:8	six (1) 10:4	spot (1) 31:22	Subsequent (1) 10:20
reread (1) 39:25	scans (1) 30:24	slate (1) 14:11	stand (1) 4:4	sudden (1) 11:10
resident (1) 34:10	search (3) 25:3;39:21,24	sleeping (1) 16:22	standard (1) 24:25	sufficient (1) 17:17
residential (3) 5:8,12;13:15	second (8) 8:15,24,25;18:21; 27:23;35:21,22;42:5	slips (2) 6:15;34:6	start (1) 13:4	suggests (1) 26:8
respond (4) 27:7;36:9,9,14	Section (2) 5:10;23:7	slopes (1) 11:2	started (1) 32:24	Sullivan (1) 26:12
responded (2) 18:12;38:25	seeking (1) 19:17	small (1) 16:12	state (9) 5:19;9:13,17; 28:10,11;30:16; 34:17;36:11;37:13	summer (1) 43:21
response (6) 4:17;13:10;18:9; 25:4,17;40:12	sell (1) 26:14	somebody (1) 26:14	states (2) 28:5;41:3	supposed (1) 34:8
retail (3) 23:5;24:12;26:2	selling (1) 26:12	somehow (1) 32:14	statute (1) 28:9	sure (9) 4:23;7:5;12:16,18; 14:21;16:7,24;17:19; 35:13
retained (1) 28:21	send (3) 6:6;27:18;41:7	someone (1) 25:10	statutes (1) 28:13	survey (3) 10:14,21,21
return (4) 27:14,18;30:12; 34:5	sense (1) 37:2	sometimes (2) 10:25;11:4	stays (1) 12:18	swallow (1) 11:9
review (1) 4:22	sent (3) 6:7;36:8;39:9	somewhat (1) 28:24	steeply (1) 11:2	sworn (2) 41:3,23
Ridge (1) 23:8	September (1) 41:7	son (2) 26:3;28:22	stenographer (5) 9:13,18;36:12; 37:14;38:17	system (3) 10:7,7;30:25
right (17) 4:21;7:7;11:25; 12:5;15:21;16:10,11, 18,23;18:4,5;19:22; 31:17;33:16;36:17; 38:18;41:19	septic (10) 10:7,7,10;16:5,9, 24,24;17:17,18;18:15	soon (1) 36:9	Steve (1) 43:16	T
risk (1) 34:16	Series (1) 28:12	sooner (1) 31:10	Steven (1) 38:23	talk (1) 38:11
Road (12) 5:10;9:25;10:15; 11:4,6,6,11;23:7; 32:24;37:21;38:5; 41:8	service (1) 32:24	sorry (2) 7:13;37:12	still (2) 14:14;30:20	talking (1) 13:22
rose (1) 24:16	several (1) 38:15	sort (1) 23:14	stop (1) 7:22	tank (1) 10:10
routine (1) 25:4	shall (1) 28:6	sought (1) 24:23	stopped (3) 7:13,14;15:20	Tax (2) 5:10;23:7
rule (1) 28:15	share (1) 39:8	sound (1) 15:11	store (2) 26:12,13	team (1) 10:21
	short (1) 23:13	sounds (5) 12:24,25;13:24; 14:3;15:9	straight (1) 19:5	Technical (1) 28:12
	shorten (1) 37:2	South (3) 23:7;37:21;41:8	street (2) 11:5;26:12	tenant (1) 26:13
	shoulder (2) 11:5,11	speak (8) 9:10,12;11:18; 36:7,21;38:10,23; 40:17	structural (1) 17:25	termination (1) 15:3
	showing (2)	speaker (1) 13:11	structure (2) 5:8;13:16	terms (2) 27:6;33:12
				test (1)

17:22 testify (1) 27:3 Thanks (5) 15:8;17:24;29:20; 34:9;39:3 theirs (1) 10:19 thinking (1) 14:4 though (1) 17:2 thought (2) 17:7;41:15 three (2) 28:13;30:21 Thursday (1) 29:11 times (2) 12:3,4 today (1) 33:21 together (1) 32:18 tonight (2) 30:5;36:20 top (1) 11:10 touched (1) 5:24 Town (18) 7:6;12:14;14:19, 20;15:19;27:11,15; 28:5,13;29:10;31:5, 9;32:24;33:4;34:11; 39:6;41:11,18 Town's (2) 25:18;34:18 tracking (3) 30:13,22;34:10 tremendous (1) 37:5 tricky (1) 19:19 tried (1) 14:2 trigger (1) 16:8 truck (1) 23:25 try (2) 19:20;23:13 twice (1) 12:14 two (18) 5:11;6:10;7:4,6,20; 8:5;10:6,9,16;13:21; 14:25;15:2,22;17:18; 19:21;23:22;39:19; 41:21	unable (1) 31:10 unbelievable (1) 36:25 unclear (1) 36:19 under (2) 27:21;28:16 underneath (1) 11:24 unfortunately (1) 26:25 units (2) 6:10;18:3 Unless (3) 14:10;27:6;35:14 unwise (1) 29:17 up (15) 6:16;7:3;9:15; 11:9;12:13;19:5; 25:7,10;27:3;30:20; 34:7;37:3;38:15,22; 42:16 update (1) 39:16 uphold (3) 19:9,22;42:24 upon (2) 28:10;39:13 use (35) 5:8;6:3;7:8,13,14; 10:6;13:15;14:16; 15:3,10,20;16:19; 23:5,18;24:8,11,12, 17,25;25:5,12;26:2,4, 21;27:8,9;31:24; 38:16;39:14,16,18; 41:3,12,13,14 used (6) 11:23;15:5;16:2; 24:15;25:22;35:10 uses (3) 14:25;17:13;24:9 usually (1) 12:19 utilized (1) 32:8	veneered (1) 12:11 verbal (3) 4:17;13:10;18:9 via (1) 30:17 vicinity (1) 34:21 village (1) 28:13 violation (7) 5:25;7:9,11,22;8:8; 19:22;25:2 violations (4) 14:12,13,16;27:10 vote (18) 6:18;19:6,9,16,24, 25;20:2,3,4,5;30:5; 42:15,24,25;43:3,5,7, 11	5:11;7:20;23:8; 34:21,21 without (6) 5:9;13:16;14:17; 25:20;29:6;40:14 withstanding (1) 41:4 worded (1) 13:25 words (1) 37:5 work (3) 7:22;11:4;24:4 wrong (1) 37:4	18:14 199-58A (1) 27:19 19th (1) 29:8
			Y	2
			yard (2) 12:5,9 year (6) 5:25;7:4;11:19; 24:5,23;40:13 years (11) 7:6,20;8:5;9:25; 12:11;13:20,23; 15:22;24:5;39:19; 41:21 yesterday (1) 30:17 York (1) 28:10	2.20 (1) 23:8 2011 (3) 39:11,20,23 2013 (1) 24:16 2016 (1) 41:7 2022 (7) 7:10,11,16,22;8:8; 15:17;39:24 2023 (1) 39:9 21st (2) 7:11;40:11 22 (1) 7:25 22.3 (1) 23:7 22nd (1) 41:7 24 (1) 4:23 25th (2) 7:22;8:8 267-A (1) 28:5 2nd (2) 7:9,16
		W	Z	3
		wait (1) 38:11 waiting (1) 30:20 Walker (3) 5:10,23;9:25 walking (1) 10:15 watched (1) 10:2 water (2) 17:21;18:16 way (11) 8:2;13:20,24;14:3, 18;16:19;31:18; 33:17;40:23;42:19, 21 weight (1) 41:10 whatchamacallits (1) 26:14 what's (2) 10:5;14:3 wholesale (2) 24:12;26:2 Who's (2) 17:2;25:3 widgets (1) 26:12 wife (1) 5:22 willed (1) 13:22 wintertime (1) 11:2 wiping (1) 14:11 withdrawn (1) 26:7 within (5)	ZBA (2) 4:3;28:9 Zone (2) 5:12;23:9 Zoning (6) 14:6;24:8,9;28:12; 29:6;38:2 Zoom (7) 9:11;18:10,11; 27:23;36:8,14;38:25	30 (1) 11:19 33 (1) 9:25 39 (1) 5:11
	V		1	4
U	vacates (1) 26:13 VALLEY (22) 4:1;5:1,5,10,23; 6:1;7:1;8:1;9:1,25; 10:1;11:1;12:1;13:1; 14:1;15:1;16:1;17:1; 18:1;19:1;20:1;23:8 variance (1) 28:15 various (1) 24:9		1 (2) 5:10;23:7 12 (1) 5:10 12th (1) 39:24 148 (2) 23:6;41:8 17 (1) 32:24 1990 (1) 9:25 199-51A (1) 17:13 199-54 (1)	49 (1) 23:7
				5
				500 (1) 34:21
				6
				68 (1) 5:9

7				
7 (1) 28:5 7:22 (1) 20:19 7:50 (1) 43:23 70 (1) 5:10 74 (1) 9:25				