

TOWN OF MAMAKATING
PLANNING BOARD MINUTES

July 12, 2022

TOWN HALL
WURTSBORO, NEW YORK

PLANNING BOARD MEMBERS:

LORRENCE GREEN, Chairman

ALEX GOODMAN, Board Member

MORT STAROBIN, Board Member

RICHARD GLISSON, Board Member

JOHN LACEY, Board Member

DOUGLAS STAINTON, Board Member

ADRIENNE JENSEN, Alternate Board Member (via Zoom)

KYRA PLATT, Building Department

MEGAN COMFORT, Building Department

J. BENJAMIN GAILEY, ESQ., Attorney

CHRISTIAN PAGGI, P.E., Engineer

ADRIANA BELTRANI, Planner

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
Acceptance of May and June 2022 minutes	
KL Enterprises (Kevin Lechner) on behalf of Michael and Flora Graham - Proposed Site Plan and Special Use for Public Utility	3 - 33
Beth Hamedrash Shaarie Yosher Institute, Inc. Proposed Amended Site Plan (fence)	34 - 46
Board Business	47 - 56
Close Meeting	55

* * * * *

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
PLANNING BOARD

----- X
KL Enterprises (Kevin Lechner) on Behalf
of Michael & Flora Graham
Tax Map Section 26; Block 1; Lot 22.2
Airport Development Zone and Mountain
Greenbelt Zone

----- X
Town Hall
Town of Mamakating
July 12, 2022
7:04 P.M.

PLANNING BOARD MEMBERS:

- LORRENCE GREEN, Chairman
- ALEX GOODMAN, Board Member
- MORT STAROBIN, Board Member
- RICHARD GLISSON, Board Member
- JOHN LACEY, Board Member
- DOUGLAS STANTON, Board Member
- ADRIENNE JENSEN, Alternate Board Member (via Zoom)
- KYRA PLATT, Building Department
- MEGAN COMFORT, Building Department
- J. BENJAMIN GAILEY, ESQ., Attorney
- CHRISTIAN PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

Also Present: Zachary Peters, P.E.
On Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
Post Office Box 385
Narrowsburg, New York 12764

Reported By: Rosemary A. Meyer

1 - RE: KL ENTERPRISES -

2 CHAIRMAN GREEN: Welcome to the Town of Mamakating July
3 2022 meeting the Planning Board.

4 Could I have a motion to open the meeting?

5 BOARD MEMBER: I'll make the motion.

6 CHAIRMAN GREEN: Alex.

7 BOARD MEMBER STANTON: I'll second it.

8 CHAIRMAN GREEN: Doug seconded it.

9 All in favor?

10 BOARD MEMBER GOODMAN: Aye.

11 BOARD MEMBER STAROBIN: Aye.

12 BOARD MEMBER GLISSON: Aye.

13 BOARD MEMBER LACEY: Aye.

14 BOARD MEMBER STANTON: Aye.

15 CHAIRMAN GREEN: Aye.

16 (The motion was approved and carried.)

17 CHAIRMAN GREEN: Okay. Tonight Adrienne Jensen is
18 watching the meeting on Zoom. She'll be a voting member.

19 Please join me in the Pledge of Allegiance.

20 (The Pledge of Allegiance was recited.)

21 CHAIRMAN GREEN: Thank you.

22 All right. So an announcement, doing that correctly.

23 We do have people watching the meeting on Zoom so please talk
24 into the microphones.

25 We're getting a thumbs up.

1 - RE: KL ENTERPRISES -

2 Everybody should have gotten the minutes for May and
3 June. Anybody have any comments on them?

4 (No verbal response.)

5 CHAIRMAN GREEN: They're well done.

6 Do I have a motion to accept the minutes of May 2022 and
7 June 2022?

8 BOARD MEMBER GLISSON: Motion.

9 CHAIRMAN GREEN: Rich.

10 Second?

11 BOARD MEMBER GOODMAN: Second.

12 CHAIRMAN GREEN: Alex.

13 All in favor?

14 BOARD MEMBER GOODMAN: Aye.

15 BOARD MEMBER STAROBIN: Aye.

16 BOARD MEMBER GLISSON: Aye.

17 BOARD MEMBER LACEY: Aye.

18 BOARD MEMBER STANTON: Aye.

19 ALTERNATE BOARD MEMBER JENSEN: Aye.

20 CHAIRMAN GREEN: Aye.

21 (The motion was approved and carried.)

22 CHAIRMAN GREEN: Okay. The next item on the agenda is
23 the public hearing for KL Enterprises, Kevin Lechner on
24 behalf of Mike and Flora Graham, proposed site plan and
25 special use permit for public utility of two 30,000 gallon

1 - RE: KL ENTERPRISES -

2 propane storage tanks and a 12-by-12 power utility building.

3 The property is located on McDonald Road, Tax Map
4 Section 26; Block 1; Lot 22.2. It is approximately 4.76
5 acres and lies within the Airport Development Zone and
6 Mountain Greenbelt Zone.

7 So you guys want to start or should we open the public
8 hearing first or ...

9 MS. BELTRANI: I think it's helpful to get the technical
10 comments out of the way.

11 CHAIRMAN GREEN: Okay. Proceed.

12 MS. PLATT: Just make sure you use the microphone.

13 MR. PETERS: Sure.

14 Zachary Peters from Mecurio-Norton- Tarolli-Marshall,
15 engineers for the Applicant. Mr. Lechner is also here, as
16 well.

17 There's not too much other than the summary you read of
18 the project. It's relatively straightforward. We're
19 proposing two above-ground 30,000 gallon propane storage
20 tanks on an existing parcel. Very minor site improvements
21 from what's already out there. It's approximately a half an
22 acre of disturbance. There's no on-site offices or water or
23 sewage service proposed or required.

24 That's basically the gist of what the project is.

25 CHAIRMAN GREEN: Okay. Christian.

1 - RE: KL ENTERPRISES -

2 MR. PAGGI: So this, I don't think we prepared a formal
3 letter yet, but we reviewed the information that was
4 submitted. This was the one that was submitted after the ...

5 MS. BELTRANI: Yes.

6 MR. PAGGI: Okay.

7 There were a few comments that I think do warrant some
8 discussion, one relative to the required permits from the DEC
9 and Homeland Security. You guys have indicated that you
10 don't believe permits are required. That's really all that I
11 think that the Board can ask for. So simply noting that on
12 the plan I think would be appropriate, just that no permits
13 are required.

14 MR. LECHNER: The only thing, there's no permit
15 required. However, once they are installed the tanks need to
16 be registered with the DEC.

17 MS. BELTRANI: Right.

18 MR. LECHNER: I just wanted to --

19 MR. PAGGI: Yes.

20 MR. LECHNER: -- clarify that we're on top of that.

21 MR. PAGGI: Is that for the petroleum? The DEC --

22 MS. BELTRANI: Bulk petroleum.

23 MR. PAGGI: Yes, the DEC's comment indicated that they
24 thought that there was a permit required for the bulk
25 petroleum.

1 - RE: KL ENTERPRISES -

2 MR. GAILEY: No, just registration.

3 MR. PAGGI: Okay.

4 MR. LECHNER: For liquid petroleums --

5 MR. PAGGI: Right.

6 MR. LECHNER: -- not vapors.

7 MR. PAGGI: Right. So that letter was actually
8 incorrect, right, I believe? It doesn't appear that they
9 require registration?

10 MS. BELTRANI: Yes.

11 MR. LECHNER: It does require registration.

12 MR. PAGGI: Okay.

13 MR. LECHNER: But we're aware of it.

14 MR. PAGGI: Perfect.

15 The other item was relative to the driveway. The letter
16 that we got from Zack did not really jive with the response
17 that we got from you about how to handle the access from
18 McDonald. You met with the highway super out there and
19 talked about doing an apron and you're okay with that? The
20 town specs for the commercial driveway is to have a paved
21 apron.

22 MR. LECHNER: Paved or concrete.

23 MR. PAGGI: Right.

24 MR. LECHNER: And Huffy suggested, when I met with him,
25 he suggested concrete as opposed to asphalt because of the

1 - RE: KL ENTERPRISES -

2 weight.

3 MR. PAGGI: And that makes perfect sense.

4 And relative to the culvert, I would think that that
5 could be handled similarly with a site meeting either with
6 the Highway Department or us. If one really does not look
7 like it is needed then it doesn't really make sense to do
8 that. What Zack had mentioned about in his letter about that
9 culvert pipe and the condition of it and the condition of the
10 right-of-way in that area, it didn't sound like it really
11 made sense to either fix that or put a new one in, so I would
12 agree with that. But if you guys meet with the highway super
13 just make sure that he's good with that. That could be
14 formalized in a condition also, that the highway permit will
15 be obtained and any apron improvements to that driveway will
16 be consistent with what the highway super is asking for and
17 consistent with the town highway specs.

18 So that was really it. We had our comments. We don't
19 have any new comments. We have our comment letter from the
20 last meeting, but we'll prepare a comment letter responding
21 to what you guys have submitted. But those were really the
22 major items.

23 MR. PETERS: I don't think we have any issue with that.

24 MR. PAGGI: Okay.

25 MR. PETERS: It makes sense.

1 - RE: KL ENTERPRISES -

2 MR. PAGGI: Perfect.

3 CHAIRMAN GREEN: Yes, because I think you had pretty
4 much responded to their June 7th note when you responded.

5 Let me just ask. Do we have to be concerned about the
6 trucks pulling onto 209?

7 MR. PAGGI: They did provide sight distance
8 measurements. There appears to be more than enough sight
9 distance.

10 CHAIRMAN GREEN: Okay.

11 MR. PAGGI: It looks like there's some vegetation that
12 needs to be cleared and some of that is in the right-of-way.

13 Ben, do you know how that's usually handled for
14 maintaining vegetation in a right-of-way, other
15 municipalities do it?

16 MR. GAILEY: There can be a sight distance easement, if
17 that's necessary, just to assure that you keep the vegetation
18 down.

19 MR. LECHNER: The plow trucks go in and out of there. I
20 mean that's -- our propane Bobtails are equivalent to one of
21 those trucks.

22 CHAIRMAN GREEN: Okay.

23 MR. LECHNER: So ...

24 MR. PAGGI: But there should be no issue.

25 CHAIRMAN GREEN: Okay. Just asking.

1 - RE: KL ENTERPRISES -

2 MR. PAGGI: There's plenty of sight distance. It's
3 really just a matter of maintaining that right-of-way. If
4 the right-of-way is overgrown like it seems to be in that
5 area, it could be an obstruction for someone pulling out.

6 MR. LECHNER: And currently, fuel trucks do go down that
7 road to deliver fuels to the residents that do live on that
8 road, and the business that's there, also.

9 MS. BELTRANI: I think the Chairman was asking about
10 Route 209.

11 CHAIRMAN GREEN: Right, where it goes onto --

12 MR. PAGGI: From McDonald.

13 CHAIRMAN GREEN: Right.

14 MS. BELTRANI: Right.

15 MR. LECHNER: And trucks do go down McDonald to deliver
16 fuels to the residents that are at the end of McDonald and to
17 the one business that's on McDonald, as well.

18 CHAIRMAN GREEN: Okay.

19 MR. LECHNER: So if they don't complain or there doesn't
20 seem to be an issue ...

21 MS. BELTRANI: Well, I don't think that this project
22 spills over to 209. I don't think that the scale of this
23 project would impact functions on Route 209.

24 MR. PAGGI: And this wouldn't have been circulated to
25 the DOT, I can't imagine.

1 - RE: KL ENTERPRISES -

2 MS. BELTRANI: No.

3 MR. PAGGI: But I don't really see this --

4 MR. LECHNER: That should be out of my responsibility.

5 CHAIRMAN GREEN: Okay.

6 Adriana.

7 MS. BELTRANI: We provided some informal comments via
8 e-mail.

9 So the only thing, we have some procedural comments for
10 the Board. The only thing that we noted was just the outdoor
11 storage of individual use tanks. The comment letter noted
12 they'd be located adjacent to Bobtail parking, but that
13 should just be shown on the plan. Just show us where the
14 storage is going to be.

15 MR. PETERS: Yes. We were discussion that and we were
16 going to relocate it a little bit, the other side.

17 MS. BELTRANI: Okay.

18 MR. PETERS: It just didn't get added on there.

19 MS. BELTRANI: And will those be secured or is that just
20 going to be kind of an open area?

21 MR. PETERS: It's going to be open area within the fence
22 that's --

23 MS. BELTRANI: Existing.

24 MR. PETERS: -- along the frontage there. But yes,
25 they're going to be within there.

1 - RE: KL ENTERPRISES -

2 MS. BELTRANI: So the Notice of Intent went out a little
3 bit late, but the real agency of concern at this point is the
4 DEC which did provide comments. If engineering is
5 appropriate and the public hearing doesn't bring anything up,
6 the Board could consider a Negative Declaration. I have
7 attached a draft Part 2 and 3 once you've heard your public
8 comments.

9 The County comments, however, have not been received,
10 and those were also submitted a little bit late. We do have
11 to wait 30 days to receive those comments before advancing
12 the project at this point.

13 CHAIRMAN GREEN: Okay.

14 MR. LECHNER: Can we find out when they were submitted?

15 MS. BELTRANI: That's a question for Kyra.

16 MS. PLATT: July 10th.

17 MR. LECHNER: Oh, okay.

18 MS. PLATT: Yes.

19 CHAIRMAN GREEN: Does anybody have any comments?

20 Mort.

21 BOARD MEMBER STAROBIN: I have a question. Maybe it's
22 to the engineer. Why did you make the application under the
23 aegis of being a public utility?

24 MR. LECHNER: Because as per the definition -- let me
25 get it so I can read it.

1 - RE: KL ENTERPRISES -

2 MR. PETERS: While he's finding that, that was the
3 direction that he got on this project when he went in for
4 initial discussion with the Building Department --

5 CHAIRMAN GREEN: Right, yes.

6 MR. PETERS: -- for this sort of use.

7 MR. LECHNER: So in the zoning, public utility is
8 approved for both these zones. The definition of public
9 utility from the Town is any person, firm or corporation,
10 corporation, Lechner's Propane, or governmental agency duly
11 authorized to furnish to the public under governmental
12 regulation, which I had to take our New York State business
13 certificate and submit those to Mary under advisement of the
14 Planning Board attorney because Mary had to verify the
15 definition. So New York State approves Lechner's Propane as
16 a propane company.

17 BOARD MEMBER STAROBIN: But it's not a public utility.
18 The only reason I ask this --

19 MR. LECHNER: The --

20 BOARD MEMBER STAROBIN: No, let me explain the reason I
21 ask. Is because the reason that this project, I think, got
22 delayed was because what is the definition of a public
23 utility. Not that it's going to affect this project at this
24 time because it's moved ahead, but that I would say more
25 clarity on future projects, we should have a definition in

1 - RE: KL ENTERPRISES -

2 our zoning that specifically addresses what is a public
3 utility and what's not a public utility.

4 CHAIRMAN GREEN: I was going to wait.

5 MR. GAILEY: On this one, the building inspector made a
6 determination that this proposed use falls within that
7 definition.

8 CHAIRMAN GREEN: I was going to wait until afterwards.

9 MR. LECHNER: And the town definition, let me finish
10 this, duly authorized to furnish the public, under
11 governmental regulation, electricity, gas, water, sewage
12 treatment, steam, cable television and telephone, but shall
13 not mean any person or entity that provides wireless
14 telecommunication services to the public. That the Town's
15 definition. And Lechner's Propane is a gas company that
16 furnishes gas to the public. So per Town definition, it's
17 verbatim.

18 CHAIRMAN GREEN: I was going to have this discussion
19 afterwards because I have the definition here. I agree with
20 you and I agree with you Mary made the determination.

21 MR. GAILEY: Right.

22 CHAIRMAN GREEN: What we'll discuss afterwards is the
23 Town -- I've spoken to a few of the board members about this.
24 There's actually an ambiguity in this. The lawyers don't try
25 to be microbiologists, I don't try to be a lawyer. The

1 - RE: KL ENTERPRISES -

2 ambiguity is that utilities are permitted in all the areas in
3 the town which technically means my next door neighbor could
4 decide they want to build a utility and put up a 33,000
5 gallon tank in their front yard, which I know nobody wants.
6 So we're going to probably ask the Town to take a better at
7 look at this so that your project can be approved. Others
8 like you, I mean I've gone down there, you've got Porco
9 two-tenths of a mile away. You've got Kohl's, the warehouse,
10 has got a 33,000 gallon tank you can literally see from the
11 property. I don't think anybody has an objection. But the
12 Town, I think, is going to have to tighten up the definition.
13 To me, it becomes, in here it says it's under government
14 regulation, which you certainly are, versus under government
15 regulation as a utility. I think that that's where the
16 ambiguity comes in, that they need to just put a tighter lid
17 on it. But yes, I wanted to discuss this afterwards. We've
18 now discussed it.

19 MR. LECHNER: That's between the Planning Board and the
20 Town Board.

21 CHAIRMAN GREEN: Absolutely, absolutely.

22 All right. Should we open up the public hearing?

23 MR. GAILEY: Yes.

24 CHAIRMAN GREEN: Do I have a motion to open up the
25 public hearing?

1 - RE: KL ENTERPRISES -

2 BOARD MEMBER STAROBIN: (Hand raised.)

3 CHAIRMAN GREEN: Mort.

4 Do I have a second?

5 BOARD MEMBER LACEY: Second.

6 CHAIRMAN GREEN: John. John Lacey seconding.

7 All in favor?

8 BOARD MEMBER GOODMAN: Aye.

9 BOARD MEMBER STAROBIN: Aye.

10 BOARD MEMBER GLISSON: Aye.

11 BOARD MEMBER LACEY: Aye.

12 BOARD MEMBER STANTON: Aye.

13 ALTERNATE BOARD MEMBER JENSEN: Aye.

14 CHAIRMAN GREEN: Aye.

15 (The motion was approved and carried.)

16 CHAIRMAN GREEN: Okay. Do we have anybody from the
17 public that would like to come up and address the Board?

18 MS. PLATT: Chris Leser is first. Chris Leser.

19 CHAIRMAN GREEN: Okay. Chris.

20 MR. LESER: First, a bit of useless information.

21 Looking up on this legal notice here from the Town, I want to
22 fault the newspaper for the time and the date. It's from the
23 Democrat. So looking up at the top of the newspaper it says
24 Friday, January 21st, 2022. Umm. But anyway, the other side
25 says Friday July 8th in case anybody really cares. But

1 - RE: KL ENTERPRISES -

2 just --

3 CHAIRMAN GREEN: But is that the newspaper's fault or
4 our fault? That was the newspaper that said it? It wasn't
5 in our advertisement; right?

6 MR. LESER: Well, it was your advertisement on the page
7 of January 21st, 2022. So somebody made a -- not you.

8 CHAIRMAN GREEN: No.

9 MR. LESER: Anyway --

10 CHAIRMAN GREEN: Good

11 MR. LESER: -- moving right along --

12 CHAIRMAN GREEN: I have three town board members back
13 there so I want to make sure we're not in any trouble.

14 MR. LESER: Okay. So are there any issues from the
15 neighbors? You know, they do the postal cards and all that.
16 Any issued from the neighbors?

17 CHAIRMAN GREEN: No.

18 Kyra.

19 MS. PLATT: So they were all sent appropriately. They
20 received seven out of the eight back. But all eight were
21 sent out and the newspaper was notified, even though they had
22 a typo on their date there.

23 MR. LESER: It's more than a typo. A year off, almost.
24 Whatever.

25 Okay. So what is the relationship there between Michael

1 - RE: KL ENTERPRISES -

2 and Flora Graham? Just project is on their property?

3 CHAIRMAN GREEN: Yes, I believe so, but you can answer
4 it, yes.

5 MR. LECHNER: I'm going to use the microphone, so sorry.

6 So we are in contract with Michael Graham that if the
7 project gets approved we are going to purchase the property.
8 So we are purchasing the property pending approval.

9 MR. LESER: Okay. I never heard that name mentioned so
10 I think that's also something --

11 CHAIRMAN GREEN: Yes, we were aware.

12 MR. LESER: Okay. Mr. Lechner stated he is an engineer.
13 What one? What species?

14 MR. LECHNER: I'm an aerospace engineer and I'm a
15 mechanical engineer.

16 MR. LESER: Aerospace, you have a degree in that?

17 MR. LECHNER: Yes, sir.

18 MR. LESER: Where did you go?

19 MR. LECHNER: Master's.

20 MR. LESER: What will be the name of the company? Will
21 it be KL Enterprises?

22 MR. LECHNER: KL Enterprises owns the land.

23 MR. LESER: Not yet.

24 MR. LECHNER: Well, correct.

25 And Lechner's Propane is the company that's going to be

1 - RE: KL ENTERPRISES -

2 moved to that location.

3 MR. LESER: That will be the name of the company?

4 MR. LECHNER: Lechner's Propane, yes.

5 MR. LESER: Okay. I guess that's basically it.

6 But one more useless bit of information. I just throw
7 it out anyway. It's been said to me that the town needs more
8 rateables. People are constantly, we need more rateables.
9 But this project before you, to me, will not generate any
10 taxes so I don't see where it's going to be a rateable.
11 They're not going to have any revenue. If someone wants to
12 tell me that I'm wrong. But all they're going to do is
13 generate town and county taxes. So ...

14 CHAIRMAN GREEN: Do you want to respond?

15 MR. LESER: Well, I would figure that would be a -- it's
16 nothing against you. I'm just saying that this is not a
17 business that's going to generate taxes. People have said we
18 need more rateables. This is not a rateable. They don't
19 sell to the everyday person with, you know, the typical
20 propane tank.

21 CHAIRMAN GREEN: I think at a minimum --

22 MR. LECHNER: We do.

23 MR. LESER: You didn't mention -- I mean you did mention
24 something like that the last time.

25 MR. LECHNER: We won't be selling -- customers do not

1 - RE: KL ENTERPRISES -

2 come to that property. However -- because that was the whole
3 thing with the planning. However --

4 CHAIRMAN GREEN: Right.

5 MR. LECHNER: -- if you use propane at your house, we
6 are more than happy to come and put our tanks there and --

7 MR. LESER: Oh, you are going to support the public.

8 MR. LECHNER: Absolutely.

9 MR. LESER: Oh. I just thought this was going to be a
10 big franchise, 30,000 gallon of propane.

11 MR. LECHNER: No, sir.

12 MR. LESER: Okay. You weren't clear with that and
13 that's why I was wondering.

14 MR. LECHNER: And you mentioned about revenue.

15 MR. LESER: Right.

16 MR. LECHNER: So currently, Lechner's Propane is in
17 Delaware County, Town of Hancock so the tax revenue and
18 whatnot is being generated to Delaware County.

19 MR. LESER: That's bad. I'm concerned with the Town of
20 Mamakating.

21 MR. LECHNER: Correct.

22 MR. LESER: So --

23 MR. LECHNER: By bringing the company here, we are going
24 to be bringing the revenue here to Sullivan County in the
25 Town of Mamakating.

1 - RE: KL ENTERPRISES -

2 MR. LESER: How are you going to get their revenue from
3 there to here?

4 MR. LECHNER: Because we're moving the entire company
5 here.

6 MR. LESER: I get that. Where's the tax base here from
7 the people in the Town of Mamakating and thereabout who's
8 purchasing this and going to generate local taxes?

9 MR. LECHNER: So if we look at the tax --

10 CHAIRMAN GREEN: I think --

11 MR. LECHNER: -- property assessor, vacant land, I'm
12 going to make up numbers, these are not actual numbers, but
13 right now on that vacant land the taxes are approximately
14 \$200 a year. If I develop the land and put those tanks and
15 move a business there, I'm probably going to be paying a
16 thousand dollars a year.

17 MR. LESER: I get that.

18 CHAIRMAN GREEN: Yes. We should probably --

19 BOARD MEMBER STAROBIN: Don't we get sales taxes also
20 out of that?

21 MR. GAILEY: Yes.

22 MR. LECHNER: Yes.

23 MR. LESER: Yes. But I wasn't aware of that. It was
24 not cleared up the last time. Okay, so we go that clarified.
25 Thank you.

1 - RE: KL ENTERPRISES -

2 CHAIRMAN GREEN: Thank you.

3 MS. PLATT: I have Mr. Wong signed up.

4 CHAIRMAN GREEN: The floor is yours. Please give us
5 your name so that Rosemary, the stenographer ...

6 MR. WONG: My name is spelled K-I-N, as in Nancy. Last
7 name is W-O-N-G.

8 I live at 92 McDonald Road which is my entrance is about
9 feet away from the proposed site. I'm deeply concerned about
10 the safety. And I don't know what --

11 I want to know what the tank, where will it be located.
12 How far is it from the borderline?

13 MR. LECHNER: Here's McDonald Road. There's a field and
14 then the woodline. This is all wooded. We don't want to
15 disturb any of the trees so we're putting them as close to
16 the treeline as possible.

17 And this is Kohl's property here. We want to put them
18 up by the Kohl's property.

19 MR. WONG: This is McDonald Road.

20 MR. LECHNER: Yes.

21 MR. WONG: So my entrance will be somewhere here.

22 MR. LECHNER: Okay.

23 MR. WONG: So you are saying that you are putting the
24 storage here?

25 MR. LECHNER: Here, these two blue lines.

1 - RE: KL ENTERPRISES -

2 MR. WONG: How far is it from here, from the border?

3 MR. LECHNER: 231.9 feet.

4 MR. WONG: So what safety precaution does it have?

5 MR. LECHNER: So there's going to be a fence.

6 MR. WONG: Made of what?

7 MR. LECHNER: Steel.

8 MR. WONG: Steel.

9 MR. LECHNER: And --

10 MR. WONG: This is the fence you're going to put?

11 MR. LECHNER: No, the dotted line with the squares.

12 MR. WONG: Okay. Have you ever considered like a five
13 foot brick wall?

14 MR. LECHNER: Not required. It's not necessary.

15 MR. WONG: You said that you were moving the entire
16 company from another location; right?

17 MR. LECHNER: Yes.

18 MR. WONG: From where?

19 MR. LECHNER: From East Branch, New York.

20 MR. WONG: How long you been in business?

21 MR. LECHNER: Thirty years.

22 MR. WONG: Same capacity?

23 MR. LECHNER: Yes.

24 MR. WONG: Okay. Can you tell me under what
25 circumstances can an explosion occur?

1 - RE: KL ENTERPRISES -

2 MR. LECHNER: Well, you have to have a release of gas,
3 the proper amount of oxygen and ignition. So in that area
4 there's all the electrical components are hermetically sealed
5 to avoid any kind of source of ignition. And all the
6 fittings, there are no threaded fittings. They're welded as
7 to prevent leak. And this is all -- basically, this facility
8 is being built to NFPA 48 which regulates these type of
9 installations.

10 MR. WONG: Do you know --

11 CHAIRMAN GREEN: Can you talk into the microphone,
12 please.

13 MR. WONG: Do you know the history of accidents
14 regarding for similar storage? You know, is there any
15 history, data that I can know? That for example, explosion,
16 how often had it occurred or what are the chances that it
17 could occur.

18 CHAIRMAN GREEN: Well, I can tell you that about a
19 thousand feet past this you've had propane storage tanks at
20 the Kohl warehouse site for I don't know how many years --

21 MR. WONG: You mean ...

22 CHAIRMAN GREEN: -- and Porco site.

23 MR. WONG: And the 209; right?

24 CHAIRMAN GREEN: Yes. And the Porco Gas also up on
25 209, within, I don't know, two-tenths of a mile.

1 - RE: KL ENTERPRISES -

2 MR. LECHNER: How about in the village, right in the
3 middle.

4 MR. WONG: Okay. So we --

5 CHAIRMAN GREEN: Is that something we can check on,
6 though? I mean I guess they're very, very rare, but I've
7 never heard of any.

8 MR. LECHNER: The regulations are so strict that an
9 uncontrolled release is extremely rare.

10 MR. PAGGI: And as part of your registration you get an
11 inspect done; right? So it's regularly inspected. It's
12 overseen by multiple layers of government. There's a bunch
13 of checks and balances in place to ensure safety.

14 MR. WONG: So Mr. Chairman, you said that there is
15 already a propane company there; right?

16 CHAIRMAN GREEN: Well, Kohl's has their own propane tank
17 and then there's another. There is a propane company maybe
18 about a tenth of a mile past that on 209. You drive up 209,
19 right after you --

20 MR. WONG: That's feet away. I'm feet away, maybe ten
21 feet away.

22 CHAIRMAN GREEN: No, no, because his tank is --

23 MR. WONG: My entrance is here.

24 CHAIRMAN GREEN: Right.

25 MR. GAILEY: The Chairman's point is there's never been

1 - RE: KL ENTERPRISES -

2 an explosion or a problem at those facilities.

3 MR. WONG: All right. I know, but I do -- yeah, I just
4 want to confirm.

5 CHAIRMAN GREEN: It's, I suppose a concern, but it's
6 something we're aware of.

7 MR. WONG: Now, what are your hours and the traffic?
8 How, you know, situation and when you're completely ...

9 MR. LECHNER: So right now this facility is going to be
10 used maybe once a week. We'll have a truck come in, fill up
11 during the day, during lit hours. It's not going to be at
12 night in the dark.

13 CHAIRMAN GREEN: Anything else?

14 MR. WONG: Yeah. I do want to, you could consider the
15 location of this. Can it be pushed back?

16 MR. LECHNER: If any of this gets pushed back then --

17 MR. WONG: There will be trees; right?

18 MR. LECHNER: -- we've got to do land clearing, cutting
19 of trees which will upset a lot more people. It will disturb
20 the wildlife, which we are trying to minimize. And I believe
21 the planner can speak for that. But we're trying to --
22 that's why, you know, doing this, we're only disturbing half
23 an acre of land. We're trying to maintain the beauty of the
24 Town of Mamakating.

25 MR. WONG: Now, I'm concerned with my property. And

1 - RE: KL ENTERPRISES -

2 will you consider to buy extra insurance for my property in
3 case the fire explosion came from your site?

4 MR. LECHNER: We're already insured. We don't need any
5 additional insurance.

6 MR. WONG: I want you to insure my property.

7 MR. LECHNER: No.

8 MR. WONG: So if something happens --

9 MR. LECHNER: If something happens at my facility that
10 damages your property, you sue me and we fix whatever we
11 damage.

12 CHAIRMAN GREEN: I guess let me just go back. The
13 purpose of public comment is to inform the Board of issues
14 that we hadn't thought about. The safety is something we've
15 already considered. If you want talk to Mr. Lechner after
16 the meeting or whatever to work at individual things, you're
17 free to go and do that. But I think we've got the point
18 about public safety.

19 I'm going to actually go look. I'm not aware that I've
20 ever heard of one of these big tanks exploding. We did
21 examine this, that this is set up so that the off switch is
22 not actually not at the tank. I'm correct about that? It's
23 like, I don't know, two or three hundred feet away. So if
24 something's happening at the tank they can turn it off from
25 down the road.

1 - RE: KL ENTERPRISES -

2 MR. LECHNER: It's about a hundred feet away.

3 CHAIRMAN GREEN: Okay.

4 So anything else?

5 MR. WONG: So you haven't decided where the path to the
6 entrance of your site is; right?

7 MR. LECHNER: It's all on the plans.

8 MR. WONG: It's over here?

9 MR. LECHNER: Here's the driveway.

10 CHAIRMAN GREEN: Again, I hate to sound rude, but these
11 are questions we can ask individual. You're free to write a
12 letter. Right now we're just looking --

13 MR. WONG: Okay. I have no other question on safety
14 now.

15 CHAIRMAN GREEN: Okay.

16 MR. WONG: But I do want to know that who do I contact
17 if my lawyer wants to contact you guys.

18 CHAIRMAN GREEN: Contact?

19 MR. WONG: I want to know information if my lawyer

20 MR. GAILEY: Your lawyer can contact me.

21 MR. WONG: Uh?

22 MR. GAILEY: He can contact me.

23 MR. WONG: Well, can you give me the info?

24 MR. GAILEY: Ben Gailey.

25 MR. WONG: Yeah, if you can write it down.

1 - RE: KL ENTERPRISES -

2 CHAIRMAN GREEN: Okay. Do we have any other public
3 comment? Anybody online?

4 MS. PLATT: Nobody signed up on Zoom to comment.

5 CHAIRMAN GREEN: Okay.

6 So Adriana, what's our next step?

7 MS. BELTRANI: So if the Board is so inclined and the
8 engineer feels that it's appropriate, a Negative Declaration
9 under SEQRA can be adopted at this time. But again, in order
10 to move forward we need County comments.

11 CHAIRMAN GREEN: Okay.

12 MS. BELTRANI: So I think that's all we can do today.

13 CHAIRMAN GREEN: All right.

14 MR. GAILEY: Let me ask the Applicant this. The
15 Negative Declaration requires reasons to support the
16 determination and the Board can't vote to approve tonight in
17 any event. You may think it's better for your own benefit if
18 the Board delays making that resolution until we've prepared
19 a written resolution with the reasons that the Board can
20 adopt at its next meeting and at that time can also adopt the
21 approval resolution.

22 BOARD MEMBER GOODMAN: And that's because we don't have
23 the County feedback or ...

24 MR. GAILEY: You can't vote on the approval without the
25 County comments; right.

1 - RE: KL ENTERPRISES -

2 CHAIRMAN GREEN: We can't do the Neg Dec without them
3 either?

4 MR. GAILEY: You can, but what are our reasons?

5 CHAIRMAN GREEN: Okay.

6 MR. GAILEY: I'd rather be prepared.

7 CHAIRMAN GREEN: Yes.

8 MR. LECHNER: We can wait --

9 CHAIRMAN GREEN: Okay.

10 MR. GAILEY: Okay.

11 MR. LECHNER: -- and get it all at once.

12 MR. GAILEY: Okay.

13 CHAIRMAN GREEN: Okay. So I guess that's it.

14 MR. GAILEY: Did you vote to close the public hearing?

15 CHAIRMAN GREEN: Okay.

16 BOARD MEMBER GOODMAN: Oh, for the hearing, yes.

17 MR. GAILEY: You can vote to close the public hearing.

18 CHAIRMAN GREEN: Okay. Do I have a motion to close the
19 public hearing?

20 BOARD MEMBER STAROBIN: (Hand raised.)

21 CHAIRMAN GREEN: Mort.

22 Second?

23 BOARD MEMBER STANTON: Second.

24 CHAIRMAN GREEN: Doug.

25 CHAIRMAN GREEN: All in favor?

1 - RE: KL ENTERPRISES -

2 BOARD MEMBER GOODMAN: Aye.

3 BOARD MEMBER STAROBIN: Aye.

4 BOARD MEMBER GLISSON: Aye.

5 BOARD MEMBER LACEY: Aye.

6 BOARD MEMBER STANTON: Aye.

7 ALTERNATE BOARD MEMBER JENSEN: Aye.

8 CHAIRMAN GREEN: Aye.

9 (The motion was approved and carried.)

10 MR. PETERS: So we're just waiting to hear back from the
11 County.

12 MS. BELTRANI: Yes.

13 MR. PETERS: And then a draft, a written resolution.

14 Thank you very much.

15 CHAIRMAN GREEN: You're welcome.

16 (Time noted: 7:47 p.m.)

17 * * * * *

18

19

20

21

22

23

24

25

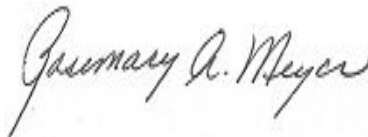
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 in the matter of KL Enterprises, 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: August 6, 2022

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
PLANNING BOARD

----- X
Beth Hamedrash Shaarie Yosher Institute Inc.
Tax Map Section 63; Block 1; Lot 49.3
Mountain Greenbelt Zone with Shawangunk Ridge
Protection Overlay
----- X

Town Hall
Town of Mamakating
July 12, 2022
7:49 P.M.

PLANNING BOARD MEMBERS:

LORRENCE GREEN, Chairman

ALEX GOODMAN, Board Member

MORT STAROBIN, Board Member

RICHARD GLISSON, Board Member

JOHN LACEY, Board Member

DOUGLAS STAINTON, Board Member

ADRIENNE JENSEN, Alternate Board Member (via Zoom)

KYRA PLATT, Building Department

MEGAN COMFORT, Building Department

J. BENJAMIN GAILEY, ESQ., Attorney

CHRISTIAN PAGGI, P.E., Engineer

ADRIANA BELTRANI, Planner

Also Present: Abraham Mizrahi,
On Behalf of Applicant (via Zoom)

JERIC CORPORATION
Court Reporting Services
Post Office Box 385
Narrowsburg, New York 12764

Reported By: Rosemary A. Meyer

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 CHAIRMAN GREEN: Okay. Next on the agenda, Beth
3 Hamedrash Shaarie Yosher Institute Incorporated, proposed
4 amended site plan, fence. The property is located at 437-438
5 South Road, Tax Map Section 63; Block 1; Lot 49.3. It is
6 approximately 46.16 acres and lies in the Mountain Greenbelt
7 Zone with the Shawangunk Ridge Protection Overlay.

8 I'm told they're on Zoom.

9 MS. PLATT: Yes. We're just unmuteing.

10 CHAIRMAN GREEN: Okay.

11 MS. PLATT: Give us one second.

12 APPLICANT: Can you unmute Fast Build?

13 MS. PLATT: Yes, they're working on it.

14 APPLICANT: He's asking to be unmuted.

15 MS. PLATT: Yes. They're working on it.

16 FAST BUILD: Hello. Hello.

17 MS. PLATT: Oh, they muted themselves again.

18 FAST BUILD: Can you hear me?

19 CHAIRMAN GREEN: Yes.

20 MS. PLATT: No.

21 CHAIRMAN GREEN: No?

22 FAST BUILD: Hello.

23 CHAIRMAN GREEN: Hello.

24 FAST BUILD: Hello. Okay. Beautiful.

25 Okay. I'm representing in front of me. We have the

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 fence regarding Shaarie Yosher.

3 CHAIRMAN GREEN: Can we have your name, please?

4 FAST BUILD: Yes. My name is Abraham Mizrahi and I work
5 for Fast Build. I'm the GC who is doing actually the job and
6 I'm going to be doing the job for Shaarie Yosher. And I'm in
7 front of the Planning Board for an approval for the fence, to
8 do a chain link fence around the entire property, a six foot
9 chain link.

10 I know that we were in front of the Planning Board
11 almost a year ago regarding a new building for a mikvah, but
12 the Planning Board told us to go to make sure, the Health
13 Department, and it's more complicated than just simple
14 getting a new septic, a leach field design being that it's on
15 a slopey property. We are still working on some ideas and
16 different plans to see something cost-effective that we
17 should be able to build a mikvah. But that's not why I'm
18 here for. I'm here right now for the fence only, which they
19 would like to do a fence around the property, to keep the
20 property safe.

21 CHAIRMAN GREEN: You didn't get approval for that
22 project last year.

23 MR. MIZRAHI: No, I didn't get approval. The Planning
24 Board asked me to go in front, to meet the Health Department,
25 DOH.

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 CHAIRMAN GREEN: Okay. Right.

3 MR. MIZRAHI: We actually had a meeting with Wes Illing
4 and basically with -- not Wes, his brother.

5 CHAIRMAN GREEN: Okay.

6 MR. MIZRAHI: -- and the Planning Board and we're still
7 working on the -- we're still working on the plan, some
8 different ideas for a leach field or --

9 CHAIRMAN GREEN: I think you're going to have to slow
10 down when talking. We're having trouble understanding you.

11 MR. MIZRAHI: Okay. Sorry.

12 I'm basically here in front of the Planning Board right
13 now only for the fence.

14 CHAIRMAN GREEN: Okay.

15 MR. MIZRAHI: Regarding the mikvah, I will be coming
16 back in the next two months. I hope to come back the next
17 two months with more clarity on my leach field or septic
18 design which was the reason I couldn't come back until now,
19 since last year.

20 CHAIRMAN GREEN: All right. Okay.

21 Adriana, do you have comments?

22 MS. BELTRANI: I mean my comments are very minimal given
23 that this simply a fence.

24 CHAIRMAN GREEN: Okay.

25 MS. BELTRANI: I wanted to confirm that the mikvah is

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -
2 not currently proposed, which the Applicant just did confirm,
3 although there is a plan for a mikvah in my pile which I
4 didn't see previously, so that's a little confusing.

5 But the question is actually similar to the engineer's
6 question regarding whether gates are proposed crossing the
7 driveway curb cuts. It's up to the Board whether you wish to
8 see details of the gates. It seems like the engineer may
9 have some comments on the direction of the swing.

10 MR. MIZRAHI: I'll give a plan for that.

11 MS. BELTRANI: Okay.

12 MR. MIZRAHI: I can give you guys a plan.

13 So basically, the fence will be a six foot chain link.

14 Is someone talking?

15 MS. BELTRANI: Someone on Zoom is talking

16 MR. MIZRAHI: Okay.

17 The fence will be a chain link fence, a six foot chain
18 link fence. And the doors, there will be a few doors. I do
19 have a plan exactly where the doors will be located.

20 I can do in swing doors. Those are going to be five
21 foot doors. It's probably going to be big doors. And my
22 fence will be all of the road frontage. I'll stay into the
23 property. And as well, where the truck entrance is I will
24 have on either side of the road. Both sides of the road will
25 have a rolling gate that it shouldn't affect at all. It

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 won't affect the road whatsoever because it won't be a swing
3 in, swing out, it'll be a roller fence gate.

4 MS. BELTRANI: So you're proposing rolling gates at the
5 truck entrance? And then where are the swinging gates again?
6 I didn't catch that.

7 MR. MIZRAHI: And that's for the pedestrians, to have
8 five foot swing in gate. I can do swing in. I'll swing it
9 into the property.

10 And I do have a plan to give over to the Building
11 Department before we pull permits to make sure that -- we
12 have an exact plan where the fencing are going to be located.

13 I can put it up on the plan if I can -- if I can join
14 the screen right now, I can do that, but I'm not sure if I
15 can.

16 MS. PLATT: The Board can't see your screen. They can't
17 see you right now.

18 MR. MIZRAHI: You guys hear me?

19 MS. PLATT: The Board can't see any --

20 MR. MIZRAHI: Can you guys hear me? I can't hear.

21 CHAIRMAN GREEN: We don't have the capabilities to see
22 your screen.

23 MR. MIZRAHI: Oh, okay.

24 MR. PAGGI: It's a gray line. next to it are the
25 squares.

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 MS. BELTRANI: Oh.

3 MR. MIZRAHI: Are there any other questions for me?

4 CHAIRMAN GREEN: Yes. We're discussing this. Hang on.

5 MR. MIZRAHI: Okay.

6 MS. BELTRANI: It's clear on the PDF.

7 MR. PAGGI: Yes, it was in pink. So when it printed
8 black and white, they're showing up as gray and faint.

9 MS. BELTRANI: So I think in general, it would help the
10 plan if the fence were symbolized a little bit more clearly
11 because right now we're looking at a black and white image
12 and we're having a hard time --

13 MR. MIZRAHI: I do have a new one.

14 MS. BELTRANI: -- finding the fence.

15 MR. MIZRAHI: No. I do have a new plan with colors.

16 MS. BELTRANI: Okay.

17 MR MIZRAHI: And actually, I have four different colors.
18 One is for the six foot fence, one is for the four foot door
19 and one is for the rolling gate. And then we have the, for I
20 think the four foot fence, whatever. It's exactly with
21 different colors and different dots. Let's say from, if you
22 print it out in black and white, it will have the different
23 designs, as well.

24 MR. GAILEY: Have you submitted that new plan to the
25 Planning Board?

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 MR. MIZRAHI: No. I got it -- I just got it yesterday
3 and this was the last minute that I got it because since I
4 saw the letter with the recommendations from the Town, I
5 worked hard on that to get it done. But I was thinking about
6 getting it over today to the Town Board, but last minute.
7 But I do have the plan and I can give it over to the Building
8 Department before we pull permits to make sure that things
9 make sense. Because it's basically I'm staying in the
10 property, I'm not staying on the road.

11 MS. PLATT: You need to slow down a little, please.

12 MR. MIZRAHI: And there's no, like, big doors out swing
13 or in swing. It's a rolling gate for the trucks which will
14 be very helpful for the Highway Department, not to be
15 affected. And the pedestrian doors are right in front of the
16 walkways where there were walkways until now, but it's going
17 to be swinging in. I'll do it with a swing in to the
18 property, not swing out to the road.

19 MR. PAGGI: Relative to the location, the last site plan
20 approval for this site included a dedication, a right-of-way
21 dedication to the Town.

22 MR. MIZRAHI: Yeah.

23 MR. PAGGI: That is a 50 foot wide right-of-way. We
24 will need to just verify that this fence is outside of that
25 right-of-way.

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 MR. MIZRAHI: It will be. I will double-check.

3 On one side, or course, I can do it one side --

4 CHAIRMAN GREEN: Again, sir, you're going to have to
5 speak slowly.

6 MR. MIZRAHI: Okay. Sorry.

7 CHAIRMAN GREEN: We have a stenographer here and we
8 cannot follow you.

9 MR. MIZRAHI: Okay. Sorry.

10 I will -- before I say yes for that, I will have to
11 double-check with my surveyor on the details about it because
12 on one side of the road I guess it's no problem to go 25 off
13 the center. On the right side of the road, it's more
14 difficult being that it's been there, existing road and
15 different codes. But I guess if this is going to be the
16 requirement from the Planning Board it will have to be done
17 that way.

18 MR. PAGGI: Yes, the right-of-way, the dedeed
19 right-of-way cannot have any structures, permanent structures
20 in it. So that fence, we'll need to have the right-of-way.
21 So the plan that you've submitted, one needs to reference an
22 actual survey. You have a map reference note, but it is
23 fairly vague. There's no metes and bounds description and it
24 does not show that dedeed right-of-way along South Road. So
25 the new plan will need to show that right-of-way with metes

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -
2 and bounds of both the property boundaries and that
3 right-of-way and clearly show the fence --

4 MR. MIZRAHI: Okay.

5 MR. PAGGI: -- not encroaching into that right-of-way.

6 In addition, anywhere where there is an access into the
7 property, we're going to be looking for just information
8 relative to sight distance as you're turning out onto the
9 road, that this fence is not going to be impeding sight
10 distance. If it's all chain link fence, that should not be a
11 problem. But if there's any sort of stockade fence or any
12 other structure that could obstruct the view, we'll be
13 looking for that, too. Those are the major things.

14 I hear what you're saying. I was looking at the
15 right-of-way from the previous site plan and there's some
16 areas where it's going to be pretty tight to try to get that
17 fence out of that right-of-way.

18 MR. MIZRAHI: That being said, can we get an approval
19 subject to get a surveyor to make sure that the right-of-way
20 does not get impacted?

21 And the fence will be a chain link fence which won't be,
22 won't make a difference for the sight distance for the sight
23 view.

24 MR. PAGGI: From an engineering perspective, it's
25 really nuts and bolts for us so it's really whatever the

1 - RE: BETH HAMEDRASH SHAARIE YOSHER -

2 Planning Board is comfortable with, if you're comfortable
3 with the idea of the concept of the fence. What I'm talking
4 about is just relocating it to make sure that it's outside of
5 Town property.

6 CHAIRMAN GREEN: Any comments?

7 MR. MIZRAHI: We can make it subject to that. We can
8 make the approval subject to ...

9 MR. GAILEY: We need to see the new plan.

10 MR. MIZRAHI: Okay. I guess by that being said, I will
11 -- okay. No problem. If I have to hire a -- okay, no
12 problem. It makes sense, what you said, that you need a plan
13 first.

14 But I need to come back in front of the Planning Board
15 or just give it into the Building Department, or should I
16 come back in front of the Planning Board?

17 MR. GAILEY: I'm not sure what the answer to that is.
18 But submit the first and we can check the zoning code on
19 that, for sure.

20 MR. MIZRAHI: That's fine with me. I will work on it
21 right now. I'll put it on my surveyor's list to get it done.

22 CHAIRMAN GREEN: Okay. Anything else?

23 MR. MIZRAHI: No. Thank you so much. I appreciate your
24 time.

25 CHAIRMAN GREEN: You're welcome.

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

- RE: BETH HAMEDRASH SHAARIE YOSHER -
MR. MIZRAHI: Thank you.
BOARD MEMBER GOODMAN: Thank you.

(Time noted: 8:01 p.m.)

* * * * *

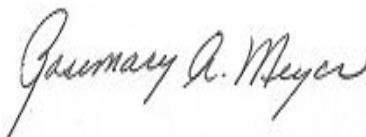
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 Beth Hamedrash Shaarie Yosher Institute, Inc., 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: August 6, 2022

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
PLANNING BOARD

----- X

Board Business

----- X

Town Hall
Town of Mamakating
July 12, 2022
8:01 P.M.

PLANNING BOARD MEMBERS:

- LORRENCE GREEN, Chairman
- ALEX GOODMAN, Board Member
- MORT STAROBIN, Board Member
- RICHARD GLISSON, Board Member
- JOHN LACEY, Board Member
- DOUGLAS STANTON, Board Member
- ADRIENNE JENSEN, Alternate Board Member (via Zoom)
- KYRA PLATT, Building Department
- MEGAN COMFORT, Building Department
- J. BENJAMIN GAILEY, ESQ., Attorney
- CHRISTIAN PAGGI, P.E., Engineer
- ADRIANA BELTRANI, Planner

JERIC CORPORATION
Court Reporting Services
Post Office Box 385
Narrowsburg, New York 12764

Reported By: Rosemary A. Meyer

1 - RE: BOARD BUSINESS -

2 CHAIRMAN GREEN: Okay. I want to just quickly go back
3 and revisit the public utility definition. Again, the
4 differences in the Mamakating Town code, it's a very loose
5 definition of public utility. Mr. Lechner was completely
6 correct. Mary made the determination that it is any person,
7 firm, corporation, government agency, et cetera, authorized
8 to furnish to the public, under government regulation. So
9 again, his tanks are all under government regulation.
10 Everyone that's doing it is under government regulation, but
11 it's not specifically government regulation of utilities and
12 I think that's where the vagueness is because it does allow
13 people to come in and put these tanks in somebody else's back
14 yard.

15 BOARD MEMBER GLISSON: The two part process, and process
16 part No. 2 is that Mary was able to make the determination.

17 CHAIRMAN GREEN: Right.

18 BOARD MEMBER GLISSON: What was the other option for
19 her? What else could she have said?

20 CHAIRMAN GREEN: She could have said he's not a public
21 utility.

22 MS. BELTRANI: She could have denied it.

23 BOARD MEMBER GLISSON: But based on what?

24 CHAIRMAN GREEN: Right.

25 BOARD MEMBER GLISSON: What, based on that definition,

1 - RE: BOARD BUSINESS -

2 could she have said, There's ambiguity in the definition so
3 therefore, I make the determination that you are not a public
4 utility, you are X, and what could she have said?

5 CHAIRMAN GREEN: Right. That's not what I'm concerned.
6 That I'm concerned about is one of my neighbors decides
7 they're going be a public utility and puts the 33,000 gallon
8 tank in my --

9 BOARD MEMBER GLISSON: Well, for sure. And part of the
10 challenge is I feel for that guy because no amount of you or
11 this fellow in here explaining whatever the definition of the
12 thing is, I don't care what he says. Maybe I care like I
13 feel like there's something next door to me that's ten feet
14 away and if Kohl's, you or you had something, I understand
15 that we don't have a good answer.

16 CHAIRMAN GREEN: Right.

17 BOARD MEMBER GLISSON: We don't provide him a good
18 answer.

19 But back to the question, right. If the Town needs to
20 look at the definition it means that we don't have a good
21 answer for that either --

22 CHAIRMAN GREEN: Right.

23 BOARD MEMBER GLISSON: -- because government regulation
24 is anything. It needs to be specific to something

25 CHAIRMAN GREEN: Right.

1 - RE: BOARD BUSINESS -

2 MS. BELTRANI: I think there's a question of whether or
3 not there's a difference between a commercial fuel
4 distributor and a public utility. There wasn't an
5 alternative definition to rely in this case so you only had
6 what was in front of you and the Applicant had to make his
7 case.

8 BOARD MEMBER GLISSON: Yes.

9 CHAIRMAN GREEN: Yes. And I said I think it was a very
10 good call on Mary's part.

11 BOARD MEMBER GLISSON: Oh, yes, for sure. I don't see
12 another outcome for her. What else could she have said?

13 CHAIRMAN GREEN: Right. But what I think the Town needs
14 to address, because they pass the codes, we don't, is what
15 happens when my next door neighbor says: Good news. I'm now
16 a public utility. Public utilities are permitted in
17 residential areas. I'm putting up a 33,000 gallon tank.
18 That's what the Town needs to look into.

19 When I'd spoken to John he said that they could do it,
20 they could offer suggestions, but then the Planning Board
21 would have to pay for it and so I'd much rather those guys
22 back there had to pay for it. But it's an issue that we need
23 to sit and think about.

24 So John, any comments?

25 BOARD MEMBER LACEY: I have a comment on another issue.

1 - RE: BOARD BUSINESS -

2 CHAIRMAN GREEN: Okay. All right. So can I continue to
3 go and talk to the Town Board and just tell them, Hey, this
4 is something thing we think that you need to look into?

5 BOARD MEMBER GOODMAN: Yes.

6 CHAIRMAN GREEN: Okay. All right.

7 BOARD MEMBER STAROBIN: Well, hold it. Isn't this
8 something that the Planning Board decides?

9 CHAIRMAN GREEN: The Planning Board decides the
10 definition of utility?

11 BOARD MEMBER STAROBIN: No, no. This is something that
12 the Planning Board decides to do, that has to be done.

13 MS. BELTRANI: You can make a recommendation to the Town
14 Board.

15 MR. GAILEY: Correct.

16 CHAIRMAN GREEN: Yes.

17 BOARD MEMBER STAROBIN: Okay. Then we do it.

18 CHAIRMAN GREEN: Yes, yes.

19 BOARD MEMBER STAROBIN: No, because if you look at the
20 issue, what happens is I actually did look at what utilities
21 are in New York and whatever. Usually, it's related to --
22 the government's pretty precise on it, that a utility is, of
23 course, for the public. But usually with the utility there's
24 no competition. The utility is granted a monopoly.
25 Sometimes you have to put in water lines, electric lines and

1 - RE: BOARD BUSINESS -

2 things like that and you have no alternative and you're not
3 going to have any competitive bidding. But in a situation to
4 have gas, let's say you can have water, in one case, let's
5 say you have a Poland Springs comes into Mamakating and
6 decides to pump water. Why are they a public utility and
7 also the Wurtsboro Water Company which distributes water
8 around the village? Are they in the same area as being a
9 utility? My point is Poland Springs would not be a utility,
10 all they are is a distribution company, whereas the Wurtsboro
11 Water Board, there's no alternative to it. They have their
12 pipes in the ground and they have their well. This is
13 something that we should really define as the town, exactly
14 what it is, because it's a big loophole.

15 CHAIRMAN GREEN: No, I agree. That's the thing. Up
16 until this project had come before us, I think people just
17 weren't aware. We discover, all the time, that there are
18 things, we weren't aware of them and now we're aware of this.

19 BOARD MEMBER STAROBIN: So we have you to thank for
20 that.

21 CHAIRMAN GREEN: Yes. Okay.

22 So is it all right if I just go and talk to the Town
23 Board as the chairman just to say, Hey, we've got ambiguity
24 here, and let them look at it and come up with
25 recommendations?

1 - RE: BOARD BUSINESS -

2 BOARD MEMBERS: Yes.

3 CHAIRMAN GREEN: John, you said you had another issue.

4 BOARD MEMBER LACEY: Yes. I have a comment on this last
5 individual about the fence. Due to the acoustics in this
6 room, I don't think it's fair to the individual presenting
7 his program to the Board and you can't understand when
8 they're on Zoom. Eighty percent of that individual's I
9 didn't understand or hear. Is there something we can do in
10 the future that these people come to the meeting instead of
11 the Zoom? Unless you have some type of a plan to correct the
12 acoustics in this room, this young lady struggles, our
13 professional people struggle, and I didn't understand a word
14 he said.

15 CHAIRMAN GREEN: And we struggle also. The two of us
16 are on the same page. That was a note that I jotted down
17 here.

18 What I would like to do is to ask the Planning Board,
19 and hopefully, we're allowed to do this, to insist. I think
20 that Zoom is a good thing. I like the idea that the public
21 is allowed to see how the government functions, but we need
22 to have the applicants right here. What I'd like to do is
23 can we make a proposal or a motion or something like that
24 that from now all applicants have to appear in person?
25 Because yes, I thought that was -- I couldn't understand

1 - RE: BOARD BUSINESS -

2 three-quarters or more of what he said. It's unfair to
3 everybody, including the Applicant.

4 Are we allowed to do that?

5 MR. GAILEY: I think you are, but it's become an issue,
6 a fairly common issue, especially with the emergency orders
7 ending. Before you make the motion I'd like to check into
8 that a little bit first.

9 CHAIRMAN GREEN: Okay.

10 BOARD MEMBER GLISSON: For example, with the rise of the
11 new delta variant, if you were to impose this, you might as
12 well just say that you can grant extensions for the next
13 three time periods because requiring IN person means you're
14 going to have to extend the project. I hear you, but you
15 have to be way more reasonable in this way.

16 CHAIRMAN GREEN: Okay, okay.

17 Any other comments?

18 (No verbal response.)

19 CHAIRMAN GREEN: I think we have reached the end.

20 So do I have a motion to close the meeting?

21 BOARD MEMBER LACEY: Motion.

22 CHAIRMAN GREEN: John.

23 Second?

24 BOARD MEMBER STAROBIN: (Hand raised.)

25 CHAIRMAN GREEN: All in favor?

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

- RE: BOARD BUSINESS -

All in favor?

BOARD MEMBER GOODMAN: Aye.

BOARD MEMBER STAROBIN: Aye.

BOARD MEMBER GLISSON: Aye.

BOARD MEMBER LACEY: Aye.

BOARD MEMBER STANTON: Aye.

ALTERNATE BOARD MEMBER JENSEN: Aye.

CHAIRMAN GREEN: Aye.

(Time noted: 8:10 p.m.)

* * * * *

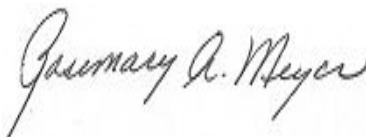
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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 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: August 6, 2022

	19:14,16	44:23	balances (1)	44:2,14,16;45:3;52:1, 11,19,23;53:1,2,4,7, 18;54:1,10,21,24; 55:1,3,4,5,6,7,8
\$	affect (3) 14:23;38:25;39:2	appropriate (3) 7:12;13:5;30:8	base (1) 22:6	Bobtail (1) 12:12
\$200 (1) 22:14	affected (1) 41:15	appropriately (1) 18:19	basically (7) 6:24;20:5;25:7; 37:4,12;38:13;41:9	Bobtails (1) 10:20
A	afterwards (4) 15:8,19,22;16:17	approval (9) 19:8;30:21,24; 36:7,21,23;41:20; 43:18;44:8	Beautiful (1) 35:24	bolts (1) 43:25
able (1) 36:17	Again (5) 29:10;30:9;35:17; 39:5;42:4	approve (1) 30:16	beauty (1) 27:23	border (1) 24:2
above-ground (1) 6:19	against (1) 20:16	approved (7) 4:16;5:21;14:8; 16:7;17:15;19:7;32:9	become (1) 54:5	borderline (1) 23:12
Abraham (1) 36:4	agency (2) 13:3;14:10	approves (1) 14:15	becomes (1) 16:13	both (3) 14:8;38:24;43:2
Absolutely (3) 16:21,21;21:8	agenda (2) 5:22;35:2	approximately (4) 6:4,21;22:13;35:6	behalf (1) 5:24	boundaries (1) 43:2
accept (1) 5:6	ago (1) 36:11	apron (3) 8:19,21;9:15	BELTRANI (28) 6:9;7:5,17,22;8:10; 11:9,14,21;12:2,7,17, 19,23;13:2,15;30:7, 12;32:12;37:22,25; 38:11,15;39:4;40:2,6, 9,14,16	bounds (2) 42:23;43:2
access (2) 8:17;43:6	agree (4) 9:12;15:19,20; 52:15	area (6) 9:10;11:5;12:20, 21;25:3;52:8	Ben (2) 10:13;29:24	Branch (1) 24:19
accidents (1) 25:13	ahead (1) 14:24	areas (2) 16:2;43:16	benefit (1) 30:17	brick (1) 24:13
acoustics (2) 53:5,12	Airport (1) 6:5	around (3) 36:8,19;52:8	BETH (12) 35:1,2;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1	bring (1) 13:5
acre (2) 6:22;27:23	Alex (2) 4:6,5;12	asphalt (1) 8:25	better (2) 16:6;30:17	bringing (2) 21:23,24
acres (2) 6:5;35:6	Allegiance (2) 4:19,20	assessor (1) 22:11	bidding (1) 52:3	brother (1) 37:4
actual (2) 22:12;42:22	allowed (3) 53:19,21;54:4	assure (1) 10:17	big (5) 21:10;28:20;38:21; 41:12;52:14	build (9) 16:4;35:12,16,18, 22,24;36:4,5,17
actually (8) 8:7;15:24;28:19, 22;36:5;37:3;38:5; 40:17	almost (2) 18:23;36:11	attached (1) 13:7	bit (7) 12:16;13:3,10; 17:20;20:6;40:10; 54:8	building (7) 6:2;14:4;15:5; 36:11;39:10;41:7; 44:15
added (1) 12:18	along (3) 12:24;18:11;42:24	attorney (1) 14:14	black (3) 40:8,11,22	built (1) 25:8
addition (1) 43:6	ALTERNATE (4) 5:19;17:13;32:7; 55:8	authorized (2) 14:11;15:10	Block (2) 6:4;35:5	Bulk (2) 7:22,24
additional (1) 28:5	alternative (2) 52:2,11	avoid (1) 25:5	blue (1) 23:25	bunch (1) 26:12
address (1) 17:17	although (1) 38:3	aware (8) 8:13;19:11;22:23; 27:6;28:19;52:17,18, 18	Board (88) 4:3,5,7,10,11,12, 13,14;5:8,11,14,15, 16,17,18,19;7:11; 12:10;13:6,21;14:14, 17,20;15:23;16:19, 20;17:2,5,8,9,10,11, 12,13,17;18:12; 22:19;28:13;30:7,16, 18,19,22;31:16,20, 23;32:2,3,4,5,6,7, 36:7,10,12,24;37:6, 12;38:7;39:16,19; 40:25;41:6;42:16;	business (10) 11:8,17;14:12; 20:17;22:15;24:20; 52:1;53:1;54:1;55:1
addresses (1) 15:2	ambiguity (4) 15:24;16:2,16; 52:23	away (7) 16:9;23:9;26:20, 20,21;28:23;29:2		buy (1) 28:2
adjacent (1) 12:12	amended (1) 35:4	Aye (34) 4:10,11,12,13,14, 15;5:14,15,16,17,18, 19,20;17:8,9,10,11, 12,13,14;32:2,3,4,5,6, 7,8;55:3,4,5,6,7,8,9		
adopt (2) 30:20,20	amount (1) 25:3			
adopted (1) 30:9	announcement (1) 4:22	B		C
Adriana (3) 12:6;30:6;37:21	appear (2) 8:8;53:24	back (11) 18:12,20;27:15,16; 28:12;32:10;37:16, 16,18;44:14,16		cable (1) 15:12
Adrienne (1) 4:17	appears (1) 10:8	bad (1) 21:19		came (1) 28:3
advancing (1) 13:11	Applicant (6) 6:15;30:14;35:12, 14;38:2;54:3			can (50) 7:11;10:16;13:14, 25;16:7,10;19:3; 24:24,25;25:11,15, 18;26:5;27:15,21; 28:24;29:11,20,22, 23,25;30:9,12,19,20;
advertisement (2) 18:5,6	applicants (2) 53:22,24			
advisement (1) 14:13	application (1) 13:22			
aegis (1) 13:23	appreciate (1)			
aerospace (2)				

31:4,8,17;35:12,18; 36:3;38:12,20;39:8, 13,13,13,14,15,20; 41:7;42:3;43:18; 44:7,7,18;52:4;53:9, 23;54:12	Christian (1) 6:25	44:3	date (2) 17:22;18:22	43:22
capabilities (1) 39:21	circulated (1) 11:24	concern (2) 13:3;27:5	day (1) 27:11	different (7) 36:16;37:8;40:17, 21,21,22;42:15
capacity (1) 24:22	circumstances (1) 24:25	concerned (4) 10:5;21:19;23:9; 27:25	days (1) 13:11	difficult (1) 42:14
cards (1) 18:15	clarified (1) 22:24	concrete (2) 8:22,25	DEC (5) 7:8,16,21;13:4; 31:2	direction (2) 14:3;38:9
cares (1) 17:25	clarify (1) 7:20	condition (3) 9:9,9,14	decide (1) 16:4	discover (1) 52:17
carried (4) 4:16;5:21;17:15; 32:9	clarity (2) 14:25;37:17	confirm (3) 27:4;37:25;38:2	decided (1) 29:5	discuss (2) 15:22;16:17
case (3) 17:25;28:3;52:4	clear (2) 21:12;40:6	confusing (1) 38:4	decides (1) 52:6	discussed (1) 16:18
catch (1) 39:6	cleared (2) 10:12;22:24	consider (3) 13:6;27:14;28:2	Declaration (3) 13:6;30:8,15	discussing (1) 40:4
center (1) 42:13	clearing (1) 27:18	considered (2) 24:12;28:15	DEC's (1) 7:23	discussion (4) 7:8;12:15;14:4; 15:18
certainly (1) 16:14	clearly (2) 40:10;43:3	consistent (2) 9:16,17	dedication (2) 41:20,21	distance (7) 10:7,9,16;11:2; 43:8,10,22
certificate (1) 14:13	close (5) 23:15;31:14,17,18; 54:20	contract (1) 19:6	deded (2) 42:18,24	distributes (1) 52:7
chain (7) 36:8,9;38:13,17, 17;43:10,21	code (1) 44:18	corporation (2) 14:9,10	deeply (1) 23:9	distribution (1) 52:10
CHAIRMAN (113) 4:2,6,8,15,17,21; 5:5,9,12,20,22;6:11, 25;10:3,10,22,25; 11:9,11,13,18;12:5; 13:13,19;14:5;15:4,8, 18,22;16:21,24,17:3, 6,14,16,19;18:3,8,10, 12,17;19:3,11;20:14, 21;21:4,22;10,18; 23:2,4;25:11,18,22, 24;26:5,14,16,22,24; 27:5,13;28:12;29:3, 10,15,18;30:2,5,11, 13;31:2,5,7,9,13,15, 18,21,24,25;32:8,15; 35:2,10,19,21,23; 36:3,21;37:2,5,9,14, 20,24;39:21;40:4; 42:4,7;44:6,22,25; 52:15,21,23;53:3,15; 54:9,16,19,22,25; 55:9	codes (1) 42:15	cost-effective (1) 36:16	define (1) 52:13	disturb (2) 23:15;27:19
Chairman's (1) 26:25	colors (3) 40:15,17,21	correctly (1) 4:22	definition (11) 13:24;14:8,15,22, 25;15:7,9,15,16,19; 16:12	disturbance (1) 6:22
chances (1) 25:16	comfortable (2) 44:2,2	County (9) 13:9;20:13;21:17, 18,24;30:10,23,25; 32:11	degree (1) 19:16	disturbing (1) 27:22
check (3) 26:5;44:18;54:7	coming (1) 37:15	course (1) 42:3	Delaware (2) 21:17,18	DOH (1) 36:25
checks (1) 26:13	comment (8) 7:23;9:19,20; 12:11;28:13;30:3,4; 53:4	crossing (1) 38:6	delayed (1) 14:22	dollars (1) 22:16
Chris (3) 17:18,18,19	comments (19) 5:3;6:10;7:7,9:18, 19;12:7,9;13:4,8,9, 11,19;30:10,25; 37:21,22;38:9;44:6; 54:17	cultvert (2) 9:4,9	delays (1) 30:18	done (5) 5:5;26:11;41:5; 42:16;44:21
	commercial (1) 8:20	curb (1) 38:7	deliver (2) 11:7,15	door (2) 16:3;40:18
	common (1) 54:6	currently (3) 11:6;21:16;38:2	delta (1) 54:11	doors (8) 38:18,18,19,20,21, 21;41:12,15
	company (12) 14:16;15:15;19:20, 25;20:3;21:23;22:4; 24:16;26:15,17;52:7, 10	customers (1) 20:25	Democrat (1) 17:23	DOT (1) 11:25
	competitive (1) 52:3	cuts (1) 38:7	Department (8) 9:6;14:4;36:13,24; 39:11;41:8,14;44:15	dots (1) 40:21
	complain (1) 11:19	cutting (1) 27:18	description (1) 42:23	dotted (1) 24:11
	completely (1) 27:8	D	design (2) 36:14;37:18	double-check (2) 42:2,11
	complicated (1) 36:13	damage (1) 28:11	designs (1) 40:23	Doug (2) 4:8;31:24
	components (1) 25:4	damages (1) 28:10	details (2) 38:8;42:11	down (9) 10:18;11:6,15; 16:8;28:25;29:25; 37:10;41:11;53:16
	concept (1)	dark (1) 27:12	determination (3) 15:6,20;30:16	draft (2) 13:7;32:13
		data (1) 25:15	develop (1) 22:14	drive (1) 26:18
			Development (1) 6:5	driveway (5)
			difference (1)	

8:15,20;9:15;29:9; 38:7 Due (1) 53:5 duly (2) 14:10;15:10 during (2) 27:11,11	entrance (6) 23:8,21;26:23; 29:6;38:23;39:5 equivalent (1) 10:20 especially (1) 54:6 even (1) 18:21 event (1) 30:17	4:9;5:13;17:7; 31:25;54:25;55:2 feedback (1) 30:23 feels (1) 30:8 feet (8) 23:9;24:3;25:19; 26:20,20,21;28:23; 29:2 fence (32) 12:21;24:5,10; 35:4;36:2,7,8,18,19; 37:13,23;38:13,17, 17,18,22;39:3;40:10, 14,18,20;41:24; 42:20;43:3,9,10,11, 17,21,21;44:3;53:5 fencing (1) 39:12 few (3) 7:7;15:23;38:18 field (4) 23:13;36:14;37:8, 17 figure (1) 20:15 fill (1) 27:10 find (1) 13:14 finding (2) 14:2;40:14 fine (1) 44:20 finish (1) 15:9 fire (1) 28:3 firm (1) 14:9 first (6) 6:8;17:18,20; 44:13,18;54:8 fittings (2) 25:6,6 five (3) 24:12;38:20;39:8 fix (2) 9:11;28:10 floor (1) 23:4 Flora (2) 5:24;19:2 follow (1) 42:8 foot (10) 24:13;36:8;38:13, 17,21;39:8;40:18,18, 20;41:23 formal (1) 7:2 formalized (1)	9:14 forward (1) 30:10 four (3) 40:17,18,20 franchise (1) 21:10 free (2) 28:17;29:11 Friday (2) 17:24,25 front (9) 16:5;35:25;36:7, 10,24;37:12;41:15; 44:14,16 frontage (2) 12:24;38:22 fuel (1) 11:6 fuels (2) 11:7,16 functions (2) 11:23;53:21 furnish (2) 14:11;15:10 furnishes (1) 15:16 future (2) 14:25;53:10	37:22 GLISSON (7) 4:12;5:8,16;17:10; 32:4;54:10;55:5 goes (1) 11:11 good (3) 9:13;18:10;53:20 GOODMAN (9) 4:10;5:11,14;17:8; 30:22;31:16;32:2; 45:3;55:3 government (4) 16:13,14;26:12; 53:21 governmental (3) 14:10,11;15:11 Graham (3) 5:24;19:2,6 grant (1) 54:12 gray (2) 39:24;40:8 GREEN (110) 4:2,6,8,15,17,21; 5:5,9,12,20,22;6:11, 25;10:3,10,22,25; 11:11,13,18;12:5; 13:13,19;14:5;15:4,8, 18,22;16:21,24;17:3, 6,14,16,19;18:3,8,10, 12,17;19:3,11;20:14, 21;21:4;22:10,18; 23:2,4;25:11,18,22, 24;26:5,16,22,24; 27:5,13;28:12;29:3, 10,15,18;30:2,5,11, 13;31:2,5,7,9,13,15, 18,21,24,25;32:8,15; 35:2,10,19,21,23; 36:3,21;37:2,5,9,14, 20,24;39:21;40:4; 42:4,7;44:6,22,25; 52:15,21;53:3,15; 54:9,16,19,22,25; 55:9 Greenbelt (2) 6:6;35:6 ground (1) 52:12 guess (7) 20:5;26:6;28:12; 31:13;42:12,15; 44:10 guys (8) 6:7;7:9;9:12,21; 29:17;38:12;39:18, 20
E				
easement (1) 10:16 East (1) 24:19 eight (2) 18:20,20 Eighty (1) 53:8 either (4) 9:5,11;31:3;38:24 electrical (1) 25:4 electricity (1) 15:11 else (3) 27:13;29:4;44:22 e-mail (1) 12:8 emergency (1) 54:6 encroaching (1) 43:5 end (2) 11:16;54:19 ending (1) 54:7 engineer (6) 13:22;19:12,14,15; 30:8;38:8 engineering (2) 13:4;43:24 engineers (1) 6:15 engineer's (1) 38:5 enough (1) 10:8 ensure (1) 26:13 ENTERPRISES (32) 4:1;5:1,23;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, 21,22;20:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1 entire (3) 22:4;24:15;36:8 entity (1) 15:13	Everybody (2) 5:2;54:3 everyday (1) 20:19 exact (1) 39:12 exactly (3) 38:19;40:20;52:13 examine (1) 28:21 example (2) 25:15;54:10 existing (3) 6:20;12:23;42:14 explain (1) 14:20 exploding (1) 28:20 explosion (4) 24:25;25:15;27:2; 28:3 extend (1) 54:14 extensions (1) 54:12 extra (1) 28:2 extremely (1) 26:9			
	F			
	facilities (1) 27:2 facility (3) 25:7;27:9;28:9 faint (1) 40:8 fair (1) 53:6 fairly (2) 42:23;54:6 falls (1) 15:6 far (2) 23:12;24:2 Fast (7) 35:12,16,18,22,24; 36:4,5 fault (3) 17:22;18:3,4 favor (6)			
			G	
			GAILEY (23) 8:2;10:16;15:5,21; 16:23;22:21;26:25; 29:20,22,24,24; 30:14,24;31:4,6,10, 12,14,17;40:24;44:9, 17;54:5 gallon (5) 5:25;6:19;16:5,10; 21:10 gas (6) 15:11,15,16;25:2, 24;52:4 gate (5) 38:25;39:3,8; 40:19;41:13 gates (4) 38:6,8;39:4,5 GC (1) 36:5 general (1) 40:9 generate (4) 20:9,13,17;22:8 generated (1) 21:18 gets (2) 19:7;27:16 gist (1) 6:24 given (1)	
				H
				half (2) 6:21;27:22

HAMEDRASH (12) 35:1,3;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1	27:7,11 house (1) 21:5 Huffy (1) 8:24 hundred (2) 28:23;29:2	26:11 inspected (1) 26:11 inspector (1) 15:5 installations (1) 25:9 installed (1) 7:15 instead (1) 53:10 Institute (1) 35:3 insurance (2) 28:2,5 insure (1) 28:6 insured (1) 28:4 Intent (1) 13:2 into (9) 4:24;25:11;38:22; 39:9;43:5,6;44:15; 52:5;54:7 issue (6) 9:23;10:24;11:20; 53:3;54:5,6 issued (1) 18:16 issues (2) 18:14;28:13 item (2) 5:22;8:15 items (1) 9:22	Kevin (1) 5:23 K-I-N (1) 23:6 kind (2) 12:20;25:5 KL (32) 4:1;5:1,23;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; 21,22;20:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1 Kohl (1) 25:20 Kohl's (4) 16:9;23:17,18; 26:16 Kyra (2) 13:15;18:18	28:4,7,9,15;29:2,7,9; 31:8,11 Lechner's (6) 14:10,15;15:15; 19:25;20:4;21:16 legal (1) 17:21 Leser (28) 17:18,18,20;18:6,9, 11,14,23;19:9,12,16, 18,20,23;20:3,5,15, 23:21;7,9,12,15,19, 22;22:2,6,17,23 letter (9) 7:3;8:7,15;9:8,19, 20;12:11;29:12;41:4 lid (1) 16:16 lies (2) 6:5;35:6 line (2) 24:11;39:24 lines (1) 23:25 link (7) 36:8,9;38:13,17, 18;43:10,21 liquid (1) 8:4 list (1) 44:21 lit (1) 27:11 literally (1) 16:10 little (7) 12:16;13:2,10; 38:4;40:10;41:11; 54:8 live (2) 11:7;23:8 local (1) 22:8 located (6) 6:3;12:12;23:11; 35:4;38:19;39:12 location (4) 20:2;24:16;27:15; 41:19 long (1) 24:20 look (5) 9:6;16:7;22:9; 28:19;52:24 Looking (7) 17:21,23;29:12; 40:11;43:7,13,14 looks (1) 10:11 loophole (1) 52:14 Lot (3) 6:4;27:19;35:5
handle (1) 8:17 handled (2) 9:5;10:13 Hang (1) 40:4 happening (1) 28:24 happens (2) 28:8,9 happy (1) 21:6 hard (2) 40:12;41:5 hate (1) 29:10 Health (2) 36:12,24 hear (8) 32:10;35:18;39:18, 20,20;43:14;53:9; 54:14 heard (4) 13:7;19:9;26:7; 28:20 hearing (9) 5:23;6:8;13:5; 16:22,25;31:14,16, 17,19 Hello (5) 35:16,16,22,23,24 help (1) 40:9 helpful (2) 6:9;41:14 Here's (2) 23:13;29:9 hermetically (1) 25:4 Hey (1) 52:23 highway (7) 8:18;9:6,12,14,16, 17;41:14 hire (1) 44:11 history (2) 25:13,15 Homeland (1) 7:9 hope (1) 37:16 hopefully (1) 53:19 hours (2)	I idea (2) 44:3;53:20 ideas (2) 36:15;37:8 ignition (2) 25:3,5 Illing (1) 37:3 image (1) 40:11 imagine (1) 11:25 impact (1) 11:23 impacted (1) 43:20 impeding (1) 43:9 impose (1) 54:11 improvements (2) 6:20;9:15 inclined (1) 30:7 included (1) 41:20 including (1) 54:3 Incorporated (1) 35:3 incorrect (1) 8:8 indicated (2) 7:9,23 individual (5) 12:11;28:16;29:11; 53:5,6 individual's (1) 53:8 info (1) 29:23 inform (1) 28:13 informal (1) 12:7 information (5) 7:3;17:20;20:6; 29:19;43:7 initial (1) 14:4 insist (1) 53:19 inspect (1)	J January (2) 17:24;18:7 Jensen (5) 4:17;5:19;17:13; 32:7;55:8 jive (1) 8:16 job (2) 36:5,6 John (4) 17:6,6;53:3;54:22 join (2) 4:19;39:13 jotted (1) 53:16 July (3) 4:2;13:16;17:25 June (3) 5:3,7;10:4	L LACEY (9) 4:13;5:17;17:5,6, 11;32:5;53:4;54:21; 55:6 lady (1) 53:12 land (6) 19:22;22:11,13,14; 27:18,23 last (10) 9:20;20:24;22:24; 23:6;36:22;37:19; 41:3,6,19;53:4 late (2) 13:3,10 lawyer (4) 15:25;29:17,19,20 lawyers (1) 15:24 layers (1) 26:12 leach (3) 36:14;37:8,17 leak (1) 25:7 Lechner (74) 5:23;6:15;7:14,18, 20;8:4,6,11,13,22,24; 10:19,23;11:6,15,19; 12:4;13:14,17,24; 14:7,19;15:9;16:19; 19:5,12,14,17,19,22, 24;20:4,22,25;21:5,8, 11,14,16,21,23;22:4, 9,11,22;23:13,20,22, 25;24:3,5,7,9,11,14, 17,19,21,23;25:2; 26:2,8;27:9,16,18;	
		K keep (2) 10:17;36:19		

	15:23;18:12;53:2	move (2) 22:15;30:10	noted (5) 12:10,11;32:16; 45:4;55:10	Others (1) 16:7
M	mention (2) 20:23,23	moved (2) 14:24;20:2	Notice (2) 13:2;17:21	out (18) 6:10,21;8:18; 10:19;11:5;12:4; 13:2,14;18:20,21; 20:7;22:20;39:3; 40:22;41:12,18;43:8, 17
maintain (1) 27:23	mentioned (3) 9:8;19:9;21:14	moving (3) 18:11;22:4;24:15	notified (1) 18:21	outdoor (1) 12:10
maintaining (2) 10:14;11:3	met (2) 8:18,24	much (4) 6:17;10:4;32:14; 44:23	noting (1) 7:11	outside (2) 41:24;44:4
major (2) 9:22;43:13	metes (2) 42:23,25	multiple (1) 26:12	numbers (2) 22:12,12	over (5) 11:22;29:8;39:10; 41:6,7
makes (3) 9:3,25;44:12	Michael (2) 18:25;19:6	municipalities (1) 10:15	nuts (1) 43:25	overgrown (1) 11:4
making (1) 30:18	microbiologists (1) 15:25	muted (1) 35:17	O	Overlay (1) 35:7
Mamakating (6) 4:2;21:20,25;22:7; 27:24;52:5	microphone (3) 6:12;19:5;25:11	N	objection (1) 16:11	oversee (1) 26:12
many (1) 25:20	microphones (1) 4:24	name (8) 19:9,20;20:3;23:5, 6,7;36:3,4	obstruct (1) 43:12	own (2) 26:16;30:17
Map (3) 6:3;35:5;42:22	middle (1) 26:3	Nancy (1) 23:6	obstruction (1) 11:5	owns (1) 19:22
Mary (3) 14:13,14;15:20	might (1) 54:11	necessary (2) 10:17;24:14	obtained (1) 9:15	oxygen (1) 25:3
Master's (1) 19:19	Mike (1) 5:24	need (14) 7:15;16:16;20:8, 18;28:4;30:10;41:11, 24;42:20,25;44:9,12, 14;53:21	occur (2) 24:25;25:17	P
matter (1) 11:3	mikvah (5) 36:11,17;37:15,25; 38:3	needed (1) 9:7	occurred (1) 25:16	page (2) 18:6;53:16
May (4) 5:2,6;30:17;38:8	mile (3) 16:9;25:25;26:18	needs (3) 10:12;20:7;42:21	off (4) 18:23;28:21,24; 42:12	PAGGI (29) 7:2,6,19,21,23;8:3, 5,7,12,14,23;9:3,24; 10:2,7,11,24;11:2,12, 24;12:3;26:10;39:24; 40:7;41:19,23;42:18; 43:5,24
Maybe (4) 13:21;26:17,20; 27:10	minimal (1) 37:22	Neg (1) 31:2	offices (1) 6:22	parcel (1) 6:20
McDonald (9) 6:3;8:18;11:12,15, 16,17;23:8,13,19	minimize (1) 27:20	Negative (3) 13:6;30:8,15	often (1) 25:16	parking (1) 12:12
mean (7) 10:20;15:13;16:8; 20:23;25:21;26:6; 37:22	minimum (1) 20:21	neighbor (1) 16:3	once (4) 7:15;13:7;27:10; 31:11	Part (2) 13:7;26:10
means (2) 16:3;54:13	minor (1) 6:20	neighbors (2) 18:15,16	one (20) 7:4,8;9:6,11;10:20; 11:17;15:5;19:13; 20:6;28:20;35:11; 40:13,18,18,19;42:3, 3,12,21;52:4	past (2) 25:19;26:18
measurements (1) 10:8	minute (2) 41:3,6	new (13) 9:11,19;14:12,15; 24:19;36:11,14; 40:13,15,24;42:25; 44:9;54:11	online (1) 30:3	path (1) 29:5
mechanical (1) 19:15	minutes (2) 5:2,6	newspaper (4) 17:22,23;18:4,21	only (7) 7:14;12:9,10; 14:18;27:22;36:18; 37:13	paved (2) 8:20,22
Mecurio-Norton- (1) 6:14	Mizrahi (31) 36:4,23;37:3,6,11, 15;38:10,12,16;39:7, 18,20,23;40:3,5,13, 15,17;41:2,12,22; 42:2,6,9;43:4,18; 44:7,10,20,23;45:2	newspaper's (1) 18:3	on-site (1) 6:22	paying (1) 22:15
meet (2) 9:12;36:24	months (2) 37:16,17	next (9) 5:22;16:3;30:6,20; 35:2;37:16,16;39:24; 54:12	onto (3) 10:6;11:11;43:8	PDF (1) 40:6
meeting (11) 4:3,4,18,23;9:5,20; 28:16;30:20;37:3; 53:10;54:20	more (15) 10:8;14:24;18:23; 20:6,7,8,18;21:6; 27:19;36:13;37:17; 40:10;42:13;54:2,15	NFPA (1) 25:8	open (6) 4:4;6:7;12:20,21; 16:22,24	pedestrian (1) 41:15
MEMBER (50) 4:5,7,10,11,12,13, 14,18;5:8,11,14,15, 16,17,18,19;13:21; 14:17,20;17:2,5,8,9, 10,11,12,13;22:19; 30:22;31:16,20,23; 32:2,3,4,5,6,7,45:3; 52:19;53:4;54:10,21, 24;55:3,4,5,6,7,8	Mort (3) 13:20;17:3;31:21	night (1) 27:12	opposed (1) 8:25	pedestrians (1) 39:7
members (3)	motion (14) 4:4,5,16;5:6,8,21; 16:24;17:15;31:18; 32:9;53:23;54:7,20, 21	nobody (2) 16:5;30:4	order (1) 30:9	pending (1) 19:8
	Mountain (2) 6:6;35:6	note (3) 10:4;42:22;53:16	orders (1) 54:6	people (8)

4:23;20:8,17;22:7; 27:19;52:16;53:10, 13 per (2) 13:24;15:16 percent (1) 53:8 Perfect (3) 8:14;9:3;10:2 periods (1) 54:13 permanent (1) 42:19 permit (4) 5:25;7:14,24;9:14 permits (5) 7:8,10,12;39:11; 41:8 permitted (1) 16:2 person (5) 14:9;15:13;20:19; 53:24;54:13 perspective (1) 43:24 PETERS (12) 6:13,14;9:23,25; 12:15,18,21,24;14:2, 6;32:10,13 petroleum (3) 7:21,22,25 petroleums (1) 8:4 pile (1) 38:3 pink (1) 40:7 pipe (1) 9:9 pipes (1) 52:12 place (1) 26:13 plan (23) 5:24;7:12;12:13; 35:4;37:7;38:3,10,12, 19;39:10,12,13; 40:10,15,24;41:7,19; 42:21,25;43:15;44:9, 12;53:11 planner (1) 27:21 Planning (16) 4:3;14:14;16:19; 21:3;36:7,10,12,23; 37:6,12;40:25;42:16; 44:2,14,16;53:18 plans (2) 29:7;36:16 PLATT (16) 6:12;13:16,18; 17:18;18:19;23:3; 30:4;35:9,11,13,15, 17,20;39:16,19;41:11 Please (6) 4:19,23;23:4; 25:12;36:3;41:11 Pledge (2) 4:19,20 plenty (1) 11:2 plow (1) 10:19 pm (3) 32:16;45:4;55:10 point (5) 13:3,12;26:25; 28:17;52:9 Poland (2) 52:5,9 Porco (3) 16:8;25:22,24 possible (1) 23:16 postal (1) 18:15 power (1) 6:2 precaution (1) 24:4 prepare (1) 9:20 prepared (3) 7:2;30:18;31:6 presenting (1) 53:6 pretty (2) 10:3;43:16 prevent (1) 25:7 previous (1) 43:15 previously (1) 38:4 print (1) 40:22 printed (1) 40:7 probably (4) 16:6;22:15,18; 38:21 problem (5) 27:2;42:12;43:11; 44:11,12 procedural (1) 12:9 Proceed (1) 6:11 professional (1) 53:13 program (1) 53:7 project (15) 6:18,24;11:21,23; 13:12;14:3,21,23; 16:7;19:2,7;20:9; 36:22;52:16;54:14 projects (1) 14:25 propane (17) 6:2,19;10:20; 14:10,15,16;15:15; 19:25;20:4,20;21:5, 10,16;25:19;26:15, 16,17 proper (1) 25:3 property (25) 6:3;16:11;19:2,7,8; 21:2;22:11;23:17,18; 27:25;28:2,6,10; 35:4;36:8,15,19,20; 38:23;39:9;41:10,18; 43:2,7;44:5 proposal (1) 53:23 proposed (7) 5:24;6:23;15:6; 23:9;35:3;38:2,6 proposing (2) 6:19;39:4 Protection (1) 35:7 provide (2) 10:7;13:4 provided (1) 12:7 provides (1) 15:13 public (28) 5:23,25;6:7;13:5,7, 23;14:7,8,11,17,22; 15:2,3,10,14,16; 16:22,25;17:17;21:7; 28:13,18;30:2,31,14, 17,19;52:6;53:20 pull (2) 39:11;41:8 pulling (2) 10:6;11:5 pump (1) 52:6 purchase (1) 19:7 purchasing (2) 19:8;22:8 purpose (1) 28:13 pushed (2) 27:15,16 put (9) 9:11;16:4,16;21:6; 22:14;23:17;24:10; 39:13;44:21 putting (2) 23:15,23	raised (3) 17:2;31:20;54:24 rare (2) 26:6,9 rateable (2) 20:10,18 rateables (3) 20:8,8,18 rather (1) 31:6 RE (44) 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;21:1;22:1;23:1; 24:1;25:1;26:1;27:1; 28:1;29:1;30:1;31:1; 32:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1; 42:1;43:1;44:1;45:1; 52:1;53:1;54:1;55:1 reached (1) 54:19 read (2) 6:17;13:25 real (1) 13:3 really (13) 7:10;8:16;9:6,7,10, 18,21;11:3;12:3; 17:25;43:25,25; 52:13 reason (4) 14:18,20,21;37:18 reasonable (1) 54:15 reasons (3) 30:15,19;31:4 receive (1) 13:11 received (2) 13:9;18:20 recited (1) 4:20 recommendations (2) 41:4;52:25 reference (2) 42:21,22 regarding (5) 25:14;36:2,11; 37:15;38:6 registered (1) 7:16 registration (4) 8:2,9,11;26:10 regularly (1) 26:11 regulates (1) 25:8 regulation (4) 14:12;15:11;16:14, 15	regulations (1) 26:8 relationship (1) 18:25 relative (5) 7:8;8:15;9:4; 41:19;43:8 relatively (1) 6:18 release (2) 25:2;26:9 relocate (1) 12:16 relocating (1) 44:4 representing (1) 35:25 require (2) 8:9,11 required (7) 6:23;7:8,10,13,15, 24;24:14 requirement (1) 42:16 requires (1) 30:15 requiring (1) 54:13 residents (2) 11:7,16 resolution (4) 30:18,19,21;32:13 respond (1) 20:14 responded (2) 10:4,4 responding (1) 9:20 response (3) 5:4;8:16;54:18 responsibility (1) 12:4 revenue (5) 20:11;21:14,17,24; 22:2 reviewed (1) 7:3 Rich (1) 5:9 Ridge (1) 35:7 right (43) 4:22;7:17;8:5,7,8, 23;11:11,13,14;14:5; 15:21;16:22;18:5,11; 21:4,15;22:13;24:16; 25:23;26:2,11,15,19, 24;27:3,9,17;29:6,12; 30:13,25;36:18;37:2, 12,20;39:14,17; 40:11;41:15;42:13; 44:21;52:22;53:22 right-of-way (18)
	R	

<p>9:10;10:12,14; 11:3,4;41:20,23,25; 42:18,19,20,24,25; 43:3,5,15,17,19 rise (1) 54:10 Road (19) 6:3;11:7,8;23:8,13, 19;28:25;35:5;38:22, 24,24;39:2;41:10,18; 42:12,13,14,24;43:9 roller (1) 39:3 rolling (4) 38:25;39:4;40:19; 41:13 room (2) 53:6,12 Rosemary (1) 23:5 Route (2) 11:10,23 rude (1) 29:10</p>	<p>11:4;38:8 sell (1) 20:19 selling (1) 20:25 sense (6) 9:3,7,11,25;41:9; 44:12 sent (2) 18:19,21 septic (2) 36:14;37:17 SEQRA (1) 30:9 service (1) 6:23 services (1) 15:14 set (1) 28:21 seven (1) 18:20 sewage (2) 6:23;15:11 SHAARIE (14) 35:1,3;36:1,2,6; 37:1;38:1;39:1;40:1; 41:1;42:1;43:1;44:1; 45:1 shall (1) 15:12 Shawangunk (1) 35:7 show (4) 12:13;42:24,25; 43:3 showing (1) 40:8 shown (1) 12:13 side (7) 12:16;17:24;38:24; 42:3,3,12,13 sides (1) 38:24 sight (8) 10:7,8,16;11:2; 43:8,9,22,22 signed (2) 23:3;30:4 similar (2) 25:14;38:5 similarly (1) 9:5 simple (1) 36:13 simply (2) 7:11;37:23 site (12) 5:24;6:20;9:5; 23:9;25:20,22;28:3; 29:6;35:4;41:19,20; 43:15</p>	<p>situation (2) 27:8;52:3 six (4) 36:8;38:13,17; 40:18 slopy (1) 36:15 slow (2) 37:9;41:11 slowly (1) 42:5 somebody (1) 18:7 someone (4) 11:5;20:11;38:14, 15 something's (1) 28:24 somewhere (1) 23:21 sorry (4) 19:5;37:11;42:6,9 sort (2) 14:6;43:11 sound (2) 9:10;29:10 source (1) 25:5 South (2) 35:5;42:24 speak (2) 27:21;42:5 special (1) 5:25 species (1) 19:13 specifically (1) 15:2 specs (2) 8:20;9:17 spelled (1) 23:6 spills (1) 11:22 spoken (1) 15:23 Springs (2) 52:5,9 squares (2) 24:11;39:25 STANTON (7) 4:7,14;5:18;17:12; 31:23;32:6;55:7 STAROBIN (13) 4:11;5:15;13:21; 14:17,20;17:2,9; 22:19;31:20;32:3; 52:19;54:24;55:4 start (1) 6:7 State (2) 14:12,15 stated (1)</p>	<p>19:12 stay (1) 38:22 staying (2) 41:9,10 steam (1) 15:12 Steel (2) 24:7,8 stenographer (2) 23:5;42:7 step (1) 30:6 still (3) 36:15;37:6,7 stockade (1) 43:11 storage (7) 6:2,19;12:11,14; 23:24;25:14,19 straightforward (1) 6:18 strict (1) 26:8 structure (1) 43:12 structures (2) 42:19,19 struggle (2) 53:13,15 struggles (1) 53:12 subject (3) 43:19;44:7,8 submit (2) 14:13;44:18 submitted (7) 7:4,4;9:21;13:10, 14;40:24;42:21 sue (1) 28:10 suggested (2) 8:24,25 Sullivan (1) 21:24 summary (1) 6:17 super (3) 8:18;9:12,16 support (2) 21:7;30:15 suppose (1) 27:5 sure (12) 6:12,13;9:13; 18:13;36:12;39:11, 14;41:8;43:19;44:4, 17,19 survey (1) 42:22 surveyor (2) 42:11;43:19 surveyor's (1)</p>	<p>44:21 swing (11) 38:9,20;39:2,3,8,8, 8;41:12,13,17,18 swinging (2) 39:5;41:17 switch (1) 28:21 symbolized (1) 40:10</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>talk (4) 4:23;25:11;28:15; 52:22 talked (1) 8:19 talking (4) 37:10;38:14,15; 44:3 tank (8) 16:5,10;20:20; 23:11;26:16,22; 28:22,24 tanks (8) 6:2,20;7:15;12:11; 21:6;22:14;25:19; 28:20 Tarolli-Marshall (1) 6:14 Tax (5) 6:3;21:17;22:6,9; 35:5 taxes (6) 20:10,13,17;22:8, 13,19 technical (1) 6:9 technically (1) 16:3 telecommunication (1) 15:14 telephone (1) 15:12 television (1) 15:12 ten (1) 26:20 tenth (1) 26:18 thereabout (1) 22:7 thinking (1) 41:5 Thirty (1) 24:21 though (2) 18:21;26:6 thought (4) 7:24;21:9;28:14; 53:25 thousand (2)</p>
S				
<p>safe (1) 36:20 safety (6) 23:10;24:4;26:13; 28:14,18;29:13 sales (1) 22:19 Same (3) 24:22;52:8;53:16 saw (1) 41:4 saying (3) 20:16;23:23;43:14 scale (1) 11:22 screen (3) 39:14,16,22 sealed (1) 25:4 second (9) 4:7;5:10,11;17:4,5; 31:22,23;35:11; 54:23 seconded (1) 4:8 seconding (1) 17:6 Section (2) 6:4;35:5 secured (1) 12:19 Security (1) 7:9 seem (1) 11:20 seems (2)</p>				

22:16;25:19 threaded (1) 25:6 three (3) 18:12;28:23;54:13 three-quarters (1) 54:2 throw (1) 20:6 thumbs (1) 4:25 tight (1) 43:16 tighten (1) 16:12 tighter (1) 16:16 today (2) 30:12;41:6 told (2) 35:8;36:12 Tonight (2) 4:17;30:16 top (2) 7:20;17:23 Town (26) 4:2;8:20;9:17; 14:9;15:9;16:23;16:3; 6,12,20;17:21;18:12; 20:7,13;21:17,19,25; 22:7;27:24;41:4,6, 21;44:5;52:13,22 Town's (1) 15:14 traffic (1) 27:7 treatment (1) 15:12 treeline (1) 23:16 trees (3) 23:15;27:17,19 trouble (2) 18:13;37:10 truck (3) 27:10;38:23;39:5 trucks (6) 10:6,19,21;11:6, 15;41:13 try (3) 15:24,25;43:16 trying (3) 27:20,21,23 turn (1) 28:24 turning (1) 43:8 two (7) 5:25;6:19;23:25; 28:23;37:16,17; 53:15 two-tenths (2) 16:9;25:25	type (2) 25:8;53:11 typical (1) 20:19 typo (2) 18:22,23	54:11 vegetation (3) 10:11,14,17 verbal (2) 5:4;54:18 verbatim (1) 15:17 verify (2) 14:14;41:24 versus (1) 16:14 via (1) 12:7 view (2) 43:12,23 village (2) 26:2;52:8 vote (4) 30:16,24;31:14,17 voting (1) 4:18	39:2 whereas (1) 52:10 Where's (1) 22:6 white (3) 40:8,11,22 whole (1) 21:2 who's (1) 22:7 wide (1) 41:23 wildlife (1) 27:20 wireless (1) 15:13 wish (1) 38:7 within (5) 6:5;12:21,25;15:6; 25:25 without (2) 30:24;31:2 wondering (1) 21:13 Wong (39) 23:3,6,19,21,23; 24:2,4,6,8,10,12,15, 18,20,22,24;25:10, 13,21,23;26:4,14,20, 23;27:3,7,14,17,25; 28:6,8;29:5,8,13,16, 19,21,23,25 W-O-N-G (1) 23:7 wooded (1) 23:14 woodline (1) 23:14 word (1) 53:13 work (3) 28:16;36:4;44:20 worked (1) 41:5 working (5) 35:13,15;36:15; 37:7,7 write (2) 29:11,25 written (2) 30:19;32:13 wrong (1) 20:12 Wurtsboro (2) 52:7,10	18:23;22:14,16; 36:11,22;37:19 years (2) 24:21;25:20 yesterday (1) 41:2 York (3) 14:12,15;24:19 YOSHER (14) 35:1,3;36:1,2,6; 37:1;38:1;39:1;40:1; 41:1;42:1;43:1;44:1; 45:1 young (1) 53:12
	U			Z
	Uh (1) 29:21 Umm (1) 17:24 uncontrolled (1) 26:9 under (8) 13:22;14:11,13; 15:10;16:13,14; 24:24;30:9 unfair (1) 54:2 Unless (1) 53:11 unmute (1) 35:12 unmuted (1) 35:14 unmuting (1) 35:9 up (23) 4:25;13:5;16:4,12, 22,24;17:17,21,23; 22:12,24;23:3,18; 25:24;26:18;27:10; 28:21;30:4;38:7; 39:13;40:8;52:15,24 upset (1) 27:19 use (7) 5:25;6:12;12:11; 14:6;15:6;19:5;21:5 used (1) 27:10 useless (2) 17:20;20:6 usually (1) 10:13 utilities (1) 16:2 utility (14) 5:25;6:2;13:23; 14:7,9,17,23;15:3,3; 16:4,15;52:6,9,9		W	Zachary (1) 6:14 Zack (2) 8:16;9:8 Zone (3) 6:5,6;35:7 zones (1) 14:8 zoning (3) 14:7;15:2;44:18 Zoom (8) 4:18,23;30:4;35:8; 38:15;53:8,11,20
	V			1
	vacant (2) 22:11,13 vague (1) 42:23 vapors (1) 8:6 variant (1)	wait (4) 13:11;15:4,8;31:8 waiting (1) 32:10 walkways (2) 41:16,16 wall (1) 24:13 wants (3) 16:5;20:11;29:17 warehouse (2) 16:9;25:20 warrant (1) 7:7 watching (2) 4:18,23 water (7) 6:22;15:11;52:4,6, 7,7,11 way (4) 6:10;42:17;54:15, 15 week (1) 27:10 weight (1) 9:2 Welcome (3) 4:2;32:15;44:25 welded (1) 25:6 weren't (3) 21:12;52:17,18 Wes (2) 37:3,4 whatnot (1) 21:18 what's (3) 6:21;15:3;30:6 whatsoever (1)		1 (2) 6:4;35:5 10th (1) 13:16 12-by-12 (1) 6:2
			Y	2
			yard (1) 16:5 year (6)	2 (1) 13:7 2022 (5) 4:3;5:6,7;17:24; 18:7 209 (8) 10:6;11:10,22,23; 25:23,25;26:18,18 21st (2) 17:24;18:7 22.2 (1) 6:4 231.9 (1) 24:3 25 (1) 42:12 26 (1) 6:4

3				
3 (1) 13:7 30 (1) 13:11 30,000 (3) 5:25;6:19;21:10 33,000 (2) 16:4,10				
4				
4.76 (1) 6:4 437-438 (1) 35:4 46.16 (1) 35:6 48 (1) 25:8 49.3 (1) 35:5				
5				
50 (1) 41:23				
6				
63 (1) 35:5				
7				
7:47 (1) 32:16 7th (1) 10:4				
8				
8:01 (1) 45:4 8:10 (1) 55:10 8th (1) 17:25				
9				
92 (1) 23:8				