

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK: STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION AND REGULAR MEETING

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June 24, 2021
4:00 p.m.

Third Street Firehouse
Greenport, New York

B E F O R E:

WALTER FOOTE - CHAIRMAN

REED KYRK - MEMBER

LILY DOUGHERTY-JOHNSON - MEMBER

PATRICIA HAMMES - MEMBER

ABSENT:

JOHN COTUNGO - MEMBER

ALSO PRESENT:

PAUL PALLAS - VILLAGE ADMINISTRATOR

ROBERT CONNELLY - PLANNING BOARD ATTORNEY

AMANDA AURICHIO - SECRETARY TO THE BOARD

1 PLANNING BOARD - June 24, 2021

2 CHAIRMAN FOOTE: Good afternoon.

3 Welcome to the Village of Greenport
4 Planning Board's Work Session and Regular
5 Meeting. It's Thursday, June 24th, a
6 little after 4:00 p.m., and we're gonna
7 start the meeting now.

8 Item No. 1 for this meeting is a
9 motion to accept and approve the Minutes
10 of the May 27, 2021 Planning Board Work
11 Session and Regular Meeting. May I have a
12 second?

13 MEMBER DOUGHERTY-JOHNSON: Second.

14 CHAIRMAN FOOTE: All those in
15 favor? Aye.

16 MEMBER KYRK: Aye.

17 MEMBER DOUGHERTY-JOHNSON: Aye.

18 MEMBER HAMMES: Aye.

19 CHAIRMAN FOOTE: The motion is
20 hereby accepted and approved.

21 Motion -- Item No. 2 is a motion
22 to schedule the combined Planning Board
23 Work Session and Regular Meeting for 4:00
24 p.m. on July 29, 2021. May I have a
25 second?

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2 MEMBER HAMMES: Second.

3 CHAIRMAN FOOTE: All in favor?

4 Aye.

5 MEMBER KYRK: Aye.

6 MEMBER DOUGHERTY-JOHNSON: Aye.

7 MEMBER HAMMES: Aye.

8 CHAIRMAN FOOTE: The motion

9 carries.

10 Item No. 3, 314 Main Street. This
11 is a motion to accept the Findings and
12 Determinations for 314 Main Street. This
13 property is located in the C-R (Retail
14 Commercial) District and is located in the
15 Historic District at Suffolk County Tax
16 Map No. 1001-4-7-27.

17 At this time, I know the other
18 Board Members have had an opportunity to
19 read this, and I would like to move to
20 accept the Findings and Determinations.
21 May I have a second on this motion?

22 MEMBER HAMMES: Second.

23 CHAIRMAN FOOTE: All those in
24 favor? Aye.

25 MEMBER KYRK: Aye.

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2 MEMBER DOUGHERTY-JOHNSON: Aye.

3 MEMBER HAMMES: Aye.

4 CHAIRMAN FOOTE: The Findings and
5 Determinations for 314 Main Street are
6 hereby approved.

7 Item No. 4 is for 123 Sterling
8 Avenue. This is a Motion to accept the
9 Findings and Determinations for 123
10 Sterling Avenue. This property is located
11 in the W-C (Waterfront Commercial)
12 District. This property is also located
13 in the Historic District at Suffolk County
14 Tax Map 1001-3-5-16.4 and 16.5.

15 Do I have a second on this motion?

16 MEMBER HAMMES: Second.

17 CHAIRMAN FOOTE: Okay. All those
18 in favor of the Findings and
19 Determinations, please vote "aye". Aye.

20 MEMBER KYRK: Aye.

21 MEMBER DOUGHERTY-JOHNSON: Aye.

22 MEMBER HAMMES: Aye.

23 CHAIRMAN FOOTE: The Findings and
24 Determinations are hereby approved and
25 accepted by the Board.

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2 Item No. 5, 221 Fifth Avenue. A
3 Pre-Submission Conference regarding the
4 site plan application of 221 Fifth Avenue
5 Greenport Inc. The applicant proposes to
6 subdivide the property known as 221 Fifth
7 Avenue. The subdivision request is to
8 allow for the construction of a
9 single-family home on the vacant lot. The
10 proposed construction will consist of a
11 1,700 square foot home with a footprint of
12 838 square foot. This property is located
13 in the R-2 (One and Two-Family) District
14 and is not located in the Historic
15 District. This project will also require
16 Zoning Board approval, at Suffolk County
17 Tax Map 1001-4-4-29.

18 Directed to you, Paul, this is
19 something that's gotta be referred to
20 Zoning? Is that the case?

21 MR. PALLAS: Correct. Yeah, there
22 are a number of setback issues and
23 substandard lot issues that need to be
24 dealt with by Zoning.

25 CHAIRMAN FOOTE: Okay. So at this

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2 time, should we just refer -- we should
3 just refer it to the Zoning Board?

4 MR. PALLAS: Yeah. That's the --

5 CHAIRMAN FOOTE: Is there anybody
6 here for the applicant that --

7 MR. PALLAS: Yeah.

8 CHAIRMAN FOOTE: -- wishes to --

9 MR. OLINKIEWICZ: I'm here, but if
10 you're gonna just send it to Zoning
11 Boards.

12 CHAIRMAN FOOTE: Yeah.

13 MR. OLINKIEWICZ: You wanna hear
14 it?

15 CHAIRMAN FOOTE: Sure.

16 MR. OLINKIEWICZ: Dan Olinkiewicz,
17 221 Fifth Avenue, proposing to do the
18 subdivision of the 14,206 square foot lot
19 into two single lots, one 7,332 square
20 feet, hold the existing house. The new
21 lot will be 6,874 square feet which would
22 then have a one-family house on it with an
23 828 square foot footprint.

24 CHAIRMAN FOOTE: Okay.

25 MR. OLINKIEWICZ: We need some

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2 Zoning approvals to continue on, so.

3 CHAIRMAN FOOTE: Okay. Anybody
4 have any preliminary questions or are we
5 just gonna wait 'til we get back and hear
6 what the Zoning determination is?

7 MEMBER HAMMES: I'm fine waiting
8 for the Zoning determination. Like the
9 hearing from last week, I guess the
10 property that's across the street, at some
11 point, if it comes back to us, I'll want
12 to go see it.

13 CHAIRMAN FOOTE: A site visit?
14 Okay.

15 MR. PALLAS: Just to be -- if I
16 may, Mr. Chairman, just to be clear on the
17 process, the -- we would need an
18 application for a building permit in time
19 for the next Zoning Board meeting, would
20 be next Friday, which would require us to
21 receive it and get a Notice of Approval
22 and an application back in order to make
23 the next Zoning meeting, just so
24 everybody's clear on that. There was some
25 confusion from a prior applicant, so I'm

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2 just making sure that it's clear as to
3 what the process is.

4 MR. OLINKIEWICZ: So apply for the
5 building permit tomorrow. Fantastic.

6 CHAIRMAN FOOTE: Okay, great.
7 Thank you for your time in --

8 MR. OLINKIEWICZ: Thank you.

9 CHAIRMAN FOOTE: -- presenting it.

10 MR. OLINKIEWICZ: So you just have
11 to kick me over to Zoning?

12 CHAIRMAN FOOTE: Yes. Exactly.
13 You know that dance.

14 Is there anything formally I
15 should do to refer to Zoning at this time?

16 MR. PALLAS: I don't think so.

17 CHAIRMAN FOOTE: Do I need to
18 vote? Okay, fine.

19 Item No. 6, 38 Front Street. This
20 is a Public Hearing regarding site plan
21 application of Ben Suglia. The applicant
22 proposes to amend their site plan to have
23 the upstairs classified for regular
24 restaurant dining, and not "special events
25 and/or meeting rooms." This property is

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2 located in the C-R (Commercial Retail)
3 District and is not located in the
4 Historic District, at Suffolk County Tax
5 Map 1001-4-10-31.

6 At this time, is there anybody
7 from the public who has any comment on
8 this application?

9 (No Response)

10 CHAIRMAN FOOTE: Okay. At this
11 time, is there anybody on the Board that
12 has -- well, let me first, I move to close
13 the Public Hearing. May I have a second?

14 MEMBER HAMMES: Second.

15 CHAIRMAN FOOTE: All in favor?
16 Aye.

17 MEMBER KYRK: Aye.

18 MEMBER DOUGHERTY-JOHNSON: Aye.

19 MEMBER HAMMES: Aye.

20 CHAIRMAN FOOTE: Public Hearing on
21 this matter is now closed.

22 Is there anybody on the Board who
23 has anything to comment at this time on
24 this application?

25 MEMBER HAMMES: No. I just want

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2 to confirm, I know I asked this last time
3 to the Village, there was nothing in the
4 pile for this that explains why that was
5 originally put in place, correct?

6 MR. PALLAS: It was not. It was
7 not immediately clear, no, as to why. I
8 suspect there was -- I don't want to
9 speculate. There was nothing as to why it
10 was restricted the way it was.

11 MEMBER HAMMES: And obviously, to
12 the extent that it's going to be used in
13 this manner, it would have to comply with
14 all other code requirements for fire and
15 all that kind of thing?

16 MR. PALLAS: Correct. The, the --
17 I mean, the total occupancy is, because
18 there's only one means of egress, is
19 automatically limited to a total of 49
20 before we even talk about square footage.
21 The upper deck would be -- have its own
22 limitation in addition to the lower floor
23 having its own limitation with the
24 combined being no more than 49.

25 CHAIRMAN FOOTE: Okay, great.

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2 MEMBER HAMMES: I mean, I'm fine.

3 I just, you know, wanted to make sure I
4 wasn't missing anything. And as I said,
5 it would obviously have to be code
6 compliant.

7 CHAIRMAN FOOTE: Anybody else?

8 (No Response)

9 CHAIRMAN FOOTE: No? Okay.

10 At this time, I move to take a
11 vote on this application. May I have a
12 second?

13 MEMBER HAMMES: Second.

14 CHAIRMAN FOOTE: All those in
15 favor of this application, please vote
16 "aye". Aye.

17 MEMBER HAMMES: Aye.

18 MEMBER DOUGHERTY-JOHNSON: Aye.

19 MEMBER KYRK: Aye.

20 CHAIRMAN FOOTE: The application
21 is hereby approved. Thank you very much.

22 Item No. 7 is a Motion to adjourn.

23 MEMBER HAMMES: Second.

24 CHAIRMAN FOOTE: All those in
25 favor? Aye.

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2 MEMBER KYRK: Aye.

3 MEMBER DOUGHERTY-JOHNSON: Aye.

4 MEMBER HAMMES: Aye.

5 CHAIRMAN FOOTE: The meeting is
6 hereby adjourned.

7 (Whereupon, the Meeting concluded
8 at 4:12 p.m.)

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

I, Agata Davis, a Notary Public in
and for the State of New York, do hereby
certify:

THAT the foregoing is a true and
accurate transcript of my stenographic
notes.

IN WITNESS WHEREOF, I have
hereunto set my hand this 5th day of
July, 2021.

Agata Davis

<p style="text-align: center;">A</p> <p>ABSENT 1:18 accept 2:9 3:11,20 4:8 accepted 2:20 4:25 accurate 13:8 addition 10:22 adjourn 11:22 adjourned 12:6 ADMINISTRAT... 1:22 afternoon 2:2 Agata 13:4,16 allow 5:8 AMANDA 1:24 amend 8:22 and/or 8:25 anybody 6:5 7:3 9:6,11,22 11:7 applicant 5:5 6:6 7:25 8:21 application 5:4 7:18,22 8:21 9:8 9:24 11:11,15,20 apply 8:4 approval 5:16 7:21 approvals 7:2 approve 2:9 approved 2:20 4:6 4:24 11:21 asked 10:2 ATTORNEY 1:23 AURICHIO 1:24 automatically 10:19 Avenue 4:8,10 5:2 5:4,7 6:17 aye 2:15,16,17,18 3:4,5,6,7,24,25 4:2,3,19,19,20,21 4:22 9:16,17,18 9:19 11:16,16,17 11:18,19,25 12:2 12:3,4</p>	<p>Board 1:4,23,24 2:1,10,22 3:1,18 4:1,25 5:1,16 6:1 6:3 7:1,19 8:1 9:1 9:11,22 10:1 11:1 12:1 Board's 2:4 Boards 6:11 building 7:18 8:5</p>	<p>County 1:2 3:15 4:13 5:16 9:4</p>	<p>foot 5:11,12 6:18 6:23 footage 10:20 FOOTE 1:13 2:2 2:14,19 3:3,8,23 4:4,17,23 5:25 6:5 6:8,12,15,24 7:3 7:13 8:6,9,12,17 9:10,15,20 10:25 11:7,9,14,20,24 12:5 footprint 5:11 6:23 foregoing 13:7 formally 8:14 Friday 7:20 Front 8:19</p>	<p>4:7 5:2 8:19 11:22</p>
<p style="text-align: center;">B</p> <p>B 1:12 back 7:5,11,22 Ben 8:21</p>	<p style="text-align: center;">C</p> <p>C 13:2,2 C-R 3:13 9:2 carries 3:9 case 5:20 certify 13:6 Chairman 1:13 2:2 2:14,19 3:3,8,23 4:4,17,23 5:25 6:5 6:8,12,15,24 7:3 7:13,16 8:6,9,12 8:17 9:10,15,20 10:25 11:7,9,14 11:20,24 12:5 classified 8:23 clear 7:16,24 8:2 10:7 close 9:12 closed 9:21 code 10:14 11:5 combined 2:22 10:24 comes 7:11 comment 9:7,23 Commercial 3:14 4:11 9:2 compliant 11:6 comply 10:13 concluded 12:7 Conference 5:3 confirm 10:2 confusion 7:25 CONNELLY 1:23 consist 5:10 construction 5:8,10 continue 7:2 correct 5:21 10:5 10:16 COTUNGO 1:19</p>	<p style="text-align: center;">D</p> <p>Dan 6:16 dance 8:13 Davis 13:4,16 day 13:11 dealt 5:24 deck 10:21 determination 7:6 7:8 Determinations 3:12,20 4:5,9,19 4:24 dining 8:24 Directed 5:18 District 3:14,15 4:12,13 5:13,15 9:3,4 DOUGHERTY-... 1:15 2:13,17 3:6 4:2,21 9:18 11:18 12:3</p>	<p style="text-align: center;">G</p> <p>go 7:12 going 10:12 gonna 2:6 6:10 7:5 Good 2:2 gotta 5:19 great 8:6 10:25 Greenport 1:2,9 2:3 5:5 guess 7:9</p>	<p style="text-align: center;">J</p> <p>JOHN 1:19 July 2:24 13:12 June 1:7 2:1,5 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1</p>
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<p style="text-align: center;">B</p> <p>B 1:12 back 7:5,11,22 Ben 8:21</p>	<p style="text-align: center;">C</p> <p>C 13:2,2 C-R 3:13 9:2 carries 3:9 case 5:20 certify 13:6 Chairman 1:13 2:2 2:14,19 3:3,8,23 4:4,17,23 5:25 6:5 6:8,12,15,24 7:3 7:13,16 8:6,9,12 8:17 9:10,15,20 10:25 11:7,9,14 11:20,24 12:5 classified 8:23 clear 7:16,24 8:2 10:7 close 9:12 closed 9:21 code 10:14 11:5 combined 2:22 10:24 comes 7:11 comment 9:7,23 Commercial 3:14 4:11 9:2 compliant 11:6 comply 10:13 concluded 12:7 Conference 5:3 confirm 10:2 confusion 7:25 CONNELLY 1:23 consist 5:10 construction 5:8,10 continue 7:2 correct 5:21 10:5 10:16 COTUNGO 1:19</p>	<p style="text-align: center;">F</p> <p>F 1:12 13:2 Fantastic 8:5 favor 2:15 3:3,24 4:18 9:15 11:15 11:25 feet 6:20,21 Fifth 5:2,4,6 6:17 Findings 3:11,20 4:4,9,18,23 fine 7:7 8:18 11:2 fire 10:14 Firehouse 1:9 first 9:12 floor 10:22</p>	<p style="text-align: center;">I</p> <p>immediately 10:7 issues 5:22,23 Item 2:8,21 3:10</p>	<p style="text-align: center;">L</p> <p>LILY 1:15 limitation 10:22,23 limited 10:19 little 2:6 located 3:13,14 4:10,12 5:12,14 9:2,3 lot 5:9,23 6:18,21 lots 6:19 lower 10:22</p>
<p style="text-align: center;">B</p> <p>B 1:12 back 7:5,11,22 Ben 8:21</p>	<p style="text-align: center;">C</p> <p>C 13:2,2 C-R 3:13 9:2 carries 3:9 case 5:20 certify 13:6 Chairman 1:13 2:2 2:14,19 3:3,8,23 4:4,17,23 5:25 6:5 6:8,12,15,24 7:3 7:13,16 8:6,9,12 8:17 9:10,15,20 10:25 11:7,9,14 11:20,24 12:5 classified 8:23 clear 7:16,24 8:2 10:7 close 9:12 closed 9:21 code 10:14 11:5 combined 2:22 10:24 comes 7:11 comment 9:7,23 Commercial 3:14 4:11 9:2 compliant 11:6 comply 10:13 concluded 12:7 Conference 5:3 confirm 10:2 confusion 7:25 CONNELLY 1:23 consist 5:10 construction 5:8,10 continue 7:2 correct 5:21 10:5 10:16 COTUNGO 1:19</p>	<p style="text-align: center;">F</p> <p>F 1:12 13:2 Fantastic 8:5 favor 2:15 3:3,24 4:18 9:15 11:15 11:25 feet 6:20,21 Fifth 5:2,4,6 6:17 Findings 3:11,20 4:4,9,18,23 fine 7:7 8:18 11:2 fire 10:14 Firehouse 1:9 first 9:12 floor 10:22</p>	<p style="text-align: center;">I</p> <p>immediately 10:7 issues 5:22,23 Item 2:8,21 3:10</p>	<p style="text-align: center;">M</p> <p>Main 3:10,12 4:5 making 8:2 manner 10:13 Map 3:16 4:14 5:17 9:5 matter 9:21 mean 10:17 11:2 means 10:18 meeting 1:5 2:5,7,8 2:11,23 7:19,23 8:25 12:5,7 MEMBER 1:14,15 1:16,19 2:13,16 2:17,18 3:2,5,6,7 3:22,25 4:2,3,16 4:20,21,22 7:7</p>

9:14,17,18,19,25 10:11 11:2,13,17 11:18,19,23 12:2 12:3,4 Members 3:18 Minutes 2:9 missing 11:4 motion 2:9,19,21 2:21 3:8,11,21 4:8 4:15 11:22 move 3:19 9:12 11:10	Planning 1:4,23 2:1 2:4,10,22 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 please 4:19 11:15 point 7:11 Pre-Submission 5:3 preliminary 7:4 PRESENT 1:21 presenting 8:9 prior 7:25 process 7:17 8:3 project 5:15 property 3:13 4:10 4:12 5:6,12 7:10 8:25 proposed 5:10 proposes 5:5 8:22 proposing 6:17 public 8:20 9:7,13 9:20 13:4 put 10:5	schedule 2:22 second 2:12,13,25 3:2,21,22 4:15,16 9:13,14 11:12,13 11:23 SECRETARY 1:24 see 7:12 send 6:10 Session 1:5 2:4,11 2:23 set 13:11 setback 5:22 single 6:19 single-family 5:9 site 5:4 7:13 8:20 8:22 special 8:24 speculate 10:9 square 5:11,12 6:18 6:19,21,23 10:20 start 2:7 State 1:2 13:5 stenographic 13:8 Sterling 4:7,10 street 1:9 3:10,12 4:5 7:10 8:19 subdivide 5:6 subdivision 5:7 6:18 substandard 5:23 Suffolk 1:2 3:15 4:13 5:16 9:4 Suglia 8:21 sure 6:15 8:2 11:3 suspect 10:8	10:2 11:10 tomorrow 8:5 total 10:17,19 transcript 13:8 true 13:7 two 6:19 Two-Family 5:13	7:23 8:11,15
<hr/> N <hr/> N 13:2 need 5:23 6:25 7:17 8:17 new 1:2,9 6:20 13:5 Notary 13:4 notes 13:9 Notice 7:21 number 5:22	<hr/> Q <hr/> questions 7:4	<hr/> T <hr/> T 13:2,2 take 11:10 talk 10:20 Tax 3:15 4:14 5:17 9:4 Thank 8:7,8 11:21 thing 10:15 think 8:16 Third 1:9 Thursday 2:5 time 3:17 6:2 7:18 8:7,15 9:6,11,23	<hr/> U <hr/> upper 10:21 upstairs 8:23	<hr/> 0 <hr/> <hr/> 1 <hr/> 1 2:8 1,700 5:11 1001-3-5-16.4 4:14 1001-4-10-31 9:5 1001-4-4-29 5:17 1001-4-7-27 3:16 123 4:7,9 14,206 6:18 16.5 4:14
<hr/> O <hr/> O 1:12 13:2 obviously 10:11 11:5 occupancy 10:17 Okay 4:17 5:25 6:24 7:3,14 8:6,18 9:10 10:25 11:9 Olinkiewicz 6:9,13 6:16,16,25 8:4,8 8:10 one-family 6:22 opportunity 3:18 order 7:22 originally 10:5	<hr/> R <hr/> R 1:12 13:2 R-2 5:13 read 3:19 receive 7:21 REED 1:14 refer 6:2,3 8:15 referred 5:19 regarding 5:3 8:20 regular 1:5 2:4,11 2:23 8:23 request 5:7 require 5:15 7:20 requirements 10:14 Response 9:9 11:8 restaurant 8:24 restricted 10:10 Retail 3:13 9:2 ROBERT 1:23 rooms 8:25	<hr/> W <hr/> W-C 4:11 wait 7:5 waiting 7:7 WALTER 1:13 wanna 6:13 want 7:11 9:25 10:8 wanted 11:3 wasn't 11:4 Waterfront 4:11 way 10:10 we're 2:6 week 7:9 Welcome 2:3 WHEREOF 13:10 wishes 6:8 WITNESS 13:10 Work 1:5 2:4,10,23	<hr/> V <hr/> vacant 5:9 Village 1:2,22 2:3 10:3 visit 7:13 vote 4:19 8:18 11:11,15	<hr/> 2 <hr/> 2 2:21 2021 1:7 2:1,10,24 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:12 221 5:2,4,6 6:17 24 1:7 2:1 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 24th 2:5 27 2:10 29 2:24
<hr/> P <hr/> p.m 1:8 2:6,24 12:8 PALLAS 1:22 5:21 6:4,7 7:15 8:16 10:6,16 PATRICIA 1:16 Paul 1:22 5:18 permit 7:18 8:5 pile 10:4 place 10:5 plan 5:4 8:20,22	<hr/> S <hr/>	<hr/> X <hr/> X 1:3,6	<hr/> 3 <hr/> 3 3:10 314 3:10,12 4:5 38 8:19	<hr/> 3 <hr/> <hr/> 4 <hr/> 4 4:7 4:00 1:8 2:6,23 4:12 12:8 49 10:19,24
		<hr/> Y <hr/> Yeah 5:21 6:4,7,12 York 1:2,9 13:5	<hr/> 5 <hr/> 5 5:2 5th 13:11	<hr/> 4 <hr/> <hr/> 6 <hr/> 6 8:19 6,874 6:21
		<hr/> Z <hr/> Zoning 5:16,20,24 6:3,10 7:2,6,8,19	<hr/> 7 <hr/> 7 11:22	

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