

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

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
REGULAR SESSION

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Third Street Firehouse
Greenport, New York

March 1, 2018
4:03 p.m.

B E F O R E:

MARY GIVEN - CHAIRWOMAN

BRADLEY BURNS - MEMBER

NOAH THOMAS - MEMBER

WALTER FOOTE - MEMBER

JOHN COTUNGO - MEMBER (absent)

ROBERT CONNOLLY - VILLAGE ATTORNEY

GLYNIS BERRY - PLANNING BOARD CONSULTANT

KRISTINA LINGG - BUILDING CLERK

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

INDEX

ITEM	DESCRIPTION	PAGE
1	29 Front Street	3
2	34 Front Street	5
3	19 Front Street	11
4	222 Manor Place	12

REGULAR SESSION - 3-1-2018

CHAIRWOMAN GIVEN: Good evening,
we're going to commence the Village of
Greenport Planning Board, March 1, 2018
Regular Session at 4:03.

Item number 1 on our agenda is 29
Front Street.

Motion to accept the signage
application of Alexa Suess and Susan
Pridam, d/b/a Orenda Greenport for the
property located at 29 Front Street.

This property is located in the
Waterfront Commercial District and is
designated Suffolk County tax map
number 1001-5-4-26.

If anyone would like to take the
podium that's here on behalf of this
application, please do so; and I ask
that only one of you speak at once and
please state your name and address.

Thank you.

MS. PRIDAM: Hi. I'm Susan
Pridam, I live at 37 Lynbrook in Ridge,
New York. I have rented at 29 Front
Street for eight years.

1 REGULAR SESSION - 3-1-2018

2 CHAIRWOMAN GIVEN: Okay.

3 MS. SUESS: Hi. My name is Alexa
4 Suess. I live at 123 Main Street in
5 Greenport. I have taken on a
6 partnership with Susan Pridam here.

7 We are looking to approve the two
8 signs on that application. One is a
9 hanging sign that should work with all
10 of your regulations, and the other is a
11 vinyl sign that is going to be
12 displayed on the front window.

13 CHAIRWOMAN GIVEN: Can I just ask,
14 you both stated your residences, but on
15 this application, I see 226 Fifth
16 Avenue; does that have any --

17 MS. SUESS: No. It's one of my
18 addresses. It's just easier to put it
19 down.

20 CHAIRWOMAN GIVEN: Okay.

21 Does the Board have any questions
22 or comments for the applicants?

23 MR. BURNS: Looks okay to me.

24 CHAIRWOMAN GIVEN: Okay.

25 Then I ask if I have a motion to

REGULAR SESSION - 3-1-2018

1 accept the signage application of Alexa
2 Suess and Susan Pridam d/b/a Orenda
3 Greenport for 29 Front Sign as
4 submitted, motion.
5

6 MR. BURNS: Second.

7 CHAIRWOMAN GIVEN: All those in
8 favor?

9 MR. BURNS: Aye.

10 MR. THOMAS: Aye.

11 MR. FOOTE: Aye.

12 CHAIRWOMAN GIVEN: Motion carried.

13 MS. PRIDAM: Thank you.

14 MR. CONNOLLY: And you're
15 approving the signs, right, you're not
16 just accepting --

17 CHAIRWOMAN GIVEN: That's correct.

18 MR. CONNOLLY: -- you're accepting
19 and approving.

20 CHAIRWOMAN GIVEN: For the record,
21 we've accepted that sign application
22 and approved it.

23 Item number 2, 34 Front Street.

24 Motion to accept the site plan
25 application for Porter's Hospitality

REGULAR SESSION - 3-1-2018

1 Corp, d/b/a Andy's represented by Doug
2
3 Roberts.

4 The application is for the
5 expansion of the site located at 30 34
6 Front Street. The property is located
7 in the Commercial Retail District and
8 is designated Suffolk County tax map
9 number 1001-5-10-30.

10 Is there anyone here who would
11 like to speak on behalf of this
12 application? Please take the podium.

13 MR. ROBERTS: Hi.

14 CHAIRWOMAN GIVEN: Hi.

15 MR. ROBERTS: Thank you for the
16 opportunity.

17 So nothing's changed since last
18 week. I just want to thank everybody
19 for -- I knew you guys had just seen it
20 and tried to -- they moved quickly to
21 get it on which was news to me too, and
22 I was out of town that afternoon, so
23 sorry I wasn't here last week, but my
24 architect was.

25 How do you want to go, Madam

REGULAR SESSION - 3-1-2018

1 Chair; do you have questions for me
2 or -- I was told I have to apply for a
3 site --
4

5 CHAIRWOMAN GIVEN: Site plan.

6 MR. ROBERTS: Right, so I did.

7 CHAIRWOMAN GIVEN: Yes, you did.

8 MR. ROBERTS: Okay.

9 CHAIRWOMAN GIVEN: Does the Board
10 have any -- do any of my members have
11 questions for Doug?

12 MR. FOOTE: No.

13 CHAIRWOMAN GIVEN: Ben?

14 MR. BURNS: Nope.

15 CHAIRWOMAN GIVEN: Therefore --

16 MR. PALLAS: Madam Chair, I just
17 want to --

18 CHAIRWOMAN GIVEN: Oh, yes,
19 please.

20 MR. PALLAS: For the record, I
21 just want to note that the fire marshal
22 has reviewed the plans and has no
23 concerns with them.

24 CHAIRWOMAN GIVEN: Okay. Duly
25 noted.

REGULAR SESSION - 3-1-2018

1 I'm going to first, because it's a
2 site plan application, I have been
3 informed that there normally would be a
4 public hearing required, but since
5 there was no public opposition to the
6 application at the pre-submission
7 conference, I'm going to make a motion
8 to waive the public hearing.
9

10 Do I have a second?

11 MR. BURNS: Second.

12 CHAIRWOMAN GIVEN: All those in
13 favor?

14 MR. BURNS: Aye.

15 MR. THOMAS: Aye.

16 MR. FOOTE: Aye.

17 CHAIRWOMAN GIVEN: Motion carried.

18 Now, do I have a motion to accept
19 and approve the site plan application
20 of Porter's Hospitality Corp, d/b/a
21 Andy's, located at 34 Front Street?
22 Motion.

23 MR. BURNS: Second.

24 CHAIRWOMAN GIVEN: All those in
25 favor?

1 REGULAR SESSION - 3-1-2018

2 MR. BURNS: Aye.

3 MR. FOOTE: Aye.

4 MR. THOMAS: Aye.

5 CHAIRWOMAN GIVEN: Motion carried.

6 MR. ROBERTS: Okay. Thank you.

7 CHAIRWOMAN GIVEN: Thank you.

8 MR. ROBERTS: So does this then --

9 because there was also a building
10 permit in there and a -- so does this
11 generate the building permit and the C
12 of O?

13 MR. CONNOLLY: It should, yeah.

14 MR. PALLAS: All I have is the
15 site plan application; I don't have the
16 building permit application, so whoever
17 the building is gonna be, if you want
18 to fill out a building permit
19 application, we can -- I'll get Andrea
20 to sign off on the permit.

21 MR. ROBERTS: I thought -- I've
22 given you two checks and two forms; I
23 don't know which ones --

24 MR. PALLAS: I'll have to check,
25 but --

1 REGULAR SESSION - 3-1-2018

2 MR. ROBERTS: Okay.

3 MR. PALLAS: Kristina has changed
4 the filing, I apologize.

5 MR. ROBERTS: Okay.

6 MR. PALLAS: I'll --

7 MR. ROBERTS: I'll come in, yeah.

8 There was discussion last week
9 about the -- did you just approve the
10 plan as submitted or were there changes
11 made by the planner with regards to --
12 there was discussion about the formula
13 for seating.

14 MR. PALLAS: No, nothing has
15 changed. The file that we're using is
16 the one that was submitted at the
17 meeting, so I assume your architect
18 gave you that version.

19 MR. ROBERTS: Yeah, the one
20 that -- okay.

21 MR. PALLAS: I know at the
22 meeting, he did come in with a -- he
23 said it was revised.

24 MR. ROBERTS: He revised it,
25 correct.

1 REGULAR SESSION - 3-1-2018

2 MR. PALLAS: I didn't check to see
3 what the revision was, but they were
4 both acceptable either way.

5 MR. ROBERTS: Good. Thank you.
6 Appreciate it.

7 CHAIRWOMAN GIVEN: Item number 3,
8 19 Front Street. Discussion and
9 possible motion on the applicant of
10 owner/applicant Kate McDowell.

11 The owner/applicant is proposing
12 to open a cheese shop at 19 Front
13 Street.

14 This property is located in the
15 Waterfront Commercial District. This
16 property is not located in the Historic
17 District.

18 It's designated Suffolk County tax
19 map number 1001-5-4-29.

20 I do not see Kate here.

21 Do the Board members have any
22 comments, questions, concerns for the
23 cheese shop application?

24 MR. THOMAS: No.

25 CHAIRWOMAN GIVEN: Ben?

1 REGULAR SESSION - 3-1-2018

2 MR. BURNS: No.

3 CHAIRWOMAN GIVEN: I make a
4 motion -- we accepted it, right?

5 MR. CONNOLLY: Yes.

6 CHAIRWOMAN GIVEN: Okay, great.

7 I make a motion to approve the
8 application as submitted by Kate for 19
9 Front Street.

10 Do I have a second?

11 MR. FOOTE: Second.

12 CHAIRWOMAN GIVEN: All those in
13 favor?

14 MR. BURNS: Aye.

15 MR. THOMAS: Aye.

16 MR. FOOTE: Aye.

17 CHAIRWOMAN GIVEN: Motion carried.

18 Item number 4, 222 Manor Place.

19 Discussion and possible motion for
20 the Landmark Group.

21 The applicant is proposing to
22 reopen the medical building. The
23 property is located in the R-1,
24 One-Family Residential District.

25 This property is not located in
Flynn Stenography & Transcription Service
(631) 727-1107

REGULAR SESSION - 3-1-2018

1 the Historic District.

2 Designated Suffolk County tax map
3 number 1001-2-2-41.1.

4 I'm going to make a motion that we
5 table the discussion on this
6 application until our March 29, 2018
7 regularly scheduled work session.

8 Do I have a second?

9 MR. FOOTE: Second.

10 MR. BURNS: Aye.

11 MR. THOMAS: Aye.

12 MR. FOOTE: Aye.

13 CHAIRWOMAN GIVEN: Motion carried.

14 Item number 5. Motion to adjourn
15 at 4:10.

16 Do I have a second?

17 MR. THOMAS: Second.

18 CHAIRWOMAN GIVEN: All those in
19 favor?

20 MR. FOOTE: Aye.

21 MR. THOMAS: Aye.

22 MR. BURNS: Aye.

23 CHAIRWOMAN GIVEN: Motion carried.

24 (Time noted: 4:10 p.m.)
25

<p>CHAIRWOMAN GIVEN: [31] MR. BURNS: [12] 4/22 5/5 5/8 7/13 8/10 8/13 8/22 8/25 11/25 12/13 13/10 13/22 MR. CONNOLLY: [4] 5/13 5/17 9/12 12/4 MR. FOOTE: [9] 5/10 7/11 8/15 9/2 12/10 12/15 13/9 13/12 13/20 MR. PALLAS: [9] 7/15 7/19 9/13 9/23 10/2 10/5 10/13 10/20 10/25 MR. ROBERTS: [13] 6/12 6/14 7/5 7/7 9/5 9/7 9/20 9/25 10/4 10/6 10/18 10/23 11/4 MR. THOMAS: [8] 5/9 8/14 9/3 11/23 12/14 13/11 13/17 13/21 MS. PRIDAM: [2] 3/21 5/12 MS. SUESS: [2] 4/2 4/16</p>	<p>A about [2] 10/9 10/12 absent [1] 1/17 accept [4] 3/8 5/2 5/24 8/18 acceptable [1] 11/4 accepted [2] 5/21 12/4 accepting [2] 5/16 5/18 accurate [1] 14/9 action [1] 14/12 address [1] 3/20 addresses [1] 4/18 adjourn [1] 13/15 afternoon [1] 6/22 agenda [1] 3/6 Alexa [3] 3/9 4/3 5/2 all [7] 4/9 5/7 8/12 8/24 9/14 12/12 13/19 also [1] 9/9 am [2] 14/11 14/13 Andrea [1] 9/19 Andy's [2] 6/2 8/21 any [6] 4/16 4/21 7/10 7/10 11/21 14/11 anyone [2] 3/16 6/10 apologize [1] 10/4 applicant [4] 11/9 11/10 11/11 12/21 applicants [1] 4/22 application [18] apply [1] 7/3 Appreciate [1] 11/6 approve [4] 4/7 8/19 10/9 12/7 approved [1] 5/22 approving [2] 5/15 5/19 architect [2] 6/24 10/17 are [1] 4/7 as [3] 5/4 10/10 12/8 ask [3] 3/18 4/13 4/25 assume [1] 10/17 ATTORNEY [1] 1/19 Avenue [1] 4/16 Aye [18]</p>	<p>BRADLEY [1] 1/14 building [7] 1/21 9/9 9/11 9/16 9/17 9/18 12/22 BURNS [1] 1/14</p> <p>C can [2] 4/13 9/19 carried [6] 5/12 8/17 9/5 12/17 13/14 13/24 certify [2] 14/8 14/11 Chair [2] 7/2 7/16 CHAIRWOMAN [1] 1/13 changed [3] 6/17 10/3 10/15 changes [1] 10/10 check [2] 9/24 11/2 checks [1] 9/22 cheese [2] 11/12 11/23 CLERK [1] 1/21 come [2] 10/7 10/22 commence [1] 3/3 comments [2] 4/22 11/22 Commercial [3] 3/13 6/7 11/15 concerns [2] 7/23 11/22 conference [1] 8/8 CONNOLLY [1] 1/19 CONSULTANT [1] 1/20 Corp [2] 6/2 8/20 correct [2] 5/17 10/25 COTUNGO [1] 1/17 COUNTY [6] 1/3 3/14 6/8 11/18 13/3 14/4</p>
<p>- ----- -----x [2] 1/3 1/7</p>	<p>B be [3] 4/11 8/4 9/17 because [2] 8/2 9/9 been [1] 8/3 behalf [2] 3/17 6/11 Ben [2] 7/13 11/25 BERRY [1] 1/20 blood [1] 14/12 BOARD [6] 1/5 1/20 3/4 4/21 7/9 11/21 both [2] 4/14 11/4</p>	<p>D d/b/a [4] 3/10 5/3 6/2 8/20 day [1] 14/15 DESCRIPTION [1] 2/3 designated [4] 3/14 6/8 11/18 13/3 did [4] 7/6 7/7 10/9 10/22 didn't [1] 11/2 discussion [5] 10/8 10/12 11/8 12/19 13/6 displayed [1] 4/12 District [6] 3/13 6/7 11/15 11/17 12/24 13/2 do [12] 3/18 6/25 7/2 7/10 8/10 8/18 11/20 11/21 12/10 13/9 13/17 14/7 does [5] 4/16 4/21 7/9 9/8 9/10 don't [2] 9/15 9/23 Doug [2] 6/2 7/11 down [1] 4/19 Duly [1] 7/24</p>
<p>1 1001-2-2-41.1 [1] 13/4 1001-5-10-30 [1] 6/9 1001-5-4-26 [1] 3/15 1001-5-4-29 [1] 11/19 11 [1] 2/6 12 [1] 2/7 123 [1] 4/4 19 [4] 2/6 11/8 11/12 12/8 1st [1] 14/15</p>		
<p>2 2018 [5] 1/9 3/4 13/7 14/10 14/16 222 [2] 2/7 12/18 226 [1] 4/15 26 [1] 3/15 29 [7] 2/4 3/6 3/11 3/24 5/4 11/19 13/7</p>		
<p>3 30 [2] 6/5 6/9 34 [4] 2/5 5/23 6/5 8/21 37 [1] 3/23</p>		
<p>4 41.1 [1] 13/4 4:03 [2] 1/10 3/5 4:10 [2] 13/16 13/25</p>		

E
eight [1] 3/25
either [1] 11/4
evening [1] 3/2
everybody [1] 6/18
expansion [1] 6/5

F
Family [1] 12/24
favor [5] 5/8 8/13 8/25 12/13
13/20
Fifth [1] 4/15
file [1] 10/15
filing [1] 10/4
fill [1] 9/18
fire [1] 7/21
Firehouse [1] 1/8
first [1] 8/2
FOOTE [1] 1/16
forms [1] 9/22
formula [1] 10/12
front [14] 2/4 2/5 2/6 3/7 3/11
3/24 4/12 5/4 5/23 6/6 8/21
11/8 11/12 12/9
further [1] 14/11

G
gave [1] 10/18
generate [1] 9/11
get [2] 6/21 9/19
given [2] 1/13 9/22
GLYNIS [1] 1/20
go [1] 6/25
going [5] 3/3 4/11 8/2 8/8 13/5
gonna [1] 9/17
Good [2] 3/2 11/5
great [1] 12/6
GREENPORT [6] 1/2 1/8 3/4
3/10 4/5 5/4
Group [1] 12/20
guys [1] 6/19

H
had [1] 6/19
hand [1] 14/15
hanging [1] 4/9
has [4] 7/22 7/22 10/3 10/14
have [20]
he [3] 10/22 10/22 10/24
hearing [2] 8/5 8/9
here [5] 3/17 4/6 6/10 6/23
11/20
hereby [1] 14/8
hereunto [1] 14/15
Hi [4] 3/22 4/3 6/13 6/14

Historic [2] 11/16 13/2
Hospitality [2] 5/25 8/20
How [1] 6/25

I
I'll [4] 9/19 9/24 10/6 10/7
I'm [4] 3/22 8/2 8/8 13/5
I've [1] 9/21
INDEX [1] 2/2
informed [1] 8/4
interested [1] 14/13
is [21]
it [9] 4/18 5/22 6/19 6/21 9/13
10/23 10/24 11/6 12/4
it's [4] 4/17 4/18 8/2 11/18
ITEM [6] 2/3 3/6 5/23 11/7
12/18 13/15

J
JOHN [1] 1/17
just [8] 4/13 4/18 5/16 6/18
6/19 7/16 7/21 10/9

K
Kate [3] 11/10 11/20 12/8
knew [1] 6/19
know [2] 9/23 10/21
KRISTINA [2] 1/21 10/3

L
Landmark [1] 12/20
last [3] 6/17 6/23 10/8
like [2] 3/16 6/11
LINGG [1] 1/21
live [2] 3/23 4/4
located [9] 3/11 3/12 6/5 6/6
8/21 11/14 11/16 12/23 12/25
looking [1] 4/7
Looks [1] 4/23
Lynbrook [1] 3/23

M
Madam [2] 6/25 7/16
made [1] 10/11
Main [1] 4/4
make [4] 8/8 12/3 12/7 13/5
Manor [2] 2/7 12/18
map [4] 3/14 6/8 11/19 13/3
March [5] 1/9 3/4 13/7 14/10
14/15
marriage [1] 14/13
marshal [1] 7/21
MARY [1] 1/13
matter [1] 14/14
McDowell [1] 11/10

me [3] 4/23 6/21 7/2
medical [1] 12/22
meeting [2] 10/17 10/22
MEMBER [4] 1/14 1/15 1/16
1/17
members [2] 7/10 11/21
motion [19]
moved [1] 6/20
my [5] 4/3 4/17 6/23 7/10 14/15

N
name [2] 3/20 4/3
NEW [5] 1/3 1/8 3/24 14/3 14/7
news [1] 6/21
no [8] 4/17 7/12 7/22 8/6 10/14
11/24 12/2 14/13
NOAH [1] 1/15
Nope [1] 7/14
normally [1] 8/4
not [5] 5/15 11/16 11/20 12/25
14/11
Notary [1] 14/6
note [1] 7/21
noted [2] 7/25 13/25
nothing [1] 10/14
nothing's [1] 6/17
Now [1] 8/18
number [9] 3/6 3/15 5/23 6/9
11/7 11/19 12/18 13/4 13/15

O
O'KEEFFE [2] 14/6 14/21
off [1] 9/20
Oh [1] 7/18
okay [11] 4/2 4/20 4/23 4/24
7/8 7/24 9/6 10/2 10/5 10/20
12/6
once [1] 3/19
one [6] 3/19 4/8 4/17 10/16
10/19 12/24
One-Family [1] 12/24
ones [1] 9/23
only [1] 3/19
open [1] 11/12
opportunity [1] 6/16
opposition [1] 8/6
Orenda [2] 3/10 5/3
other [1] 4/10
our [2] 3/6 13/7
out [2] 6/22 9/18
outcome [1] 14/14
owner [2] 11/10 11/11
owner/applicant [2] 11/10
11/11

P
PAGE [1] 2/3
parties [1] 14/12
partnership [1] 4/6
permit [5] 9/10 9/11 9/16 9/18 9/20
Place [2] 2/7 12/18
plan [6] 5/24 7/5 8/3 8/19 9/15 10/10
planner [1] 10/11
PLANNING [3] 1/5 1/20 3/4
plans [1] 7/22
please [4] 3/18 3/20 6/12 7/19
podium [2] 3/17 6/12
Porter's [2] 5/25 8/20
possible [2] 11/9 12/19
pre [1] 8/7
pre-submission [1] 8/7
Pridam [4] 3/10 3/23 4/6 5/3
proceedings [1] 14/9
property [7] 3/11 3/12 6/6 11/14 11/16 12/23 12/25
proposing [2] 11/11 12/21
public [4] 8/5 8/6 8/9 14/7
put [1] 4/18

Q
questions [4] 4/21 7/2 7/11 11/22
quickly [1] 6/20

R
R-1 [1] 12/23
record [2] 5/20 7/20
regards [1] 10/11
regards to [1] 10/11
REGULAR [2] 1/6 3/5
regularly [1] 13/8
regulations [1] 4/10
related [1] 14/11
rented [1] 3/24
reopen [1] 12/22
Reporter [1] 14/6
represented [1] 6/2
required [1] 8/5
residences [1] 4/14
Residential [1] 12/24
Retail [1] 6/7
reviewed [1] 7/22
revised [2] 10/23 10/24
revision [1] 11/3
Ridge [1] 3/23
right [3] 5/15 7/6 12/4
ROBERT [1] 1/19

Roberts [1] 6/3
S
said [1] 10/23
scheduled [1] 13/8
seating [1] 10/13
second [10] 5/6 8/10 8/11 8/23 12/10 12/11 13/9 13/10 13/17 13/18
see [3] 4/15 11/2 11/20
seen [1] 6/19
session [3] 1/6 3/5 13/8
set [1] 14/15
shop [2] 11/12 11/23
should [2] 4/9 9/13
sign [5] 4/9 4/11 5/4 5/21 9/20
signage [2] 3/8 5/2
signs [2] 4/8 5/15
since [2] 6/17 8/5
site [7] 5/24 6/5 7/4 7/5 8/3 8/19 9/15
so [8] 3/18 6/17 6/22 7/6 9/8 9/10 9/16 10/17
sorry [1] 6/23
speak [2] 3/19 6/11
ss [1] 14/4
state [4] 1/3 3/20 14/3 14/7
stated [1] 4/14
STEPHANIE [2] 14/6 14/21
Street [14] 1/8 2/4 2/5 2/6 3/7 3/11 3/25 4/4 5/23 6/6 8/21 11/8 11/13 12/9
submission [1] 8/7
submitted [4] 5/5 10/10 10/16 12/8
Suess [3] 3/9 4/4 5/3
SUFFOLK [6] 1/3 3/14 6/8 11/18 13/3 14/4
Susan [4] 3/9 3/22 4/6 5/3

T
table [1] 13/6
take [2] 3/16 6/12
taken [2] 4/5 14/9
tax [4] 3/14 6/8 11/18 13/3
thank [7] 3/21 5/13 6/15 6/18 9/6 9/7 11/5
that [17]
that's [2] 3/17 5/17
them [1] 7/23
then [2] 4/25 9/8
there [8] 6/10 8/4 8/6 9/9 9/10 10/8 10/10 10/12
Therefore [1] 7/15
they [2] 6/20 11/3

Third [1] 1/8
this [13] 3/12 3/17 4/15 6/11 9/8 9/10 11/14 11/15 12/25 13/6 14/12 14/14 14/15
THOMAS [1] 1/15
those [5] 5/7 8/12 8/24 12/12 13/19
thought [1] 9/21
Time [1] 13/25
told [1] 7/3
too [1] 6/21
town [1] 6/22
transcript [1] 14/9
tried [1] 6/20
true [1] 14/8
two [3] 4/7 9/22 9/22

U
until [1] 13/7
using [1] 10/15

V
version [1] 10/18
VILLAGE [3] 1/2 1/19 3/3
vinyl [1] 4/11

W
waive [1] 8/9
WALTER [1] 1/16
want [5] 6/18 6/25 7/17 7/21 9/17
was [11] 6/21 6/22 6/24 7/3 8/6 9/9 10/8 10/12 10/16 10/23 11/3
wasn't [1] 6/23
Waterfront [2] 3/13 11/15
way [2] 11/4 14/13
we [4] 4/7 9/19 12/4 13/5
we're [2] 3/3 10/15
we've [1] 5/21
week [3] 6/18 6/23 10/8
were [2] 10/10 11/3
what [1] 11/3
WHEREOF [1] 14/14
which [2] 6/21 9/23
who [1] 6/10
whoever [1] 9/16
window [1] 4/12
within [2] 14/7 14/8
WITNESS [1] 14/14
work [2] 4/9 13/8
would [3] 3/16 6/10 8/4

Y
yeah [3] 9/13 10/7 10/19

Y

years [1] 3/25

yes [3] 7/7 7/18 12/5

YORK [5] 1/3 1/8 3/24 14/3
14/7

you [16]

you're [3] 5/14 5/15 5/18

your [4] 3/20 4/10 4/14 10/17