VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK
-------------------------------------x
PLANNING BOARD
WORK SESSION
-------------------------------------x

June 29, 2017
4:00 p.m.

Third Street Firehouse
Greenport, New York

BEFORE:
MARY GIVEN - ACTING CHAIRPERSON
BRADLEY BURNS - MEMBER
JOHN COTUGNO - MEMBER
NOAH THOMAS - MEMBER

ROBERT M. CONNOLLY, ESQ. - PLANNING BOARD ATTORNEY
PAUL PALLAS - VILLAGE ADMINISTRATOR
EILEEN WINGATE - VILLAGE BUILDING INSPECTOR
GLYNIS BERRY - VILLAGE PLANNER
KRISTINA LINGG - VILLAGE BUILDING CLERK
(THE MEETING WAS CALLED TO ORDER AT 4:03 P.M.)

MR. PALLAS: The Chair is not present, so the Board needs to appoint a Chair from among themselves.

MS. GIVEN: Okay. So someone want to make a motion?

MR. COTUGNA: We decided to -- that Lucy will be the chairperson.

MR. BURNS: Nominate.

MR. COTUGNA: Nominate. All in favor?

MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRPERSON GIVEN: Okay.

MR. PALLAS: Thank you

ACTING CHAIRPERSON GIVEN: Okay. So now we're going to officially open it?

MR. PALLAS: Yeah.

ACTING CHAIRPERSON GIVEN: Okay. The first item, No.1, is 222 Manor Place. Motion to accept the site plan review submitted by Landmark Group Inc., represented by Charles Southard, Architect. The applicant is proposing to reopen the medical building. This building has been mixed use as a medical building with a single apartment since
August 2003. The property is located in the R-1, One Family Residential District. This property is not located in the Historic District. Suffolk County Tax Map #1001-2.2-41.1.

And, sir, you're here to represent the applicant?

MR. SOUTHARD: My name is Charles W. Southard, Jr. I'm a registered architect in charge of the project. Yes, I'm here to represent the project.

ACTING CHAIRPERSON GIVEN: Okay.

MR. SOUTHARD: I'd like to apologize to you first. I just got your primary review the other day and was able to address most of the questions on it. Just finished it, just got it printed up, so that's why I had to deliver it here to you. I'm sorry you didn't have advanced notice of it.

I have a copy of a letter from the hospital that I'd like to -- you want me to read it into the minutes?

ACTING CHAIRPERSON GIVEN: If you choose to, yes, that's fine.

MR. SOUTHARD: Okay. This is from Raymond Eble to Dimitri Kougentakis, who is the owner.

"Dimitra - As we collectively work towards
an agreement and lease for your property at 222 Manor Place, it is the hospital's intention to utilize the space to bring in additional medical care and subspecialty physicians to the Village. As always, ELIH strives to bring the best care to the community as a whole. Leasing your building will allow us to continue our mission.

Eastern Long Island Hospital's plan is to come to terms on a lease to rent the entire lower level. If all approvals are obtained from the Village and you proceed with the build-out, we should be able to occupy the building as of January 2018.

Please feel free to contact me should you have any questions with the said above or project as a whole.

Sincerely, Ray Eble, Vice President/ELIH."

I also have a couple of renderings, proposed elevations of the building, color schemes. But this will give you a general idea of what we can -- we have for the refacing of the building.

ACTING CHAIRPERSON GIVEN: You wanted to read Glynis' comments, or how am I to proceed?

MR. CONNOLLY: Well, you can accept the application, but I think it should be referred to
the Zoning Board, because it's a nonconforming use.

The question was what to do with the application that's before the Planning Board. And I think, you know, we can -- if you're satisfied that it -- that we have all the materials that you need for the Planning Board application, we can accept the application as submitted. But it's a nonconforming use and they're proposing to make, you know, changes to the structure, so it has to go to the Zoning Board for their approval before the Planning Board can take any kind of final action.

ACTING CHAIRPERSON GIVEN: Okay.

MR. SOUTHARD: Well, this is -- this is, as you said, this is a preexisting nonconforming use. We are not changing any of the uses of the building. It's remaining exactly the same. We are doing some modifications to the building. We are taking down part of the external structure to give us a greater driveway width on the east side of the property, and we are putting in ramps in the rear of the building. We're doing additional parking, and we're adding an elevator to the building to make it comply with the New York State
Building Code as regarding the medical, medical
offices.

MR. CONNOLLY: But the code says
nonconforming uses cannot be enlarged, altered or
extended.

MR. SOUTHARD: I -- okay. Your decision
about alteration, okay. It's not being enlarged
at all.

MR. CONNOLLY: But it's being altered.

MR. COTUGNA: Altered.

MR. SOUTHARD: It's definitely being
altered, yes.

ACTING CHAIRPERSON GIVEN: Okay. Then that
would --

MR. COTUGNA: That's how the code is
written.

MR. SOUTHARD: Yes.

ACTING CHAIRPERSON GIVEN: That would
mandate it --

MR. SOUTHARD: That's correct.

ACTING CHAIRPERSON GIVEN: -- to be referred
to the ZBA, yes?

MR. CONNOLLY: Yes.

ACTING CHAIRPERSON GIVEN: Okay. So now you
want us to accept it and refer it to the ZBA, or
how do you --

MR. CONNOLLY: You can accept it and refer
it to the ZBA with Glynis' comments.

ACTING CHAIRPERSON GIVEN: Okay. Do I have
a motion to accept the application as submitted by
Landmark Group, Inc., with Glynis' comments, with
a referral to the ZBA; no?

MR. PALLAS: No. Just to be clear, that,
you know, there may be things that you want to
review in addition over and above the zoning
question. So I think the referral is fine, but I
just -- make sure that the applicant has the
benefit of any input that you might have before
they go goes to Zoning. That would be just a
suggestion.

ACTING CHAIRPERSON GIVEN: Well, I really
don't see how we can comment when we just got this
two seconds ago. I can't, myself. I need time to
review it and --

MR. PALLAS: Just to --

ACTING CHAIRPERSON GIVEN: So what are we --
what are we doing, tabling it, then? Because
there's no way that I can accept an application.

MR. CONNOLLY: You can table it if -- to
review it for the next meeting, but --
ACTING CHAIRPERSON GIVEN: Do you have questions or comments?

MR. COTUGNA: Yeah. I would suggest, when you come back, make it a little more clear. I know you wrote "existing porch" now. I see the word "new porch". I really can't figure out from the rendering what that is. To me, a porch has a roof on it. Is that what it's going to be on the left side?

MR. SOUTHARD: Just a step, no covering. It's just a porch stair.

MR. COTUGNA: Fine.

MR. SOUTHARD: Concrete stair.

MR. COTUGNA: All right. To me, a porch means it has a roof. This porch now is a porch on the right side.

MR. SOUTHARD: That's existing, that's correct.

MR. COTUGNO: Before, and before two minutes ago, I didn't know it was existing.

MR. SOUTHARD: Right.

MR. COTUGNO: Because the plans you submitted didn't say it. And just like I see an "X" and I assume maybe that's the elevator, the little "X" on this floor plan?
MR. SOUTHARD: The floor plan where the --
MR. COTUGNO: There's an "X".
MR. SOUTHARD: Yes. That's where the elevator is when you come in the rear entrance.
MR. COTUGNA: But it would be nice, especially for the non-architects on the Board, if you wrote "new elevator", "new ramp".
MR. SOUTHARD: All right. I didn't realize you had interior plans.
MR. COTUGNO: Because I have no idea. I see it's a new concrete walk, that's clear. It would be nice if it had dimensions and stuff like that,
MR. SOUTHARD: The dimensions, right.
MR. COTUGNO: And especially for the handicapped access. This is not for tonight --
MR. SOUTHARD: Right.
MR. COTUGNO: -- because it's tabled tonight anyway. Like he said, we're just trying to give you a heads-up, so when you come back to us after the Zoning Board, some of these things are addressed and you don't have to start from square one.
MR. SOUTHARD: Well, that's -- like I said, that's why the plans are revised. That's why you -- I submitted you revised plans, which you
haven't had a chance to look at it.

MR. COTUGNA: But I'm saying it's still unclear, like the elevator is not clear where it is. Some things are now. It says "remove ramps", "new ramps" on the site plan. It's much clearer than it was the one I read this morning.

MS. BERRY: Have you changed the inside layout as well?

MR. SOUTHARD: No. Basically, that's the same. I'm sorry. You mean, from the drawings that you have or from the original?

MS. BERRY: From the original.

MR. SOUTHARD: Slightly, yes. Some rooms have been relocated. Some toilets have been made handicap to address the code.

MS. BERRY: Have you -- have you submitted the changes?

MR. SOUTHARD: They are on the drawings that you see.

MS. BERRY: Oh, I only have the site plan.

MR. COTUGNA: But I think the problem is you don't know what's existing and you don't know what's proposed, right, like I don't?

MS. BERRY: Yeah. It needs to be clear, yeah. Okay. So you've submitted a whole new set,
both interior and site plan, then?

MR. SOUTHARD: Just a site plan, so the interior --

MR. COTUGNO: No. He's saying --

MR. SOUTHARD: I believe you have copies of the interior that were submitted last week.

MS. BERRY: Oh, I guess I haven't seen those. Okay.

MR. SOUTHARD: Okay.

MS. BERRY: One question. To me, the main concept, conceptual change seems to be from having one major entrance to the facility versus individual entrances to different almost isolated units. Is that -- is that still happening?

MR. SOUTHARD: No. There's three -- there's three separate -- there's four separate ground floor entrances.

MS. BERRY: So, basically, you're not using the sense of one grand entrance and then they go to the different units?

MR. SOUTHARD: No, no. There's different functions going on in the building that the hospital has.

MS. BERRY: And the other question I have is for the conference room there --
MR. SOUTHARD: Yes.

MS. BERRY: -- which is now the main entry. Are you -- who is using that, and like for what kind of purpose? Because that almost looks like an independent use that is different from the offices.

MR. SOUTHARD: Well, you've got some offices, some office space for the hospital, which they're going to use. They have a conference room where they're going to have a number of people meet there, or they could have conferences if the doctor is there. It's for an -- it's totally an interior, internal process, not external. There's no doors to that from the outside. The doors basically come from the inside, from inside the building, that conference room.

MS. BERRY: Right. But could you conceivably rent that to somebody who's not a tenant?

MR. SOUTHARD: No, no. The conference room is strictly for the use of the hospital.

MR. BURNS: Does he have your comments? He does?

ACTING CHAIRPERSON GIVEN: Yes. That's where the changes came forth, I believe; accurate?
Yes.

MR. PALLAS: Yes.

ACTING CHAIRPERSON GIVEN: He had her comments, they made changes, we just got them.

MR. PALLAS: Which will be -- you know, will be reviewed and amended comments will be presented to the Board, as well as the applicant.

ACTING CHAIRPERSON GIVEN: Exactly.

MR. PALLAS: Yes.

ACTING CHAIRPERSON GIVEN: Right. So I need a motion to take them.

MR. PALLAS: I believe, and referred, and referred to Zoning, yes.

ACTING CHAIRPERSON GIVEN: Do I have a motion to table the application as submitted and for later referral to the ZBA?

MR. COTUGNA: Yes.

MR. THOMAS: Yes.

MR. BURNS: Second.

ACTING CHAIRPERSON GIVEN: All those in favor?

MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRPERSON GIVEN: Aye.
MR. SOUTHARD: Thank you very much.

ACTING CHAIRPERSON GIVEN: Thank you, Mr. Southard.

Item No. 2, 102 Main Street. Discussion and possible motion on the resolution for Barbabianca. Suffolk County Tax Map #1001-5.-3-12.2. Everyone has a copy of this, I assume?

MR. COTUGNA: Yes.

ACTING CHAIRPERSON GIVEN: Have you looked it over? It's that one where Scrimshaw used to be.

MR. COTUGNO: Yeah, I know.

ACTING CHAIRPERSON GIVEN: Okay.

MR. CONNOLLY: If everybody -- you know, if everybody has read it --

ACTING CHAIRPERSON GIVEN: Yeah.

MR. CONNOLLY: -- you can make a motion to accept it as written.

ACTING CHAIRPERSON GIVEN: Okay.

MR. BURNS: I'll make a motion that we accept it as written.

ACTING CHAIRPERSON GIVEN: Do I have a second?

MR. COTUGNA: Second.

ACTING CHAIRPERSON GIVEN: All those in favor?
MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

Item No. 3, motion to accept the minutes of the May 4th, 2017 Planning Board meeting. Do I have a motion?

MR. COTUGNA: Motion.

ACTING CHAIRPERSON GIVEN: Second?

MR. THOMAS: Second.

ACTING CHAIRPERSON GIVEN: All those in favor?

MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

Item No. 4, motion to approve the minutes of the April 20th, 2017 and the April 27th, 2017 Planning Board meetings. Do I have a motion?

MR. COTUGNA: Yes. Second.

ACTING CHAIRPERSON GIVEN: All those in favor?

MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.
ACTING CHAIRPERSON GIVEN: Aye.

Item No. 5, motion to schedule the Planning Board work session for 4 p.m. on July 27th, 2017.

MR. BURNS: So moved.

ACTING CHAIRPERSON GIVEN: Second?

MR. THOMAS: Second.

ACTING CHAIRPERSON GIVEN: All in favor?

MR. COTUGNO: Aye.

MS. WINGATE: I have to address, the folks from 314 Main Street have pulled together a sign application. They didn't get it to me in time for this meeting. Would you care to look at a sign application for the regular session next week?

MR. COTUGNA: It's okay with me.

MR. BURNS: Sure.

MR. THOMAS: It's the deli, right? The deli?

MS. WINGATE: No, the white -- the white house just north of Sterlington Square.

MR. THOMAS: Oh.

MR. COTUGNA: Yeah.

MS. WINGATE: It's going to -- it's a restaurant. It's just -- it's all been approved except the sign, so now we have a sign.

MR. COTUGNA: Okay.
MR. THOMAS: Cool.

ACTING CHAIRPERSON GIVEN: Okay.

MS. WINGATE: Okay. I just want to know if she should put it on the agenda or not.

MR. COTUGNA: Yes.

ACTING CHAIRPERSON GIVEN: Put it on the agenda for when?

MS. WINGATE: Next week.

MR. COTUGNO: Next week.

MR. PALLAS: Next week.

MR. BURNS: Yes.

MR. PALLAS: It's just a sign application. To wait a whole month seems --

MR. COTUGNA: So it would be next week?

MR. PALLAS: Yeah.

ACTING CHAIRPERSON GIVEN: Okay. I don't have to do anything? We just -- do we say okay and it happens?

MR. PALLAS: Just put it on the agenda.

ACTING CHAIRPERSON GIVEN: Great. I think I'm on Item No. 5. Motion to schedule the Planning Board work session for 4 p.m. on July 27th, 2017. Do I have a second?

MR. THOMAS: Second.

MR. COTUGNA: Second.
ACTING CHAIRPERSON GIVEN: All those in favor?

MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

Item No. 6, motion --

MR. CORWIN: Excuse me.

ACTING CHAIRPERSON GIVEN: Yes.

MR. CORWIN: Madam Chairperson.

ACTING CHAIRPERSON GIVEN: Yes. I'm sorry, David.

MR. CORWIN: Can I say something out of order before you move on?

ACTING CHAIRPERSON GIVEN: Can you say something?

MR. CORWIN: Out of order, yes.

ACTING CHAIRPERSON GIVEN: Out of order?

David, yes. This isn't like me.

MR. CORWIN: My name is David Corwin, C-O-R-W-I-N.

The first item on your agenda, 222 Manor Place, I came in late, so I missed half of what the gentleman said. I don't know who owns that building, but somehow Eastern Long Island Hospital
is involved, and you're waiting for some
additional information.

And one thing I want to say about Mr. Eble
and Eastern Long Island Hospital is he was
supposed to -- after he got a wetlands permit
for after-the-fact work they did on the dike or
barrier, they were supposed to submit a drainage
plan for the whole piece of property, Eastern Long
Island Hospital, not across the street, but
Eastern -- and I would say to you, until you get
that drainage plan from the last permit, even
though it was a wetlands permit, that you don't
accept anything from Eastern Long Island Hospital
or the facilitators of Eastern Long Island
Hospital until they give you what they were
supposed to give you, the drainage plan. Thank
you.

MR. CONNOLLY: You're talking about a
separate property, sir?

MR. CORWIN: Yes, it would be separate.

MR. CONNOLLY: Okay. That would be illegal
to do that, so, you can't do that.

MR. COTUGNA: One has nothing to do with the
other.

ACTING CHAIRPERSON GIVEN: Right, I
understand.

MR. COTUGNA: He did some actually drainage on this plan. I was wondering why he shows all this drainage.

ACTING CHAIRPERSON GIVEN: It's a different owner. They don't own it. The hospital doesn't own the project that's going forth now.

MR. PALLAS: No. To clarify the comment, the hospital is not -- is merely a tenant.

ACTING CHAIRPERSON GIVEN: Right.

MR. PALLAS: Potential tenant of this building.

ACTING CHAIRPERSON GIVEN: They have an interest.

MR. PALLAS: That's correct.

ACTING CHAIRPERSON GIVEN: Solely.

MR. PALLAS: Correct.

ACTING CHAIRPERSON GIVEN: Yes. Did I do this?

MR. COTUGNO: Yeah, you were up to the last one about the August meeting.

ACTING CHAIRPERSON GIVEN: A motion to adjourn?

MR. COTUGNO: The August meeting, did you do that?
ACTING CHAIRPERSON GIVEN: Oh, no, I have not.

Item No. 6, motion to schedule the Planning Board regular session for 4 p.m. on August 3rd, 2017. Do I have a second?

MR. COTUGNA: Second.

MR. THOMAS: Second.

ACTING CHAIRPERSON GIVEN: All those in favor?

MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

Item No. 7, motion to adjourn. Do I have a second

MR. COTUGNA: Second.

MR. THOMAS: Second.

ACTING CHAIRPERSON GIVEN: All those in favor?

MR. BURNS: Aye.

MR. COTUGNO: Aye.

MR. THOMAS: Aye.

ACTING CHAIRPERSON GIVEN: Aye.

(The meeting was adjourned at 4:21 p.m.)
CERTIFICATION

STATE OF NEW YORK )

COUNTY OF SUFFOLK ) SS:

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on June 29, 2017.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of July, 2017.

Lucia Braaten

Flynn Stenography & Transcription Service
(631) 727-1107
Dimitri 3:24
Discussion 14:3
District 3:2, 3:3
doctor 12:12
doors 12:14
down 5:20
drainage 19:7,
19:11, 19:16, 20:2,
20:4
drawings 10:10,
10:18
driveway 5:21
deli

east 5:21
Eastern 4:8,
18:25, 19:4, 19:8,
19:10, 19:13, 19:14
Eble 3:24, 4:17,
19:3
EILEEN 1:23
elevations 4:19
elevator 5:24,
8:24, 9:4, 9:7, 10:3
ELIH 4:5
enlarged 6:4, 6:7
tire 4:9
entrance 9:4,
11:12, 11:19
entrances 11:13,
11:17
entry 12:2
especially 9:6,
9:14
ESO 1:21
exactly 5:18, 13:8
except 16:24
excuse 18:8
existing 8:5,
8:17, 8:20, 10:22
extended 6:5
external 5:20,
12:13

F
facilitators 19:14
facility 11:12
fact 19:6
Family 3:2
favor 2:10, 13:21,
14:25, 15:12, 15:22,
16:7, 18:2, 21:9,
21:19
figure 8:6
final 5:12
fine 3:22, 7:11
Fine 8:12
finished 3:15
Firehouse 1:11
first 2:19, 3:13,
18:22
floor 8:25, 9:1,
11:17
folks 16:9
foregoing 22:10
forth 12:25, 20:7
four 11:16
free 14:14
functions 11:22

G
general 4:20
gentleman 18:24
GIVEN 1:16, 2:5,
2:14, 2:16, 2:19,
3:11, 3:21, 4:22,
5:14, 6:13, 6:18,
6:21, 6:24, 7:4, 7:16,
7:21, 8:1, 12:24,
13:3, 13:8, 13:10,
13:14, 13:20, 13:25,
14:2, 14:8, 14:12,
14:15, 14:18, 14:21,
14:24, 15:4, 15:9,
15:16, 15:21, 16:1,
16:5, 16:7, 17:2,
17:6, 17:16, 17:20,
18:1, 18:6, 18:9,
18:11, 18:15, 18:18,
19:25, 20:5,
20:10, 20:13, 20:16,
20:18, 20:22, 21:1,
21:8, 21:13, 21:18,
21:23
GLYNIS 1:24
Glynis' 4:23, 7:3,
7:6
grand 11:19
great 17:20
greater 5:21
GREENPORT 1:1
Greenport 1:12
ground 11:16

H
half 18:23
hand 22:18
handicap 10:15
handicapped 9:15
heads 9:19
heads-up 9:19
hereby 22:9
hereunto 22:17
Historic 3:3
hospital 3:18,
11:23, 12:8, 12:21,
20:6, 20:9
Hospital 18:25,
19:4, 19:9, 19:13,
19:15
hospital's 4:2
Hospital's 4:8
house 16:19

I
idea 4:20, 9:10
illegal 19:21
IN 22:17
Inc 2:22, 7:6
independent 12:5
individual 11:13
information 19:2
input 7:13
inside 3:10, 12:15
INSPECTOR 123
intention 4:2
interest 20:14
interested 22:16
interior 9:9, 11:1,
11:3, 11:6, 12:13
internal 12:13
involved 19:1
Island 4:8, 18:25,
19:4, 19:9, 19:13,
19:14
isolated 11:13
item 15:5, 17:21
item 2:20, 14:3,
15:17, 16:2, 18:7,
18:22, 21:3, 21:14

J
January 4:13
JOHN 1:18
Jr 3:8
July 16:3, 17:22,
22:18
June 2:1, 8, 22:12

K
kind 5:12, 12:4
Kougentakis 3:24

L
Landmark 2:21,
7:6
last 11:6, 19:11,
20:20
late 18:23
layout 10:8
lease 4:1, 4:9
leasing 4:6
left 8:9
letter 3:18
level 4:10
LINGG 1:25
located 3:1, 3:3
look 10:1, 16:12
looked 14:8
looks 12:4
lower 4:9
LUCIA 22:7
Lucia 22:21
Lucy 2:7

M
Madam 18:10
main 11:10, 12:2
Main 14:3, 16:10
major 11:12
mandate 6:19
Manor 2:20, 4:2,
18:22
Map 3:4, 14:5
marriage 22:15
MARY 1:16
materials 5:6
matter 22:16
<table>
<thead>
<tr>
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