

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK STATE OF NEW YORK
 3 -----x
 4 PLANNING BOARD
 5 REGULAR SESSION
 6 -----x

8 June 7, 2018

9 4:00 p.m.

11 Third Street Firehouse

12 Greenport, New York

15 B E F O R E:

16 MARY GIVEN - CHAIRWOMAN

17 BRADLEY BURNS - MEMBER

18 NOAH THOMAS - MEMBER

19 WALTER FOOTE - MEMBER

21 ROBERT CONNOLLY - VILLAGE ATTORNEY

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INDEX

ITEM	DESCRIPTION	PAGE
1	Continued public hearing 411 First Street	3-19
2	Public hearing 449 Main Street	19-22
3	Public Hearing 409 Main Street	22-54
4	Motion to Adjourn	54

1 CHAIRWOMAN GIVEN: We're going to open
2 tonight's Planning Board meeting at 4:12.

3 Item No. 1 - 411 First Street. Continued
4 public hearing for the site plan review of Kirk
5 Services, LLC., represented by David Murray. The
6 application is for the approval of a conversion
7 from a residential use to a permitted commercial
8 use for the property located at 411 First Street.
9 The property is located in the Commercial Retail
10 District, and is designated as Suffolk County Tax
11 Map #1001-4.-6-35.

12 MR. MURRAY: Good afternoon, members of the
13 Board. My name is David Murray. I live at
14 332 Fifth Avenue in Greenport. I'm also the
15 owner of Murray Design and Build, who's
16 representing Kirk, LLC, a/k/a Sparkling Pointe,
17 for the conversion of the property.

18 Two weeks ago, I submitted the construction
19 set to everyone on the Board, and believe we have
20 answered all the questions that were asked of us,
21 and I'm here to answer any questions you may
22 have. And the public hearing has been open, I
23 think, now for how long, Lucy?

24 CHAIRWOMAN GIVEN: It was just the first
25 time on tonight.

1 MR. MURRAY: Just a month? So this is the
2 second time?

3 CHAIRWOMAN GIVEN: Correct, yes.

4 MR. MURRAY: So we have the General Manager
5 of Sparkling Pointe here to answer any questions
6 that you still may have. And, also, I think
7 there are some members of the audience that I
8 don't know if they're speaking for or against the
9 project, but I think they're here to speak about
10 it. So are there any questions, or do you want
11 to do that first, or what would you like to do?

12 CHAIRWOMAN GIVEN: I think John had asked
13 for specific landscaping, what kind of plants you
14 were going to use, right, John did?

15 MR. MURRAY: Yeah, for the back.

16 CHAIRWOMAN GIVEN: I'm sorry?

17 MR. MURRAY: Yeah, for the back that we --
18 the arborvitaes.

19 CHAIRWOMAN GIVEN: Uh-huh.

20 MR. MURRAY: We're not doing a huge
21 landscaping, it's really mainly the back section
22 that we're -- that we're planning on doing. He
23 didn't really specify that he wanted anything.

24 CHAIRWOMAN GIVEN: No, he did, David, he
25 did. He specified that he wanted specific types

1 of plants that you were going to put in, he did.

2 MR. MURRAY: And we're not planting
3 anything. We're doing -- we're doing the patios
4 in the back.

5 CHAIRWOMAN GIVEN: He asked what type of
6 border, what -- he did ask for specifics, David.
7 I'm just asking.

8 MR. MURRAY: Lucy, I know, and I'm telling
9 you, I answered prior to that it's arborvitaes in
10 the back. The whole back wall, that's what he
11 wanted to know.

12 CHAIRWOMAN GIVEN: Okay, David.

13 MR. MURRAY: I know.

14 CHAIRWOMAN GIVEN: Anyone else have
15 anything for David?

16 MR. THOMAS: No.

17 CHAIRWOMAN GIVEN: You don't have any
18 points you want to make?

19 MR. THOMAS: No.

20 MR. FOOTE: No. I made them at the last
21 session, so.

22 MR. THOMAS: Yeah, we made all of them.

23 CHAIRWOMAN GIVEN: Right?

24 MR. FOOTE: Yeah.

25 CHAIRWOMAN GIVEN: Ben?

1 MR. BURNS: No.

2 CHAIRWOMAN GIVEN: Okay. Does anyone in
3 the audience wish to comment on this application?

4 MS. PHILLIPS: Sure, I will.

5 CHAIRWOMAN GIVEN: Sure. State your name
6 and address, please, for the record. Thank you.

7 MS. SARAH PHILLIPS: Hi. I'm Sarah
8 Phillips. I have First and South, on the corners
9 of First and South, and I live at 415 Main Street
10 in Greenport.

11 I watched the last meeting where there was
12 also an open session about this. The question
13 about the arborvitae was specifically about the
14 feet in between the plantings, I believe is what
15 John was asking for, which would, I guess, be
16 determined by the arborvitae's necessities itself.
17 So I guess we could figure that one out pretty
18 easily whenever you guys want.

19 I just kind of took notes off of the
20 questions I saw formulated by both the public and
21 the Board, and being that I would be the neighbor
22 of Sparkling Pointe, I thought maybe I could
23 address some of the things I thought were issues.

24 Parking, obviously, is an issue for
25 everyone in Greenport. Nearest and dearest, we

1 have all of the community lots that are located
2 behind Noah's and also attached to the IGA that
3 are separate of the IGA's parking lot, and then
4 we also have the Jitney as an extension. That's
5 a standing issue, not necessarily one business.
6 In addition, we just built out all these other
7 places in Greenport as well, so I can't see it
8 causing that much more traffic, especially if
9 we're talking about a drop-off service and/or
10 people that are mingling, coming in for tastings,
11 they're already within the Village. So finding
12 parking is a challenge for all of us, I don't see
13 it causing more of an issue.

14 That kind of leads into the limousines and
15 the van drop-off aspect. I thought it was an
16 obvious question, but also an obvious answer,
17 because you can't really police people getting
18 dropped off at a certain area in town and walking
19 down. We do have limos and buses already
20 dropping off large parties of people for various
21 things in town.

22 I do know that Sparkling Pointe as a winery
23 is one of the hardest and most professional like
24 reservation teams in terms of who they let in and
25 how you manage them. And I've worked with them

1 since 2011, when I used to be the General Manager
2 at Jedediah Hawkins, and they do a very thorough
3 job with that. So I also don't see that as being
4 a major issue for the neighborhood itself.

5 The year-round rental that they're planning
6 on putting upstairs, whether they use it for
7 family or for private use, we do need more
8 apartments here. So maybe eventually it would be
9 something that would add to the Village.

10 Their business will be a seven-day-a-week
11 business, which I remember when North Fork Smoked
12 Fish was up in front of the Planning Board
13 several years ago, it was required that they
14 become a seven-day-a-week business to stay open,
15 which they never have become. So here we have a
16 business saying they will be there seven days a
17 week and they can financially survive that, and
18 they'll keep these regular hours. So that sounds
19 like a plus for me as well, being on the
20 outskirts of Front and Main for the extended
21 Commercial District.

22 Their delivery trucks were mentioned
23 specifically by one of the guests that usually
24 come to speak at the meetings. The delivery
25 trucks exist everywhere in Greenport for the IGA,

1 the plumbing store, UPS trucks, hair salons,
2 furniture stores, garden shops. It is an issue
3 if you have a truck that's stopped, but it's
4 usually momentary. And all of us are neighborly,
5 at least the people that live here, where, you
6 know, you stop and pass, there's hazards, but it
7 happens on every single block within this
8 town. Again, I don't see this business driving a
9 huge amount of deliveries, definitely no more
10 than mine does already.

11 There was mention of similarities for
12 signage with First and South, and then again a
13 guest had mentioned that looking at First and
14 South, there's always something different and
15 changed. None of my signage has been up since
16 Hurricane Sandy, because I removed it for safety
17 purposes on the second story, which I just put
18 back up, so that it would be a visual that people
19 could aid in helping with this project move
20 forward.

21 I do think that we have a small Commercial
22 District that outsteps just Front and Main, and
23 that I think that support this -- supporting this
24 and help drive traffic into those areas maybe
25 will help with a little bit of congestion within

1 town itself as well, because I know that's a
2 concern when the sidewalks are overflowed and
3 there's people driving at a faster rate than we'd
4 like.

5 So this could be really helpful to start
6 driving traffic outside of Front and Main, even
7 as far as Hamps (phonetic). You have several
8 galleries and B&Bs that are all along those
9 streets, so maybe we can help get people walking
10 outside and exploring a little bit more of what
11 the Village has to offer besides just the
12 immediate downtown. That's it.

13 CHAIRWOMAN GIVEN: Thanks.

14 MR. THOMAS: Thank you.

15 MR. ELKIN: Eric Elkin, 912 Main Street.
16 I'd like to kind of focus on two things, and I'll
17 be brief.

18 The first is about Sparkling Pointe as a
19 business. Ultimately, it's hard sometimes to
20 pick and choose who we let do business in this
21 Village. But I will say from the outset there's
22 been a real commitment to trying to raise the
23 bar, both in terms of the wine offering and the
24 service and hospitality offerings.

25 Wine is subjective, like most things in

1 life, so you don't have to like it. But I can
2 tell you, I know firsthand that there's a real
3 emphasis on trying to create a wonderful
4 experience for guests and create a product that's
5 a great representation of what this wine region
6 has to offer.

7 The second thing I'll say is more big
8 picture. Greenport, there's understandably a lot
9 of concern about parking as a seasonal village.
10 We see a huge influx of people for a set, you
11 know, period of the year. That kind of high peak
12 season is extended now into the Fall and Spring.
13 But as new hotels have come online, the Lin Beach
14 House, 16 rooms right here on Third and Front,
15 we're going to see more and more people, and I
16 think there's an opportunity, as the Commercial
17 District expands a bit, to create a village where
18 people don't need the car.

19 Most guests that come out to the area, I
20 shouldn't say most, but a huge number of guests
21 that come out to the area, they want to
22 experience the wineries, and they feel like they
23 need a car to do that, or they need to rent some
24 sort of limousine service. By having something
25 like Sparkling Pointe right in town, along with

1 Kontokosta, along with a number of different
2 shops we offer, services we offer right here in
3 Greenport, that's going to give people visiting
4 from the City, or from western Long Island, or
5 New Jersey, or Connecticut, an opportunity to
6 take the train out, take the bus out, and feel
7 like they have enough at their fingertips. They
8 can get that sort of East End experience, as they
9 see it, right here in Greenport without needing
10 to -- without needing to park the car.

11 So anything we can do to promote a
12 Greenport experience that doesn't involve driving
13 here I think is a big win. And I think the
14 tasting room is actually a logical fit for what
15 Greenport -- Greenport is, what it's been. And
16 we are a wine industry, we are a wine region, and
17 I think this is a responsible way to promote
18 that. Thank you.

19 MR. FOOTE: Thanks.

20 MR. THOMAS: Thank you.

21 CHAIRWOMAN GIVEN: Anyone else?

22 MR. MURRAY: So what we're -- what we're
23 asking from the Planning Board is to -- is to
24 vote on, you know, to vote on this. And I don't
25 know what the -- what your procedure is on -- at

1 this point. I think the public hearing has been
2 open for long enough, and I don't know if the
3 Village got any letters over the month. I
4 don't --

5 CHAIRWOMAN GIVEN: Yup, one.

6 MR. MURRAY: Did they?

7 CHAIRWOMAN GIVEN: Uh-huh.

8 MR. MURRAY: Do we need to read it into the
9 record?

10 CHAIRWOMAN GIVEN: No, I actually wasn't.

11 MR. MURRAY: Oh, okay.

12 AUDIENCE MEMBER: Why?

13 CHAIRWOMAN GIVEN: You can get a copy of it
14 from the Village, I'm sure. I don't -- we don't
15 normally read them into the minutes, that's an
16 option.

17 MR. CONNOLLY: It's up to the Board.

18 CHAIRWOMAN GIVEN: Right. No.

19 MR. MURRAY: Okay. Can we -- can we hear
20 it? Can anybody hear it? No?

21 CHAIRWOMAN GIVEN: You can get a copy from
22 the Village.

23 MR. MURRAY: Okay.

24 CHAIRWOMAN GIVEN: I'm not going to read it
25 into the minutes.

1 MR. MURRAY: Okay. So the occupancy is all
2 listed on the site plan, like that was asked, all
3 the setbacks, all the -- everything that's --
4 that was required. And don't know what else is
5 required, so we're hoping that we can vote on it.

6 CHAIRWOMAN GIVEN: We won't be voting on it
7 tonight. I'll be closing the public hearing and
8 we'll discuss it at our work session, correct?
9 That's how we're --

10 MR. CONNOLLY: That's the procedure.
11 That's the --

12 CHAIRWOMAN GIVEN: That's the procedure.

13 MR. MURRAY: Okay. Are there any other
14 questions from the Board?

15 MR. THOMAS: That apartment is going to be
16 not Airbnb.

17 MR. MURRAY: No.

18 MR. THOMAS: It's going to be -- it's going
19 to be year-long?

20 MR. MURRAY: No. It's going to be a
21 year-long, a year, yeah. Well, that's the --
22 that's the requirement of a commercial building, so.

23 MR. THOMAS: Cool.

24 CHAIRWOMAN GIVEN: Okay. Do I have a
25 motion to close the public hearing for this --

1 MS. ALLEN: Can the public still speak?

2 CHAIRWOMAN GIVEN: Excuse me? Excuse me?

3 MR. THOMAS: Can the public still speak?

4 MR. MURRAY: The public still wants to
5 speak.

6 CHAIRWOMAN GIVEN: Okay. I asked if there
7 was anyone else before. Didn't see you. Make a
8 motion to --

9 MS. ALLEN: Chatty Allen, Third Street.
10 No. I have a question for the Board. I've been
11 coming to these meetings for a long time. When
12 people submit something in writing to a Board for
13 a public hearing, maybe the Lawyer could answer
14 this question, shouldn't it be read into the
15 record?

16 MR. CONNOLLY: Well, it's part of the
17 record.

18 MS. ALLEN: As part of --

19 MR. CONNOLLY: As being submitted, but it's
20 up to the Board.

21 MS. ALLEN: The public doesn't know if this
22 is for, against, if they have a different spin on
23 what's going on. So I'm confused why --

24 CHAIRWOMAN GIVEN: It's an option.

25 MS. ALLEN: But you're going to close the

1 hearing and we won't get to see it --

2 CHAIRWOMAN GIVEN: No, it will be part
3 of --

4 MS. ALLEN: -- or hear it until after.

5 CHAIRWOMAN GIVEN: It will be part of the
6 record of the -- it will be in the file. If
7 you'd like to see it, go to Town Hall -- at the
8 Village Hall.

9 MS. ALLEN: What I am saying, Chairperson,
10 is how can you comment on a letter for a project
11 if the public does not hear? Any public hearing
12 I have been at, when people have sent things in
13 in writing, it is read into the record.

14 CHAIRWOMAN GIVEN: It's not true.

15 MR. CONNOLLY: It may be. If you're going
16 to close the public hearing --

17 CHAIRWOMAN GIVEN: Uh-huh.

18 MR. CONNOLLY: -- when did the letter come
19 in today?

20 CHAIRWOMAN GIVEN: Actually, I don't -- I
21 don't know.

22 MR. CONNOLLY: Because I don't remember
23 seeing a letter coming in on this --

24 CHAIRWOMAN GIVEN: Okay.

25 MR. CONNOLLY: -- application.

1 MS. ALLEN: I mean, that letter could state
2 something that we have not thought of, so how can
3 we comment?

4 CHAIRWOMAN GIVEN: No, it doesn't. It
5 just -- it speaks about the idling buses and
6 limousines.

7 MS. ALLEN: But still, it should be part of
8 the written record.

9 CHAIRWOMAN GIVEN: Okay.

10 MS. ALLEN: I'm sorry. Well, I'll take it
11 up with the Village, that's all.

12 MR. CONNOLLY: It might be better just to
13 read it --

14 CHAIRWOMAN GIVEN: Excuse me?

15 MR. CONNOLLY: It might be better just to
16 read it.

17 CHAIRWOMAN GIVEN: "I am writing regarding
18 the proposed Sparkling Pointe tasting room. My
19 husband and I live at 8 Broad Street. Due to the
20 extra width of" --

21 MR. BURNS: Use the mic.

22 CHAIRWOMAN GIVEN: "I am writing regarding
23 the proposed Sparkling Pointe tasting room. My
24 husband and I live at 8 Broad Street. Due to the
25 extra width of Broad Street, it is a popular

1 street for parking buses, limos and trucks.
2 We're already dealing with idling buses that drop
3 off clientele at the Townsend Manor Inn. We are
4 very concerned that a tasting room will just add
5 to the traffic on Broad Street.

6 It is my understanding that idling a bus is
7 illegal. The noise and fumes are awful and can
8 ruin an otherwise beautiful summer day. During
9 the summer months, we are constantly asking bus
10 drivers to turn off their engines.

11 I am not against the tasting room, but I
12 hope that the Planning Board is taking the
13 parking situation into account when considering
14 the application for the tasting room. Also, it
15 would be beneficial if there were signs
16 prohibiting idling engines.

17 Thank you for your consideration. Mary
18 Mulcahy, Howard Jackson, 8 Broad Street."

19 MR. FALCETTA: Hi. Mike Falcetta. I'm the
20 General Manager for Sparkling Pointe.

21 If something like that is a concern of the
22 resident, I would like to give the gentleman or
23 give you my card. I'd be happy to put
24 recommendations on my website and other things
25 stating that buses should not be idling, that

1 it's illegal in the State of New York, and just
 2 to be mindful when operating in the Village. I
 3 think that's something, if that's a solution for
 4 the gentleman, and as somebody that's in the
 5 town, and that's just a simple statement to put
 6 on the website. I mean, I'm amenable to that.

7 CHAIRWOMAN GIVEN: Thank you.

8 MR. FALCETTA: I'm sorry. Thank you.

9 MR. FOOTE: Thank you.

10 MR. CONNOLLY: And those concerns really
 11 aren't for the Planning Board, anyway, that's
 12 more of a Village Trustee issue.

13 CHAIRWOMAN GIVEN: Right. Right, agreed,
 14 yes.

15 Okay. Anyone else wish to speak on behalf
 16 of this application?

17 (No Response)

18 CHAIRWOMAN GIVEN: Do I have a motion to
 19 close the public hearing on this application?

20 MR. BURNS: So moved.

21 CHAIRWOMAN GIVEN: Second?

22 MR. THOMAS: Second.

23 CHAIRWOMAN GIVEN: All those in favor?

24 MR. BURNS: Aye.

25 MR. FOOTE: Aye

1 MR. THOMAS: Aye.

2 CHAIRPERSON GIVEN: Aye.

3 Motion carried. Public hearing is closed.

4 Item No. 2, 449 Main Street. A public
5 hearing for the site plan review of the North
6 Fork Health & Wellness Boutique, represented by
7 Patricia Liantonio. Probably not.

8 MS. LIANTONIO: You got it.

9 CHAIRWOMAN GIVEN: The application is for
10 the approval of an additional use of a treatment
11 room to the current retail use, for the property
12 located at 449 Main Street. The property is
13 located in the Commercial Retail District. The
14 property is also located in the Historic
15 District. Designated Suffolk County Tax Map
16 #1001-4.-7-18.

17 You are here, Patricia, on behalf of this
18 application?

19 MS. LIANTONIO: Yes. Hello, Board. Hello,
20 public.

21 CHAIRWOMAN GIVEN: I just want to make a
22 note that the public hearing wasn't posted in
23 front of your property.

24 MS. LIANTONIO: In the window.

25 CHAIRWOMAN GIVEN: In the window.

1 MS. LIANTONIO: Yeah. I was told the
2 public hearing was -- had to be put within my
3 window inside.

4 CHAIRWOMAN GIVEN: Okay.

5 MS. LIANTONIO: It's posted.

6 CHAIRWOMAN GIVEN: Okay. All right. I did
7 not see that. Thank you. Usually they're
8 outside.

9 MR. THOMAS: Right here, look.

10 CHAIRWOMAN GIVEN: Okay. Gentlemen.

11 MR. THOMAS: I don't have any questions
12 about it.

13 CHAIRWOMAN GIVEN: Yeah, we were pretty --

14 MR. THOMAS: It's pretty cool.

15 CHAIRWOMAN GIVEN: Ben?

16 MR. BURNS: No.

17 CHAIRWOMAN GIVEN: Okay. You have no
18 questions for Patricia, for the applicant? No?

19 MR. BURNS: No.

20 CHAIRWOMAN GIVEN: Okay. No.

21 MR. FOOTE: No.

22 CHAIRWOMAN GIVEN: Okay. Do I have a
23 motion to close the public --

24 MR. CONNOLLY: You have to ask if the
25 public --

1 CHAIRWOMAN GIVEN: I'm sorry, I apologize.
2 Does the public -- does the public wish to speak?
3 Anyone in the audience wish to speak on behalf of
4 this application?

5 (No Response)

6 CHAIRWOMAN GIVEN: Okay. Do I have a
7 motion to close the public hearing on this
8 application?

9 MR. THOMAS: Second.

10 CHAIRWOMAN GIVEN: I need a motion. I'll
11 make the motion.

12 MR. THOMAS: Motion, motion.

13 CHAIRWOMAN GIVEN: A motion to close the
14 public hearing on this application. Do I have a
15 second?

16 MR. THOMAS: Second.

17 CHAIRWOMAN GIVEN: All those in favor?

18 MR. BURNS: Aye.

19 MR. FOOTE: Aye

20 MR. THOMAS: Aye.

21 CHAIRPERSON GIVEN: Aye.

22 Motion carried. Thank you, Patricia.

23 MS. LIANTONIO: Thank you, Board. Thank
24 you, public.

25 CHAIRWOMAN GIVEN: Item No. 3. A public

1 hearing for the site plan review of J & J Impact
2 Hospitality, LLC., represented by Brooke
3 Epperson. The application is for the approval of
4 a conversion from a vacant commercial space to a
5 restaurant, for the property located at 409 Main
6 Street. The property is located in the
7 Commercial Retail District, and is also in the
8 Historic District. It's designated Suffolk
9 County Tax Map #1001-4.-7-12.

10 MR. PORTILLO: Hi. Good afternoon, Board,
11 Chairlady. I'm Anthony Portillo, P, as in Paul,
12 O-R-T-I-L-L-O, and I'm from AP Architecture. I'm
13 the Principal of the firm, and we're representing
14 the Pearl Restaurant.

15 Basically, we had our first hearing about a
16 month ago and we're back. The questions from
17 that hearing were really on the bathroom, and
18 we've updated our drawings and --

19 CHAIRWOMAN GIVEN: Just to clarify, it
20 wasn't a hearing, it was a pre-submission
21 conference --

22 MR. PORTILLO: Sorry, the pre-submission.

23 CHAIRWOMAN GIVEN: -- I believe, yeah.

24 MR. PORTILLO: Yeah, I apologize.

25 CHAIRWOMAN GIVEN: Yeah, just to --

1 MR. PORTILLO: We updated the drawings, and
2 we now have the two bathrooms that were required.

3 And the last discussion also was in regards
4 to the fire rating on the ceiling. And we are
5 aware that there's a separation requirement for
6 existing residential and the commercial space,
7 and that has been provided to the town.

8 So, basically, that's about all that came
9 out of the last meeting. I would like to say
10 we're not changing the facade at all, the
11 building's staying the same, basically just
12 changing the use. We are going to provide a
13 commercial kitchen, and that will have what's
14 required by code.

15 CHAIRWOMAN GIVEN: Do you have any
16 questions for this gentleman?

17 MR. FOOTE: I didn't get the updated plans.
18 Were those circulated to us?

19 CHAIRWOMAN GIVEN: They were. Yeah, the
20 newest ones were dated what, May 22nd, or
21 something?

22 MR. CONNOLLY: Paul had a question about
23 handicapped accessible entrance.

24 CHAIRWOMAN GIVEN: Paul had a question
25 about a handicapped --

1 MR. CONNOLLY: The Village Administrator is
2 not here today. He had a question if the updated
3 plan showed a handicapped accessible entrance to
4 the building.

5 MR. PORTILLO: So just to be --

6 MS. O'BRIEN: Yes.

7 MR. PORTILLO: Yes. But to be clear, we're
8 going to -- the original, the original building
9 has about a four-inch threshold that goes into
10 the building, and we'll provide a temporary ramp
11 as needed, which is allowed per code. I
12 discussed that with the Town.

13 The plans aren't updated, but, basically,
14 since we have to go back for Building Department
15 approval and a building permit, the plans won't
16 be brought up to that standard, and need to be
17 brought up to any construction. You know, these
18 are -- really were for the Planning Board, so
19 we'll be revising and adding those notes.

20 CHAIRWOMAN GIVEN: I'm having trouble
21 hearing you.

22 MR. PORTILLO: Oh, I apologize.

23 CHAIRWOMAN GIVEN: That's okay.

24 MR. PORTILLO: All right.

25 CHAIRWOMAN GIVEN: You're probably having

1 trouble hearing me, too, right?

2 MR. PORTILLO: Sometimes.

3 CHAIRWOMAN GIVEN: I can fix that.

4 MR. PORTILLO: I'm loud, so I don't want to
5 be too loud.

6 CHAIRWOMAN GIVEN: I'm normally that way,
7 too.

8 MR. PORTILLO: Yes. So we will update the
9 plans and add the temporary ramp, and we'll
10 specify what manufacture and ramp we're going to
11 be using.

12 MR. FOOTE: So I didn't get a chance to
13 compare the two plans, but besides just adding an
14 extra bathroom --

15 MR. PORTILLO: Sure.

16 MR. FOOTE: -- what were the changes to the
17 plans?

18 MR. PORTILLO: That was the largest change.
19 We added the extra bathroom. One of them is
20 handicapped, the other one is not, and,
21 basically, they're coed bathrooms. You'll have
22 an outside lavatory for washing your hands.
23 There was no major changes.

24 MR. FOOTE: It didn't affect the rest of
25 the floor plan?

1 MR. PORTILLO: No, sir. No. We actually
2 had some dead space in that area, so --

3 MR. FOOTE: Okay.

4 MR. PORTILLO: -- we were able to utilize
5 that for the --

6 MR. FOOTE: So it's still -- it's still
7 going to be like an open kitchen concept.

8 MR. PORTILLO: Yes.

9 MR. FOOTE: I think that's how it was
10 described.

11 MR. PORTILLO: Yes.

12 MR. THOMAS: I think there was a question
13 about the dumpsters in the back or something.

14 MR. PORTILLO: Yes. So we already spoke
15 with North Fork Sanitation and they will provide
16 us with garbage cans, and we'll have pickup as
17 needed. Obviously, the winter months, we'll need
18 less garbage pickup than the summertime, when the
19 traffic is more, and that will be behind the
20 building. And there is a right-of-way to -- to
21 enter to pick up the garbage.

22 CHAIRWOMAN GIVEN: It may be --

23 MS. O'BRIEN: Can I say something?

24 MR. PORTILLO: Do you want to?

25 MS. O'BRIEN: Yeah.

1 MR. PORTILLO: Yeah.

2 MS. O'BRIEN: I'm sorry. Can I say
3 something, or do I need to go up there?

4 CHAIRWOMAN GIVEN: You need to go to the
5 microphone.

6 MS. O'BRIEN: Oh, I do? I'm sorry.

7 CHAIRWOMAN GIVEN: Thank you.

8 MS. O'BRIEN: Hi. I'm Jessica O'Brien.

9 In terms of the sanitation, we spoke with
10 North Fork Sanitation, and we're going to get a
11 95-pound -- it's basically on wheels, and so it
12 will be in the kitchen every day, and they'll
13 come in and pick it up every morning, and then we
14 wheel it back into the inside of our space. So
15 it's -- it won't take up any additional space
16 outside or obstruct any, you know, traveling, or
17 it won't be in the way of anything. And that
18 will be daily pickups. And, obviously, depending
19 on the season, you know, how busy you are or not
20 will determine how many pickups a week or daily.
21 We may even need -- we may get like another one
22 if we need, but I doubt it.

23 MR. THOMAS: Okay.

24 MR. FOOTE: Is that -- have you checked to
25 make sure that complies with the Health Code or

1 anything?

2 MS. O'BRIEN: Yes, absolutely.

3 MR. FOOTE: Okay.

4 MS. O'BRIEN: And I have an image of it, if
5 you guys would like --

6 CHAIRWOMAN GIVEN: Sure.

7 MS. O'BRIEN: -- for submission.

8 CHAIRWOMAN GIVEN: And that will be inside
9 your kitchen.

10 MR. FOOTE: I'm sorry. What is the size
11 of it?

12 CHAIRWOMAN GIVEN: The other one's behind it.

13 MS. O'BRIEN: It's 95. Let me see. I'm
14 sorry. Ninety-five gallon trash can, so it's
15 40-by-29-by-33.

16 MR. THOMAS: And that fits in the kitchen?

17 MS. O'BRIEN: Uh-huh.

18 CHAIRWOMAN GIVEN: But my question was that
19 it met Health Code as well. The Health
20 Department didn't have a problem with that. Any
21 other questions --

22 MR. FOOTE: I have nothing.

23 CHAIRWOMAN GIVEN: -- or concerns?

24 MR. FOOTE: Nothing else.

25 CHAIRWOMAN GIVEN: Ben?

1 MR. BURNS: No.

2 CHAIRWOMAN GIVEN: Okay. Does anyone else
3 from the audience wish to speak on behalf of this
4 application? Yes, Mary Bess.

5 MR. FOOTE: Thank you.

6 CHAIRWOMAN GIVEN: Thank you.

7 MS. O'BRIEN: Thank you.

8 MS. MARY BESS PHILLIPS: Good afternoon,
9 Ladies and Gentlemen. First, I must disclose
10 that I'm a Village Trustee in the Village of
11 Greenport. My name is Mary Bess Phillips. I
12 live at 210 Atlantic Avenue, Greenport, New York.

13 I am assuming that you all received a
14 letter from my husband, Captain Mark Phillips --

15 CHAIRWOMAN GIVEN: Yeah.

16 MS. MARY BESS PHILLIPS: -- which is his
17 words. And as he's at sea and not available to
18 read this, I'm reading it for him.

19 CHAIRWOMAN GIVEN: Okay.

20 TRUSTEE PHILLIPS: Okay?

21 CHAIRWOMAN GIVEN: I was going to read it
22 into the minutes. Go ahead.

23 MS. MARY BESS PHILLIPS: If you'd like
24 to --

25 CHAIRWOMAN GIVEN: Since that's what that

1 what've I've been told to do.

2 TRUSTEE PHILLIPS: Would you like to do it,
3 because --

4 CHAIRWOMAN GIVEN: No. You may do it,
5 Mary Bess. Thank you.

6 MS. MARY BESS PHILLIPS: Okay. I just want
7 to make sure that everybody understands that
8 these are his words, as he is the president of
9 the corporation, K&M Properties, Inc.

10 CHAIRWOMAN GIVEN: Yes.

11 MS. MARY BESS PHILLIPS: Okay?

12 CHAIRWOMAN GIVEN: Yup.

13 MS. MARY BESS PHILLIPS: "Chairperson
14 Givens and Members of the Village of Greenport
15 Planning Board, I would like to enter into the
16 public hearing record information I believe that
17 will be helpful in your discussion for 409 Main
18 Street site plan review.

19 The property at 414 First Street has deeded
20 right-of-ways to Main Street and to South Street.
21 In reviewing the survey, the property from First
22 Street to either of the right-of-ways is private
23 property. Currently, we do allow North Fork
24 Sanitation to have access to the one dumpster
25 that fits on the property for pickup. Two

1 reasons: First, we are their customer at the
2 fish market. And second, it would cause major
3 issues with the dump truck trying to back into
4 the right-of-way from Main Street. I assume with
5 a restaurant more than one dumpster will be
6 required. I do have to question how this will be
7 accomplished without placing them on our
8 property.

9 We have not gated the First Street access
10 so the Greenport Fire Department has the ease of
11 entry, should any of the buildings bordering our
12 property need their service. A previous tenant
13 was allowed access to the back of their building
14 for deliveries, ended upon them vacating one of
15 our rental properties" -- "one of our rental
16 spaces. They are now taking deliveries on South
17 Street.

18 Over the years, many are surprised when
19 told to vacate our property, our parking lot,
20 that access from First Street out to South and
21 Main Street is not Village property or a street.

22 The copy of the survey map provides a
23 clearer picture of the situation. So we must
24 enter into the record to allow delivery trucks
25 for a restaurant across our private property is

1 not an option.

2 Sincerely, Mark Phillips, president of K&M
3 Properties," which is the property owner for 414
4 First Street.

5 Okay. If anyone has any questions, you
6 have a copy of the survey map.

7 CHAIRWOMAN GIVEN: I do.

8 TRUSTEE PHILLIPS: I tried to distinct it
9 well so that you could understand what the
10 situation is, okay?

11 CHAIRWOMAN GIVEN: Right.

12 TRUSTEE PHILLIPS: All right. Thank you.

13 CHAIRWOMAN GIVEN: Thank you, Mary Bess.

14 MR. FOOTE: Mary Bess.

15 CHAIRWOMAN GIVEN: Walter has a question.

16 MR. FOOTE: Yeah. So, I mean, they just
17 spoke before about their proposed solution. Is
18 that sufficient, from your perspective?

19 CHAIRWOMAN GIVEN: For the trash, but what
20 about deliveries?

21 TRUSTEE PHILLIPS: Well, the deliveries are
22 going to have to be through Main Street.

23 MR. FOOTE: Right. No, the trash.

24 MS. MARY BESS PHILLIPS: That's why Mark
25 wants to bring this to you.

1 MR. FOOTE: No, the trash.

2 TRUSTEE PHILLIPS: Well, that's something
3 we'll have to discuss, to be honest with you. We
4 have always done it, because the tenants that
5 live in that building, it's one dumpster and it's
6 one pickup a week. But I've dealt with the dump
7 truck breaking telephone poles and running into
8 things, okay?

9 So I just -- at this point, I can't answer
10 that question. But I just wanted you -- well,
11 excuse me. The corporation wanted to make you
12 aware of the situation of how tight it is there,
13 and that everyone assumes that this is a Village
14 street or a Village parking lot. And I'm sure
15 all of you have seen it, it's well used, okay?
16 But we haven't shut it off because of the --
17 because of the use of the Fire Department, okay,
18 you know, for our neighbors.

19 As far as in answering the garbage pickup,
20 that's something I'll have to take up with the
21 rest of the members of the corporation. I can't
22 answer that one, okay?

23 MR. FOOTE: Okay. Thanks.

24 MS. O'BRIEN: Hi. Sorry about that.

25 The -- I guess I just wanted to respond back to

1 what you were saying in terms of deliveries or
2 garbage. There's already a garbage container for
3 the building in itself, and it's there every day,
4 and they get -- they get pickups for garbage
5 removal. So we're not, we're not adding or
6 creating more than what's already been.

7 And in terms of the space, I believe that
8 this meeting is predominantly about the use,
9 right? This space was previously a tavern, a --
10 a tavern, Ulmer's, so it's been preexisting.

11 So I just wanted to put that onto the
12 record, that it's already been -- this space,
13 it's already been a bar, so commercial use.

14 MR. FOOTE: I'm just a little confused.

15 The --

16 MS. O'BRIEN: Okay. I think I am, too, a
17 little bit, so that's why I'm here.

18 MR. FOOTE: That's why we're all here, to
19 hear it all out.

20 The picture of that portable dumpster --

21 MS. O'BRIEN: Yes.

22 MR. FOOTE: -- that you're going to use in
23 the kitchen stored --

24 MS. O'BRIEN: Yes.

25 MR. FOOTE: -- at the end of the day, they

1 come and pick it up and empty it, right? That's
2 the idea, depending on how busy you are, I guess,
3 but --

4 MS. O'BRIEN: Yes.

5 MR. FOOTE: How does that conflict? So
6 far, it doesn't sound like it conflicts with what
7 her issue was, was that you were -- whether or
8 not you were going to use another dumpster that's
9 already on her property; is that what we're
10 talking about?

11 MS. O'BRIEN: Well, what I'm saying is that
12 there's already a dumpster on the property for
13 the four -- for the tenants, as -- you know, as
14 well as the four spaces in this building that we
15 will be in, so --

16 MR. FOOTE: Okay. You're going to use that
17 dumpster?

18 MS. O'BRIEN: We're going to have our own
19 dumpster. We're having our own, in addition to
20 that already. But what I'm saying is that we're
21 not adding more to it, because we're just
22 literally like at the end of the night, it goes
23 out for them to pick up first thing in the
24 morning and then it comes back in. So it's not
25 going to cause more traffic or --

1 MR. FOOTE: So are you --

2 MS. O'BRIEN: -- truck use or --

3 MR. FOOTE: Yeah, I'm sorry.

4 MS. O'BRIEN: It's basically what I'm
5 trying to say.

6 MR. FOOTE: Are you -- but is the portable
7 dumpster like a method to dump into the big --
8 the other dumpster outside?

9 MS. O'BRIEN: No, no. It's just -- it's
10 for the North Fork Sanitation to remove our
11 trash.

12 MR. FOOTE: Okay. But are you -- what
13 about the dumpster outside that you said is part
14 of the building, are you going to use that as
15 well?

16 MS. O'BRIEN: No, that's for -- that's for
17 the building, for the tenants and for the --

18 MR. FOOTE: Got it. That's --

19 MS. O'BRIEN: It has nothing to do with us.

20 MR. FOOTE: Got it.

21 MS. O'BRIEN: But my point of bringing it
22 up I suppose is that that's already there.

23 MR. FOOTE: Right.

24 MS. O'BRIEN: So we're not adding.

25 MR. FOOTE: I understand.

1 MS. O'BRIEN: We're not adding more, is
2 what I'm trying to explain.

3 MR. FOOTE: Okay. Thanks for clarifying
4 that.

5 MS. O'BRIEN: So there would be like no
6 more additional, you know, trucks or delivery, or
7 anything like that, right.

8 MR. FOOTE: Okay.

9 MS. O'BRIEN: I'm not articulating my
10 thoughts, I apologize.

11 MR. PORTILLO: So I do have the deed for
12 the building, and the deed does read, "Being and
13 intended to be the same premise conveyed by
14 William Ulmer Brewery to Benjamin Lipman and
15 Joseph Lipman by deed dated April 30th, 1921,
16 recorded in the Suffolk County Clerk's Office on
17 or about May 2nd, 1921, subject to a right-of-way
18 for egress" -- "ingress and egress over the
19 southerly 10.9 feet, more or less, of the premise
20 in favor of the owners of the premise adjoining
21 on the west." And I believe it's on the survey
22 as well. There is a right-of-way of 10.9 feet.
23 So --

24 MR. FOOTE: That's the right-of-way for
25 access to that dumpster, you're saying?

1 MR. PORTILLO: It's in -- it's in the deed
2 for the building that they are renting. But,
3 furthermore, we are -- we aren't proposing having
4 trucks going up and down there. We're proposing
5 having the trash be able to have someone to come,
6 take it to the street and throw it into a
7 truck --

8 MR. FOOTE: Right.

9 MR. PORTILLO: -- and then put it back.

10 MS. O'BRIEN: It was a way for us to
11 alleviate that.

12 CHAIRWOMAN GIVEN: Okay. I don't --

13 MR. PORTILLO: So we are -- we are avoiding
14 having the trucks going in and out. And also the
15 deliveries as well don't need to be having trucks
16 come. You know, it can be small amounts of
17 delivery. The idea of the restaurant is a daily
18 delivery. It's a very fresh restaurant.

19 MR. FOOTE: Yeah.

20 MR. PORTILLO: So it's going to be a lot of
21 very small deliveries on a daily basis. We're
22 not getting a weekly or a monthly amount. We
23 actually don't have much refrigeration because of
24 that reason. That's how they're going to run the
25 restaurant, so it's -- you know, it's -- the food

1 aspect is actually pretty small, and it's very
2 farm to table, if you will, and that's --

3 MS. O'BRIEN: It's a scratch kitchen.

4 MR. PORTILLO: A scratch kitchen.

5 MS. O'BRIEN: A scratch kitchen.

6 MR. PORTILLO: A scratch kitchen is how
7 we're proposing it, so there isn't going to be a
8 lot of large deliveries of frozen items and, you
9 know, fresh items. It's going to be small
10 deliveries from, you know, areas that they
11 choose, and there'll be, you know, small boxes of
12 stuff on a daily basis.

13 So I don't see a lot of traffic being
14 added, as Jessica was stating. And I do believe
15 us having -- you know, bringing stuff up and down
16 the road, as long as it's not trucks, I don't see
17 the issue with that. Thank you.

18 MS. MARY BESS PHILLIPS: Mary Bess
19 Phillips. I just want to make a clarification,
20 that if they're going to have North Fork
21 Sanitation or any dump company, that they would
22 be -- in order to pick up the dumpsters, normally
23 they back in to provide that service. That's why
24 we've allowed North Fork Sanitation to go in from
25 First Street, so that they're not blocking up

1 Main Street. If they're going -- because that's
2 how they would have to get in to get the dumpster
3 out, is they would have to back in and that would
4 snarl up any activity on Main Street, which is
5 the reason why we're bringing it to the Planning
6 Board's attention. It has nothing to do other
7 than the fact that the Planning Board is
8 responsible for the surrounding areas as to
9 intensification of use, and traffic is one of
10 them, okay?

11 It has nothing to do, the right-of-way.
12 The right-of-way is very much well in my deed.
13 I'm assuming that you're reading the one that's
14 the K&M Properties off the website. We're not
15 disputing the right-of-way. What we're
16 disputing -- what we're trying to say is you need
17 to be aware of the fact that they will have to
18 have their trucks come in through that
19 right-of-way, and that they'll be either backing
20 in off of Main Street, okay? That's what we're
21 trying to bring to your attention. If they're
22 using small trucks, that's another issue. I have
23 no idea what type of restaurant is going in
24 there. My -- the concern of the corporation is
25 dealing with trying to keep traffic off of our

1 property. That's where we're at, okay? Thank
2 you.

3 MR. PORTILLO: So thank you for that, and
4 we appreciate your comments.

5 I will say that, again, we're using --
6 we're not using dumpsters, as we showed the
7 Board. This is sort of a hand-held trash can
8 that someone can come and bring out.

9 And I think it's important to know how
10 we're using the space, and it's not going to be
11 some sort of restaurant that has a lot of heavy
12 deliveries. So I think we made that pretty
13 clear.

14 Jessica did speak about the space
15 originally being used as a tavern, and that was
16 the first use of that space, and then it became
17 retail. And so in a way we're reverting it back
18 to the original use of what that space was.
19 Thank you.

20 MS. SARAH PHILLIPS: Hi. Sarah Phillips,
21 415 Main Street. I actually live in the building
22 that they're discussing, so I very intimately am
23 familiar with this issue.

24 I think that the discrepancy on garbage is
25 the frequency of the trucks that changes, so it's

1 more of a daily thing as opposed to a weekly
2 thing. But as all people are already working
3 with North Fork Sanitation, I'm sure there's
4 something agreeable that could be decided upon
5 between all parties, which makes sense.

6 There is South Street available for
7 deliveries, even if there are trucks, as opposed
8 to Main Street, which the plumbing supply store
9 uses quite often, which gets backed up and
10 double-parked with twice for plumbing that goes
11 to Hommel, as well as to the property that used
12 to be rented at the corner of the lot that Mary
13 Bess is referring to. So that could be another
14 excellent alternative for people to consider.
15 That's it.

16 CHAIRWOMAN GIVEN: Does anyone else wish to
17 speak on behalf of this application? David. No,
18 David's going to take the podium.

19 MS. O'BRIEN: Oh, sorry.

20 CHAIRWOMAN GIVEN: Then after David. Thank
21 you.

22 MR. CORWIN: My name is David Corwin,
23 C-O-R-W-I-N. And I couldn't quite place where
24 this was going to be until they said Lipman, and
25 then I realized it was the Lipman Block --

1 CHAIRWOMAN GIVEN: Yes.

2 MR. CORWIN: -- which is a block of housing
3 with some commercial space on the first floor.

4 So I want to remind you all what your job
5 is, as per the Village Code. The maximum
6 protection of residential areas. Now I don't
7 know what you want to call the Lipman Block, but
8 it looks like residential to me. So a bar is --
9 what I can gather, a bar is going to go into a
10 residential area. All right. I guess if you
11 rent in the Lipman Block, what I'll call the
12 Lipman Block, there's going to be some noise.
13 And once a bar goes in there, there's going to be
14 a lot of noise until 4 o'clock in the morning, if
15 the venture is successful.

16 And that goes to the first public hearing
17 you had that you closed, which I would say I was
18 the Chairman of the Planning Board at one time a
19 long time ago. And, generally, if a letter comes
20 into the Planning Board, or the Zoning Board, or
21 the Village Board for a public hearing, the
22 letters are read into the record, so, like
23 Ms. Allen said, so people would know how to
24 respond.

25 So the point -- I lost my point, I'm sorry.

1 When somebody brings a letter, I think you should
2 read the letter into the record, so people that
3 attend the meeting or watching it can see what's
4 going on.

5 But to go back to the idea of these
6 businesses in residential areas, it's the same
7 thing with the first application, the first
8 public hearing you had that you closed. It would
9 be better to leave it open until it's time to
10 vote, then close it, then vote, because there
11 might still be people that want to have input
12 after they saw the public hearing at this meeting
13 or they heard the letter. But that's a
14 procedural issue up to you people, I guess.

15 But I want to make the point on that first
16 one, it's the same thing. A bar, music until
17 4 o'clock in the morning in what's basically a
18 residential area. The back abuts residential.
19 It's one piece of property away from residential.
20 So I think you all have to look at these very
21 carefully and put restrictions on them to approve
22 them, because your responsibility is the maximum
23 protection of residential areas. Thank you.

24 CHAIRWOMAN GIVEN: Thank you, David.

25 MR. FOOTE: Thank you.

1 CHAIRWOMAN GIVEN: Do you wish to take the
2 podium again?

3 MS. O'BRIEN: Yes, please.

4 CHAIRWOMAN GIVEN: Yes, thank you.

5 MS. O'BRIEN: Thank you. Jessica O'Brien.
6 Just to make a correction, it won't be -- it's
7 not a bar. It was a bar, so I addressed that.
8 It used to be a bar, the space that my husband
9 and I have taken over. This is a restaurant,
10 it's a small restaurant. It's very -- it will
11 seat less than 50 people. And this is my vision,
12 this has been a dream of mine, and I get
13 emotional. I'm sorry.

14 CHAIRWOMAN GIVEN: That's okay.

15 MS. O'BRIEN: So it's a scratch kitchen,
16 meaning that it really is about local seasonal
17 stuff. So as far as deliveries go, I think what
18 Anthony was trying to relay for me is that I will
19 be dealing with a lot of local purveyors. And so
20 I'm the chef, so I will actually be going out and
21 getting the stuff myself. So everything is
22 cooked to order, prepared daily. Hence, that's
23 why we don't have big refrigerations. We
24 don't -- it's not your typical restaurant kitchen
25 that you see. So it really is a small bistro,

1 like neighborhood restaurant, and that's --
2 that's our concept and that's what we're doing.

3 So I just wanted to correct, you know,
4 correct or make clear of what type of
5 establishment this place is going to be or is.
6 So we really are concerned with the town and
7 everybody else, the neighbors. We really want to
8 be a part of this community, and bring some value
9 to people here, and create, you know, community
10 and offer, offer something special. And I
11 believe that it will be really well received.
12 And we're not looking to cause any traffic or
13 problems, we just want to offer a wonderful
14 service for the community. That's all. Thank you.

15 MR. FOOTE: One question. What are your
16 proposed hours of operation?

17 MS. O'BRIEN: We don't have any, other than
18 that it will just be like everybody else. We're
19 going to be a restaurant, we're not going to be a
20 nightclub or a bar. Full menu. Right now, we're
21 thinking lunch and dinner. If possible, we would
22 love to do breakfast, but, really, we were not
23 certain yet, so.

24 MR. FOOTE: I think the sensitivity that
25 Mr. Corwin raised was how late you'd be open at

1 night. Have you thought, put thought into that?

2 MS. O'BRIEN: I haven't put much thought
3 into the specific hours. I think it was -- it's
4 really about like kind of seeing as we go. If we
5 get diners that, you know, want to come and eat
6 at 10 o'clock, we'll be open until 11:30,
7 midnight by the time we close down. So I know
8 for myself, I don't want to be there. I'm the
9 chef, I don't want to be there until -- I'm not
10 going to be there until four in the morning, so I
11 can promise you that. So it's going to be
12 regular restaurant hours, like --

13 MR. FOOTE: So would you be comfortable if
14 we put as a condition -- it's come up on other
15 applications in terms of the hours of operation.

16 MS. O'BRIEN: Okay.

17 MR. FOOTE: Something that, you know, you
18 ought to give us a little guidance in terms of
19 what your expectation is, so we can have a better
20 idea of what to work with.

21 MS. O'BRIEN: I think that that's -- that
22 would be fine. I will say that I don't -- I
23 personally am not so comfortable with having a
24 restriction, because, as you know, for any other
25 business owners, this is a risk financially for

1 myself and my husband, and if we lock down that
2 we're going to only to be open until 10 o'clock
3 every day or 11 o'clock --

4 MR. FOOTE: I didn't say 10 or 11.

5 MS. O'BRIEN: -- or a specific hour, like I
6 just --

7 MR. FOOTE: But you just said that you're
8 not going to be open until 4, so --

9 MS. O'BRIEN: Well, that's --

10 MR. FOOTE: -- let's start with that, okay,
11 and work backwards.

12 MS. O'BRIEN: Okay.

13 CHAIRWOMAN GIVEN: Excuse me. Could you
14 take your phone call outside, please? Ma'am,
15 could you take -- thank you. I'm sorry.

16 MS. O'BRIEN: That's okay. We're open to
17 suggestions. Certainly, we don't want to, you
18 know --

19 MR. FOOTE: Well, I think starting with --
20 I would suggest like checking with other
21 restaurants in the area, but I don't know of any
22 that serve beyond 11, or at least, you know, in
23 terms of the dinner, but maybe I'm wrong.

24 MS. O'BRIEN: In terms of dinner --

25 MR. FOOTE: Somebody can correct me on

1 that, maybe midnight, whatever. But, certainly,
2 I -- there's a certain point where we have to say
3 we have to draw a line.

4 CHAIRWOMAN GIVEN: Our kitchen is closed.
5 I worked in restaurants.

6 MS. O'BRIEN: Oh, yeah, that would be fine,
7 the kitchen part, yeah, absolutely.

8 MR. FOOTE: And particularly since it's a
9 mixed building, we have residents in there --

10 MS. O'BRIEN: Yes.

11 MR. FOOTE: -- living upstairs. It's --
12 you know, we have to -- that's part of our job,
13 is to take that into consideration.

14 MS. O'BRIEN: I will say being, especially
15 working back of the house through the years, I
16 know that I wanted to serve dinner a little bit
17 later than probably most -- most restaurants out
18 here for the industry people, because for myself,
19 somebody like myself, I get off of work, and I've
20 worked really hard, and there's nobody serving
21 dinner after "X" amount of time. And so I want
22 to have the availability and the ability to be
23 able to serve, maybe a limited menu, or what have
24 you, but -- and I do think that it's good to have
25 food with the beverages available as often as

1 possible. So, like I said, I'm open to please
2 the Board with whatever. So are you asking me
3 for a specific hour?

4 MR. FOOTE: No.

5 MS. O'BRIEN: Because I'm not sure quite
6 how to answer.

7 MR. FOOTE: It would be great if you could
8 come up with something specific.

9 MS. O'BRIEN: I think -- I think 11 o'clock
10 is fair to close a kitchen, except for maybe a
11 special occasion, if I have --

12 MR. PORTILLO: Jessica, you don't have to
13 give it to them now.

14 MS. O'BRIEN: What? Okay.

15 MR. PORTILLO: Can we give it to you later?

16 MR. FOOTE: Yeah, sure.

17 CHAIRWOMAN GIVEN: Yes, absolutely.

18 MR. FOOTE: Yeah, I don't -- not on the
19 spot.

20 MS. O'BRIEN: Oh, okay.

21 CHAIRWOMAN GIVEN: You could come back with
22 a suggestion, too.

23 MS. O'BRIEN: This is my first time, so if
24 I'm rambling or I don't know, it's my first time.

25 CHAIRWOMAN GIVEN: Yeah. No, that's fine.

1 MS. O'BRIEN: So thank you for bearing with me.

2 CHAIRWOMAN GIVEN: Thank you.

3 MR. FOOTE: Thanks.

4 MR. PORTILLO: So Anthony Portillo again.

5 Thank you for your time. We can provide the
6 hours, as you guys requested, and we'll come up
7 with a schedule. Maybe a seasonal schedule might
8 make sense for us, like anybody in Greenport,
9 that makes sense. So we'll put something
10 together and I'll provide it to the town.

11 MR. FOOTE: That would be great.

12 MR. PORTILLO: Okay?

13 MR. THOMAS: Cool.

14 MR. FOOTE: Thanks.

15 MR. PORTILLO: Okay. And I think we've
16 answered all the questions. And I think that,
17 hopefully, we settled any disputes. And I thank
18 the Board, I thank the public.

19 CHAIRWOMAN GIVEN: So you're going to
20 provide updated plans showing the temporary ramp;
21 is that what I understood you to say?

22 MR. PORTILLO: I have already provided a
23 specification for the temporary ramp, and there
24 was a -- it was approved, I guess.

25 CHAIRWOMAN GIVEN: By? To Paul, to the

1 Village?

2 MR. PORTILLO: By Greg, the Code
3 Enforcement.

4 CHAIRWOMAN GIVEN: Okay.

5 MR. PORTILLO: I forget his last name, I'm
6 sorry.

7 CHAIRWOMAN GIVEN: Okay. All right. Thank
8 you.

9 MR. PORTILLO: Thank you. Thanks.

10 CHAIRWOMAN GIVEN: Ben?

11 MR. BURNS: No questions.

12 CHAIRWOMAN GIVEN: Okay.

13 MR. THOMAS: No, looks good.

14 CHAIRWOMAN GIVEN: Are we up for closing
15 this? Are we closing the public hearing this
16 evening, or do you want -- because John wasn't
17 here.

18 MR. FOOTE: I have no more questions.

19 MR. THOMAS: I have no questions.

20 MR. FOOTE: So right before our work
21 session, but it's up to you to close it if you
22 want. It's up to Board Members.

23 CHAIRWOMAN GIVEN: Okay. Do I have a
24 motion to close the public hearing on this
25 application?

1 MR. FOOTE: Yes, motion.
2 MR. THOMAS: Yes, motion.
3 CHAIRWOMAN GIVEN: Second?
4 MR. FOOTE: Second.
5 MR. THOMAS: Second.
6 CHAIRWOMAN GIVEN: All those in favor?
7 MR. BURNS: Aye.
8 MR. FOOTE: Aye
9 MR. THOMAS: Aye.
10 CHAIRPERSON GIVEN: Aye.
11 Motion carried.
12 Item No. 4, motion to adjourn at 5:04. Do
13 I have a second?
14 MR. THOMAS: Second.
15 CHAIRWOMAN GIVEN: All those in favor?
16 MR. BURNS: Aye.
17 MR. FOOTE: Aye
18 MR. THOMAS: Aye.
19 CHAIRPERSON GIVEN: Aye.
20 Thank you.
21 (The meeting was adjourned at 5:04 p.m.)
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C E R T I F I C A T I O N

STATE OF NEW YORK)
) SS:
COUNTY OF SUFFOLK)

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 7, 2018.

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 21st day of June, 2018.

Lucia Braaten
Lucia Braaten

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	20:12 4:00 [1] - 1:9 4:12 [1] - 3:2	28:15, 38:6 address [2] - 6:6, 6:23 addressed [1] - 46:7 adjoining [1] - 38:20 Adjourn [1] - 2:11 adjourn [1] - 54:12 adjourned [1] - 54:21 Administrator [1] - 25:1 affect [1] - 26:24 afternoon [3] - 3:12, 23:10, 30:8 ago [4] - 3:18, 8:13, 23:16, 44:19 agreeable [1] - 43:4 agreed [1] - 19:13 ahead [1] - 30:22 aid [1] - 9:19 Airbnb [1] - 14:16 ALLEN [10] - 15:1, 15:9, 15:18, 15:21, 15:25, 16:4, 16:9, 17:1, 17:7, 17:10 Allen [2] - 15:9, 44:23 alleviate [1] - 39:11 allow [2] - 31:23, 32:24 allowed [3] - 25:11, 32:13, 40:24 alternative [1] - 43:14 amenable [1] - 19:6 amount [3] - 9:9, 39:22, 50:21 amounts [1] - 39:16 answer [7] - 3:21, 4:5, 7:16, 15:13, 34:9, 34:22, 51:6 answered [3] - 3:20, 5:9, 52:16 answering [1] - 34:19 Anthony [3] - 23:11, 46:18, 52:4 anyway [1] - 19:11 AP [1] - 23:12 apartment [1] - 14:15 apartments [1] - 8:8 apologize [4] - 22:1, 23:24, 25:22, 38:10 applicant [1] - 21:18 application [16] - 3:6, 6:3, 16:25, 18:14, 19:16, 19:19, 20:9, 20:18, 22:4, 22:8,	22:14, 23:3, 30:4, 43:17, 45:7, 53:25 applications [1] - 48:15 appreciate [1] - 42:4 approval [4] - 3:6, 20:10, 23:3, 25:15 approve [1] - 45:21 approved [1] - 52:24 April [1] - 38:15 arborvitae [1] - 6:13 arborvitae [3] - 4:18, 5:9, 6:16 Architecture [1] - 23:12 area [7] - 7:18, 11:19, 11:21, 27:2, 44:10, 45:18, 49:21 areas [6] - 9:24, 40:10, 41:8, 44:6, 45:6, 45:23 articulating [1] - 38:9 aspect [2] - 7:15, 40:1 assume [1] - 32:4 assumes [1] - 34:13 assuming [2] - 30:13, 41:13 Atlantic [1] - 30:12 attached [1] - 7:2 attend [1] - 45:3 attention [2] - 41:6, 41:21 ATTORNEY [1] - 1:21 AUDIENCE [1] - 13:12 audience [4] - 4:7, 6:3, 22:3, 30:3 availability [1] - 50:22 available [3] - 30:17, 43:6, 50:25 Avenue [2] - 3:14, 30:12 avoiding [1] - 39:13 aware [3] - 24:5, 34:12, 41:17 awful [1] - 18:7 Aye [12] - 19:24, 19:25, 20:1, 22:18, 22:19, 22:20, 54:7, 54:8, 54:9, 54:16, 54:17, 54:18 aye [4] - 20:2, 22:21, 54:10, 54:19	20:12 4:00 [1] - 1:9 4:12 [1] - 3:2	5 50 [1] - 46:11 54 [1] - 2:11 5:04 [2] - 54:12, 54:21	7 7 [2] - 1:8, 55:12	8 8 [3] - 17:19, 17:24, 18:18	9 912 [1] - 10:15 95 [1] - 29:13 95-pound [1] - 28:11	A a/k/a [1] - 3:16 ability [1] - 50:22 able [3] - 27:4, 39:5, 50:23 absolutely [3] - 29:2, 50:7, 51:17 abuts [1] - 45:18 access [5] - 31:24, 32:9, 32:13, 32:20, 38:25 accessible [2] - 24:23, 25:3 accomplished [1] - 32:7 account [1] - 18:13 action [1] - 55:14 activity [1] - 41:4 add [3] - 8:9, 18:4, 26:9 added [2] - 26:19, 40:14 adding [6] - 25:19, 26:13, 35:5, 36:21, 37:24, 38:1 addition [2] - 7:6, 36:19 additional [3] - 20:10,	B B&Bs [1] - 10:8 backed [1] - 43:9 backing [1] - 41:19 backwards [1] - 49:11 bar [10] - 10:23, 35:13, 44:8, 44:9, 44:13, 45:16, 46:7, 46:8, 47:20 basis [2] - 39:21, 40:12 bathroom [3] - 23:17, 26:14, 26:19 bathrooms [2] - 24:2, 26:21 Beach [1] - 11:13 bearing [1] - 52:1 beautiful [1] - 18:8 became [1] - 42:16 become [2] - 8:14, 8:15 behalf [5] - 19:15, 20:17, 22:3, 30:3, 43:17 behind [3] - 7:2, 27:19, 29:12 Ben [4] - 5:25, 21:15, 29:25, 53:10 beneficial [1] - 18:15 Benjamin [1] - 38:14 Bess [7] - 30:4, 30:11, 31:5, 33:13, 33:14, 40:18, 43:13 BESS [8] - 30:8, 30:16, 30:23, 31:6, 31:11, 31:13, 33:24, 40:18 better [4] - 17:12, 17:15, 45:9, 48:19 between [2] - 6:14, 43:5 beverages [1] - 50:25 beyond [1] - 49:22 big [4] - 11:7, 12:13, 37:7, 46:23 bistro [1] - 46:25 bit [5] - 9:25, 10:10, 11:17, 35:17, 50:16 Block [4] - 43:25, 44:7, 44:11, 44:12 block [2] - 9:7, 44:2 blocking [1] - 40:25
1	1 [2] - 2:5, 3:3 10 [3] - 48:6, 49:2, 49:4 10.9 [2] - 38:19, 38:22 11 [4] - 49:3, 49:4, 49:22, 51:9 11:30 [1] - 48:6 16 [1] - 11:14 19-22 [1] - 2:8 1921 [2] - 38:15, 38:17									
2	2 [2] - 2:7, 20:4 2011 [1] - 8:1 2018 [3] - 1:8, 55:12, 55:18 210 [1] - 30:12 21st [1] - 55:18 22-54 [1] - 2:10 22nd [1] - 24:20 2nd [1] - 38:17									
3	3 [2] - 2:9, 22:25 3-19 [1] - 2:6 30th [1] - 38:15 332 [1] - 3:14									
4	4 [5] - 2:11, 44:14, 45:17, 49:8, 54:12 40-by-29-by-33 [1] - 29:15 409 [3] - 2:10, 23:5, 31:17 411 [3] - 2:6, 3:3, 3:8 414 [2] - 31:19, 33:3 415 [2] - 6:9, 42:21 449 [3] - 2:8, 20:4,									

<p>blood [1] - 55:15 BOARD [1] - 1:4 Board [27] - 3:2, 3:13, 3:19, 6:21, 8:12, 12:23, 13:17, 14:14, 15:10, 15:12, 15:20, 18:12, 19:11, 20:19, 22:23, 23:10, 25:18, 31:15, 41:7, 42:7, 44:18, 44:20, 44:21, 51:2, 52:18, 53:22 Board's [1] - 41:6 border [1] - 5:6 bordering [1] - 32:11 Boutique [1] - 20:6 boxes [1] - 40:11 BRAATEN [1] - 55:7 Braaten [1] - 55:21 BRADLEY [1] - 1:17 breakfast [1] - 47:22 breaking [1] - 34:7 Brewery [1] - 38:14 brief [1] - 10:17 bring [4] - 33:25, 41:21, 42:8, 47:8 bringing [3] - 37:21, 40:15, 41:5 brings [1] - 45:1 Broad [5] - 17:19, 17:24, 17:25, 18:5, 18:18 Brooke [1] - 23:2 brought [2] - 25:16, 25:17 Build [1] - 3:15 building [16] - 14:22, 25:4, 25:8, 25:10, 25:15, 27:20, 32:13, 34:5, 35:3, 36:14, 37:14, 37:17, 38:12, 39:2, 42:21, 50:9 Building [1] - 25:14 building's [1] - 24:11 buildings [1] - 32:11 built [1] - 7:6 BURNS [12] - 1:17, 6:1, 17:21, 19:20, 19:24, 21:16, 21:19, 22:18, 30:1, 53:11, 54:7, 54:16 bus [3] - 12:6, 18:6, 18:9 buses [5] - 7:19, 17:5,</p>	<p>18:1, 18:2, 18:25 business [9] - 7:5, 8:10, 8:11, 8:14, 8:16, 9:8, 10:19, 10:20, 48:25 businesses [1] - 45:6 busy [2] - 28:19, 36:2</p> <p style="text-align: center;">C</p> <p>C-O-R-W-I-N [1] - 43:23 cans [1] - 27:16 Captain [1] - 30:14 car [3] - 11:18, 11:23, 12:10 card [1] - 18:23 carefully [1] - 45:21 carried [3] - 20:3, 22:22, 54:11 causing [2] - 7:8, 7:13 ceiling [1] - 24:4 certain [3] - 7:18, 47:23, 50:2 certainly [2] - 49:17, 50:1 certify [2] - 55:9, 55:13 Chairlady [1] - 23:11 Chairman [1] - 44:18 CHAIRPERSON [4] - 20:2, 22:21, 54:10, 54:19 Chairperson [2] - 16:9, 31:13 CHAIRWOMAN [123] - 1:16, 3:1, 3:24, 4:3, 4:12, 4:16, 4:19, 4:24, 5:5, 5:12, 5:14, 5:17, 5:23, 5:25, 6:2, 6:5, 10:13, 12:21, 13:5, 13:7, 13:10, 13:13, 13:18, 13:21, 13:24, 14:6, 14:12, 14:24, 15:2, 15:6, 15:24, 16:2, 16:5, 16:14, 16:17, 16:20, 16:24, 17:4, 17:9, 17:14, 17:17, 17:22, 19:7, 19:13, 19:18, 19:21, 19:23, 20:9, 20:21, 20:25, 21:4, 21:6, 21:10, 21:13,</p>	<p>21:15, 21:17, 21:20, 21:22, 22:1, 22:6, 22:10, 22:13, 22:17, 22:25, 23:19, 23:23, 23:25, 24:15, 24:19, 24:24, 25:20, 25:23, 25:25, 26:3, 26:6, 27:22, 28:4, 28:7, 29:6, 29:8, 29:12, 29:18, 29:23, 29:25, 30:2, 30:6, 30:15, 30:19, 30:21, 30:25, 31:4, 31:10, 31:12, 33:7, 33:11, 33:13, 33:15, 33:19, 39:12, 43:16, 43:20, 44:1, 45:24, 46:1, 46:4, 46:14, 49:13, 50:4, 51:17, 51:21, 51:25, 52:2, 52:19, 52:25, 53:4, 53:7, 53:10, 53:12, 53:14, 53:23, 54:3, 54:6, 54:15 challenge [1] - 7:12 chance [1] - 26:12 change [1] - 26:18 changed [1] - 9:15 changes [3] - 26:16, 26:23, 42:25 changing [2] - 24:10, 24:12 Chatty [1] - 15:9 checked [1] - 28:24 checking [1] - 49:20 chef [2] - 46:20, 48:9 choose [2] - 10:20, 40:11 circulated [1] - 24:18 City [1] - 12:4 clarification [1] - 40:19 clarify [1] - 23:19 clarifying [1] - 38:3 clear [3] - 25:7, 42:13, 47:4 clearer [1] - 32:23 Clerk's [1] - 38:16 clientele [1] - 18:3 close [12] - 14:25, 15:25, 16:16, 19:19, 21:23, 22:7, 22:13, 45:10, 48:7, 51:10, 53:21, 53:24</p>	<p>closed [4] - 20:3, 44:17, 45:8, 50:4 closing [3] - 14:7, 53:14, 53:15 Code [4] - 28:25, 29:19, 44:5, 53:2 code [2] - 24:14, 25:11 coed [1] - 26:21 comfortable [2] - 48:13, 48:23 coming [3] - 7:10, 15:11, 16:23 comment [3] - 6:3, 16:10, 17:3 comments [1] - 42:4 commercial [7] - 3:7, 14:22, 23:4, 24:6, 24:13, 35:13, 44:3 Commercial [6] - 3:9, 8:21, 9:21, 11:16, 20:13, 23:7 commitment [1] - 10:22 community [4] - 7:1, 47:8, 47:9, 47:14 company [1] - 40:21 compare [1] - 26:13 complies [1] - 28:25 concept [2] - 27:7, 47:2 concern [4] - 10:2, 11:9, 18:21, 41:24 concerned [2] - 18:4, 47:6 concerns [2] - 19:10, 29:23 condition [1] - 48:14 conference [1] - 23:21 conflict [1] - 36:5 conflicts [1] - 36:6 confused [2] - 15:23, 35:14 congestion [1] - 9:25 Connecticut [1] - 12:5 CONNOLLY [15] - 1:21, 13:17, 14:10, 15:16, 15:19, 16:15, 16:18, 16:22, 16:25, 17:12, 17:15, 19:10, 21:24, 24:22, 25:1 consider [1] - 43:14 consideration [2] - 18:17, 50:13</p>	<p>considering [1] - 18:13 constantly [1] - 18:9 construction [2] - 3:18, 25:17 container [1] - 35:2 contains [1] - 55:10 Continued [1] - 2:5 continued [1] - 3:3 conversion [3] - 3:6, 3:17, 23:4 conveyed [1] - 38:13 cooked [1] - 46:22 cool [3] - 14:23, 21:14, 52:13 copy [4] - 13:13, 13:21, 32:22, 33:6 corner [1] - 43:12 corners [1] - 6:8 corporation [4] - 31:9, 34:11, 34:21, 41:24 correct [6] - 4:3, 14:8, 47:3, 47:4, 49:25, 55:11 correction [1] - 46:6 CORWIN [2] - 43:22, 44:2 Corwin [2] - 43:22, 47:25 COUNTY [2] - 1:2, 55:5 County [4] - 3:10, 20:15, 23:9, 38:16 Court [1] - 55:7 create [4] - 11:3, 11:4, 11:17, 47:9 creating [1] - 35:6 current [1] - 20:11 customer [1] - 32:1</p> <p style="text-align: center;">D</p> <p>daily [7] - 28:18, 28:20, 39:17, 39:21, 40:12, 43:1, 46:22 dated [2] - 24:20, 38:15 David [10] - 3:5, 3:13, 4:24, 5:6, 5:12, 5:15, 43:17, 43:20, 43:22, 45:24 David's [1] - 43:18 days [1] - 8:16</p>
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<p>dead [1] - 27:2 dealing [3] - 18:2, 41:25, 46:19 dealt [1] - 34:6 dearest [1] - 6:25 decided [1] - 43:4 deed [5] - 38:11, 38:12, 38:15, 39:1, 41:12 deeded [1] - 31:19 definitely [1] - 9:9 deliveries [13] - 9:9, 32:14, 32:16, 33:20, 33:21, 35:1, 39:15, 39:21, 40:8, 40:10, 42:12, 43:7, 46:17 delivery [6] - 8:22, 8:24, 32:24, 38:6, 39:17, 39:18 Department [4] - 25:14, 29:20, 32:10, 34:17 described [1] - 27:10 DESCRIPTION [1] - 2:4 Design [1] - 3:15 designated [3] - 3:10, 20:15, 23:8 determine [1] - 28:20 determined [1] - 6:16 different [3] - 9:14, 12:1, 15:22 diners [1] - 48:5 dinner [5] - 47:21, 49:23, 49:24, 50:16, 50:21 disclose [1] - 30:9 discrepancy [1] - 42:24 discuss [2] - 14:8, 34:3 discussed [1] - 25:12 discussing [1] - 42:22 discussion [2] - 24:3, 31:17 disputes [1] - 52:17 disputing [2] - 41:15, 41:16 distinct [1] - 33:8 District [8] - 3:10, 8:21, 9:22, 11:17, 20:13, 20:15, 23:7, 23:8</p>	<p>done [1] - 34:4 double [1] - 43:10 double-parked [1] - 43:10 doubt [1] - 28:22 down [5] - 7:19, 39:4, 40:15, 48:7, 49:1 downtown [1] - 10:12 draw [1] - 50:3 drawings [2] - 23:18, 24:1 dream [1] - 46:12 drive [1] - 9:24 drivers [1] - 18:10 driving [4] - 9:8, 10:3, 10:6, 12:12 drop [3] - 7:9, 7:15, 18:2 drop-off [2] - 7:9, 7:15 dropped [1] - 7:18 dropping [1] - 7:20 due [2] - 17:19, 17:24 dump [4] - 32:3, 34:6, 37:7, 40:21 dumpster [13] - 31:24, 32:5, 34:5, 35:20, 36:8, 36:12, 36:17, 36:19, 37:7, 37:8, 37:13, 38:25, 41:2 dumpsters [3] - 27:13, 40:22, 42:6 during [1] - 18:8</p>	<p>18:16 enter [3] - 27:21, 31:15, 32:24 entrance [2] - 24:23, 25:3 entry [1] - 32:11 Epperson [1] - 23:3 Eric [1] - 10:15 especially [2] - 7:8, 50:14 establishment [1] - 47:5 evening [1] - 53:16 eventually [1] - 8:8 everywhere [1] - 8:25 excellent [1] - 43:14 except [1] - 51:10 excuse [5] - 15:2, 17:14, 34:11, 49:13 exist [1] - 8:25 existing [1] - 24:6 expands [1] - 11:17 expectation [1] - 48:19 experience [4] - 11:4, 11:22, 12:8, 12:12 explain [1] - 38:2 exploring [1] - 10:10 extended [2] - 8:20, 11:12 extension [1] - 7:4 extra [4] - 17:20, 17:25, 26:14, 26:19</p>	<p>38:22 Fifth [1] - 3:14 figure [1] - 6:17 file [1] - 16:6 financially [2] - 8:17, 48:25 fine [3] - 48:22, 50:6, 51:25 fingertips [1] - 12:7 fire [1] - 24:4 Fire [2] - 32:10, 34:17 Firehouse [1] - 1:11 firm [1] - 23:13 first [15] - 3:24, 4:11, 10:18, 23:15, 30:9, 32:1, 36:23, 42:16, 44:3, 44:16, 45:7, 45:15, 51:23, 51:24 First [13] - 2:6, 3:3, 3:8, 6:8, 6:9, 9:12, 9:13, 31:19, 31:21, 32:9, 32:20, 33:4, 40:25 firsthand [1] - 11:2 Fish [1] - 8:12 fish [1] - 32:2 fit [1] - 12:14 fits [2] - 29:16, 31:25 five [1] - 29:14 fix [1] - 26:3 floor [2] - 26:25, 44:3 focus [1] - 10:16 food [2] - 39:25, 50:25 FOOTE [70] - 1:19, 5:20, 5:24, 12:19, 19:9, 19:25, 21:21, 22:19, 24:17, 26:12, 26:16, 26:24, 27:3, 27:6, 27:9, 28:24, 29:3, 29:10, 29:22, 29:24, 30:5, 33:14, 33:16, 33:23, 34:1, 34:23, 35:14, 35:18, 35:22, 35:25, 36:5, 36:16, 37:1, 37:3, 37:6, 37:12, 37:18, 37:20, 37:23, 37:25, 38:3, 38:8, 38:24, 39:8, 39:19, 45:25, 47:15, 47:24, 48:13, 48:17, 49:4, 49:7, 49:10, 49:19, 49:25, 50:8, 50:11, 51:4,</p>	<p>51:7, 51:16, 51:18, 52:3, 52:11, 52:14, 53:18, 53:20, 54:1, 54:4, 54:8, 54:17 foregoing [1] - 55:10 forget [1] - 53:5 Fork [9] - 8:11, 20:6, 27:15, 28:10, 31:23, 37:10, 40:20, 40:24, 43:3 formulated [1] - 6:20 forward [1] - 9:20 four [4] - 25:9, 36:13, 36:14, 48:10 four-inch [1] - 25:9 frequency [1] - 42:25 fresh [2] - 39:18, 40:9 front [2] - 8:12, 20:23 Front [4] - 8:20, 9:22, 10:6, 11:14 frozen [1] - 40:8 full [1] - 47:20 fumes [1] - 18:7 furniture [1] - 9:2 furthermore [1] - 39:3</p>
E		F		G
<p>ease [1] - 32:10 easily [1] - 6:18 East [1] - 12:8 eat [1] - 48:5 egress [2] - 38:18 either [2] - 31:22, 41:19 ELKIN [1] - 10:15 Elkin [1] - 10:15 emotional [1] - 46:13 emphasis [1] - 11:3 empty [1] - 36:1 End [1] - 12:8 end [2] - 35:25, 36:22 ended [1] - 32:14 Enforcement [1] - 53:3 engines [2] - 18:10,</p>		<p>facade [1] - 24:10 fact [2] - 41:7, 41:17 fair [1] - 51:10 FALCETTA [2] - 18:19, 19:8 Falcetta [1] - 18:19 Fall [1] - 11:12 familiar [1] - 42:23 family [1] - 8:7 far [4] - 10:7, 34:19, 36:6, 46:17 farm [1] - 40:2 faster [1] - 10:3 favor [5] - 19:23, 22:17, 38:20, 54:6, 54:15 feet [3] - 6:14, 38:19,</p>		<p>galleries [1] - 10:8 gallon [1] - 29:14 garbage [8] - 27:16, 27:18, 27:21, 34:19, 35:2, 35:4, 42:24 garden [1] - 9:2 gated [1] - 32:9 gather [1] - 44:9 General [3] - 4:4, 8:1, 18:20 generally [1] - 44:19 gentleman [3] - 18:22, 19:4, 24:16 gentlemen [1] - 21:10 Gentlemen [1] - 30:9 GIVEN [127] - 1:16, 3:1, 3:24, 4:3, 4:12, 4:16, 4:19, 4:24, 5:5, 5:12, 5:14, 5:17, 5:23, 5:25, 6:2, 6:5, 10:13, 12:21, 13:5, 13:7, 13:10, 13:13, 13:18, 13:21, 13:24, 14:6, 14:12, 14:24, 15:2, 15:6, 15:24,</p>

16:2, 16:5, 16:14, 16:17, 16:20, 16:24, 17:4, 17:9, 17:14, 17:17, 17:22, 19:7, 19:13, 19:18, 19:21, 19:23, 20:2, 20:9, 20:21, 20:25, 21:4, 21:6, 21:10, 21:13, 21:15, 21:17, 21:20, 21:22, 22:1, 22:6, 22:10, 22:13, 22:17, 22:21, 22:25, 23:19, 23:23, 23:25, 24:15, 24:19, 24:24, 25:20, 25:23, 25:25, 26:3, 26:6, 27:22, 28:4, 28:7, 29:6, 29:8, 29:12, 29:18, 29:23, 29:25, 30:2, 30:6, 30:15, 30:19, 30:21, 30:25, 31:4, 31:10, 31:12, 33:7, 33:11, 33:13, 33:15, 33:19, 39:12, 43:16, 43:20, 44:1, 45:24, 46:1, 46:4, 46:14, 49:13, 50:4, 51:17, 51:21, 51:25, 52:2, 52:19, 52:25, 53:4, 53:7, 53:10, 53:12, 53:14, 53:23, 54:3, 54:6, 54:10, 54:15, 54:19 Givens [1] - 31:14 great [3] - 11:5, 51:7, 52:11 GREENPORT [1] - 1:1 Greenport [17] - 1:12, 3:14, 6:10, 6:25, 7:7, 8:25, 11:8, 12:3, 12:9, 12:12, 12:15, 30:11, 30:12, 31:14, 32:10, 52:8 Greg [1] - 53:2 guess [7] - 6:15, 6:17, 34:25, 36:2, 44:10, 45:14, 52:24 guest [1] - 9:13 guests [4] - 8:23, 11:4, 11:19, 11:20 guidance [1] - 48:18 guys [3] - 6:18, 29:5, 52:6	H	hair [1] - 9:1 Hall [2] - 16:7, 16:8 Hamps [1] - 10:7 hand [2] - 42:7, 55:18 hand-held [1] - 42:7 handicapped [4] - 24:23, 24:25, 25:3, 26:20 hands [1] - 26:22 happy [1] - 18:23 hard [2] - 10:19, 50:20 hardest [1] - 7:23 Hawkins [1] - 8:2 hazards [1] - 9:6 Health [4] - 20:6, 28:25, 29:19 hear [5] - 13:19, 13:20, 16:4, 16:11, 35:19 heard [1] - 45:13 hearing [31] - 2:5, 2:7, 3:4, 3:22, 13:1, 14:7, 14:25, 15:13, 16:1, 16:11, 16:16, 19:19, 20:3, 20:5, 20:22, 21:2, 22:7, 22:14, 23:1, 23:15, 23:17, 23:20, 25:21, 26:1, 31:16, 44:16, 44:21, 45:8, 45:12, 53:15, 53:24 Hearing [1] - 2:9 heavy [1] - 42:11 held [1] - 42:7 hello [1] - 20:19 Hello [1] - 20:19 help [3] - 9:24, 9:25, 10:9 helpful [2] - 10:5, 31:17 helping [1] - 9:19 hence [1] - 46:22 hereby [1] - 55:9 hereunto [1] - 55:17 hi [6] - 6:7, 18:19, 23:10, 28:8, 34:24, 42:20 high [1] - 11:11 Historic [2] - 20:14, 23:8 Hommel [1] - 43:11	honest [1] - 34:3 hope [1] - 18:12 hopefully [1] - 52:17 hoping [1] - 14:5 Hospitality [1] - 23:2 hospitality [1] - 10:24 hotels [1] - 11:13 hour [2] - 49:5, 51:3 hours [6] - 8:18, 47:16, 48:3, 48:12, 48:15, 52:6 House [1] - 11:14 house [1] - 50:15 housing [1] - 44:2 Howard [1] - 18:18 huge [4] - 4:20, 9:9, 11:10, 11:20 Hurricane [1] - 9:16 husband [5] - 17:19, 17:24, 30:14, 46:8, 49:1	I	idea [5] - 36:2, 39:17, 41:23, 45:5, 48:20 idling [5] - 17:5, 18:2, 18:6, 18:16, 18:25 IGA [2] - 7:2, 8:25 IGA's [1] - 7:3 illegal [2] - 18:7, 19:1 image [1] - 29:4 immediate [1] - 10:12 Impact [1] - 23:1 important [1] - 42:9 IN [1] - 55:17 Inc [1] - 31:9 inch [1] - 25:9 INDEX [1] - 2:1 industry [2] - 12:16, 50:18 influx [1] - 11:10 information [1] - 31:16 ingress [1] - 38:18 Inn [1] - 18:3 input [1] - 45:11 inside [3] - 21:3, 28:14, 29:8 intended [1] - 38:13 intensification [1] - 41:9 interested [1] - 55:16	intimately [1] - 42:22 involve [1] - 12:12 Island [1] - 12:4 issue [11] - 6:24, 7:5, 7:13, 8:4, 9:2, 19:12, 36:7, 40:17, 41:22, 42:23, 45:14 issues [2] - 6:23, 32:3 ITEM [1] - 2:4 item [1] - 22:25 Item [3] - 3:3, 20:4, 54:12 items [2] - 40:8, 40:9 itself [4] - 6:16, 8:4, 10:1, 35:3	J	Jackson [1] - 18:18 Jedediah [1] - 8:2 Jersey [1] - 12:5 Jessica [5] - 28:8, 40:14, 42:14, 46:5, 51:12 Jitney [1] - 7:4 job [3] - 8:3, 44:4, 50:12 John [4] - 4:12, 4:14, 6:15, 53:16 Joseph [1] - 38:15 June [3] - 1:8, 55:12, 55:18	K	K&M [3] - 31:9, 33:2, 41:14 keep [2] - 8:18, 41:25 kind [6] - 4:13, 6:19, 7:14, 10:16, 11:11, 48:4 Kirk [2] - 3:4, 3:16 kitchen [15] - 24:13, 27:7, 28:12, 29:9, 29:16, 35:23, 40:3, 40:4, 40:5, 40:6, 46:15, 46:24, 50:4, 50:7, 51:10 Kontokosta [1] - 12:1	L	Ladies [1] - 30:9	landscaping [2] - 4:13, 4:21 large [2] - 7:20, 40:8 largest [1] - 26:18 last [5] - 5:20, 6:11, 24:3, 24:9, 53:5 late [1] - 47:25 lavatory [1] - 26:22 Lawyer [1] - 15:13 leads [1] - 7:14 least [2] - 9:5, 49:22 leave [1] - 45:9 less [3] - 27:18, 38:19, 46:11 letter [9] - 16:10, 16:18, 16:23, 17:1, 30:14, 44:19, 45:1, 45:2, 45:13 letters [2] - 13:3, 44:22 Liantonio [1] - 20:7 LIANTONIO [6] - 20:8, 20:19, 20:24, 21:1, 21:5, 22:23 life [1] - 11:1 limited [1] - 50:23 limos [2] - 7:19, 18:1 limousine [1] - 11:24 limousines [2] - 7:14, 17:6 Lin [1] - 11:13 line [1] - 50:3 Lipman [7] - 38:14, 38:15, 43:24, 43:25, 44:7, 44:11, 44:12 listed [1] - 14:2 literally [1] - 36:22 live [8] - 3:13, 6:9, 9:5, 17:19, 17:24, 30:12, 34:5, 42:21 living [1] - 50:11 LLC [3] - 3:5, 3:16, 23:2 local [2] - 46:16, 46:19 located [8] - 3:8, 3:9, 7:1, 20:12, 20:13, 20:14, 23:5, 23:6 lock [1] - 49:1 logical [1] - 12:14 look [2] - 21:9, 45:20 looking [2] - 9:13, 47:12 looks [2] - 44:8, 53:13
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------	--------------------------	--------------------------------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<p>lost [1] - 44:25 loud [2] - 26:4, 26:5 love [1] - 47:22 LUCIA [1] - 55:7 Lucia [1] - 55:21 Lucy [2] - 3:23, 5:8 lunch [1] - 47:21</p>	<p>Members [2] - 31:14, 53:22 members [3] - 3:12, 4:7, 34:21 mention [1] - 9:11 mentioned [2] - 8:22, 9:13 menu [2] - 47:20, 50:23 met [1] - 29:19 method [1] - 37:7 mic [1] - 17:21 microphone [1] - 28:5 midnight [2] - 48:7, 50:1 might [4] - 17:12, 17:15, 45:11, 52:7 Mike [1] - 18:19 mindful [1] - 19:2 mine [2] - 9:10, 46:12 mingling [1] - 7:10 minutes [3] - 13:15, 13:25, 30:22 mixed [1] - 50:9 momentary [1] - 9:4 month [3] - 4:1, 13:3, 23:16 monthly [1] - 39:22 months [2] - 18:9, 27:17 morning [5] - 28:13, 36:24, 44:14, 45:17, 48:10 most [6] - 7:23, 10:25, 11:19, 11:20, 50:17 Motion [1] - 2:11 motion [17] - 14:25, 15:8, 19:18, 20:3, 21:23, 22:7, 22:10, 22:11, 22:12, 22:13, 22:22, 53:24, 54:1, 54:2, 54:11, 54:12 move [1] - 9:19 moved [1] - 19:20 MR [185] - 3:12, 4:1, 4:4, 4:15, 4:17, 4:20, 5:2, 5:8, 5:13, 5:16, 5:19, 5:20, 5:22, 5:24, 6:1, 10:14, 10:15, 12:19, 12:20, 12:22, 13:6, 13:8, 13:11, 13:17, 13:19, 13:23, 14:1, 14:10,</p>	<p>14:13, 14:15, 14:17, 14:18, 14:20, 14:23, 15:3, 15:4, 15:16, 15:19, 16:15, 16:18, 16:22, 16:25, 17:12, 17:15, 17:21, 18:19, 19:8, 19:9, 19:10, 19:20, 19:22, 19:24, 19:25, 20:1, 21:9, 21:11, 21:14, 21:16, 21:19, 21:21, 21:24, 22:9, 22:12, 22:16, 22:18, 22:19, 22:20, 23:10, 23:22, 23:24, 24:1, 24:17, 24:22, 25:1, 25:5, 25:7, 25:22, 25:24, 26:2, 26:4, 26:8, 26:12, 26:15, 26:16, 26:18, 26:24, 27:1, 27:3, 27:4, 27:6, 27:8, 27:9, 27:11, 27:12, 27:14, 27:24, 28:1, 28:23, 28:24, 29:3, 29:10, 29:16, 29:22, 29:24, 30:1, 30:5, 33:14, 33:16, 33:23, 34:1, 34:23, 35:14, 35:18, 35:22, 35:25, 36:5, 36:16, 37:1, 37:3, 37:6, 37:12, 37:18, 37:20, 37:23, 37:25, 38:3, 38:8, 38:11, 38:24, 39:1, 39:8, 39:9, 39:13, 39:19, 39:20, 40:4, 40:6, 42:3, 43:22, 44:2, 45:25, 47:15, 47:24, 48:13, 48:17, 49:4, 49:7, 49:10, 49:19, 49:25, 50:8, 50:11, 51:4, 51:7, 51:12, 51:15, 51:16, 51:18, 52:3, 52:4, 52:11, 52:12, 52:13, 52:14, 52:15, 52:22, 53:2, 53:5, 53:9, 53:11, 53:13, 53:18, 53:19, 53:20, 54:1, 54:2, 54:4, 54:5, 54:7, 54:8, 54:9, 54:14, 54:16, 54:17, 54:18</p>	<p>15:1, 15:9, 15:18, 15:21, 15:25, 16:4, 16:9, 17:1, 17:7, 17:10, 20:8, 20:19, 20:24, 21:1, 21:5, 22:23, 25:6, 27:23, 27:25, 28:2, 28:6, 28:8, 29:2, 29:4, 29:7, 29:13, 29:17, 30:7, 30:8, 30:16, 30:23, 31:6, 31:11, 31:13, 33:24, 34:24, 35:16, 35:21, 35:24, 36:4, 36:11, 36:18, 37:2, 37:4, 37:9, 37:16, 37:19, 37:21, 37:24, 38:1, 38:5, 38:9, 39:10, 40:3, 40:5, 40:18, 42:20, 43:19, 46:3, 46:5, 46:15, 47:17, 48:2, 48:16, 48:21, 49:5, 49:9, 49:12, 49:16, 49:24, 50:6, 50:10, 50:14, 51:5, 51:9, 51:14, 51:20, 51:23, 52:1</p>	<p>needing [2] - 12:9, 12:10 neighbor [1] - 6:21 neighborhood [2] - 8:4, 47:1 neighborly [1] - 9:4 neighbors [2] - 34:18, 47:7 never [1] - 8:15 new [1] - 11:13 NEW [2] - 1:2, 55:3 New [5] - 1:12, 12:5, 19:1, 30:12, 55:8 newest [1] - 24:20 night [2] - 36:22, 48:1 nightclub [1] - 47:20 ninety [1] - 29:14 ninety-five [1] - 29:14 NOAH [1] - 1:18 Noah's [1] - 7:2 nobody [1] - 50:20 noise [3] - 18:7, 44:12, 44:14 none [1] - 9:15 normally [3] - 13:15, 26:6, 40:22 North [9] - 8:11, 20:5, 27:15, 28:10, 31:23, 37:10, 40:20, 40:24, 43:3 Notary [1] - 55:8 note [1] - 20:22 notes [2] - 6:19, 25:19 nothing [4] - 29:22, 37:19, 41:6, 41:11 Nothing [1] - 29:24 number [2] - 11:20, 12:1</p>	
<p>M</p>					
<p>ma'am [1] - 49:14 Main [20] - 2:8, 2:10, 6:9, 8:20, 9:22, 10:6, 10:15, 20:4, 20:12, 23:5, 31:17, 31:20, 32:4, 32:21, 33:22, 41:1, 41:4, 41:20, 42:21, 43:8 major [3] - 8:4, 26:23, 32:2 manage [1] - 7:25 Manager [3] - 4:4, 8:1, 18:20 Manor [1] - 18:3 manufacture [1] - 26:10 map [2] - 32:22, 33:6 Map [3] - 3:11, 20:15, 23:9 Mark [3] - 30:14, 33:2, 33:24 market [1] - 32:2 marriage [1] - 55:15 MARY [9] - 1:16, 30:8, 30:16, 30:23, 31:6, 31:11, 31:13, 33:24, 40:18 Mary [8] - 18:17, 30:4, 30:11, 31:5, 33:13, 33:14, 40:18, 43:12 matter [1] - 55:16 maximum [2] - 44:5, 45:22 mean [3] - 17:1, 19:6, 33:16 meaning [1] - 46:16 meeting [7] - 3:2, 6:11, 24:9, 35:8, 45:3, 45:12, 54:21 meetings [2] - 8:24, 15:11 MEMBER [4] - 1:17, 1:18, 1:19, 13:12</p>	<p>MS [81] - 6:4, 6:7,</p>	<p>14:13, 14:15, 14:17, 14:18, 14:20, 14:23, 15:3, 15:4, 15:16, 15:19, 16:15, 16:18, 16:22, 16:25, 17:12, 17:15, 17:21, 18:19, 19:8, 19:9, 19:10, 19:20, 19:22, 19:24, 19:25, 20:1, 21:9, 21:11, 21:14, 21:16, 21:19, 21:21, 21:24, 22:9, 22:12, 22:16, 22:18, 22:19, 22:20, 23:10, 23:22, 23:24, 24:1, 24:17, 24:22, 25:1, 25:5, 25:7, 25:22, 25:24, 26:2, 26:4, 26:8, 26:12, 26:15, 26:16, 26:18, 26:24, 27:1, 27:3, 27:4, 27:6, 27:8, 27:9, 27:11, 27:12, 27:14, 27:24, 28:1, 28:23, 28:24, 29:3, 29:10, 29:16, 29:22, 29:24, 30:1, 30:5, 33:14, 33:16, 33:23, 34:1, 34:23, 35:14, 35:18, 35:22, 35:25, 36:5, 36:16, 37:1, 37:3, 37:6, 37:12, 37:18, 37:20, 37:23, 37:25, 38:3, 38:8, 38:11, 38:24, 39:1, 39:8, 39:9, 39:13, 39:19, 39:20, 40:4, 40:6, 42:3, 43:22, 44:2, 45:25, 47:15, 47:24, 48:13, 48:17, 49:4, 49:7, 49:10, 49:19, 49:25, 50:8, 50:11, 51:4, 51:7, 51:12, 51:15, 51:16, 51:18, 52:3, 52:4, 52:11, 52:12, 52:13, 52:14, 52:15, 52:22, 53:2, 53:5, 53:9, 53:11, 53:13, 53:18, 53:19, 53:20, 54:1, 54:2, 54:4, 54:5, 54:7, 54:8, 54:9, 54:14, 54:16, 54:17, 54:18</p>	<p>Mulcahy [1] - 18:18 Murray [3] - 3:5, 3:13, 3:15 MURRAY [20] - 3:12, 4:1, 4:4, 4:15, 4:17, 4:20, 5:2, 5:8, 5:13, 12:22, 13:6, 13:8, 13:11, 13:19, 13:23, 14:1, 14:13, 14:17, 14:20, 15:4 music [1] - 45:16 must [2] - 30:9, 32:23</p>	<p>name [5] - 3:13, 6:5, 30:11, 43:22, 53:5 nearest [1] - 6:25 necessarily [1] - 7:5 necessities [1] - 6:16 need [15] - 8:7, 11:18, 11:23, 13:8, 22:10, 25:16, 27:17, 28:3, 28:4, 28:21, 28:22, 32:12, 39:15, 41:16 needed [2] - 25:11, 27:17</p>	
<p>N</p>				<p>O</p>	
				<p>O'BRIEN [54] - 25:6, 27:23, 27:25, 28:2, 28:6, 28:8, 29:2, 29:4, 29:7, 29:13, 29:17, 30:7, 34:24, 35:16, 35:21, 35:24, 36:4, 36:11, 36:18, 37:2, 37:4, 37:9, 37:16, 37:19, 37:21, 37:24, 38:1, 38:5, 38:9, 39:10, 40:3, 40:5, 43:19, 46:3,</p>	

<p>46:5, 46:15, 47:17, 48:2, 48:16, 48:21, 49:5, 49:9, 49:12, 49:16, 49:24, 50:6, 50:10, 50:14, 51:5, 51:9, 51:14, 51:20, 51:23, 52:1 O'Brien [2] - 28:8, 46:5 o'clock [6] - 44:14, 45:17, 48:6, 49:2, 49:3, 51:9 obstruct [1] - 28:16 obvious [2] - 7:16 obviously [3] - 6:24, 27:17, 28:18 occasion [1] - 51:11 occupancy [1] - 14:1 OF [5] - 1:1, 1:2, 55:3, 55:5 offer [7] - 10:11, 11:6, 12:2, 47:10, 47:13 offering [1] - 10:23 offerings [1] - 10:24 Office [1] - 38:16 often [2] - 43:9, 50:25 once [1] - 44:13 one [21] - 6:17, 7:5, 7:23, 8:23, 13:5, 26:19, 26:20, 28:21, 31:24, 32:5, 32:14, 32:15, 34:5, 34:6, 34:22, 41:9, 41:13, 44:18, 45:16, 45:19, 47:15 one's [1] - 29:12 ones [1] - 24:20 online [1] - 11:13 open [13] - 3:1, 3:22, 6:12, 8:14, 13:2, 27:7, 45:9, 47:25, 48:6, 49:2, 49:8, 49:16, 51:1 operating [1] - 19:2 operation [2] - 47:16, 48:15 opportunity [2] - 11:16, 12:5 opposed [2] - 43:1, 43:7 option [3] - 13:16, 15:24, 33:1 order [2] - 40:22,</p>	<p>46:22 original [3] - 25:8, 42:18 originally [1] - 42:15 ORTILLO [1] - 23:12 otherwise [1] - 18:8 ought [1] - 48:18 outcome [1] - 55:16 outset [1] - 10:21 outside [8] - 10:6, 10:10, 21:8, 26:22, 28:16, 37:8, 37:13, 49:14 outskirts [1] - 8:20 outsteps [1] - 9:22 overflowed [1] - 10:2 own [2] - 36:18, 36:19 owner [2] - 3:15, 33:3 owners [2] - 38:20, 48:25</p>	<p>per [2] - 25:11, 44:5 period [1] - 11:11 permit [1] - 25:15 permitted [1] - 3:7 personally [1] - 48:23 perspective [1] - 33:18 PHILLIPS [17] - 6:4, 6:7, 30:8, 30:16, 30:20, 30:23, 31:2, 31:6, 31:11, 31:13, 33:8, 33:12, 33:21, 33:24, 34:2, 40:18, 42:20 Phillips [6] - 6:8, 30:11, 30:14, 33:2, 40:19, 42:20 phone [1] - 49:14 phonetic [1] - 10:7 pick [6] - 10:20, 27:21, 28:13, 36:1, 36:23, 40:22 pickup [5] - 27:16, 27:18, 31:25, 34:6, 34:19 pickups [3] - 28:18, 28:20, 35:4 picture [3] - 11:8, 32:23, 35:20 piece [1] - 45:19 place [2] - 43:23, 47:5 places [1] - 7:7 placing [1] - 32:7 plan [7] - 3:4, 14:2, 20:5, 23:1, 25:3, 26:25, 31:18 planning [2] - 4:22, 8:5 PLANNING [1] - 1:4 Planning [11] - 3:2, 8:12, 12:23, 18:12, 19:11, 25:18, 31:15, 41:5, 41:7, 44:18, 44:20 plans [7] - 24:17, 25:13, 25:15, 26:9, 26:13, 26:17, 52:20 planting [1] - 5:2 plantings [1] - 6:14 plants [2] - 4:13, 5:1 plumbing [3] - 9:1, 43:8, 43:10 plus [1] - 8:19</p>	<p>podium [2] - 43:18, 46:2 point [7] - 13:1, 34:9, 37:21, 44:25, 45:15, 50:2 Pointe [9] - 3:16, 4:5, 6:22, 7:22, 10:18, 11:25, 17:18, 17:23, 18:20 points [1] - 5:18 poles [1] - 34:7 police [1] - 7:17 popular [1] - 17:25 portable [2] - 35:20, 37:6 PORTILLO [37] - 23:10, 23:22, 23:24, 24:1, 25:5, 25:7, 25:22, 25:24, 26:2, 26:4, 26:8, 26:15, 26:18, 27:1, 27:4, 27:8, 27:11, 27:14, 27:24, 28:1, 38:11, 39:1, 39:9, 39:13, 39:20, 40:4, 40:6, 42:3, 51:12, 51:15, 52:4, 52:12, 52:15, 52:22, 53:2, 53:5, 53:9 Portillo [2] - 23:11, 52:4 possible [2] - 47:21, 51:1 posted [2] - 20:22, 21:5 pre [2] - 23:20, 23:22 pre-submission [2] - 23:20, 23:22 predominantly [1] - 35:8 preexisting [1] - 35:10 premise [3] - 38:13, 38:19, 38:20 prepared [1] - 46:22 president [2] - 31:8, 33:2 pretty [5] - 6:17, 21:13, 21:14, 40:1, 42:12 previous [1] - 32:12 previously [1] - 35:9 Principal [1] - 23:13 private [3] - 8:7,</p>	<p>31:22, 32:25 problem [1] - 29:20 problems [1] - 47:13 procedural [1] - 45:14 procedure [3] - 12:25, 14:10, 14:12 proceedings [1] - 55:11 product [1] - 11:4 professional [1] - 7:23 prohibiting [1] - 18:16 project [3] - 4:9, 9:19, 16:10 promise [1] - 48:11 promote [2] - 12:11, 12:17 Properties [3] - 31:9, 33:3, 41:14 properties [1] - 32:15 property [24] - 3:8, 3:9, 3:17, 20:11, 20:12, 20:14, 20:23, 23:5, 23:6, 31:19, 31:21, 31:23, 31:25, 32:8, 32:12, 32:19, 32:21, 32:25, 33:3, 36:9, 36:12, 42:1, 43:11, 45:19 proposed [4] - 17:18, 17:23, 33:17, 47:16 proposing [3] - 39:3, 39:4, 40:7 protection [2] - 44:6, 45:23 provide [7] - 24:12, 25:10, 27:15, 40:23, 52:5, 52:10, 52:20 provided [2] - 24:7, 52:22 provides [1] - 32:22 public [37] - 2:5, 3:4, 3:22, 6:20, 13:1, 14:7, 14:25, 15:1, 15:3, 15:4, 15:13, 15:21, 16:11, 16:16, 19:19, 20:3, 20:4, 20:20, 20:22, 21:2, 21:23, 21:25, 22:2, 22:7, 22:14, 22:24, 22:25, 31:16, 44:16, 44:21, 45:8, 45:12, 52:18, 53:15, 53:24 Public [3] - 2:7, 2:9,</p>
<p>P</p>				
<p>p.m [2] - 1:9, 54:21 PAGE [1] - 2:4 park [1] - 12:10 parked [1] - 43:10 parking [8] - 6:24, 7:3, 7:12, 11:9, 18:1, 18:13, 32:19, 34:14 part [9] - 15:16, 15:18, 16:2, 16:5, 17:7, 37:13, 47:8, 50:7, 50:12 particularly [1] - 50:8 parties [3] - 7:20, 43:5, 55:14 pass [1] - 9:6 patios [1] - 5:3 Patricia [4] - 20:7, 20:17, 21:18, 22:22 Paul [4] - 23:11, 24:22, 24:24, 52:25 peak [1] - 11:11 Pearl [1] - 23:14 people [22] - 7:10, 7:17, 7:20, 9:5, 9:18, 10:3, 10:9, 11:10, 11:15, 11:18, 12:3, 15:12, 16:12, 43:2, 43:14, 44:23, 45:2, 45:11, 45:14, 46:11, 47:9, 50:18</p>				

55:8 purposes [1] - 9:17 purveyors [1] - 46:19 put [12] - 5:1, 9:17, 18:23, 19:5, 21:2, 35:11, 39:9, 45:21, 48:1, 48:2, 48:14, 52:9 putting [1] - 8:6	15:15, 15:17, 16:6, 16:13, 17:8, 31:16, 32:24, 35:12, 44:22, 45:2 recorded [1] - 38:16 referring [1] - 43:13 refrigeration [1] - 39:23 refrigerations [1] - 46:23 regarding [2] - 17:17, 17:22 regards [1] - 24:3 region [2] - 11:5, 12:16 regular [2] - 8:18, 48:12 REGULAR [1] - 1:5 related [1] - 55:14 relay [1] - 46:18 remember [2] - 8:11, 16:22 remind [1] - 44:4 removal [1] - 35:5 remove [1] - 37:10 removed [1] - 9:16 rent [2] - 11:23, 44:11 rental [3] - 8:5, 32:15 rented [1] - 43:12 renting [1] - 39:2 Reporter [1] - 55:7 representation [1] - 11:5 represented [3] - 3:5, 20:6, 23:2 representing [2] - 3:16, 23:13 requested [1] - 52:6 required [6] - 8:13, 14:4, 14:5, 24:2, 24:14, 32:6 requirement [2] - 14:22, 24:5 reservation [1] - 7:24 resident [1] - 18:22 residential [10] - 3:7, 24:6, 44:6, 44:8, 44:10, 45:6, 45:18, 45:19, 45:23 residents [1] - 50:9 respond [2] - 34:25, 44:24 Response [2] - 19:17,	22:5 responsibility [1] - 45:22 responsible [2] - 12:17, 41:8 rest [2] - 26:24, 34:21 restaurant [14] - 23:5, 32:5, 32:25, 39:17, 39:18, 39:25, 41:23, 42:11, 46:9, 46:10, 46:24, 47:1, 47:19, 48:12 Restaurant [1] - 23:14 restaurants [3] - 49:21, 50:5, 50:17 restriction [1] - 48:24 restrictions [1] - 45:21 Retail [3] - 3:9, 20:13, 23:7 retail [2] - 20:11, 42:17 reverting [1] - 42:17 review [4] - 3:4, 20:5, 23:1, 31:18 reviewing [1] - 31:21 revising [1] - 25:19 right-of-way [9] - 27:20, 32:4, 38:17, 38:22, 38:24, 41:11, 41:12, 41:15, 41:19 right-of-ways [2] - 31:20, 31:22 risk [1] - 48:25 road [1] - 40:16 ROBERT [1] - 1:21 room [7] - 12:14, 17:18, 17:23, 18:4, 18:11, 18:14, 20:11 rooms [1] - 11:14 round [1] - 8:5 ruin [1] - 18:8 run [1] - 39:24 running [1] - 34:7	SARAH [2] - 6:7, 42:20 Sarah [2] - 6:7, 42:20 saw [2] - 6:20, 45:12 schedule [2] - 52:7 scratch [5] - 40:3, 40:4, 40:5, 40:6, 46:15 sea [1] - 30:17 season [2] - 11:12, 28:19 seasonal [3] - 11:9, 46:16, 52:7 seat [1] - 46:11 second [14] - 4:2, 9:17, 11:7, 19:21, 19:22, 22:9, 22:15, 22:16, 32:2, 54:3, 54:4, 54:5, 54:13, 54:14 section [1] - 4:21 see [16] - 7:7, 7:12, 8:3, 9:8, 11:10, 11:15, 12:9, 15:7, 16:1, 16:7, 21:7, 29:13, 40:13, 40:16, 45:3, 46:25 seeing [2] - 16:23, 48:4 sense [3] - 43:5, 52:8, 52:9 sensitivity [1] - 47:24 sent [1] - 16:12 separate [1] - 7:3 separation [1] - 24:5 serve [3] - 49:22, 50:16, 50:23 service [6] - 7:9, 10:24, 11:24, 32:12, 40:23, 47:14 Services [1] - 3:5 services [1] - 12:2 servicing [1] - 50:20 session [4] - 5:21, 6:12, 14:8, 53:21 SESSION [1] - 1:5 set [3] - 3:19, 11:10, 55:18 setbacks [1] - 14:3 settled [1] - 52:17 seven [3] - 8:10, 8:14, 8:16 seven-day-a-week [2]	- 8:10, 8:14 several [2] - 8:13, 10:7 shops [2] - 9:2, 12:2 showed [2] - 25:3, 42:6 showing [1] - 52:20 shut [1] - 34:16 sidewalks [1] - 10:2 signage [2] - 9:12, 9:15 signs [1] - 18:15 similarities [1] - 9:11 simple [1] - 19:5 sincerely [1] - 33:2 single [1] - 9:7 site [5] - 3:4, 14:2, 20:5, 23:1, 31:18 situation [4] - 18:13, 32:23, 33:10, 34:12 size [1] - 29:10 small [9] - 9:21, 39:16, 39:21, 40:1, 40:9, 40:11, 41:22, 46:10, 46:25 Smoked [1] - 8:11 snarl [1] - 41:4 solution [2] - 19:3, 33:17 someone [2] - 39:5, 42:8 sometimes [2] - 10:19, 26:2 sorry [16] - 4:16, 17:10, 19:8, 22:1, 23:22, 28:2, 28:6, 29:10, 29:14, 34:24, 37:3, 43:19, 44:25, 46:13, 49:15, 53:6 sort [4] - 11:24, 12:8, 42:7, 42:11 sound [1] - 36:6 sounds [1] - 8:18 South [8] - 6:8, 6:9, 9:12, 9:14, 31:20, 32:16, 32:20, 43:6 southerly [1] - 38:19 space [14] - 23:4, 24:6, 27:2, 28:14, 28:15, 35:7, 35:9, 35:12, 42:10, 42:14, 42:16, 42:18, 44:3, 46:8 spaces [2] - 32:16,
Q				
questions [16] - 3:20, 3:21, 4:5, 4:10, 6:20, 14:14, 21:11, 21:18, 23:16, 24:16, 29:21, 33:5, 52:16, 53:11, 53:18, 53:19 quite [3] - 43:9, 43:23, 51:5				
R				
raise [1] - 10:22 raised [1] - 47:25 rambling [1] - 51:24 ramp [5] - 25:10, 26:9, 26:10, 52:20, 52:23 rate [1] - 10:3 rating [1] - 24:4 read [12] - 13:8, 13:15, 13:24, 15:14, 16:13, 17:13, 17:16, 30:18, 30:21, 38:12, 44:22, 45:2 reading [2] - 30:18, 41:13 real [2] - 10:22, 11:2 realized [1] - 43:25 really [15] - 4:21, 4:23, 7:17, 10:5, 19:10, 23:17, 25:18, 46:16, 46:25, 47:6, 47:7, 47:11, 47:22, 48:4, 50:20 reason [2] - 39:24, 41:5 reasons [1] - 32:1 received [2] - 30:13, 47:11 recommendations [1] - 18:24 record [12] - 6:6, 13:9,				
		S		
		safety [1] - 9:16 salons [1] - 9:1 Sandy [1] - 9:16 Sanitation [7] - 27:15, 28:10, 31:24, 37:10, 40:21, 40:24, 43:3 sanitation [1] - 28:9		

<p>36:14 Sparkling [9] - 3:16, 4:5, 6:22, 7:22, 10:18, 11:25, 17:18, 17:23, 18:20 speaking [1] - 4:8 speaks [1] - 17:5 special [2] - 47:10, 51:11 specific [6] - 4:13, 4:25, 48:3, 49:5, 51:3, 51:8 specifically [2] - 6:13, 8:23 specification [1] - 52:23 specifics [1] - 5:6 specified [1] - 4:25 specify [2] - 4:23, 26:10 spin [1] - 15:22 spot [1] - 51:19 Spring [1] - 11:12 SS [1] - 55:4 standard [1] - 25:16 standing [1] - 7:5 start [2] - 10:5, 49:10 starting [1] - 49:19 STATE [2] - 1:2, 55:3 State [2] - 19:1, 55:8 state [2] - 6:5, 17:1 statement [1] - 19:5 stating [2] - 18:25, 40:14 stay [1] - 8:14 staying [1] - 24:11 still [8] - 4:6, 15:1, 15:3, 15:4, 17:7, 27:6, 45:11 stop [1] - 9:6 stopped [1] - 9:3 store [2] - 9:1, 43:8 stored [1] - 35:23 stores [1] - 9:2 story [1] - 9:17 street [4] - 18:1, 32:21, 34:14, 39:6 Street [36] - 1:11, 2:6, 2:8, 2:10, 3:3, 3:8, 6:9, 10:15, 15:9, 17:19, 17:24, 17:25, 18:5, 18:18, 20:4, 20:12, 23:6, 31:18,</p>	<p>31:19, 31:20, 31:22, 32:4, 32:9, 32:17, 32:20, 32:21, 33:4, 33:22, 40:25, 41:1, 41:4, 41:20, 42:21, 43:6, 43:8 streets [1] - 10:9 stuff [4] - 40:12, 40:15, 46:17, 46:21 subject [1] - 38:17 subjective [1] - 10:25 submission [3] - 23:20, 23:22, 29:7 submit [1] - 15:12 submitted [2] - 3:18, 15:19 successful [1] - 44:15 sufficient [1] - 33:18 Suffolk [4] - 3:10, 20:15, 23:8, 38:16 SUFFOLK [2] - 1:2, 55:5 suggest [1] - 49:20 suggestion [1] - 51:22 suggestions [1] - 49:17 summer [2] - 18:8, 18:9 summertime [1] - 27:18 supply [1] - 43:8 support [1] - 9:23 supporting [1] - 9:23 suppose [1] - 37:22 surprised [1] - 32:18 surrounding [1] - 41:8 survey [4] - 31:21, 32:22, 33:6, 38:21 survive [1] - 8:17</p>	<p>temporary [4] - 25:10, 26:9, 52:20, 52:23 tenant [1] - 32:12 tenants [3] - 34:4, 36:13, 37:17 terms [9] - 7:24, 10:23, 28:9, 35:1, 35:7, 48:15, 48:18, 49:23, 49:24 THAT [1] - 55:10 there'll [1] - 40:11 thinking [1] - 47:21 Third [3] - 1:11, 11:14, 15:9 THOMAS [30] - 1:18, 5:16, 5:19, 5:22, 10:14, 12:20, 14:15, 14:18, 14:23, 15:3, 19:22, 20:1, 21:9, 21:11, 21:14, 22:9, 22:12, 22:16, 22:20, 27:12, 28:23, 29:16, 52:13, 53:13, 53:19, 54:2, 54:5, 54:9, 54:14, 54:18 thorough [1] - 8:2 thoughts [1] - 38:10 threshold [1] - 25:9 throw [1] - 39:6 tight [1] - 34:12 today [2] - 16:19, 25:2 together [1] - 52:10 tonight [2] - 3:25, 14:7 tonight's [1] - 3:2 took [1] - 6:19 Town [2] - 16:7, 25:12 town [9] - 7:18, 7:21, 9:8, 10:1, 11:25, 19:5, 24:7, 47:6, 52:10 Townsend [1] - 18:3 traffic [10] - 7:8, 9:24, 10:6, 18:5, 27:19, 36:25, 40:13, 41:9, 41:25, 47:12 train [1] - 12:6 transcription [1] - 55:11 trash [7] - 29:14, 33:19, 33:23, 34:1, 37:11, 39:5, 42:7 traveling [1] - 28:16 treatment [1] - 20:10</p>	<p>tried [1] - 33:8 trouble [2] - 25:20, 26:1 truck [5] - 9:3, 32:3, 34:7, 37:2, 39:7 trucks [14] - 8:22, 8:25, 9:1, 18:1, 32:24, 38:6, 39:4, 39:14, 39:15, 40:16, 41:18, 41:22, 42:25, 43:7 true [2] - 16:14, 55:11 Trustee [2] - 19:12, 30:10 TRUSTEE [6] - 30:20, 31:2, 33:8, 33:12, 33:21, 34:2 trying [9] - 10:22, 11:3, 32:3, 37:5, 38:2, 41:16, 41:21, 41:25, 46:18 turn [1] - 18:10 twice [1] - 43:10 two [5] - 3:18, 10:16, 24:2, 26:13, 31:25 type [3] - 5:5, 41:23, 47:4 types [1] - 4:25 typical [1] - 46:24</p>	<p>UPS [1] - 9:1 upstairs [2] - 8:6, 50:11 uses [1] - 43:9 utilize [1] - 27:4</p>
V				
<p>vacant [1] - 23:4 vacate [1] - 32:19 vacating [1] - 32:14 value [1] - 47:8 van [1] - 7:15 various [1] - 7:20 venture [1] - 44:15 village [2] - 11:9, 11:17 Village [21] - 7:11, 8:9, 10:11, 10:21, 13:3, 13:14, 13:22, 16:8, 17:11, 19:2, 19:12, 25:1, 30:10, 31:14, 32:21, 34:13, 34:14, 44:5, 44:21, 53:1 VILLAGE [2] - 1:1, 1:21 vision [1] - 46:11 visiting [1] - 12:3 visual [1] - 9:18 vote [5] - 12:24, 14:5, 45:10 voting [1] - 14:6</p>				
W				
<p>walking [2] - 7:18, 10:9 wall [1] - 5:10 Walter [1] - 33:15 WALTER [1] - 1:19 wants [2] - 15:4, 33:25 washing [1] - 26:22 watched [1] - 6:11 watching [1] - 45:3 ways [2] - 31:20, 31:22 website [3] - 18:24, 19:6, 41:14 week [5] - 8:10, 8:14, 8:17, 28:20, 34:6 weekly [2] - 39:22, 43:1 weeks [1] - 3:18</p>				
<p style="text-align: center;">T</p> <p>table [1] - 40:2 tasting [6] - 12:14, 17:18, 17:23, 18:4, 18:11, 18:14 tastings [1] - 7:10 tavern [3] - 35:9, 35:10, 42:15 Tax [3] - 3:10, 20:15, 23:9 teams [1] - 7:24 telephone [1] - 34:7</p>			<p style="text-align: center;">U</p> <p>Ulmer [1] - 38:14 Ulmer's [1] - 35:10 Ultimately [1] - 10:19 understandably [1] - 11:8 understood [1] - 52:21 up [29] - 8:12, 9:15, 9:18, 13:17, 15:20, 17:11, 25:16, 25:17, 27:21, 28:3, 28:13, 28:15, 34:20, 36:1, 36:23, 37:22, 39:4, 40:15, 40:22, 40:25, 41:4, 43:9, 45:14, 48:14, 51:8, 52:6, 53:14, 53:21, 53:22 update [1] - 26:8 updated [6] - 23:18, 24:1, 24:17, 25:2, 25:13, 52:20</p>	

Wellness [1] - 20:6
west [1] - 38:21
western [1] - 12:4
what've [1] - 31:1
wheel [1] - 28:14
wheels [1] - 28:11
WHEREOF [1] - 55:17
whole [1] - 5:10
width [2] - 17:20,
 17:25
William [1] - 38:14
win [1] - 12:13
window [3] - 20:24,
 20:25, 21:3
wine [5] - 10:23,
 10:25, 11:5, 12:16
wineries [1] - 11:22
winery [1] - 7:22
winter [1] - 27:17
wish [7] - 6:3, 19:15,
 22:2, 22:3, 30:3,
 43:16, 46:1
WITNESS [1] - 55:17
wonderful [2] - 11:3,
 47:13
words [2] - 30:17,
 31:8
writing [4] - 15:12,
 16:13, 17:17, 17:22
written [1] - 17:8

Y

year [5] - 8:5, 11:11,
 14:19, 14:21
year-long [2] - 14:19,
 14:21
year-round [1] - 8:5
years [3] - 8:13, 32:18,
 50:15
YORK [2] - 1:2, 55:3
York [4] - 1:12, 19:1,
 30:12, 55:9
yup [2] - 13:5, 31:12

Z

Zoning [1] - 44:20