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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD
REGULAR SESSION

-----x

Third Street Firehouse
Greenport, New York

April 5, 2018
4:07 p.m.

- B E F O R E:
- MARY GIVEN - CHAIRWOMAN
- BRADLEY BURNS - MEMBER (absent)
- NOAH THOMAS - MEMBER (arrived late)
- WALTER FOOTE - MEMBER
- JOHN COTUNGO - MEMBER
- ROBERT CONNOLLY - VILLAGE ATTORNEY
- GLYNIS BERRY - PLANNING BOARD CONSULTANT
- KRISTINA LINGG - BUILDING CLERK

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2 CHAIRWOMAN GIVEN: I'm going to
3 open the April 5, 2018 Regular Session
4 of the Village of Greenport Planning
5 Board at 4:07 p.m.

6 Item number 1, 411 First Street.

7 Can you hear me?

8 Before I start, I'd just like to
9 ask my members to speak into the
10 microphone, both Jay and the
11 stenographer have asked that of us last
12 week, they could not hear us clearly.
13 Thank you.

14 Item number 1, 411 First Street.

15 Motion to schedule a public
16 hearing for the site plan review of
17 Kirk Services LLC, represented by David
18 Murray.

19 The application is for the
20 approval of a conversion from a
21 residential use to a commercial use for
22 the property located at 411 First
23 Street.

24 The property is located in a
25 Commercial Retail District and is

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designated Suffolk County tax map
number 1001-4-6-35.

I make a motion to schedule a
public hearing for May 3, 2018.

Do I have a second?

MR. COTUNGO: Second.

CHAIRWOMAN GIVEN: All those in
favor?

MR. COTUNGO: Aye.

MR. FOOTE: Aye.

CHAIRWOMAN GIVEN: Motion carried.

Item number 2, 222 Manor Place,
discussion and possible motion on the
application of the Landmark Group.

The applicant is proposing to
reopen the medical building located at
222 Manor Place. The property is
located in the One-Family Residential
District and is not located in the
Historic District.

The property is designated Suffolk
County tax map number 1001-2-2-41.1.

I ask the members if they have
reviewed the resolution that was typed

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1 up of which I'm going to read the
2 conditions; have you had time to look
3 at that, Walter?
4

5 MR. FOOTE: Yes.

6 CHAIRWOMAN GIVEN: John?

7 MR. COTUNGO: Yes.

8 CHAIRWOMAN GIVEN: Okay, so I'm
9 going to read the conditions that will
10 apply.

11 General conditions, all HVAC
12 systems and cabinets shall be located
13 in the rear of the property and shall
14 be screened so as not to be visible
15 from the adjacent and abutting
16 properties.

17 The installation and/or use of
18 dusk-to-dawn lighting fixtures, whether
19 located on or off premises and used to
20 illuminate the subject property shall
21 not be permitted.

22 All lighting shall be shielded and
23 all outdoor lighting shall project
24 downward and light sources shall not be
25 visible to adjacent and abutting

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1
2 properties or roadways in conformance
3 with the dark sky laws.

4 The garbage containers shall be
5 screened so as not to be visible from
6 the adjacent and abutting properties.

7 Existing trees shall be protected
8 where practical from damage, including
9 bridging of pavement and/or alternative
10 paving where tree roots impact meeting.

11 Limit hours of operations to 8:00
12 a.m. to 6:00 p.m. Monday through
13 Friday, notwithstanding the foregoing:
14 The medical use shall be permitted to
15 remain open until 8:00 p.m. one night a
16 week, hours on Saturday shall be
17 limited to 9:00 a.m. to 1:00 p.m.

18 And contain any and all required
19 approvals from any involved or
20 interested departments or agencies.

21 Items to be submitted slash
22 completed as a condition of approval:
23 The landowner shall file a notarized
24 affidavit indicating compliance with
25 the conditions of site plan approval as

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2 set forth herein and any deviations
3 shall require review and approval by
4 the Village of Greenport Planning
5 Board.

6 Six complete sets of all plans
7 shall be submitted for Planning Board's
8 signature with the conditions of
9 approval affixed to each sheet of the
10 plans. The standard statement agreeing
11 to complete said work and signed by the
12 applicant. Said plans must be
13 submitted and the required statement
14 signed within 90 days of the date of
15 the aforementioned resolution,
16 otherwise said resolution shall be
17 deemed null and void.

18 A cash deposit in the amount of
19 \$30,000 in lieu of parking as provided
20 for in the September 7, 2017 resolution
21 of the Village of Greenport Planning
22 Board.

23 Those are the conditions that will
24 be attached to the approval should it
25 be done tonight. And there will be a

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2 resolution that needs to be updated;
3 the one that you have there, there's
4 just a minor change on the date of the
5 plans as indicated in here has to be
6 changed to April 2nd, the ones that we
7 have in front of us now.

8 Do I have a motion --

9 MR. FOOTE: I'm sorry for
10 interrupting.

11 CHAIRWOMAN GIVEN: That's okay.

12 MR. FOOTE: So the plans that this
13 proposal involves are the plans that
14 are dated --

15 CHAIRWOMAN GIVEN: What we're
16 voting --

17 MR. FOOTE: -- April 2nd, but this
18 resolution said January --

19 CHAIRWOMAN GIVEN: And I just said
20 that --

21 MR. FOOTE: Okay, revise it.

22 CHAIRWOMAN GIVEN: That's correct.

23 Do I have a motion in regards to
24 222 Manor Place?

25 MR. COTUNGO: Yes.

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2 MS. BERRY: I thought there was
3 going to be discussion, you're going
4 right to a resolution?

5 CHAIRWOMAN GIVEN: Yes.

6 MS. BERRY: I'd like to raise two
7 issues that weren't on the resolution
8 for you to consider.

9 One is the fence around the
10 property, it's vague, it says chain
11 link or stockade; so I think that
12 should be qualified with, from what,
13 you know, how it relates to neighbors
14 and what they want.

15 And the other is, there had been a
16 request in that the fence not extend as
17 far forward because it impacts either
18 side so that the fence end on one side,
19 maybe at the end of his driveway
20 because he can't open his door with the
21 fence there, and on the other, where it
22 ends at the end of his house, so he can
23 get access to the side of his house,
24 it's nine inches from the boundary.

25 So one is to terminate the fence

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2 at a place that is workable for the
3 neighbor and the other is to determine
4 the actual nature of the fence, is it
5 stockade or chain link and, you know,
6 to verify that. So I think the fence
7 issue hasn't been resolved.

8 And then the other thing, which I
9 mentioned at the last meeting, this
10 whole site plan was dependent, and the
11 site plan was calculated on a number of
12 doctors, medical professionals that are
13 seeing patients, and as I mentioned
14 before, there's real potential in this
15 plan to increase that; so I would also
16 put a stipulation that it is contingent
17 upon a site plan based on five doctors
18 because the whole parking situation is
19 based on that, and if it exceeds that
20 in the future, there would be violation
21 of the site plan, and would need to
22 come back to the Board.

23 CHAIRWOMAN GIVEN: Do any members
24 have any comment on the fence first?

25 MR. FOOTE: I agree. I think that

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2 there should be a -- I mentioned this
3 in my e-mail to you guys. I feel that
4 there should be some qualitative
5 control over what the fence is. There
6 has to be a written -- I'm not sure,
7 were you suggesting that the neighbors
8 have input on it; is that what you're
9 suggesting?

10 MR. COTUNGO: Have they spoken
11 about the fence at a public hearing?

12 MS. BERRY: It's been in a lot of
13 the correspondence.

14 MR. FOOTE: I think, to me that
15 seems reasonable, as long as
16 everybody's acting reasonably, you
17 know, in terms of, it's not an issue
18 about whether there is going to be a
19 fence, but that it's gotta be something
20 that's reasonable in terms of its
21 location and style. I don't have a
22 problem with that.

23 MS. BERRY: I think it's a
24 combination of a couple of factors,
25 usual aesthetics and also impact on

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2 their use of their property.

3 I think those are the two issues.

4 MR. COTUNGO: What have the
5 neighbors opted for? I don't recall.

6 CHAIRWOMAN GIVEN: I feel this is
7 all news to me, I mean, to this extent.
8 I mean, these plans have been before us
9 with this --

10 MS. BERRY: And I have mentioned
11 it before in my notes and --

12 CHAIRWOMAN GIVEN: I just don't
13 understand why it's coming up at the
14 eleventh hour in such a degree.

15 MS. BERRY: Because it wasn't
16 addressed and there --

17 CHAIRWOMAN GIVEN: Well, there
18 were many opportunities for it to have
19 been addressed.

20 MS. BERRY: And I mentioned it
21 many times.

22 CHAIRWOMAN GIVEN: Okay. You
23 guide us, correct?

24 MS. BERRY: Yes.

25 CHAIRWOMAN GIVEN: You suggest

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2 things to us?

3 MS. BERRY: Right.

4 CHAIRWOMAN GIVEN: Okay.

5 MS. BERRY: So that's what I'm
6 doing, that for you to consider
7 whether, what you're going to do with
8 that because it hasn't been addressed,
9 those two items.

10 CHAIRWOMAN GIVEN: I don't feel --
11 I mean, I can understand to tell us
12 whether it's going to be stockade or
13 chain link, that I can understand
14 tonight. I would like -- that I can
15 understand, but I just --

16 MR. CONNOLLY: Does the Board have
17 any feelings on whether they prefer the
18 stockade or chain link?

19 MR. COTUNGO: I prefer a chain
20 link fence, it's less -- it's more
21 aesthetically pleasing from the street,
22 but I don't live next door or behind
23 them. That's why I asked if the
24 neighbors had a strong opinion. I
25 personally would go for the chain link.

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2 CHAIRWOMAN GIVEN: I don't know if
3 you answered his question directly on
4 if the neighbors had a preference as to
5 what fence.

6 MS. BERRY: I saw different things
7 on, I think around the parking, I saw
8 the neighbor behind definitely wanted
9 something where he couldn't see. He
10 was actually asking for something
11 heavier to deal with sound too, but I
12 would think stockade would probably be
13 preferred, and I would actually think
14 where the parking lot --

15 CHAIRWOMAN GIVEN: Okay, but the
16 neighbor is not here to tell us, you're
17 just telling us what you think is
18 preferred.

19 MS. BERRY: There is, if you would
20 like to ask.

21 MR. CONNOLLY: No, you can't. The
22 public hearing is closed.

23 CHAIRWOMAN GIVEN: No, it's over.

24 MS. BERRY: Okay.

25 MR. CONNOLLY: The neighbor in the

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2 back, I remember they wanted an
3 eight-foot high fence which is in
4 violation of the code.

5 CHAIRWOMAN GIVEN: Right.

6 MS. BERRY: No, but I think
7 whether it's transparent or not is an
8 issue, especially where the parking is.

9 MR. COTUNGO: So it could be a
10 combination, so I would recommend the
11 stockade fence on the rear and the two
12 sides where the parking is, and chain
13 link on the remainder of the two sides.

14 MS. BERRY: And you may not even
15 need a fence where the chain link is
16 because I really think it's the parking
17 area that's the most offensive for the
18 neighbors.

19 MR. FOOTE: Are we talking just
20 about the back boundary or all the way
21 around?

22 MS. BERRY: The back and the sides
23 around the parking, my personal opinion
24 is it should probably be a solid fence
25 so that people are not seeing the cars.

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MR. FOOTE: Right.

MS. BERRY: It softens, you know, with shrubbery and whatnot, but after the parking lot, there may not even be a need for the fence.

The thing is, from two points on the sidelines, having a fence there actually impedes the adjacent property's use of their property.

CHAIRWOMAN GIVEN: As long as it's on the property line, I mean as long as it's on the property line, they're doing what's asked of them.

Am I accurate?

MS. BERRY: I know, but we're looking at nonconformance situations here, so some consideration of their condition, I think is warranted.

CHAIRWOMAN GIVEN: I just don't --

MS. BERRY: It would actually be cheaper for the owner, you know, so I don't see why that would be a problem, but.

CHAIRWOMAN GIVEN: Does anyone

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2 want to add a condition on in regards
3 to the fence to the already existing
4 conditions?

5 MR. FOOTE: Well, the existing
6 condition says it's either gonna be
7 chain link or stockade?

8 CHAIRWOMAN GIVEN: It doesn't say
9 that, the plans do.

10 MR. FOOTE: Okay.

11 So what is the --

12 CHAIRWOMAN GIVEN: It doesn't -- I
13 don't believe that there is, we had it
14 and it got crossed off because it was
15 on the -- I'll show you.

16 After consulting with Rob, these
17 three were omitted (indicating on a
18 document).

19 MR. FOOTE: It just seems to me
20 that the purpose of the fence
21 particularly on the two sides is really
22 to help respect the privacy of the
23 neighbors, so why can't we, or can we
24 draft it so that the selection of the
25 style of fence will be the decision of

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2 the neighbor that's affected by it; why
3 don't we just write that in?

4 MR. CONNOLLY: That is a really
5 bad precedent to set.

6 MR. FOOTE: I'm sorry?

7 MR. CONNOLLY: That's a really bad
8 precedent to set.

9 MR. FOOTE: Why?

10 MR. CONNOLLY: Because it's not
11 this Board's job to get --

12 MR. FOOTE: But it's just not --
13 we already have plans that say it's
14 gonna be one or the other, just simply
15 ask the, you know, the owner going over
16 to the neighbor and saying, which fence
17 do you want; do you want this or do you
18 want that?

19 MR. COTUNGO: It's not a good
20 idea.

21 CHAIRWOMAN GIVEN: I agree.

22 MR. FOOTE: But if we all had,
23 during the public hearing, taken note
24 of it, we wouldn't even have it, we
25 would know what they want, but because

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2 of the formalities here, we're not --

3 CHAIRWOMAN GIVEN: They were up
4 there and they --

5 MR. FOOTE: But right now, I don't
6 know personally what fence they would
7 prefer, I just don't know.

8 MR. COTUNGO: I think around the
9 parking area they definitely prefer a
10 stockade fence.

11 My only question is if you need
12 the fence on the two sides, that would
13 be chain link, the only purpose of
14 having it is --

15 MR. FOOTE: Why do you think it
16 should be chain link on the sides?

17 MR. COTUNGO: Because
18 aesthetically, it doesn't look good, a
19 stockade fence might --

20 MR. FOOTE: You see, you're giving
21 your feeling about aesthetics, it's
22 really more important what the neighbor
23 feels because the ones affected by it,
24 I mean, it's their aesthetic, they're
25 the ones who are gonna be looking at it

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2 every day.

3 MR. COTUNGO: I mean from the
4 street, aesthetics from the street,
5 it's gonna look funny when I drive by
6 there to see stockade fencing running
7 all the way to the front of the
8 building, so that affects me. I'm a
9 neighbor. I drive by there every day.

10 MR. FOOTE: Yeah, well.

11 Is there no procedure for actually
12 asking the neighbors at this time so we
13 can --

14 MR. CONNOLLY: No, because the
15 public hearing is closed, the record's
16 closed.

17 MR. FOOTE: There's no special
18 request that we can make to resolve
19 this; it's just a simple thing to do?

20 CHAIRWOMAN GIVEN: I would have
21 felt that it was simple between last
22 week and this week if this was an
23 issue, communication and discussion
24 would have been had throughout the
25 week. A whole week has gone by, I have

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2 sat -- we sat here and asked for
3 certain things of this applicant last
4 week and --

5 MS. BERRY: And we have mentioned
6 this issue --

7 CHAIRWOMAN GIVEN: It wasn't
8 specified last week though. I don't
9 understand why all of a sudden it's
10 becoming such a demand and so clear.
11 Where was that clarity and that
12 request, number one, at last week's
13 meeting because we were --

14 MS. BERRY: Right, well, one --
15 okay. Before last week's meeting, one,
16 there were letters of record from
17 property owners referencing it, and I
18 had mentioned it in my notes.

19 CHAIRWOMAN GIVEN: I'm asking why
20 it didn't come so clear. Tonight
21 you're so clear.

22 MS. BERRY: Because at the end of
23 the public hearing, it was raised again
24 after the public hearing.

25 CHAIRWOMAN GIVEN: Why wasn't it

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2 made clear before tonight? It's just I
3 don't understand why this came up so --

4 MS. BERRY: It's an outstanding
5 issue that I haven't seen resolved.

6 CHAIRWOMAN GIVEN: I feel we had
7 more than enough time to address it.

8 MS. BERRY: We didn't talk about
9 what resolution would be at the last --

10 CHAIRWOMAN GIVEN: I'm listening
11 to Rob, excuse me.

12 MR. COTUNGO: I think the Board
13 needs to come to a consensus on the
14 type of fence and where it's gonna be
15 and make that a condition.

16 CHAIRWOMAN GIVEN: Right. Okay.

17 MS. BERRY: And there has been no
18 discussion on what the resolution would
19 be, we didn't discuss it last time, so
20 I didn't know if it was in or not.

21 CHAIRWOMAN GIVEN: So we're going
22 to make it a condition, yes?

23 MR. COTUNGO: What about the five
24 doctors?

25 CHAIRWOMAN GIVEN: I'm sorry?

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MR. COTUNGO: Two more conditions,
the five doctors and the fence.

CHAIRWOMAN GIVEN: That it be
limited to five doctors at any one
given time.

MS. BERRY: Yes, and if there's a
change, they would have to come back
because they would be in violation of
site plan.

CHAIRWOMAN GIVEN: So how are we
going to term the condition about the
fence?

MR. COTUNGO: My opinion is, I
would have a stockade fence around the
parking area in the rear and on the two
sides.

I'm not sure if the other fences
are needed.

CHAIRWOMAN GIVEN: Walter, your
opinion?

MR. FOOTE: The rear and the two
sides, what other fences would there
be?

MR. COTUNGO: The two sides going

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2 all the way up to the front.

3 MR. FOOTE: I see.

4 MR. COTUNGO: When I said the rear
5 and the two sides, I said where the
6 parking area is, so that's to the back
7 of the building. Fences should go to
8 the back of the building, stockade
9 fence, that's the only point I feel
10 strong on.

11 CHAIRWOMAN GIVEN: Your feelings?

12 MR. FOOTE: Well, I'm gonna
13 speculate that the neighbors would
14 prefer to have the -- they want
15 stockade fence and we're having a
16 buffer built in on either side, but I
17 assume that they would want the fence
18 line to continue to the front. I'm
19 kind of making a speculation here on
20 that though.

21 To me, I'm just trying to be
22 sensitive to what the neighbors want in
23 reality because we're creating an
24 in-and-out parking lot situation where
25 there's gonna be more traffic than

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2 there's ever been, and I'm just trying
3 to balance that out, and for that
4 reason, I would think the stockade
5 should come out further to the front of
6 the property.

7 CHAIRWOMAN GIVEN: Noah, are you
8 up to par on where we are?

9 MR. THOMAS: Yes.

10 CHAIRWOMAN GIVEN: Do you have any
11 feelings on the fencing?

12 MR. THOMAS: I think stockade
13 would be, everyone would prefer the
14 stockade, but I think going all the
15 way, as long as it fits because it's
16 tight.

17 AUDIENCE MEMBER: Can I make a
18 point?

19 CHAIRWOMAN GIVEN: No, I don't
20 believe so.

21 Can he?

22 MR. CONNOLLY: No.

23 CHAIRWOMAN GIVEN: No, you can't.

24 So how am I proceeding, I don't
25 know the exact --

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MR. COTUNGO: Just add two conditions, the fence and --

MR. CONNOLLY: Is the consensus of the Board for a stockade fence?

CHAIRWOMAN GIVEN: That's what we're going with.

MR. CONNOLLY: From the rear property line and the side yard property lines up to the front?

MR. COTUNGO: All the fence, there's no --

MS. BERRY: I would just say up until it makes sense for coordination or something.

Can we be vague like that?

MR. CONNOLLY: Not really.

CHAIRWOMAN GIVEN: I've just been asked by Walter if we could recess for five minutes. I don't know whether he wants executive session, I don't know what he's asking for.

MR. CONNOLLY: You can't have executive session for those types of issues.

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2 CHAIRWOMAN GIVEN: Okay. So we
3 recess for five minutes for what? I'm
4 not clear.

5 MR. FOOTE: I want a caucus.

6 MR. CONNOLLY: If you're gonna
7 caucus, you have to do it on the --
8 it's an open meeting, so it has to
9 be --

10 MR. FOOTE: Can I spend my -- are
11 we saying we can't recess for five
12 minutes for any reason?

13 MR. CONNOLLY: You can recess if
14 the Board wants to take a recess,
15 but --

16 MR. FOOTE: Do we need a reason
17 for recess, do we have to announce why
18 or can we say for personal reasons?

19 MR. CONNOLLY: You can't discuss
20 the application while you're in a
21 recess.

22 MR. FOOTE: Okay. I can't discuss
23 it with other Board members or I can't
24 discuss it with the public?

25 TRUSTEE ROBERTS: Neither.

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MR. FOOTE: Then forget it. I don't need a recess.

CHAIRWOMAN GIVEN: Okay.

So an added condition is that the use be limited to five doctors at any given time. Okay, that's going to be a condition.

And that the type of fence will be stockade from the rear property line until it's --

MR. COTUNGO: Well, everywhere.

CHAIRWOMAN GIVEN: -- everywhere.

The type of material will be stockade fence for this project.

Do I have a motion for the application at 222 Manor Place?

MR. COTUNGO: Yes.

CHAIRWOMAN GIVEN: Make the motion, John.

MR. COTUNGO: I make the motion that we approve this application with the conditions as noted.

CHAIRWOMAN GIVEN: Do we have a second?

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MR. THOMAS: Second.

All those in favor?

MR. FOOTE: Aye.

MR. COTUNGO: Aye.

MR. THOMAS: Aye.

CHAIRWOMAN GIVEN: Aye.

Motion carried.

Item number 3, motion to adjourn.

Do I have a second?

MR. COTUNGO: Second.

CHAIRWOMAN GIVEN: All those in
favor?

MR. THOMAS: Aye.

MR. COTUNGO: Aye.

MR. FOOTE: Aye.

CHAIRWOMAN GIVEN: Motion carried.

We're adjourned at 4:29.

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C E R T I F I C A T E

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

I, STEPHANIE O'KEEFFE, a Reporter and Notary
Public within and for the State of New York, do
hereby certify that the within is a true and
accurate transcript of the proceedings taken on
April 5, 2018.

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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 5th day of April, 2018.

Stephanie O'Keeffe

STEPHANIE O'KEEFFE

<p>AUDIENCE MEMBER: [1] 25/16</p> <p>CHAIRWOMAN GIVEN: [56]</p> <p>MR. CONNOLLY: [15] 13/15 14/20 14/24 18/3 18/6 18/9 20/13 25/21 26/3 26/7 26/16 26/22 27/5 27/12 27/18</p> <p>MR. COTUNGO: [26] 4/6 4/9 5/6 8/24 11/9 12/3 13/18 15/8 18/18 19/7 19/16 20/2 22/11 22/22 22/25 23/13 23/24 24/3 25/25 26/10 28/11 28/17 28/20 29/4 29/10 29/14</p> <p>MR. FOOTE: [32]</p> <p>MR. THOMAS: [5] 25/8 25/11 28/25 29/5 29/13</p> <p>MS. BERRY: [27] 8/25 9/5 11/11 11/22 12/9 12/14 12/19 12/23 13/2 13/4 14/5 14/18 14/23 15/5 15/13 15/21 16/2 16/15 16/20 21/4 21/13 21/21 22/3 22/7 22/16 23/6 26/12</p> <p>TRUSTEE ROBERTS: [1] 27/24</p>	<p>5 5th [1] 31/7</p> <p>6 6:00 [1] 6/12</p> <p>8 8:00 [2] 6/11 6/15</p> <p>9 90 [1] 7/14 9:00 [1] 6/17</p> <p>A a.m [2] 6/12 6/17 about [7] 11/11 11/18 15/20 19/21 22/8 22/23 23/12 absent [1] 1/14 abutting [3] 5/15 5/25 6/6 access [1] 9/23 accurate [2] 16/15 30/9 acting [1] 11/16 action [1] 31/4 actual [1] 10/4 actually [5] 14/10 14/13 16/9 16/21 20/11 add [2] 17/2 26/2 added [1] 28/5 address [1] 22/7 addressed [3] 12/16 12/19 13/8 adjacent [4] 5/15 5/25 6/6 16/9 adjourn [1] 29/9 adjourned [1] 29/18 aesthetic [1] 19/24 aesthetically [2] 13/21 19/18 aesthetics [3] 11/25 19/21 20/4 affected [2] 18/2 19/23 affects [1] 20/8 affidavit [1] 6/24 affixed [1] 7/9 aforementioned [1] 7/15 after [3] 16/4 17/16 21/24 again [1] 21/23 agencies [1] 6/20 agree [2] 10/25 18/21 agreeing [1] 7/10 all [16] 4/8 5/11 5/22 5/23 6/18 7/6 12/7 15/20 18/22 20/7 21/9 24/2 25/14 26/11 29/3 29/12 already [2] 17/3 18/13 also [2] 10/15 11/25 alternative [1] 6/9 am [4] 16/15 25/24 31/3 31/5</p>	<p>amount [1] 7/18 and/or [2] 5/17 6/9 announce [1] 27/17 answered [1] 14/3 any [11] 6/18 6/19 7/2 10/23 10/24 13/17 23/5 25/10 27/12 28/6 31/3 anyone [1] 16/25 applicant [3] 4/16 7/12 21/3 application [5] 3/19 4/15 27/20 28/17 28/22 apply [1] 5/10 approval [6] 3/20 6/22 6/25 7/3 7/9 7/24 approvals [1] 6/19 approve [1] 28/22 April [6] 1/9 3/3 8/6 8/17 30/10 31/7 are [13] 7/23 8/13 8/14 10/12 12/3 15/19 15/25 19/25 23/11 23/19 25/7 25/8 27/10 area [4] 15/17 19/9 23/16 24/6 around [6] 9/9 14/7 15/21 15/23 19/8 23/15 arrived [1] 1/15 as [18] 5/14 6/5 6/22 6/25 7/19 8/5 9/16 10/13 11/15 11/15 14/4 16/11 16/11 16/12 16/12 25/15 25/15 28/23 ask [4] 3/9 4/24 14/20 18/15 asked [5] 3/11 13/23 16/14 21/2 26/19 asking [4] 14/10 20/12 21/19 26/22 assume [1] 24/17 attached [1] 7/24 ATTORNEY [1] 1/19 Aye [9] 4/10 4/11 29/4 29/5 29/6 29/7 29/14 29/15 29/16</p> <p>B back [7] 10/22 15/2 15/20 15/22 23/8 24/6 24/8 bad [2] 18/5 18/7 balance [1] 25/3 based [2] 10/17 10/19 be [56] because [17] 9/17 9/20 10/18 12/15 13/8 15/16 17/14 18/10 18/25 19/17 19/23 20/14 21/13 21/22 23/9 24/23 25/15 becoming [1] 21/10 been [10] 9/15 10/7 11/12 12/8 12/19 13/8 20/24 22/17 25/2 26/18</p>
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