

1

2

3

4

5

PLANNING BOARD

6

VILLAGE OF NORTH HAVEN

7

8

9

Held at:

335 Ferry Road

10

Sag Harbor, New York 11963

11

Also Held Via:

Zoom Video Communications

12

13

March 18, 2024

4:30 p.m.

14

15

16

17

18

19

Proceedings Recorded by

Electronic Sound Recording

20

Transcribed by: Agata Davis

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

A P P E A R A N C E S:

Bryan von Hagn, Chairperson (Absent)  
Ernest Schieferstein, Acting Chairperson  
Allen Kopelson, Board Member  
(Present via Zoom)  
Gregory Churchill, Board Member  
(Absent)  
Christian Duryea, Board Member  
Susan Edwards, Board Member  
Scott Middleton, Esq., Village Attorney  
Billy Hajek, Planning & Environmental  
Consultant (Absent)  
George Butts, Village Building Inspector  
Erika Gubitosi, Village Clerk/Secretary

\* \* \*

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. SCHIEFERSTEIN: Welcome,  
3                   everybody, to North Haven Planning Board.  
4                   Bryan von Hagn's not here tonight. He's  
5                   the chairman. I'm his acting chairman  
6                   tonight.

7                   Stand for the Pledge of  
8                   Allegiance.

9                   (Whereupon, the Pledge of  
10                  Allegiance was recited.)

11                  MR. SCHIEFERSTEIN: Okay. So  
12                  we're gonna go a little different  
13                  schedule. We're gonna start -- oh, we  
14                  want to do the transcript.

15                  MR. MIDDLETON: Yeah, you can  
16                  approve the minutes.

17                  MR. SCHIEFERSTEIN: Everybody read  
18                  the transcript? Any changes, anything?

19                  MR. DURYEA: I make a motion.

20                  MR. SCHIEFERSTEIN: Second?

21                  MS. EDWARDS: I'm good. Yes.  
22                  I'll second.

23                  MR. SCHIEFERSTEIN: All?

24                  ALL BOARD MEMBERS: Aye.

25                  MS. GUBITOSI: We should also

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   probably note that Allen Kopelson is  
3                   joining on Zoom.

4                   MR. MIDDLETON: Allen is present  
5                   via Zoom, which according to the Committee  
6                   on Open Government, is fine.

7                   MR. SCHIEFERSTEIN: Okay. So the  
8                   first one is 54LC LLC, Owner/Brian Doyle,  
9                   Esq., Agent. The property is located at  
10                  54 Robertson Drive, North Haven, New York.  
11                  Suffolk County Tax Map No. 901-4-1-37.  
12                  The application proposes site plan  
13                  approval for modifications to the 75-foot  
14                  wetland setback, including the removal of  
15                  existing stone walkways and driveway, the  
16                  establishment of an unsurfaced path and  
17                  revegetation.

18                  Just state who you are.

19                  MR. DOYLE: Good evening,  
20                  everybody. For the applicant, the  
21                  appearance is Greenberg Traurig,  
22                  Bridgehampton, New York, by Brian Doyle.

23                  So you're all familiar with this  
24                  property. We were here, I think, in  
25                  December of 2023. We came in with a

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

pre-application application to show to you our proposed improvements, at least with respect to the site plan.

There is an area of revegetation we are proposing. We will pick up 3,500 square feet of revegetated space in relation to that area. We're also revegetating what is a paver driveway that straddles between 54 Robertson at a neighboring property that's also owned by our client.

We're also proposing, as you know, to remove a stone walk that was constructed in the 75-foot buffer area and replace it with a mulch path that will be graded at five feet.

So we think that, you know, this property now is, in our view, has come into compliance at least with respect to its 75-foot buffer area, and with respect to our clearing. We're well within our clearing restrictions at this point.

If you have any questions, I'm happy to answer them.

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1                   MR. MIDDLETON: Just so the Board  
2 knows, myself and the environmental  
3 consultant, Billy Hajek, I think between  
4 the December meeting and now, have gone  
5 out to visit the site. And with respect  
6 to the existing path that leads to the  
7 beach stairway, what's proposed will be a  
8 lot less steep. That's why the serpentine  
9 pattern is proposed. It'll be mulch and  
10 not stone. So it's -- it's much more  
11 compliant, even though it looks like it  
12 takes up more space. It's because of the  
13 angle of the grade there, so.

14                   MR. DOYLE: Yeah, the five percent  
15 gradient is, I'm told, is something that  
16 will be substan- -- of a substantial  
17 benefit to the bluff area.

18                   MR. MIDDLETON: Right, and it  
19 won't be -- whatever is on top of the  
20 mulch that's proposed won't continually  
21 wash out. If they just went along with  
22 what already exists, there'll be no way in  
23 a rainstorm to hold the mulch in place.  
24 And it's too steep to walk comfortably in.  
25

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. SCHIEFERSTEIN: Yeah, it looks  
3 like there's enough shrubbery and, you  
4 know, larger plants.

5                   MR. DOYLE: Yeah, there -- there  
6 was a previously approved bluff setback in  
7 a 2014 plan that was submitted by Mr.  
8 Hollander. So we're showing you that  
9 line, and we're coming landward back away  
10 from that line. I think we tried to adopt  
11 a suggestion Mr. Duryea made at the last  
12 meeting, to try to get the path kind of  
13 equidistant to the clearing area, which I  
14 think we have done, and to basically  
15 significantly revegetate an area now that  
16 is a grass area.

17                  MR. DURYEA: I like it.

18                  MR. MIDDLETON: And also, so the  
19 Board knows, there's gonna be a subsequent  
20 shoreline application that they're gonna  
21 put in for the revetment, and they also  
22 have some dock improvements that have to  
23 go before the Board of Trustees. So Mr.  
24 Doyle has to do two other applications,  
25 but it doesn't have anything to do with

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   what's presented here.

3                   MR. SCHIEFERSTEIN: Susan, you  
4                   have anything?

5                   MS. EDWARDS: No, I'm good.

6                   MR. SCHIEFERSTEIN: Good? Where  
7                   is Allen? Allen you have anything, any  
8                   comments?

9                   MS. GUBITOSI: Allen, you're still  
10                  muted.

11                  MR. KOPELSON: No. I -- I looked  
12                  at it earlier and it seemed to be fine as  
13                  far as I was concerned.

14                  MR. MIDDLETON: Okay.

15                  MR. SCHIEFERSTEIN: Okay.

16                  MR. MIDDLETON: Should be -- I'll  
17                  have a resolution for the next meeting,  
18                  which is April 15th.

19                  MR. DOYLE: Okay, that's terrific.  
20                  I appreciate everybody reviewing this so  
21                  quickly. Thank you very much.

22                  MR. MIDDLETON: Okay, great.

23                  MR. DOYLE: All right. Be well,  
24                  everybody. Thank you.

25                  MR. SCHIEFERSTEIN: The second



**NORTH HAVEN PLANNING BOARD - 3/18/2024**

project is at 25 Fresh Pond Road, Dennis Downes, Agent. Applicant proposes modifications to the site plan approval, approved by the Board on November 28, 2022.

MR. MIDDLETON: Just note for the record that Mr. Downes is appearing via Zoom and there's (inaudible) at the table.

MR. STREIT: I'm Michael Streit.

MR. MIDDLETON: Thank you.

MR. KOPELSON: Erika, is it possible to put this one up on the screen as well?

MS. GUBITOSI: Yup. I was just having some difficulty before, but I can actually have this one --

MR. KOPELSON: Okay.

MS. GUBITOSI: -- ready to go.

MR. SCHIEFERSTEIN: Okay. So what do we have? Is he back? Is he gone again?

MS. GUBITOSI: No, Dennis is here.

MR. DOWNES: Yeah, I'm here. Can you hear me?

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. SCHIEFERSTEIN: Yeah.

3                   MR. DOWNES: Erika, can you hear  
4 me?

5                   MS. GUBITOSI: Yes, I can hear  
6 you.

7                   MR. DOWNES: Okay. You're coming  
8 in very faint, so.

9                   Basically, we got three things  
10 that we're looking to do. The first is to  
11 locate a generator on the site in a  
12 conforming location that wasn't included  
13 with the original site plan.

14                   The second thing is to expand the  
15 front yard lawn, especially on -- well,  
16 both of these lots where the -- it would  
17 be the -- I believe the southwest corner  
18 of the house is very close to the  
19 vegetated area. So we would like to pick  
20 up an extra 15 feet there.

21                   And the third item is, we have a  
22 Stop Work Order, because on one parcel,  
23 the swimming pool was not put in the exact  
24 location as the site plan calls for.  
25 George issued a stop work. But the pool

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   is to be built in a conforming location.

3                   MR. SCHIEFERSTEIN: That's on 27  
4                   though.

5                   MR. STREIT: Correct.

6                   MR. DOWNES: Yeah.

7                   MR. MIDDLETON: So we're gonna --  
8                   we're gonna deal with 25 first, Dennis,  
9                   okay?

10                  MR. DOWNES: Okay, that's fine  
11                  with me. Absolutely.

12                  MR. MIDDLETON: Okay. So one  
13                  thing that I noticed, and I discussed with  
14                  one or two of the Board members, is we  
15                  know that there's a filed SWPPP on this  
16                  one. And the additional clearing that's  
17                  proposed for the generator may impact that  
18                  SWPPP. Is there any way you can put it in  
19                  an area that's already cleared?

20                  MR. SCHIEFERSTEIN: Like in the  
21                  pool equipment area.

22                  MR. DOWNES: Michael, do you want  
23                  to answer that?

24                  MR. STREIT: Yeah. I don't see  
25                  that as a problem. Where the pool

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1 equipment is, is fine. I can put it just  
2 to the -- actually just to the right of  
3 the cleared area of the pool equipment.  
4 Actually, I can put it -- I can move it  
5 around to wherever you -- the Board  
6 prefers. So looking -- looking at it this  
7 way, I can just move it to the right of  
8 the pool equipment. It's not a big unit.  
9 It's a small unit.

11 MR. SCHIEFERSTEIN: Right.

12 MR. STREIT: So that's fine.

13 MS. EDWARDS: Is it one that's  
14 sunk into the ground?

15 MR. STREIT: No. It sits on a  
16 pad.

17 MS. EDWARDS: Up above?

18 MR. STREIT: Yeah, it sits on pad.  
19 It's a -- it's a small -- it's -- I  
20 believe it's 25 kilowatt. It's a small  
21 Kohler unit. 22 kilowatt, actually.

22 MR. MIDDLETON: And the other  
23 thing that jumped out at me was with  
24 respect to reducing that scenic easement.  
25 We haven't been provided with clearing

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

calculations with respect to that, so kind of need that before this Board can make an informed decision.

MR. DOWNES: Okay. Maybe we can hold that in abeyance until next month. We'll get all that information for you. I thought I might have a report from Billy Hajek, but I didn't see anything yet. So I don't know if he was raising that as well.

MR. MIDDLETON: He didn't raise it in a report, but he and I had a discussion about some things. And I know at least one of the Board members raised some concerns as well. You know, reducing the scenic easement is not something that this Board likes to do, especially if it's gonna impact the clearing.

MR. DOWNES: Well, what we could do is, in the back portion of the lot, we could add additional buffer to make up for what we're taking away from the front of the house.

MR. MIDDLETON: Right, but we need

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   to see that.

3                   MR. DOWNES: Yeah, absolutely. I  
4                   understand.

5                   MR. SCHIEFERSTEIN: And the reason  
6                   was to have more lawn? Is that what --  
7                   I'm trying to understand.

8                   MR. STREIT: The reason -- when  
9                   you come in on the driveway on 25 and you  
10                  go to the front door of the house, it's  
11                  very tight between the front of the house  
12                  and where the fence line, the buffer line  
13                  is. It's a very narrow area. And so we  
14                  just wanted to expand it a little more,  
15                  so, which we would vegetate mostly 'cause  
16                  we're -- frankly, we're -- you know, we've  
17                  already purchased close to 50 some-odd  
18                  30-foot trees for both of these sites, and  
19                  there'll be a lot more, too. So just  
20                  wanted to get a little more room.

21                  MR. MIDDLETON: You should  
22                  probably talk to the building inspector  
23                  about what you're putting in, because  
24                  sometimes it counts as revegetation and  
25                  sometimes, if it's ornamental, it

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

wouldn't.

MR. STREIT: Okay.

MR. MIDDLETON: So you might want to make sure that it's appropriate.

MR. STREIT: I can discuss that with him. Okay.

MR. KOPELSON: So what happens with that fence line?

MR. MIDDLETON: The buffer line, you mean?

MR. KOPELSON: Yeah.

MR. MIDDLETON: They're proposing to remove to -- to reduce the scenic easement from a 75-foot scenic easement to a 60-foot scenic easement. But they haven't told us where they're gonna pick up that additional clearing when it comes to the Clearing Code. So I think they'd be overcleared at that point, so they're gonna have to pick it up somewhere else. But we don't have any plans with respect to that, so.

MR. STREIT: I'll have that.

MS. EDWARDS: Can you tell me

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   exactly what a scenic easement is?

3                   MR. MIDDLETON:   What a scenic  
4                   easement is?   It's an area that's supposed  
5                   to be undisturbed.

6                   MR. STREIT:   And here, it's from  
7                   the road --

8                   MS. EDWARDS:   Yes, I see where it  
9                   is.

10                  MR. STREIT:   Okay.

11                  MR. DURYEA:   That's not an HOA?

12                  MS. EDWARDS:   I'm gonna have a  
13                  very hard time with that one.

14                  MR. DURYEA:   It's just -- it's not  
15                  an HOA scenic easement, like --

16                  MR. MIDDLETON:   I don't think this  
17                  is an HOA.

18                  MR. DURYEA:   There's no HOA,  
19                  right?

20                  MS. GUBITOSI:   No.   It was part of  
21                  the division.

22                  MR. DOWNES:   There was no HOA.

23                  MR. MIDDLETON:   Right.   It was  
24                  probably -- when they subdivided the lots,  
25                  it was one of the requirements that you



**NORTH HAVEN PLANNING BOARD - 3/18/2024**

guys put on the property.

MR. DURYEA: Right.

MR. MIDDLETON: So, you know, now they're applying to reduce that.

MS. EDWARDS: I don't see myself in favor of that.

MR. MIDDLETON: You can't really -- yeah, and in fairness to the Board, you can't really determine whether or not it's something you would approve of or not if you don't see what it's gonna look like and where they're gonna make up for it.

MR. STREIT: We'll do those calculations. We'll have a -- I'll have a plan done so you can take a look at it and see.

MR. SCHIEFERSTEIN: Yeah, I think a plan that really just kind of takes that component and makes it very clear. We don't need all the setbacks and --

MR. STREIT: Absolutely.

MR. SCHIEFERSTEIN: Okay.

MR. STREIT: I'll have that taken

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

care of right away.

MS. EDWARDS: The fence that's onsite is exactly where the fence is on the survey right now?

MR. STREIT: Yes.

MS. EDWARDS: So it's easy enough to go and see --

MR. STREIT: Oh, sure.

MS. EDWARDS: -- exactly how much room there is?

MR. STREIT: Yeah.

MS. EDWARDS: Which is enough.

MR. SCHIEFERSTEIN: Yeah, I just want to make sure we're clear. We're thinking of considering a scenic easement reduction. It's not a wetland or bluff.

MR. STREIT: Right.

MR. SCHIEFERSTEIN: So it's not a precedent setting thing, is it?

MR. MIDDLETON: I think we've reduced scenic easements in other properties, you know. It's really what the impact -- I think what you folks need to consider is, will it make an impact on

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   the neighboring parcels, on the street, et  
3                   cetera.

4                               Across the street's water, right?

5                               MR. STREIT: Yes. And the  
6                   neighboring parcel actually is all cleared  
7                   in the front from years ago.

8                               MR. DURYEA: I just have a  
9                   question. Do you think you're gonna  
10                  reduce -- want to reduce the scenic  
11                  easement on 27 as well, so it would be  
12                  like -- it would be, like, exactly the  
13                  same?

14                              MR. STREIT: Yeah, it would kind  
15                  of -- exactly. That's --

16                              MR. DURYEA: So you would want --  
17                  you're gonna want to reduce 27, too.

18                              MR. STREIT: 27 is a very heavily  
19                  treed area.

20                              MR. DURYEA: Right.

21                              MR. STREIT: So really what I'm  
22                  trying to achieve is when you're coming in  
23                  from the driveway to the two lots --

24                              MR. DURYEA: Yup.

25                              MR. STREIT: -- where it splits

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   off to the two houses, you're actually  
3                   pretty much already -- you're very much on  
4                   the property of 25 --

5                   MR. DURYEA:   Right.

6                   MR. STREIT:   -- already.

7                   MR. DURYEA:   And 27.

8                   MR. STREIT:   Exactly.   So I'd kind  
9                   of just like to make it, straight -- or as  
10                  even as it can be --

11                  MR. DURYEA:   Right.

12                  MR. STREIT:   -- straight across.

13                  But I don't really need that -- I  
14                  would need a little less on 27 than I  
15                  would on 25.

16                  MR. MIDDLETON:   You're not  
17                  proposing anything here, really, other  
18                  than -- not really from the street side.  
19                  You're proposing a reduction -- I don't  
20                  know what compass direction that is.  
21                  They're reducing it -- this is the west  
22                  side, right?

23                  MR. DURYEA:   Yeah.

24                  MR. MIDDLETON:   You see this area  
25                  here, they're proposing a reduction within

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1 the scenic easement, but then you have  
2 this here. It doesn't -- honestly, it  
3 doesn't really make sense, that you're  
4 going into the scenic easement on that  
5 radius, because between that area and the  
6 driveway, I'm assuming is still scenic  
7 easement.  
8

9 MR. DURYEA: That's 27.

10 MR. SCHIEFERSTEIN: Yeah.

11 MR. MIDDLETON: Yeah, this is 27.

12 MR. KOPELSON: What happens to the  
13 neighbor -- at the neighboring property to  
14 the left?

15 MR. MIDDLETON: That's 25. That's  
16 the other lot that they're developing.

17 MS. GUBITOSI: Are you talking  
18 about the property to the left of 25?

19 MR. KOPELSON: Oh, okay, I see it.  
20 I got it. So then to the right.

21 MR. MIDDLETON: Oh, and with  
22 respect to this, by the way -- and I think  
23 it's important to point out on the record,  
24 the clearing calculations that were  
25 originally presented to this Board are

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

inaccurate.

MR. STREIT: They are?

MR. MIDDLETON: I hesitate to use the word "misleading," but it's --

MR. STREIT: This is on 27?

MR. SCHIEFERSTEIN: Yeah, now we're on 27.

MR. STREIT: Okay. All right. So tell me what the issue is 'cause I'm not --

MR. MIDDLETON: The issue is you're entitled to 25 percent, not 35 percent clearing. You sent us a plan that we didn't pick up when we approved it for 35 percent. So what you're gonna have to do is recalculate and provide us with existing clearing. And then we're gonna have to determine how you pick up that ten percent that was inaccurate the last time you submitted it.

MR. DOWNES: Scott, this is Dennis. I think on one of the lots we were granted a larger clearing for some reason, I'm not exactly sure. It might

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   have been because of the grave site at one  
3                   point?

4                   MR. MIDDLETON: I don't recall  
5                   that. I'll have to take a look at the --

6                   MR. DOWNES: I'll dig it out of  
7                   the covenants and let you know. I'll send  
8                   you a copy.

9                   MR. DURYEA: I remember we did  
10                  talk about the grave site, but I don't  
11                  remember --

12                 MR. MIDDLETON: The grave site,  
13                 but you're talking about 4,000 square  
14                 feet. You know, we let you go in, and we  
15                 thought it was gonna be a rather small  
16                 path, and what was actually created was a  
17                 lot of disruption, removing some  
18                 significant trees. So, you know, we let  
19                 you go in to remove a grave site that had  
20                 been there for 250 years, so you didn't  
21                 need a backhoe. So I don't think that's a  
22                 good thing to point out, Dennis.

23                 MR. DOWNES: The grave site has  
24                 been removed.

25                 MR. MIDDLETON: I understand.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. DOWNES:   So we can vegetate  
3                   that area now.

4                   MR. MIDDLETON:   Yeah, that's fine.  
5                   But you took out trees that were at a  
6                   caliper of probably 24 inches, some of  
7                   them, or more.

8                   MR. SCHIEFERSTEIN:   Yeah.

9                   MR. MIDDLETON:   They were mature  
10                  oak trees.   But be that as it may, what's  
11                  done is done.

12                  But that has nothing to do with  
13                  the calculations on this.   The  
14                  calculations -- what's on the survey, you  
15                  say you're entitled to 35 percent  
16                  clearing.   But when you look at the Code,  
17                  you're only entitled to 25 percent, so  
18                  you're gonna have to pick up that ten  
19                  percent, about 4,000 square feet  
20                  somewhere.

21                  MR. DOWNES:   Yeah, let me just  
22                  look at the covenants when I get a chance  
23                  tomorrow and I'll -- and I'll send you  
24                  them.   You may not have them handy.   But  
25                  I'll send them to you and we can agree on



1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   what the clearing restriction is supposed  
3                   to be on both lots.

4                   MR. MIDDLETON:   That's fine.

5                   MR. DOWNES:   If that's okay with  
6                   you.

7                   MR. MIDDLETON:   But we're gonna  
8                   need to see -- before the next meeting, if  
9                   you want to be on for the next meeting,  
10                  we're gonna need to see what the existing  
11                  clearing is on the lot.  And, you know,  
12                  look, if it's 38,000 square feet or less,  
13                  then you're okay.

14                  MR. DOWNES:   Okay.

15                  MR. MIDDLETON:   If it's -- if you  
16                  cleared more than 38,000 square feet, then  
17                  you have a problem, and you're gonna have  
18                  to propose revegetation.

19                  MR. DOWNES:   We'll get all that  
20                  done properly by the surveyor.

21                  MR. MIDDLETON:   Okay.

22                  MR. DOWNES:   So I'm just curious,  
23                  is there any concern about where we're  
24                  locating the generator on either lot,  
25                  other than what you said earlier?

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. MIDDLETON: Well, on 25, I  
3 think the builder said he could  
4 accommodate it so that it doesn't require  
5 any additional clearing.

6                   MR. STREIT: Yes, we can.

7                   MR. MIDDLETON: I don't know if  
8 the Board has any issues with the location  
9 on 27.

10                  MR. SCHIEFERSTEIN: Well, there's  
11 more clearing taking place for that, the  
12 one on 27. I understand you don't want it  
13 right next to the house.

14                  MR. STREIT: Right. I mean, it's  
15 pretty far from the house. But I believe  
16 this area in here is cleared.

17                  MS. EDWARDS: Well, if it's  
18 cleared, you're gonna need a screen. Why  
19 would you not want this one back with your  
20 pool equipment as well?

21                  MR. STREIT: I can do that as  
22 well.

23                  MR. KOPELSON: Yeah. Makes more  
24 sense.

25                  MR. STREIT: I can -- I can put it

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   back there as well. This is just where  
3                   they placed it. I have no problem --

4                   MR. SCHIEFERSTEIN: Well, I think  
5                   there is a distance --

6                   (Crosstalk)

7                   MR. STREIT: It's a very long  
8                   distance --

9                   MR. SCHIEFERSTEIN: Yeah.

10                  MR. STREIT: -- from the pool  
11                  house to the house.

12                  MR. SCHIEFERSTEIN: Right.

13                  MR. STREIT: So I think they  
14                  probably maxed it as far as they can go  
15                  from the --

16                  MR. SCHIEFERSTEIN: And your pool  
17                  house is staying. Obviously it's built?

18                  MR. STREIT: Yes, it's built.

19                  MR. SCHIEFERSTEIN: 'Cause I was  
20                  thinking if that moved with the pool, then  
21                  you'd have more room.

22                  MR. STREIT: Right, no. No. In  
23                  my infinite wisdom, I just move the pool,  
24                  not the pool house.

25                  MR. SCHIEFERSTEIN: Anything else?

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

MR. MIDDLETON: Does the Board have any comments with respect to the location of the pool? It says, "Proposed Pool," but it's in.

MR. STREIT: It's in. It's the identical size pool. It's the same pool. It's just a few feet closer to the main house than it was to the pool house 'cause it was really -- I was just in the back. It was a really long walk. But I believe it still meets all the same -- you know, same requirements.

MS. GUBITOSI: Does it follow the plan of the approved pool?

MR. STREIT: Excuse me?

MS. GUBITOSI: Does it follow the same plan of the approved pool, the elevation --

MR. STREIT: Yeah. It's gonna be same everything. It's just moved up. That's it.

MR. MIDDLETON: So it's three or four feet above grade?

MR. STREIT: Right. Well, right

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   now, because they wanted to make it a  
3                   little deeper, I'm actually kind of  
4                   thinking that I might want it to be at  
5                   grade. But it'll be a little bit above  
6                   grade. It'll be at three feet above  
7                   grade.

8                   MR. MIDDLETON: But if it's at  
9                   grade, you're gonna hit water, right?

10                  MR. STREIT: Yeah -- no, no.  
11                  We've already done all the -- all of  
12                  the --

13                  MR. MIDDLETON: If you're gonna  
14                  make more changes, my suggestion is run it  
15                  by the building inspector before you go  
16                  out and change things.

17                  MR. STREIT: Yeah, no, no, no.  
18                  Actually, they were inspected. The  
19                  pilings and everything were inspected as  
20                  we were doing -- that was done. All the  
21                  cement blocks, you know, all the blocking  
22                  and all that, that was all inspected.

23                  MR. SCHIEFERSTEIN: So now what  
24                  about the grading? Is that gonna be,  
25                  like, a big --

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. STREIT: No.

MR. SCHIEFERSTEIN: -- lump?

MR. STREIT: No, no. It's only --  
it's, like, two feet. That's all it is.

MR. SCHIEFERSTEIN: Oh, I thought  
it was more than that.

MR. STREIT: No.

MR. MIDDLETON: All right. Well,  
the applicant has some work to do.

MR. SCHIEFERSTEIN: Yup.

MR. MIDDLETON: And they can come  
back April 15th if they can get everything  
done.

MR. STREIT: Okay. So do I have  
to do anything else to -- or do I work  
with George regarding the Stop Work Order  
for the pool?

MR. MIDDLETON: Just work with  
George.

MR. STREIT: Okay. All right. I  
have no problem with that. Okay. All  
right, we'll have everything ready for  
you. Thank you very much.

MR. MIDDLETON: Thanks.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. DURYEA:   Take care.

3                   MR. DOWNES:   Thank you for your  
4                   time, folks.

5                   MR. MIDDLETON:   Thanks, Dennis.

6                   MR. SCHIEFERSTEIN:   Next is 6 Bay  
7                   View Court.

8                   MR. MIDDLETON:   There's actually a  
9                   few different ones.   There's 6 Bay View,  
10                  50 On The Bluff.

11                  MR. BENINCASA:   52 and 48.

12                  Good evening.   Carl Benincasa, 860  
13                  Montauk Highway, Water Mill, New York.  
14                  For the contract vendee on 6 Bay View, 50  
15                  On The Bluff and -- 52 On The Bluff and 48  
16                  On The Bluff.   With me is Steve Nieroda.

17                  MR. NIERODA:   With Araiys Design  
18                  Landscape Architects in Southampton.

19                  MR. BENINCASA:   So this is kind of  
20                  an interesting situation.

21                  MR. SCHIEFERSTEIN:   It is.

22                  MR. BENINCASA:   This was  
23                  originally two lots created by two  
24                  different subdivisions.   48 and 52 On The  
25                  Bluff were lots 95 and 96, respectively,

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

of the North Haven Hills subdivision map filed in 1980. That's the northern two parcels. And the southern lot, 6 Bay View Court, is lot 1 of the West Banks subdivision filed in 1986.

At some point, subsequent to that, these lots were owned in common, beneficial ownership. And in 1996, an application was made to this Board for a site plan that actually involved that pond, and you can see the pond that sort of borders -- straddles the border between the southern two lots.

And that -- the result of that subdivision -- I'm sorry, of that Planning Board application was that these lots were deemed merged pursuant to a covenant that was recorded against this property in 1996. The covenant was intended to borrow the bulking coverage clearing from all three lots and use them as one sort of estate. And as you can see from the aerial, these two southern lots acted as that improved estate, and the northern lot



**NORTH HAVEN PLANNING BOARD - 3/18/2024**

has been maintained as vacant. The lots are now all three in contract to be purchased by my client. And the intention is to use this northern lot as a separate development parcel.

Now, although they were merged by covenant, for some reason they were never merged with the county, meaning that they remain independent lots on the tax map. Three tax bills arrive. They each have their own tax map number. They each have their own address. So to the outside world, these look and operate as independent lots subject to that covenant which deemed them merged but didn't actually effectively merge them as a merged lot typically is.

MR. MIDDLETON: I would disagree with that, but --

MR. BENINCASA: Yes. We've discussed it, yes.

MR. MIDDLETON: In any event, but --

MR. BENINCASA: Deem them merged,

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

but the -- how about this, the merger wasn't formally accomplished with the county, so they exist as three different lots.

But important in that covenant, there was a reservation of a right to apply to this Board for permission to return the parcels to three lots or less, provided at the time application was made such lots with the structures and improvements thereon, quote, "conform to the then current Zoning Code or variances obtained."

So we met with your counsel and with Mr. Hajek to discuss this some time ago, and they were clear on what this Board would want to see before they'd consider this, and that was proof that these lots -- ultimately, the plan would be to segregate this northern lot as an independent parcel and then keep this as one merged lot, the southern estate. We'd have to show that that southern lot complies with zoning in all respects, GFA,

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

clearing, buffer, lot coverage, setbacks,  
site plan -- sky plane, all of that.

We had an analysis done, and  
that's been presented to the Board. FAR  
calculations were prepared by a licensed  
architect, Jason Ormond. Allowable is  
12,624 square feet. Existing is 12,021  
square feet. So it is in compliance with  
FAR calculations.

You have a pyramid analysis that  
shows that the lot is, in fact, compliant  
with sky plane regulations. That is that  
at its closest point to the northern -- to  
the boundary line with what we propose to  
be the separate northern lot, it is -- its  
height is less than its distance from that  
lot line.

Setbacks are compliant with our  
one zoning district. Principal front yard  
is 75 feet. Existing is 229. Principal  
side yard is 30 with an aggregate of 80.  
Existing is 32.5 with an aggregate of  
268.5. Tennis is 90 feet is required.  
Existing setback is 110. And the side

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

yard of 30 when existing is 40.1.

Lot coverage, which was certainly a concern, without doing the analysis, but ultimately allowable lot coverage was 30,355. Existing is 19,677. So we're more than 10,000 square feet below what is permitted lot coverage.

So in all respects dimensionally, this southern lot, which will now be formally merged, and by that I mean will achieve merger with the county so that it is, in fact, one lot with one tax map, and those deeds have been provided to your counsel to achieve that, is compliant in all respects with zoning, dimensional zoning.

So the remaining analysis was -- is with respect to clearing. And the lot exists now overclearing, and certainly aspects of the buffer need to be revegetated. We provided a revegetation plan done by Araiys Design, and Mr. Nieroda's here to go through that. We'll let him go through it. And then I believe

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   you received comments from Billy today, so  
3                   we could address some of his comments  
4                   after Steve is done.

5                   MR. MIDDLETON: I don't know that  
6                   it was an official report from Billy with  
7                   respect to that.

8                   MR. BENINCASA: It was just an  
9                   e-mail.

10                  MR. MIDDLETON: Yeah. So I don't  
11                  know that the Board has an -- had an  
12                  opportunity to take a real hard look at  
13                  that. So I don't think we'll be prepared  
14                  to discuss Billy's comments tonight, just  
15                  so --

16                  MR. BENINCASA: We'll go --

17                  MR. MIDDLETON: You have them.

18                  MR. BENINCASA: We can go through  
19                  them.

20                  MR. MIDDLETON: Yeah.

21                  MR. BENINCASA: And then -- sure.  
22                  And then you can consider them in the  
23                  context of our position.

24                  MR. NIERODA: So when we were  
25                  approached back in the fall, our

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1                   understanding is that this lot was -- was  
2                   meant to be 35 percent cleared. That  
3                   was -- that was grandfathered to that.  
4                   There was -- it was at that time  
5                   overcleared. So we prepared it and sealed  
6                   it in with seed mixture. This was in the  
7                   fall. It was the perfect time to do that  
8                   so we can remove sod and establish a  
9                   meadow, a native meadow there.  
10

11                   We learned in December that we  
12                   actually might have to be at 20 percent or  
13                   we're being proactive to get to 20 percent  
14                   clearing. So then we came prepared and --  
15                   and seeded the additional areas to get  
16                   that within compliance of the 20 percent.

17                   So the lawn now, as -- the lawn  
18                   areas have been removed. Where you're  
19                   seeing there's just the green areas,  
20                   that's all the lawn that remains where  
21                   there was 16 -- 16 or 17,000 square feet  
22                   of lawn. That's all that remains here.  
23                   It's all been seeded. And then the  
24                   proposed is to add vegetation into that.

25                   This -- this property, as our --

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

our understanding is this property was cleared probably in the early '90s, so it's probably been (inaudible) lawn for over 30 years, plus or minus. So our thought was to come back, remove that sod, remove the grass, bring -- introduce meadow, grass, and seed mixture, and then plant into that. So we can remove any inputs, chemical inputs, and get this back into compliance. So that was the thought here, so that's where we went with this.

We have a picture package here, too, just to show you -- these are all the plants that come right from the Village of North Haven's native plant lists. So bayberry, Virginia rose.

MR. DURYEA: I got a couple questions.

MR. BENINCASA: Sure.

MR. DURYEA: All right. So how does the -- the pond was manmade at one point?

MR. NIERODA: Yeah.

MR. DURYEA: So how does that

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   calculate into your clearing calculations  
3                   with the pond, itself?

4                   MR. BENINCASA:   It's considered  
5                   cleared.

6                   MR. DURYEA:   The pond is  
7                   considered cleared.   So that's in your  
8                   calculations then?

9                   MR. BENINCASA:   It's in our  
10                  calculations, yes.

11                  MR. DURYEA:   Okay.   I was also  
12                  wondering, I know it's part of the two  
13                  HOAs here.

14                  MR. BENINCASA:   That's right.

15                  MR. DURYEA:   So how does that work  
16                  as far as Covenants & Restrictions from  
17                  one HOA to another HOA, right?   How do you  
18                  deal with that when you're merging into  
19                  one property?

20                  MR. BENINCASA:   It's interesting.  
21                  So it would have to comply with both.

22                  MR. DURYEA:   Okay.

23                  MR. BENINCASA:   Yeah.

24                  MR. DURYEA:   Okay.

25                  MR. BENINCASA:   So they'd have to



1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   go -- for improvements, they'd have to --  
3                   I -- our position would be to those HOAs  
4                   that if it was in the area that was  
5                   previously that lot, it would go to this  
6                   HOA.

7                   MR. DURYEA:   Okay.

8                   MR. BENINCASA:   If it was over  
9                   here, we'd go to this.   But the HOAs are  
10                  gonna tell us that.   And if they both want  
11                  to weigh in, then they both want --

12                  MR. DURYEA:   Right.

13                  MR. BENINCASA:   -- to weigh in.

14                  MR. DURYEA:   Okay.

15                  MR. BENINCASA:   But these lots are  
16                  subject --

17                  MR. DURYEA:   Any feedback from the  
18                  HOAs yet on this?

19                  MR. BENINCASA:   On --

20                  MR. DURYEA:   Like, how they feel?

21                  MR. BENINCASA:   They've been oper-  
22                  -- it's been operating as one lot --

23                  MR. DURYEA:   Right.

24                  MR. BENINCASA:   -- for a while in  
25                  practice.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. DURYEA:   Okay.

3                   MR. BENINCASA:   And as Scott said,  
4                   it was really, you know, the Village's  
5                   position this was merged already.  It just  
6                   was never done with the tax map, so.

7                   MR. DURYEA:   Okay.

8                   MR. BENINCASA:   Involvement of the  
9                   HOAs wouldn't be a new concern.

10                  MR. DURYEA:   Okay.

11                  MR. BENINCASA:   They've sort of  
12                  been dealing with this.  And I believe  
13                  that where the HOAs are actually treating  
14                  this lot, HOA fees are collected from both  
15                  HOAs on this lot for -- for North Haven  
16                  Hills on this lot and -- or Point on this  
17                  lot, and --

18                  MS. EDWARDS:   West Banks.

19                  MR. BENINCASA:   West Banks on that  
20                  one.

21                  MR. MIDDLETON:   So -- and the  
22                  applicant and I have discussed this.  Mr.  
23                  Benincasa and I have discussed it.  What  
24                  the Village would require moving forward  
25                  is two separate deeds, so that the lot

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1 with the principal structure and the  
2 tennis court are one lot now and we don't  
3 have this issue moving forward. And that  
4 the wooded lot now, which is part of North  
5 Haven Point, would be a separate lot. So  
6 we'd only have two lots instead of three.  
7 We'll make sure that we get everything  
8 filed properly with the county this time,  
9 and we'll avoid any problems moving  
10 forward.  
11

12 The other problem that I've  
13 discussed with some of the Board members  
14 is the existence of the two driveways.  
15 That's something that I think you're gonna  
16 have to address. Pick one, whichever  
17 one's most -- most efficient for you. And  
18 you'll -- you know, you'll most likely  
19 will be required to abandon one.

20 MR. BENINCASA: That's fair. And  
21 that would -- you know, we've discussed  
22 that, at least on the purchaser's side.  
23 And that would also afford us more  
24 clearing opportunity if we were to  
25 revegetate the driveway.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. MIDDLETON: Right.

3                   MR. BENINCASA: So I think that  
4                   that could be good for both sides.

5                   MR. DURYEA: Are these properties  
6                   included in the revetment plan that is  
7                   going down the east side or not?

8                   MR. BENINCASA: I don't know for  
9                   sure. I don't believe so.

10                  MR. MIDDLETON: No. It ends  
11                  before these lots.

12                  MR. DURYEA: Okay.

13                  MR. MIDDLETON: So -- and that  
14                  really hasn't even been submitted yet.

15                  MR. DURYEA: No, I know. I'm just  
16                  curious.

17                  MR. MIDDLETON: But there's not  
18                  really a lot of erosion. We've walked  
19                  along there. This is -- it's not as  
20                  impacted as some of the ones further down.

21                  MR. BENINCASA: The deeds that Mr.  
22                  Middleton spoke about were submitted  
23                  already, so that's already been prepared.  
24                  It's basically one deed granting this lot  
25                  to the owner of this property, and then a

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

confirmation deed saying they're one parcel.

And if you -- where's the -- do we -- oh, here they are. So right here is essentially the property descriptions subsequent to the demerger that we're proposing. So this would be one lot described with these metes and bounds, and this would be the northern lot.

MR. MIDDLETON: And now, is this the property we talked about before that has seven bedrooms but it's approved with Suffolk County? So you're gonna have to upgrade to an I/A system in there as well, which would -- no matter whether it's four or seven, it would require an A/I.

MR. BENINCASA: This is the owner.

MS. CAPPELLI: Yeah. We've been there for 27 years. We -- we have six bedrooms total.

MR. MIDDLETON: Still, there's only four approved. So I think --

MS. CAPPELLI: One is a caretaker. They have their own separate entrance. I

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   don't know if that counts.

3                   MR. MIDDLETON:   Okay.   Just --  
4                   could you just give us your name for the  
5                   record?

6                   MS. CAPPELLI:   Oh, Kylie Cappelli.

7                   MR. MIDDLETON:   Kylie Cappelli.  
8                   Thank you.

9                   So in any event, with what you  
10                  want to do here, we would require an I/A  
11                  system now anyway, so -- just so you know  
12                  that.

13                 MR. BENINCASA:   Okay.

14                 MR. MIDDLETON:   Okay?

15                 MR. BENINCASA:   That won't be a  
16                  problem.

17                 So you'd get the buffer replanted.  
18                 You'd formalize those two lots.   You'd get  
19                 an I/A system.   You'd get rid of this  
20                 driveway.   And you'd have this clearing  
21                 complied.

22                 MR. MIDDLETON:   And I think the  
23                 plan that you submitted has the 100-foot  
24                 setback for the (inaudible).

25                 MR. BENINCASA:   Up here.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. MIDDLETON: And 75 for the  
3 other one, right?

4                   MR. BENINCASA: That's right.

5                   MR. MIDDLETON: Two different  
6 setbacks.

7                   MR. DURYEA: So this part is part  
8 of West Banks, this whole --

9                   MR. MIDDLETON: That's West Banks.  
10 Yeah, that's West Banks.

11                  MR. BENINCASA: That's a separate  
12 parcel.

13                  MR. DURYEA: All right.

14                  MR. BENINCASA: If you see, it  
15 comes in here.

16                  MR. DURYEA: Right. So if --

17                  MR. BENINCASA: I think that's  
18 owned by the HOA.

19                  MR. MIDDLETON: Yeah, 'cause it's  
20 got -- you see where the parking area is  
21 down there, that's their access.

22                  MR. DURYEA: And what would be  
23 your setback -- your wetland setback? Is  
24 there a --

25                                   (Crosstalk)

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. MIDDLETON:   Would be 75 feet.

3                   MR. DURYEA:    So is this wider than  
4                   75 feet, this part right here?  I was just  
5                   curious if, like, you have to include  
6                   from --

7                   MR. BENINCASA:   It would be the  
8                   top of the bluff is.  Whether --

9                   MR. DURYEA:    Even though it's not  
10                  your property --

11                  MR. BENINCASA:   That's right.

12                  MR. DURYEA:    -- you would have to  
13                  go 75 foot from here.

14                  MR. BENINCASA:   Oh, absolutely,  
15                  yeah.

16                  MR. DURYEA:    And you would just --  
17                  even though you're calculating another  
18                  lot.

19                  MR. BENINCASA:   That's true.

20                  MR. DURYEA:    Okay.  I was just  
21                  curious.

22                  MR. BENINCASA:   But we're not --  
23                  there's no structures there or --

24                  MR. DURYEA:    Right.

25                  MR. BENINCASA:   -- any -- no



**NORTH HAVEN PLANNING BOARD - 3/18/2024**

structures there.

MR. DURYEA: Okay.

MR. MIDDLETON: Honestly, this'll clean this up a lot in terms of what exists and what should be there. And I'm not saying it's anybody's fault. It's just the way the Covenants & Restrictions were drawn up last time. So we'll clean that up from the legal standpoint in terms of what lot's what.

And, you know, because we've had it on at least one other parcel where on a separate lot that was supposed to be merged, there's a tennis court, so there's no principal structure, or now they want to split it off but they don't want to remove the tennis court. So once we get this as one lot, we won't have that problem with this one. Still exists elsewhere in the Village. But in any event, I think that's --

MR. BENINCASA: Yeah. My client is in contract to purchase this, so obviously -- and the previous owner, Ms.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   Cappelli, this was before she had title.  
3                   So this was all done before anyone in the  
4                   picture got involved.

5                   MR. MIDDLETON:   Yup.

6                   MR. BENINCASA:   So we have Mr.  
7                   Hajek's comments.   I know you haven't  
8                   reviewed them.   I think we would like an  
9                   opportunity to revise our planting plan in  
10                  line with his comments and come back.

11                  MR. MIDDLETON:   That makes sense.

12                  MR. BENINCASA:   We are in a  
13                  contract situation.   I know that's not  
14                  your concern, but timing is important to  
15                  us.   So we'd like to do whatever we can to  
16                  make this --

17                  MR. MIDDLETON:   April 15th is the  
18                  next meeting.

19                  MR. BENINCASA:   Very good.   So  
20                  maybe we can be in a position to approve  
21                  it then.

22                  MR. SCHIEFERSTEIN:   Yeah, we  
23                  always have an issue with when you do the  
24                  meadow mix, you know, a lot of people look  
25                  at it, you know, lawnmower goes right over

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   it.    So more of these larger plants.

3                   MR. MIDDLETON:   I think that's one  
4                   of the things Billy addressed in his  
5                   report.

6                   MR. SCHIEFERSTEIN:   Yeah, I know.  
7                   I'm just reiterating that that's a major  
8                   issue.

9                   MR. NIERODA:    Yeah, the thought is  
10                  if we plant the seed -- the seed mixture  
11                  and then we plant the shrubs into that.

12                  MR. SCHIEFERSTEIN:   Yeah.    So it's  
13                  less of a --

14                  MR. NIERODA:    Yeah.

15                  MR. SCHIEFERSTEIN:   -- you know --

16                  MR. NIERODA:    Right.

17                  MR. MIDDLETON:   We'll work as  
18                  quickly and efficiently as we can, but I  
19                  can't guarantee an approval on the 15th.

20                  MR. BENINCASA:    So we'll -- we  
21                  appreciate the speed and efficiency.  
22                  We'll leave it at that.

23                  MR. MIDDLETON:   There's a lot for  
24                  you folks to do.

25                  MR. SCHIEFERSTEIN:   Yup.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. MIDDLETON: And we have to  
3                   receive it sufficiently in advance of the  
4                   meeting. You know, let's say you check  
5                   off every box, but we don't get it until a  
6                   week before the meeting. It won't be  
7                   reviewed in time, so that's --

8                   MR. BENINCASA: Okay. We'll do it  
9                   as quickly as we can, and appreciate  
10                  any --

11                  MR. SCHIEFERSTEIN: Is there any  
12                  surveying modification or that's done?

13                  MR. BENINCASA: Surveying's  
14                  completely done.

15                  MR. MIDDLETON: Okay.

16                  MR. BENINCASA: All right. Thank  
17                  you, all.

18                  MS. EDWARDS: I actually have one  
19                  additional question.

20                  MR. BENINCASA: Sure.

21                  MS. EDWARDS: I don't think it  
22                  will matter much, but if you're redoing a  
23                  planting plan here and you have some  
24                  overlapping areas right here, I see in  
25                  your plan, these raised beds are gonna be

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   removed. This is an area of bamboo. Is  
3                   that of concern to you?

4                   MR. BUTTS: It should be taken  
5                   out. But we're not gonna concern  
6                   ourselves with the way it's --

7                   MS. EDWARDS: That's not part of  
8                   this?

9                   MR. BUTTS: -- split up.

10                  MS. EDWARDS: Okay.

11                  MR. BENINCASA: Okay.

12                  MR. SCHIEFERSTEIN: Thank you.

13                  MR. DURYEA: Take care.

14                  MR. MIDDLETON: Carl, you have the  
15                  next one, too.

16                  MR. BENINCASA: I do.

17                  MR. MIDDLETON: Okay.

18                  All right. Was there a decision  
19                  by the applicant with respect to the  
20                  hearing?

21                  MR. BENINCASA: Yeah. I think  
22                  we -- we can avoid the hearing.

23                  MR. MIDDLETON: Okay. So just so  
24                  the Board is aware and for the record,  
25                  since the application came in to extend

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1                   the -- the applicant requested an  
2                   extension to the Planning Board's approval  
3                   for the construction of a new two-story  
4                   dwelling, attached garage, and a swimming  
5                   pool, the Board initially approved on  
6                   March 20th, 2017, the property has since  
7                   changed hands. And as a result, these are  
8                   the -- this is the representative for the  
9                   new owner, Mr. Benincasa. So now that he  
10                  represents the new owners, I think it  
11                  would be appropriate to put on the record  
12                  that you're withdrawing the application to  
13                  extend the prior approval.  
14

15                 MR. BENINCASA: Ultimately, that  
16                 is our position. And we have a new plan  
17                 here. There were some -- two elements of  
18                 the prior approval that we wanted to make  
19                 sure that the Planning Board respected  
20                 with respect to the new approval.

21                 And Lisa, if you want to --

22                 MR. SCHIEFERSTEIN: Just say who  
23                 everybody is, please.

24                 MR. BENINCASA: Sure. You want  
25                 to --

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MS. POYER:   Lisa Poyer, Twin Forks  
3                   Permits, on behalf of the applicant, as  
4                   agent.

5                   MR. BENINCASA:   Right.

6                   MR. MIDDLETON:   So just before we  
7                   go --

8                   MS. POYER:    Sure.

9                   MR. MIDDLETON:   'Cause I just want  
10                  to try to, you know, make sure that this  
11                  is done according to plan.   So do you want  
12                  to put that --

13                  MR. BENINCASA:   I would say  
14                  let's --

15                  MR. MIDDLETON:   -- hearing over?

16                  MR. BENINCASA:   Let's do 6 Bay  
17                  View -- I mean, 6 Bay View, that's --  
18                  let's do Mr. Grassi's application now.  
19                  And I presume, after that, we can withdraw  
20                  the hearing.

21                  MR. MIDDLETON:   Okay.   So we're  
22                  gonna -- we're gonna push the hearing down  
23                  'til after the preliminary --

24                  MR. BENINCASA:   Yes.

25                  MR. MIDDLETON:   -- review of the

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

proposed site plan.

MR. BENINCASA: And it is my expectation that once we're done with that, I'll simply withdraw the hearing and we'll be --

MR. MIDDLETON: Okay.

MS. POYER: Based upon comments.

MR. MIDDLETON: That makes sense.

MR. BENINCASA: Yeah.

MR. MIDDLETON: That makes sense.

MR. SCHIEFERSTEIN: So you introduce yourself, and you are?

MR. GLASSER: Brian Glasser, architect.

MR. BENNETT: I'm Dave Bennett, the builder.

MR. BENINCASA: And for the record, Carl Benincasa, for the applicant.

MR. GRASSI: And I'm the applicant.

MR. BENINCASA: Oh, and Mr. Grassi is here.

MR. MIDDLETON: I see. How are you?



**NORTH HAVEN PLANNING BOARD - 3/18/2024**

MR. BENINCASA: You want to join us?

MR. GRASSI: Sure.

MS. POYER: We originally submitted the preliminary application with just the site plan. And in the meantime, we have been able to prepare --

MR. DURYEA: We can share.

MS. POYER: Okay. A full -- a full set of plans that I felt aren't formally submitted yet, but this way you guy- -- you know, everyone can review it in context.

So we have the floor plans, elevations, the site plan, as prepared by the architect. And we also have a draft planting plan that has been prepared based upon the comments from the prior planting plan that was recently approved by the Board back in December, January for the original application, for the prior owners.

So at that meeting, it was discussed by one of the Board members that

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1                   they would have preferred to see some more  
2                   woody vegetation, some more variety. So  
3                   that's what this current planting plan,  
4                   just for your, you know, view of the  
5                   moment, shows, as we have some clumps of  
6                   some woody vegetation. We have some  
7                   other -- the existing trees are shown on  
8                   here. And then we have the grasses that  
9                   were originally proposed. So it's a  
10                  supplemental application, or will be to  
11                  that original design that there were those  
12                  comments.  
13

14                 MR. BENINCASA: But it fully  
15                 respects the approved buffer from the  
16                 previous application.

17                 MS. POYER: Correct.

18                 MR. DURYEA: I really wanted to  
19                 see the cantilevered tennis court, I have  
20                 to tell you.

21                 MR. BENINCASA: Was there a  
22                 cantilevered tennis court?

23                 MR. MIDDLETON: Yeah, very small  
24                 tennis court.

25                 MS. POYER: I just wanted to also

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1                    mention that the prior approval, as one of  
2                    the, I think, points Carl's gonna make, is  
3                    those -- there's two trees here right now.  
4                    The prior approval did also include  
5                    removing of those two trees.

6                    MR. BENINCASA: Which is important  
7                    to this application. Of course, they're  
8                    outside of the buffer. And that was one  
9                    of the elements we were discussing that  
10                   we'd like respected for this application  
11                   that was offered and the other, and  
12                   approved in the other. The other would be  
13                   the double curb cut.

14                   MS. POYER: And I can just show  
15                   you the -- that prior approval is --

16                   MR. DURYEA: Yeah.

17                   MS. POYER: -- the survey.

18                   Those two trees were obviously  
19                   gone because that's where the proposed  
20                   swimming pool was.

21                   And as we had just actually  
22                   noticed, that plan showed the limit of  
23                   clearing at a 70-foot setback, and I'm  
24                   guessing later they were going to  
25

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

revegetate that additional five feet.

MR. MIDDLETON: Subsequent to that approval, the Village adopted a new code with respect to a 75-foot buffer. So when they came in for one of the extensions, that was one of the requirements, that they met the 75-foot buffer --

MS. POYER: Okay.

MR. MIDDLETON: -- as opposed to whatever had been approved in the past.

MS. POYER: We do show the 75-foot buffer, but I just wanted to point that out as far as that one aspect. The two trees, with that approval, were also to be removed, as well as the two curb cuts.

MR. DURYEA: What was the date on this one?

MS. POYER: 2017 was the project-limiting fence.

MR. DURYEA: But didn't that change with the -- this court --

MR. MIDDLETON: Yeah, but that was never approved.

MR. DURYEA: It was never

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

approved. Okay.

MR. MIDDLETON: None of that was approved, so.

MS. POYER: Yeah, this was the house that used to be there.

MR. DURYEA: Right.

MS. POYER: It was then demolished to make way for that one, which --

MR. DURYEA: That never happened.

MS. POYER: Correct.

MR. BENINCASA: A few things to note with the proposed plan one as opposed to the approved plan, we no longer require that variance that was the garage, so we're fully compliant with zoning here. The home is less wide, which opens up the view shed for other properties there for the water, which I know is a concern for the --

MR. DURYEA: Are there any properties on that street with a double curb cut?

MS. EDWARDS: No, we didn't do that very much.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MS. POYER:    So yeah, the mass of  
3                   the house from the street is a little --  
4                   is less visually because it is a narrower  
5                   house.   It's a little bit --

6                               (Crosstalk)

7                   MR. GLASSER:   In width, we were --  
8                   the original plan, if you look here, we  
9                   had a 30-foot setback and we had a 50-foot  
10                  setback, putting us at the 80 total.  
11                  We're at 63.   And you'll see it on my  
12                  plans, 63 and 30 and a half, so we're  
13                  about 13 feet less than what the original  
14                  house was.

15                  MS. POYER:    And it's further back  
16                  from the road, as well.

17                  MR. DURYEA:   What are you gonna do  
18                  with the path?

19                  MR. BENINCASA:  There's a dock.

20                  MR. DURYEA:   Yeah, I know.   What's  
21                  on -- what's it gonna be?   Mulch?

22                  MS. POYER:    We could use a mulch  
23                  or a sand, whichever the Board would  
24                  prefer.

25                  MR. DURYEA:   How steep is it?

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

Pretty steep or not?

MS. POYER: It's a gradual --

MR. DURYEA: Yeah.

MS. POYER: There's a slope, but  
it's not --

MR. DURYEA: Yeah, it's not bad,  
right?

MS. POYER: No.

MR. DURYEA: Yeah.

(Crosstalk).

MR. GLASSER: This is actually --  
it's actually a little steeper on this  
side and over here's a little flatter.

MR. SCHIEFERSTEIN: Where's  
your -- your septic system going?

MS. POYER: Our septic system will  
be in the same general area that's being  
worked on currently by the septic  
engineer. But it will be an I/A system  
and it will be in a similar location.

MR. SCHIEFERSTEIN: 'Cause that's  
gonna take up some real estate.

MS. POYER: Right, if it's not in  
that corner, it'll -- maybe it'll be over

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1  
2 in this corner. But we will find room for  
3 the I/A system.

4 MS. EDWARDS: I'm looking at a  
5 slightly different plan here.

6 MS. POYER: Yes, that's the --

7 MS. EDWARDS: That's not a  
8 different plan. A different picture, I  
9 mean, which shows the clearing not even  
10 close to compliance. So how are  
11 you addressing that?

12 MR. BENINCASA: This needs to be  
13 revegetated, and it will be revegetated.

14 MS. POYER: And that was part of  
15 the prior approval as well, that this was  
16 a condition of that. And we will honor  
17 that -- that condition as well.

18 MR. GRASSI: Yeah, at a previous  
19 hearing, there was -- from an application  
20 from the prior owner, there was a  
21 vegetation plan that someone wanted more  
22 species. We took that again and wanted to  
23 be ready for this hearing and came forth  
24 with a revegetation plan that was to the  
25 wishes of the committee.



1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. BENINCASA: And this -- when  
3                   planted, this will be completely  
4                   compliant.

5                   MR. MIDDLETON: This is the edge  
6                   of the buffer.

7                   MS. POYER: Correct.

8                   MR. MIDDLETON: How much space is  
9                   between there?

10                  MR. DURYEA: The slope off of it,  
11                  like, is there, like, a wall on the pool,  
12                  like, an infinity edge or anything like  
13                  that?

14                  MR. BENNETT: On what side, guys?  
15                  The pool side?

16                  MS. POYER: The pool.

17                  MR. BENNETT: Yeah. So best case  
18                  scenario, it's three 30 inches to 36  
19                  inches on the pool side.

20                  MR. MIDDLETON: From the buffer.

21                  MR. BENNETT: Yeah. So I do -- we  
22                  do have some ways that we wanted to  
23                  address with you guys to try and get ahead  
24                  of it as far as how we're gonna construct  
25                  the pool without disturbing the buffer.

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1                   So pretty much, the only idea we  
2                   have with my pool builder, who has done it  
3                   several times, is to build a temporary  
4                   wall. So we can build a temporary plywood  
5                   wall, shoot our gunite, put our coping on,  
6                   remove the temporary plywood wall, and not  
7                   disturb -- it's gonna be tight, there's no  
8                   doubt about it.  
9

10                  MS. POYER: It'll be right at that  
11                  75-foot line, but all of the equipment  
12                  we'll be excavating from obviously the  
13                  landward side.

14                  MR. MIDDLETON: Yeah, it's just,  
15                  it --

16                  MR. SCHIEFERSTEIN: And then what  
17                  would you face that wall with that's  
18                  exposed, the pool?

19                  MR. BENNETT: Oh, so, yeah, so  
20                  we're -- on the back side, we're still  
21                  figuring out elevations, but most likely  
22                  we'll have some kind of ledger, still in  
23                  the same as the house. And it's gonna be  
24                  tight. It's gonna be a three-foot working  
25                  area for these guys to do it. We'll

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

Figure it out, though. And I'm sure --

MR. MIDDLETON: My suggestion is, if you can provide for our environmental consultant to review the methods of construction, that would be something he's gonna want.

MR. BENNETT: Yeah, definitely. I tried to pull some stuff off line off the state's website today as far as contamination and other things and to the buffer zones. I didn't find anything specific to this scenario. But I can certainly write that up for you guys.

MR. DURYEA: I think just when you do get a chance, if you just have the elevation of what this wall is gonna be, that would be helpful. 'Cause we usually go through that --

MS. POYER: I think we have it on the --

MR. DURYEA: Like this, the elevation over here?

MS. POYER: Right. I think it's on the actual site plan.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. GLASSER: And we have the  
3 exterior elevations. I started drawing  
4 in --

5                   MR. DURYEA: I kind of meant the  
6 elevation just with the wall --

7                   (Crosstalk)

8                   MR. GLASSER: We're only going  
9 roughly three to four feet below grade  
10 here, so it's not like we're under --  
11 we're not undermining eight feet down or  
12 ten feet deep.

13                  (Crosstalk)

14                  MR. BENINCASA: Yeah, that was the  
15 other part, too, is correct. It is maybe  
16 three feet approximately out of the  
17 ground.

18                  MR. MIDDLETON: Is it an infinity  
19 edge?

20                  MR. BENINCASA: No.

21                  MR. MIDDLETON: No?

22                  MR. BENINCASA: 'Cause that would  
23 add, like, a trough on that side. Would  
24 have ruined it for us.

25                  MR. MIDDLETON: We've had

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   applications where the infinity edge is  
3                   right up to the buffer.

4                                   (Crosstalk)

5                                 MR. BENINCASA: We're trying to  
6                   stay ahead of everything we can for you  
7                   guys.

8                                 MS. EDWARDS: Well, we're up  
9                   against the buffer 'cause you moved the  
10                  house 25 feet back, correct?

11                                MR. GLASSER: No. So what  
12                  happened was, the original plan had an  
13                  actual garage here. The structure of the  
14                  main house was --

15                                MS. POYER: Was 75 feet.

16                                MR. GLASSER: It originally --  
17                  they tried to maintain 'cause they had a  
18                  variance. And Carl could add to this, but  
19                  they had a variance for this area, but the  
20                  actual house was pushed back. That's why  
21                  they had a similar tight situation that we  
22                  have. What we ended up doing is making  
23                  the house not as wide and pushing the pool  
24                  to the side. That's how we got it to  
25                  work.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. BENINCASA: Yeah, their pool  
3                   was actually closer to the buffer than  
4                   ours is.

5                   MS. POYER: Right, and it was long  
6                   entire faced, where we just have a couple  
7                   spots here.

8                   MR. MIDDLETON: And back then,  
9                   you'd need a 75-foot buffer.

10                  MS. POYER: Correct.

11                  MR. BENINCASA: So, yeah, there  
12                  was a variance for the garage. So the  
13                  rest of them had to comply, and that's  
14                  what this does, too.

15                  And I would note there was --  
16                  there was actually an issue with this site  
17                  plan that George figured out. You -- your  
18                  file was a little light on this from seven  
19                  years ago. And George brought up an issue  
20                  that everyone fought him with at first,  
21                  and then he proved that we all eat crow.  
22                  He was right, that there's -- this is  
23                  actually over GFA. So this couldn't have  
24                  been built.

25                  MR. MIDDLETON: Right. But at the

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   time, we did look into it. So what was  
3                   approved back then was basically just  
4                   that.

5                   MR. BENINCASA: Exactly.

6                   MR. MIDDLETON: There were no  
7                   other plans.

8                   MR. BENINCASA: You didn't have --

9                   MR. MIDDLETON: So we didn't have  
10                  anything.

11                  MR. BENINCASA: -- nothing to go  
12                  on.

13                  MR. MIDDLETON: And everything was  
14                  approved subject to receipt of those  
15                  things.

16                  MR. BENINCASA: From way back --

17                  MR. MIDDLETON: So it was just a  
18                  survey.

19                  MR. BENINCASA: -- there is  
20                  mention of an FAR analysis that never  
21                  actually took place. So you inherited a  
22                  bit of a mess, and so did we. This cleans  
23                  that up.

24                  MR. BENNETT: I think Mr. Grassi's  
25                  made a lot of decisions.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. GRASSI: A lot of decisions to  
3                   be in total conformity to allow this to go  
4                   forward. And --

5                   MR. MIDDLETON: What was the  
6                   variance from the front yard setback?

7                   MS. POYER: 50 feet, because of  
8                   the original garage that was located  
9                   there.

10                  MR. BENINCASA: 'Cause there was a  
11                  pre-existing nonconforming.

12                  MR. MIDDLETON: Right.

13                  MR. BENINCASA: So we're just  
14                  giving up that variance.

15                  MR. GRASSI: We're giving it up.

16                  MS. POYER: Do you want to flip  
17                  through the plans at all? Do you guys  
18                  want to look at the house?

19                  MR. GRASSI: I think you should  
20                  see it.

21                  MS. POYER: Brian can add any  
22                  comments, or --

23                  MR. GLASSER: So this is the  
24                  basement level. This is the -- so this is  
25                  the south. These (inaudible). So



1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   originally, they were -- you know, this is  
3                   the patios. We're gonna have, you know,  
4                   several steps down to the lower patio,  
5                   which is where the pool is. Pretty much  
6                   finished basement level within the  
7                   footprint of the first floor.

8                   MR. DURYEA: Where's --

9                   MR. BENINCASA: The elevation's on  
10                  the fourth page.

11                  MR. DURYEA: Do you know where the  
12                  pool equipment's going?

13                  MR. GLASSER: I'm sorry, what was  
14                  that?

15                  MR. DURYEA: Pool equipment?

16                  MR. GLASSER: So a landscape  
17                  (inaudible). I know we were talking about  
18                  it, I just didn't --

19                  MS. GUBITOSI: So this plan here,  
20                  you don't have --

21                               (Crosstalk)

22                  MS. GUBITOSI: If you have it,  
23                  yeah. I mean, we have a Board member on  
24                  Zoom, so he can see it.

25                  MR. GLASSER: No, I -- sorry.

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

MS. GUBITOSI: You don't have it on you? Okay. I just want to be able to show you. Sorry, Allen.

MR. MIDDLETON: We'll get it to you, Allen.

MR. KOPELSON: I'm sure I'll get a chance to see this later.

MR. GLASSER: So just to kind of bring everyone up to date, the original plan from what we are assuming the size of the house was, the footprint of the principal structure on the first floor and the accessory structures, we're roughly 215 square feet under what was originally proposed for a footprint. And then the square footages for the lot coverage, I think we're, like, at 13 percent, and 15 percent's allowed.

So you're basically -- it's a (inaudible) shingle-style house that has -- you know, you come in the front door. This is roughly a two-story space, which obviously counts twice. Dining room, great room area, connected to a

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

kitchen, two-car garage, mudroom, pantry, covered porch, which is gonna overlook the pool area. Over here, we have a den/office space, and a junior master bedroom overlooking the east, looking out over the water.

Coming upstairs, we have -- this area got reworked, which I don't want to complicate things as it is. It's not gonna affect you guys. But footprint's pretty much the same. So four bedrooms upstairs. And as you go over here, we also have this little covered area on the second floor. It's a common space versus, you know, the master bedroom having their own structure coming out. This is a little bit more recessed and --

So this is the front elevation, shingle-style house with (inaudible) red cedar, patined white, cedar Perfection siding, Marvin aluminum clad windows. Everything's gonna be painted white. White trim around the windows. White windows. Doing, like, a Connecticut feel

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

stone, which you can't really see in the front.

You know, something I'm excited about with this job is we're gonna end up creating a real ledge where the flair comes out and it's -- it's a true -- you know, you've seen that thickness, which it's not as important in the front, but as we get to the back, it's breaking up the height of -- this elevation's not -- this is the garage side, two-car garage. The rear of the house, you know, kind of breaks down the massing. And to use the stone within the natural landscape is something I'm excited about. I think it kind of breaks up the height.

MR. DURYEA: So this would be the pool, right?

MR. GLASSER: Right, yeah.

MR. DURYEA: Right there, right?

MR. GLASSER: Yeah.

MR. DURYEA: That would be, like, the elevation of the pool probably, right about there.

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

1  
2 MR. GLASSER: Yeah. So you can  
3 see here, we're only going down. And if  
4 you see on this side elevation, you can  
5 see it's only -- you know, at this point I  
6 was talking to David about we have to do a  
7 grade beam, 'cause at some points we want  
8 to maintain that three feet below  
9 (inaudible). Hopefully, by the next  
10 hearing we'll have renderings and you're  
11 gonna basically see an entire house, you  
12 know.

13 MR. SCHIEFERSTEIN: Is that a  
14 glass rail, something?

15 MR. GLASSER: We're doing a glass  
16 rail obviously for the view. But I think  
17 it's clean, simple. (Inaudible) roof  
18 lines. Similar stone veneer for the  
19 chimneys. That's pretty much the  
20 architecture.

21 Well, you can see here -- so that  
22 line is somewhere over -- it kind of  
23 moves. But you can see, here is the  
24 grade, so we're just only going down a few  
25 feet. If I was going down eight or ten,

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   for me, that was your concern.

3                   MR. DURYEA:   Yeah, yeah.

4                   MR. GLASSER:   If you went out here  
5                   at 10 feet, at some point, though, I think  
6                   it's called the point of repose or  
7                   whatever, where the grading, it naturally  
8                   goes at an angle.   So as you keep cutting  
9                   it out, this is gonna want to collapse.  
10                  But we're not going down because we're  
11                  trying to maintain, you know, seven or  
12                  eight steps from the first floor to the  
13                  water, to the pool's edge.

14                  MR. MIDDLETON:   When you're doing  
15                  your lighting, just make sure it's all  
16                  Dark Sky.

17                  MR. GLASSER:   Yes.

18                  MR. GRASSI:   What's that?

19                  MR. GLASSER:   Definitely.   Dark  
20                  Sky compliant, all my sconces.   With ARB,  
21                  I would probably present the actual units  
22                  and call it out.

23                  MR. MIDDLETON:   It used to be just  
24                  a policy requirement.   Now it's codified,  
25                  so.

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. GLASSER: Yeah. Between  
3                   Southampton Village and Sagaponack, I'm  
4                   used to --

5                   MS. POYER: Did you want us to  
6                   provide the lighting details, the sconces  
7                   and --

8                   MR. MIDDLETON: We don't need --  
9                   ARB will need it.

10                  MS. POYER: Okay. That's fine.  
11                  But just, my question was --

12                  MR. MIDDLETON: Yeah.

13                  MS. POYER: So we're planning on  
14                  submitting this landscaping plan, the site  
15                  plan from Saskas, as well as the septic  
16                  design to the Board for the actual formal  
17                  application.

18                  Any comments from the Board?

19                  MR. DURYEA: I guess the double  
20                  curb cut is gonna be one thing, right, I  
21                  mean, that we always consider?

22                  MR. MIDDLETON: It does. I don't  
23                  know if there are any other on that  
24                  street. It was approved in the past that  
25                  way. It was an existing condition, I

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   think, of the -- that house that was  
3                   demolished, I think, had a double curb  
4                   cut.

5                   MS. POYER:   It doesn't show.   I  
6                   dont now, probably go back and look at  
7                   Google Earth.

8                   MR. GLASSER:   Yeah, 'cause this is  
9                   the original that -- from what we had.

10                  MS. POYER:   It doesn't show it.

11                  MR. GLASSER:   Maybe just that's  
12                  the -- actually, now that I remember, it  
13                  only showed this one curb cut here and  
14                  then this.   But this is definitely what  
15                  they proposed.   Yeah, just, I -- I  
16                  remember drawing this site.   I think it's  
17                  here, you can -- I don't know if I still  
18                  have it, but at some point, I --

19                  MR. MIDDLETON:   What might be  
20                  helpful for the Board is, 'cause I know  
21                  there's parcels across the street that  
22                  have been developed, if we know the  
23                  location of their driveway entrances, you  
24                  know, just so that you're not creating any  
25                  sort of a traffic hazard.



1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MS. POYER:    So we'll take the site  
3                   plan and then superimpose it on top of an  
4                   aerial?

5                   MR. MIDDLETON:   Right.   And also,  
6                   you know, the headlight issues that could  
7                   be created.   You know, they like to try to  
8                   avoid that.

9                   MR. BENNETT:   Is there a minimum  
10                  offset that you're looking for from it,  
11                  too, or?

12                  MR. MIDDLETON:   Well, the -- you  
13                  know, it's very -- honestly, it's very  
14                  rare that they approve the double curb  
15                  cuts.   It's come up in a few different  
16                  scenarios.   One recently wasn't a double  
17                  curb cut.   I think it was a -- well, it  
18                  was proposed and then they went down to a  
19                  single.   It was over on Sea Gull.   And the  
20                  neighbor across the street was worried  
21                  about the headlight issues.

22                  MR. GLASSER:    I think those  
23                  properties much higher than ours, too.   I  
24                  don't know if that makes it --

25                  MR. MIDDLETON:   Yeah, I don't

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   know. But it's something that I think  
3                   that you folks might be able to present to  
4                   us next time.

5                   MR. SCHIEFERSTEIN: Maybe not --  
6                   not a super accurate. Maybe a  
7                   cross-section saying that people across  
8                   the street are higher elevation.

9                   MR. GLASSER: They're much higher,  
10                  yeah.

11                  MR. SCHIEFERSTEIN: Much higher.

12                  MR. GLASSER: Yeah.

13                  MR. SCHIEFERSTEIN: Okay.

14                  MR. GLASSER: I mean, some of them  
15                  looks like they're almost overlooking.

16                  MR. SCHIEFERSTEIN: Yeah, so  
17                  that's important.

18                  MS. POYER: Okay. We can pull the  
19                  surveys.

20                  MR. BENNETT: Do you think that  
21                  will jam us up at the next meeting? I'm  
22                  just expeditious.

23                  MR. MIDDLETON: Well, I mean, it's  
24                  up -- it's up to the Board with respect to  
25                  that. I mean, I -- from a legal

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   standpoint, I don't take any position, and  
3                   I don't think it's an environmental issue.

4                   MR. SCHIEFERSTEIN: No.

5                   MR. MIDDLETON: So it's really up  
6                   to --

7                   MR. SCHIEFERSTEIN: It's something  
8                   that's -- you're right, it's come up with  
9                   neighbors.

10                  MR. DURYEA: The last time we had,  
11                  it was a neighbor thing, to ask him for a  
12                  consideration from a neighbor, and we  
13                  were -- you know, I mean, if your  
14                  neighbors are not really voicing any  
15                  opinion, I mean, why would -- if they're  
16                  good with it, I would --

17                  MR. MIDDLETON: Yeah, I mean, in  
18                  that situation, the driveway was angled a  
19                  little bit differently, you know, where  
20                  the entrance, the apron, et cetera, so it  
21                  didn't impact the neighbors much.

22                  What concerns me more whenever I  
23                  see a double curb cut is, I'd like to see  
24                  where the -- and that's just from a safety  
25                  standpoint, where -- where the opposing

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

driveways are on the other side of the street, so it doesn't create any -- it's not a high traffic area, but when people are coming and going in and out of driveways, sometimes it can be problematic.

So that's -- that's the one thing that we would -- you know, that would be helpful for the Board, just historically. I'm just putting it out there.

MR. SCHIEFERSTEIN: That's the major thing neighbors have shown up about.

MR. MIDDLETON: Yeah. So when there's a formal proposal, there may be people from across the street coming in saying, "We don't like the idea." So if you guys are prepared for it the next time, you might be able to allay some of their opposition, if there is any. There may not be, so.

MS. POYER: And then any other further comments about those -- the two trees? About proposing to remove those two trees that are there?

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   MR. BENINCASA: We'll be fully  
3 compliant with the buffer and clearing,  
4 yeah.

5                   MR. MIDDLETON: That was discussed  
6 ad nauseam with the Board at the last two  
7 or three or four different proposals they  
8 had.

9                   MS. POYER: Okay.

10                  MR. MIDDLETON: Between pools,  
11 tennis courts, smaller tennis courts,  
12 cantilevered tennis courts, and everything  
13 else.

14                  MS. POYER: Okay.

15                  MR. MIDDLETON: So unless  
16 something's changed with respect to the  
17 Board's position on it.

18                  MS. POYER: Okay.

19                  MS. EDWARDS: Well, wasn't it the  
20 Board's position to try to keep them?

21                  MR. MIDDLETON: No. Those two  
22 could go.

23                  MS. POYER: Thank you.

24                  MS. EDWARDS: So just so I'm  
25 understanding, that you're -- a new

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   planting plan is going to change the  
3                   clearing numbers that are on here?

4                   MS. POYER:    Correct.

5                   MR. BENINCASA:  Absolutely.

6                   MR. GLASSER:  The surveyor will  
7                   have the correct clearing.

8                   MR. MIDDLETON:  As I recall, the  
9                   lot is virtually cleared.

10                  MR. SCHIEFERSTEIN:  Yeah.

11                  MS. POYER:  It's three-quarters  
12                  clear.

13                  MR. BENNETT:  Yeah, we have to  
14                  reveg the entire section from the pool to  
15                  the water.

16                  MS. EDWARDS:  Yeah, but it's hard  
17                  to reveg 100-year-old tree.

18                  MR. BENNETT:  I think we -- we  
19                  definitely added more species and more  
20                  brushy things that couldn't be lawn -- you  
21                  know, wiped out with a lawnmower.  Try and  
22                  do it, get ahead of everything that we  
23                  could, so.

24                  MR. GLASSER:  If you go there --  
25                  if you go there today, what we're

1                   **NORTH HAVEN PLANNING BOARD - 3/18/2024**

2                   proposing, I think everyone will be happy  
3                   with what we're doing.

4                   MS. POYER: Any other comments?

5                   MR. DURYEA: Not from me.

6                   MR. SCHIEFERSTEIN: No. Allen's  
7                   still with us?

8                   MR. MIDDLETON: I think Allen's  
9                   still with us. Allen, do you have  
10                  anything?

11                  MR. KOPELSON: No, no. I'll look  
12                  forward to seeing it next month.

13                  MR. MIDDLETON: Okay.

14                  MR. SCHIEFERSTEIN: Okay.

15                  MR. MIDDLETON: Based on that,  
16                  what do you want to do with the hearing?

17                  MR. BENINCASA: Let's close that,  
18                  and then we withdraw the hearing.

19                  MR. MIDDLETON: Okay.

20                  All right, so the -- this was for  
21                  the preliminary Site Plan Review. So if  
22                  we go back now to the hearing, which was  
23                  to extend the prior approved site plan,  
24                  does the applicant wish to withdraw that  
25                  at this point?

**NORTH HAVEN PLANNING BOARD - 3/18/2024**

MR. BENINCASA: Based on this conversation, we are withdrawing. I don't know if you would have extended it considering you know it's illegal anyway at this point. We're withdrawing.

(Crosstalk)

MR. BENINCASA: There was a cantilever over the, what, the buffer?

MR. DURYEA: Yeah, there was a -- no, it wasn't over the buffer. It was right on the edge. Then there were, like, nets coming up over the -- and there was no back deck. You walked right outside the house right onto the tennis court. The back deck was the tennis court.

MR. BENINCASA: I never even saw that. I mean, it wasn't approved. That's why I didn't see it.

MS. POYER: That might be entertaining to see.

MR. MIDDLETON: That's interesting.

MR. SCHIEFERSTEIN: Close it out, or anything else to discuss?



**NORTH HAVEN PLANNING BOARD - 3/18/2024**

MR. MIDDLETON: If there's nothing else, you can ask for a motion to close.

The next meeting is April 15th.

MR. SCHIEFERSTEIN: Okay.

MR. DURYEA: I make a motion to close the meeting.

MR. KOPELSON: I'll make a motion.

MR. MIDDLETON: Give Allen the second.

MR. KOPELSON: Yeah, I'll second it.

MR. SCHIEFERSTEIN: All right.

MR. KOPELSON: Thank you.

MR. SCHIEFERSTEIN: All approved?

ALL BOARD MEMBERS: Aye.

(End of Provided Recording.)

\* \* \*

ERRATA SHEET FOR THE TRANSCRIPT OF:  
Hearing Name: North Haven Planning Board  
Hearing Date: March 18, 2024

## CORRECTIONS

PG	LN	NOW READS	SHOULD READ	REASON FOR
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----
---	---	-----	-----	-----

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Subscribed and sworn to  
before me this \_\_\_\_ day  
of \_\_\_\_\_, 2024

\_\_\_\_\_  
Notary Public

1  
2 I, Agata Davis, certify that the  
3 foregoing transcript of Proceedings of the  
4 Planning Board of the Village of North Haven,  
5 held on March 18, 2024, was prepared using the  
6 required electronic transcription equipment  
7 and is a true and accurate record of the  
8 Proceedings.  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Agata Davis  
Agata Davis

	3	9		
'90s [1] - 39:3	<b>3,500</b> [1] - 5:6	<b>90</b> [1] - 35:24	<b>ago</b> [3] - 19:7, 34:17, 70:19	<b>approved</b> [22] - 7:6, 9:5, 22:15, 28:15, 28:18, 45:13, 45:23, 54:6, 57:20, 58:15, 59:13, 60:11, 60:24, 61:2, 61:4, 61:14, 71:3, 71:14, 79:24, 87:23, 88:18, 89:15
<b>1</b>	<b>30</b> [5] - 35:22, 36:2, 39:5, 62:12, 65:18	<b>901-4-1-37</b> [1] - 4:11	<b>agree</b> [1] - 24:25	
<b>1</b> [1] - 32:5 <b>10</b> [1] - 78:5 <b>10,000</b> [1] - 36:7 <b>100-foot</b> [1] - 46:23 <b>100-year-old</b> [1] - 86:17 <b>110</b> [1] - 35:25 <b>11963</b> [1] - 1:10 <b>12,021</b> [1] - 35:8 <b>12,624</b> [1] - 35:8 <b>13</b> [2] - 62:13, 74:18 <b>15</b> [2] - 10:20, 74:18 <b>15th</b> [5] - 8:18, 30:13, 50:17, 51:19, 89:4 <b>16</b> [2] - 38:21 <b>17,000</b> [1] - 38:21 <b>18</b> [3] - 1:13, 90:3, 91:5 <b>19,677</b> [1] - 36:6 <b>1980</b> [1] - 32:3 <b>1986</b> [1] - 32:6 <b>1996</b> [2] - 32:9, 32:20	<b>30,355</b> [1] - 36:6 <b>30-foot</b> [2] - 14:18, 62:9 <b>32.5</b> [1] - 35:23 <b>335</b> [1] - 1:9 <b>35</b> [4] - 22:13, 22:16, 24:15, 38:3 <b>36</b> [1] - 65:18 <b>38,000</b> [2] - 25:12, 25:16	<b>95</b> [1] - 31:25 <b>96</b> [1] - 31:25	<b>ahead</b> [3] - 65:23, 69:6, 86:22 <b>ALL</b> [2] - 3:24, 89:16 <b>allay</b> [1] - 84:19 <b>Allegiance</b> [2] - 3:8, 3:10 <b>Allen</b> [6] - 2:6, 4:2, 8:7, 74:4, 74:6, 89:9 <b>allen</b> [4] - 4:4, 8:7, 8:9, 87:9 <b>allen's</b> [1] - 87:6 <b>Allen's</b> [1] - 87:8 <b>allow</b> [1] - 72:3 <b>allowable</b> [2] - 35:7, 36:5 <b>allowed</b> [1] - 74:19 <b>almost</b> [1] - 82:15 <b>aluminum</b> [1] - 75:22 <b>analysis</b> [5] - 35:4, 35:11, 36:4, 36:18, 71:20 <b>angle</b> [2] - 6:14, 78:8 <b>angled</b> [1] - 83:18 <b>answer</b> [2] - 5:25, 11:23 <b>anyway</b> [2] - 46:11, 88:5 <b>appearance</b> [1] - 4:21 <b>appearing</b> [1] - 9:8 <b>applicant</b> [10] - 4:20, 9:3, 30:10, 42:22, 53:19, 54:2, 55:3, 56:19, 56:21, 87:24 <b>application</b> [18] - 4:12, 5:2, 7:20, 32:10, 32:17, 34:10, 53:25, 54:13, 55:18, 57:6, 57:22, 58:11, 58:16, 59:8, 59:11, 64:19, 79:17 <b>applications</b> [2] - 7:24, 69:2 <b>apply</b> [1] - 34:8 <b>applying</b> [1] - 17:5 <b>appreciate</b> [3] - 8:20, 51:21, 52:9 <b>approached</b> [1] - 37:25 <b>appropriate</b> [2] - 15:5, 54:12 <b>approval</b> [13] - 4:13, 9:4, 51:19, 54:3, 54:14, 54:18, 54:20, 59:2, 59:5, 59:16, 60:4, 60:15, 64:15 <b>approve</b> [4] - 3:16, 17:11, 50:20, 81:14	<b>april</b> [3] - 8:18, 30:13, 89:4 <b>april</b> [1] - 50:17 <b>apron</b> [1] - 83:20 <b>Araiys</b> [2] - 31:17, 36:23 <b>ARB</b> [2] - 78:20, 79:9 <b>architect</b> [3] - 35:7, 56:15, 57:17 <b>Architects</b> [1] - 31:18 <b>architecture</b> [1] - 77:20 <b>area</b> [30] - 5:5, 5:8, 5:15, 5:21, 6:18, 7:13, 7:15, 7:16, 10:19, 11:19, 11:21, 12:4, 14:13, 16:4, 19:19, 20:24, 21:6, 24:3, 26:16, 41:4, 47:20, 53:2, 63:18, 66:25, 69:19, 74:25, 75:4, 75:9, 75:14, 84:4 <b>areas</b> [4] - 38:15, 38:18, 38:19, 52:24 <b>arrive</b> [1] - 33:11 <b>aspect</b> [1] - 60:14 <b>aspects</b> [1] - 36:21 <b>assuming</b> [2] - 21:7, 74:11 <b>attached</b> [1] - 54:5 <b>Attorney</b> [1] - 2:11 <b>avoid</b> [3] - 43:10, 53:22, 81:8 <b>aware</b> [1] - 53:24 <b>aye</b> [2] - 3:24, 89:16
<b>2</b>	<b>4</b>	<b>A</b>		
<b>20</b> [3] - 38:12, 38:13, 38:16 <b>2014</b> [1] - 7:7 <b>2017</b> [2] - 54:7, 60:19 <b>2022</b> [1] - 9:6 <b>2023</b> [1] - 4:25 <b>2024</b> [4] - 1:13, 90:3, 90:22, 91:5 <b>20th</b> [1] - 54:7 <b>215</b> [1] - 74:15 <b>22</b> [1] - 12:21 <b>229</b> [1] - 35:21 <b>24</b> [1] - 24:6 <b>25</b> [12] - 9:2, 11:8, 12:20, 14:9, 20:4, 20:15, 21:15, 21:18, 22:13, 24:17, 26:2, 69:10 <b>250</b> [1] - 23:20 <b>268.5</b> [1] - 35:24 <b>27</b> [13] - 11:3, 19:11, 19:17, 19:18, 20:7, 20:14, 21:9, 21:11, 22:6, 22:8, 26:9, 26:12, 45:20 <b>28</b> [1] - 9:5	<b>4,000</b> [2] - 23:13, 24:19 <b>40.1</b> [1] - 36:2 <b>48</b> [3] - 31:11, 31:15, 31:24 <b>4:30</b> [1] - 1:13	<b>A/I</b> [1] - 45:17 <b>abandon</b> [1] - 43:19 <b>abeyance</b> [1] - 13:6 <b>able</b> [4] - 57:8, 74:3, 82:3, 84:19 <b>Absent</b> [3] - 2:4, 2:8, 2:12 <b>absolutely</b> [5] - 11:11, 14:3, 17:23, 48:14, 86:5 <b>access</b> [1] - 47:21 <b>accessory</b> [1] - 74:14 <b>accommodate</b> [1] - 26:4 <b>accomplished</b> [1] - 34:3 <b>according</b> [2] - 4:5, 55:11 <b>accurate</b> [2] - 82:6, 91:7 <b>achieve</b> [3] - 19:22, 36:12, 36:15 <b>acted</b> [1] - 32:24 <b>acting</b> [1] - 3:5 <b>Acting</b> [1] - 2:5 <b>actual</b> [5] - 67:25, 69:13, 69:20, 78:21, 79:16 <b>ad</b> [1] - 85:6 <b>add</b> [5] - 13:22, 38:24, 68:23, 69:18, 72:21 <b>added</b> [1] - 86:19 <b>additional</b> [7] - 11:16, 13:22, 15:18, 26:5, 38:15, 52:19, 60:2 <b>address</b> [4] - 33:13, 37:3, 43:16, 65:23 <b>addressed</b> [1] - 51:4 <b>addressing</b> [1] - 64:11 <b>adopt</b> [1] - 7:10 <b>adopted</b> [1] - 60:4 <b>advance</b> [1] - 52:3 <b>aerial</b> [2] - 32:24, 81:4 <b>affect</b> [1] - 75:11 <b>afford</b> [1] - 43:23 <b>Agata</b> [3] - 1:20, 91:2, 91:11 <b>agent</b> [1] - 55:4 <b>Agent</b> [2] - 4:9, 9:3 <b>aggregate</b> [2] - 35:22, 35:23		
<b>2</b>	<b>5</b>			
<b>20</b> [3] - 38:12, 38:13, 38:16 <b>2014</b> [1] - 7:7 <b>2017</b> [2] - 54:7, 60:19 <b>2022</b> [1] - 9:6 <b>2023</b> [1] - 4:25 <b>2024</b> [4] - 1:13, 90:3, 90:22, 91:5 <b>20th</b> [1] - 54:7 <b>215</b> [1] - 74:15 <b>22</b> [1] - 12:21 <b>229</b> [1] - 35:21 <b>24</b> [1] - 24:6 <b>25</b> [12] - 9:2, 11:8, 12:20, 14:9, 20:4, 20:15, 21:15, 21:18, 22:13, 24:17, 26:2, 69:10 <b>250</b> [1] - 23:20 <b>268.5</b> [1] - 35:24 <b>27</b> [13] - 11:3, 19:11, 19:17, 19:18, 20:7, 20:14, 21:9, 21:11, 22:6, 22:8, 26:9, 26:12, 45:20 <b>28</b> [1] - 9:5	<b>50</b> [4] - 14:17, 31:10, 31:14, 72:7 <b>50-foot</b> [1] - 62:9 <b>52</b> [3] - 31:11, 31:15, 31:24 <b>54</b> [2] - 4:10, 5:10 <b>54LC</b> [1] - 4:8			
<b>2</b>	<b>6</b>			
<b>20</b> [3] - 38:12, 38:13, 38:16 <b>2014</b> [1] - 7:7 <b>2017</b> [2] - 54:7, 60:19 <b>2022</b> [1] - 9:6 <b>2023</b> [1] - 4:25 <b>2024</b> [4] - 1:13, 90:3, 90:22, 91:5 <b>20th</b> [1] - 54:7 <b>215</b> [1] - 74:15 <b>22</b> [1] - 12:21 <b>229</b> [1] - 35:21 <b>24</b> [1] - 24:6 <b>25</b> [12] - 9:2, 11:8, 12:20, 14:9, 20:4, 20:15, 21:15, 21:18, 22:13, 24:17, 26:2, 69:10 <b>250</b> [1] - 23:20 <b>268.5</b> [1] - 35:24 <b>27</b> [13] - 11:3, 19:11, 19:17, 19:18, 20:7, 20:14, 21:9, 21:11, 22:6, 22:8, 26:9, 26:12, 45:20 <b>28</b> [1] - 9:5	<b>6</b> [6] - 31:6, 31:9, 31:14, 32:4, 55:16, 55:17 <b>60-foot</b> [1] - 15:16 <b>63</b> [2] - 62:11, 62:12			
<b>2</b>	<b>7</b>			
<b>2</b>	<b>8</b>			
	<b>70-foot</b> [1] - 59:24 <b>75</b> [6] - 35:21, 47:2, 48:2, 48:4, 48:13, 69:15 <b>75-foot</b> [9] - 4:13, 5:15, 5:21, 15:15, 60:5, 60:8, 60:12, 66:11, 70:9			
	<b>80</b> [2] - 35:22, 62:10 <b>860</b> [1] - 31:12			

<b>bayberry</b> <sup>[1]</sup> - 39:17 <b>beach</b> <sup>[1]</sup> - 6:8 <b>beam</b> <sup>[1]</sup> - 77:7 <b>bedroom</b> <sup>[2]</sup> - 75:6, 75:16 <b>bedrooms</b> <sup>[3]</sup> - 45:13, 45:21, 75:12 <b>beds</b> <sup>[1]</sup> - 52:25 <b>behalf</b> <sup>[1]</sup> - 55:3 <b>below</b> <sup>[3]</sup> - 36:7, 68:9, 77:8 <b>beneficial</b> <sup>[1]</sup> - 32:9 <b>benefit</b> <sup>[1]</sup> - 6:18 <b>BENINCASA</b> <sup>[94]</sup> - 31:11, 31:19, 31:22, 33:21, 33:25, 37:8, 37:16, 37:18, 37:21, 39:20, 40:4, 40:9, 40:14, 40:20, 40:23, 40:25, 41:8, 41:13, 41:15, 41:19, 41:21, 41:24, 42:3, 42:8, 42:11, 42:19, 43:20, 44:3, 44:8, 44:21, 45:18, 46:13, 46:15, 46:25, 47:4, 47:11, 47:14, 47:17, 48:7, 48:11, 48:14, 48:19, 48:22, 48:25, 49:23, 50:6, 50:12, 50:19, 51:20, 52:8, 52:13, 52:16, 52:20, 53:11, 53:16, 53:21, 54:15, 54:24, 55:5, 55:13, 55:16, 55:24, 56:3, 56:10, 56:18, 56:22, 57:2, 58:14, 58:21, 59:7, 61:12, 62:19, 64:12, 65:2, 68:14, 68:20, 68:22, 69:5, 70:2, 70:11, 71:5, 71:8, 71:11, 71:16, 71:19, 72:10, 72:13, 73:9, 85:2, 86:5, 87:17, 88:2, 88:8, 88:17 <b>benincasa</b> <sup>[1]</sup> - 42:23 <b>Benincasa</b> <sup>[3]</sup> - 31:12, 54:10, 56:19 <b>BENNETT</b> <sup>[11]</sup> - 56:16, 65:14, 65:17, 65:21, 66:19, 67:8, 71:24, 81:9, 82:20, 86:13, 86:18 <b>Bennett</b> <sup>[1]</sup> - 56:16 <b>best</b> <sup>[1]</sup> - 65:17 <b>between</b> <sup>[8]</sup> - 5:10, 6:4, 14:11, 21:6, 32:13, 65:9, 79:2, 85:10	<b>big</b> <sup>[2]</sup> - 12:9, 29:25 <b>bills</b> <sup>[1]</sup> - 33:11 <b>Billy</b> <sup>[6]</sup> - 2:12, 6:4, 13:8, 37:2, 37:6, 51:4 <b>Billy's</b> <sup>[1]</sup> - 37:14 <b>bit</b> <sup>[5]</sup> - 29:5, 62:5, 71:22, 75:18, 83:19 <b>blocking</b> <sup>[1]</sup> - 29:21 <b>blocks</b> <sup>[1]</sup> - 29:21 <b>bluff</b> <sup>[4]</sup> - 6:18, 7:6, 18:17, 48:8 <b>Bluff</b> <sup>[5]</sup> - 31:10, 31:15, 31:16, 31:25 <b>BOARD</b> <sup>[3]</sup> - 1:5, 3:24, 89:16 <b>Board</b> <sup>[40]</sup> - 2:6, 2:7, 2:9, 2:10, 3:3, 6:2, 7:19, 7:23, 9:5, 11:14, 12:6, 13:3, 13:15, 13:18, 17:10, 21:25, 26:8, 28:2, 32:10, 32:17, 34:8, 34:18, 35:5, 37:11, 43:13, 53:24, 54:6, 54:19, 57:21, 57:25, 62:23, 73:23, 79:16, 79:18, 80:20, 82:24, 84:10, 85:6, 90:2, 91:4 <b>Board's</b> <sup>[3]</sup> - 54:3, 85:17, 85:20 <b>border</b> <sup>[1]</sup> - 32:13 <b>borders</b> <sup>[1]</sup> - 32:13 <b>borrow</b> <sup>[1]</sup> - 32:20 <b>boundary</b> <sup>[1]</sup> - 35:15 <b>bounds</b> <sup>[1]</sup> - 45:9 <b>box</b> <sup>[1]</sup> - 52:5 <b>breaking</b> <sup>[1]</sup> - 76:10 <b>breaks</b> <sup>[2]</sup> - 76:14, 76:17 <b>brian</b> <sup>[2]</sup> - 56:14, 72:21 <b>Brian</b> <sup>[1]</sup> - 4:22 <b>Bridgehampton</b> <sup>[1]</sup> - 4:22 <b>bring</b> <sup>[2]</sup> - 39:7, 74:10 <b>brought</b> <sup>[1]</sup> - 70:19 <b>brushy</b> <sup>[1]</sup> - 86:20 <b>Bryan</b> <sup>[2]</sup> - 2:4, 3:4 <b>buffer</b> <sup>[24]</sup> - 5:15, 5:21, 13:22, 14:12, 15:10, 35:2, 36:21, 46:17, 58:15, 59:9, 60:5, 60:8, 60:13, 65:6, 65:20, 65:25, 67:12, 69:3, 69:9, 70:3, 70:9, 85:3, 88:9, 88:11 <b>build</b> <sup>[2]</sup> - 66:4, 66:5	<b>builder</b> <sup>[3]</sup> - 26:3, 56:17, 66:3 <b>building</b> <sup>[2]</sup> - 14:22, 29:15 <b>Building</b> <sup>[1]</sup> - 2:13 <b>built</b> <sup>[4]</sup> - 11:2, 27:17, 27:18, 70:24 <b>bulking</b> <sup>[1]</sup> - 32:21 <b>Butts</b> <sup>[1]</sup> - 2:13 <b>BUTTS</b> <sup>[2]</sup> - 53:4, 53:9	<b>calculate</b> <sup>[1]</sup> - 40:2 <b>calculating</b> <sup>[1]</sup> - 48:17 <b>calculations</b> <sup>[10]</sup> - 13:2, 17:16, 21:24, 24:13, 24:14, 35:6, 35:10, 40:2, 40:8, 40:10 <b>caliper</b> <sup>[1]</sup> - 24:6 <b>cantilever</b> <sup>[1]</sup> - 88:9 <b>cantilevered</b> <sup>[3]</sup> - 58:19, 58:22, 85:12 <b>CAPPELLI</b> <sup>[3]</sup> - 45:19, 45:24, 46:6 <b>Cappelli</b> <sup>[3]</sup> - 46:6, 46:7, 50:2 <b>car</b> <sup>[2]</sup> - 75:2, 76:12 <b>care</b> <sup>[3]</sup> - 18:2, 31:2, 53:13 <b>caretaker</b> <sup>[1]</sup> - 45:24 <b>Carl</b> <sup>[2]</sup> - 56:19, 69:18 <b>carl</b> <sup>[2]</sup> - 31:12, 53:14 <b>Carl's</b> <sup>[1]</sup> - 59:3 <b>case</b> <sup>[1]</sup> - 65:17 <b>cedar</b> <sup>[2]</sup> - 75:21 <b>cement</b> <sup>[1]</sup> - 29:21 <b>certainly</b> <sup>[3]</sup> - 36:3, 36:20, 67:14 <b>certify</b> <sup>[1]</sup> - 91:2 <b>cetera</b> <sup>[2]</sup> - 19:3, 83:20 <b>chairman</b> <sup>[2]</sup> - 3:5 <b>Chairperson</b> <sup>[2]</sup> - 2:4, 2:5 <b>chance</b> <sup>[3]</sup> - 24:22, 67:16, 74:8 <b>change</b> <sup>[3]</sup> - 29:16, 60:22, 86:2 <b>changed</b> <sup>[2]</sup> - 54:8, 85:16 <b>changes</b> <sup>[2]</sup> - 3:18, 29:14 <b>check</b> <sup>[1]</sup> - 52:4 <b>chemical</b> <sup>[1]</sup> - 39:10 <b>chimneys</b> <sup>[1]</sup> - 77:19 <b>Christian</b> <sup>[1]</sup> - 2:9 <b>Churchill</b> <sup>[1]</sup> - 2:7 <b>clad</b> <sup>[1]</sup> - 75:22 <b>clean</b> <sup>[3]</sup> - 49:5, 49:9, 77:17	<b>cleans</b> <sup>[1]</sup> - 71:22 <b>clear</b> <sup>[4]</sup> - 17:21, 18:15, 34:17, 86:12 <b>cleared</b> <sup>[11]</sup> - 11:19, 12:4, 19:6, 25:16, 26:16, 26:18, 38:3, 39:3, 40:5, 40:7, 86:9 <b>clearing</b> <sup>[28]</sup> - 5:22, 5:23, 7:13, 11:16, 12:25, 13:19, 15:18, 21:24, 22:14, 22:18, 22:24, 24:16, 25:2, 25:11, 26:5, 26:11, 32:21, 35:2, 36:19, 38:14, 40:2, 43:24, 46:20, 59:24, 64:9, 85:3, 86:3, 86:7 <b>Clearing</b> <sup>[1]</sup> - 15:19 <b>Clerk/Secretary</b> <sup>[1]</sup> - 2:14 <b>client</b> <sup>[3]</sup> - 5:12, 33:4, 49:23 <b>close</b> <sup>[7]</sup> - 10:18, 14:17, 64:10, 87:17, 88:24, 89:3, 89:7 <b>closer</b> <sup>[2]</sup> - 28:8, 70:3 <b>closest</b> <sup>[1]</sup> - 35:14 <b>clumps</b> <sup>[1]</sup> - 58:6 <b>Code</b> <sup>[3]</sup> - 15:19, 24:16, 34:13 <b>code</b> <sup>[1]</sup> - 60:4 <b>codified</b> <sup>[1]</sup> - 78:24 <b>collapse</b> <sup>[1]</sup> - 78:9 <b>collected</b> <sup>[1]</sup> - 42:14 <b>comfortably</b> <sup>[1]</sup> - 6:25 <b>coming</b> <sup>[8]</sup> - 7:9, 10:7, 19:22, 75:8, 75:17, 84:5, 84:16, 88:13 <b>comments</b> <sup>[14]</sup> - 8:8, 28:3, 37:2, 37:3, 37:14, 50:7, 50:10, 56:8, 57:19, 58:13, 72:22, 79:18, 84:23, 87:4 <b>Committee</b> <sup>[1]</sup> - 4:5 <b>committee</b> <sup>[1]</sup> - 64:25 <b>common</b> <sup>[2]</sup> - 32:8, 75:15 <b>Communications</b> <sup>[1]</sup> - 1:11 <b>compass</b> <sup>[1]</sup> - 20:20 <b>completely</b> <sup>[2]</sup> - 52:14, 65:3 <b>compliance</b> <sup>[5]</sup> - 5:20, 35:9, 38:16, 39:11, 64:10 <b>compliant</b> <sup>[8]</sup> - 6:12, 35:12, 35:19, 36:15, 61:16, 65:4, 78:20, 85:3	<b>complicate</b> <sup>[1]</sup> - 75:10 <b>complied</b> <sup>[1]</sup> - 46:21 <b>complies</b> <sup>[1]</sup> - 34:25 <b>comply</b> <sup>[2]</sup> - 40:21, 70:13 <b>component</b> <sup>[1]</sup> - 17:21 <b>concern</b> <sup>[8]</sup> - 25:23, 36:4, 42:9, 50:14, 53:3, 53:5, 61:19, 78:2 <b>concerned</b> <sup>[1]</sup> - 8:13 <b>concerns</b> <sup>[2]</sup> - 13:16, 83:22 <b>condition</b> <sup>[3]</sup> - 64:16, 64:17, 79:25 <b>confirmation</b> <sup>[1]</sup> - 45:2 <b>conform</b> <sup>[1]</sup> - 34:12 <b>conforming</b> <sup>[2]</sup> - 10:12, 11:2 <b>conformity</b> <sup>[1]</sup> - 72:3 <b>connected</b> <sup>[1]</sup> - 74:25 <b>Connecticut</b> <sup>[1]</sup> - 75:25 <b>consider</b> <sup>[4]</sup> - 18:25, 34:19, 37:22, 79:21 <b>consideration</b> <sup>[1]</sup> - 83:12 <b>considered</b> <sup>[2]</sup> - 40:4, 40:7 <b>considering</b> <sup>[2]</sup> - 18:16, 88:5 <b>construct</b> <sup>[1]</sup> - 65:24 <b>constructed</b> <sup>[1]</sup> - 5:15 <b>construction</b> <sup>[2]</sup> - 54:4, 67:6 <b>Consultant</b> <sup>[1]</sup> - 2:12 <b>consultant</b> <sup>[2]</sup> - 6:4, 67:5 <b>contamination</b> <sup>[1]</sup> - 67:11 <b>context</b> <sup>[2]</sup> - 37:23, 57:14 <b>continually</b> <sup>[1]</sup> - 6:21 <b>contract</b> <sup>[4]</sup> - 31:14, 33:3, 49:24, 50:13 <b>conversation</b> <sup>[1]</sup> - 88:3 <b>coping</b> <sup>[1]</sup> - 66:6 <b>copy</b> <sup>[1]</sup> - 23:8 <b>corner</b> <sup>[3]</sup> - 10:17, 63:25, 64:2 <b>correct</b> <sup>[9]</sup> - 11:5, 58:17, 61:11, 65:7, 68:15, 69:10, 70:10, 86:4, 86:7 <b>CORRECTIONS</b> <sup>[1]</sup> - 90:4
---	---	---	---	--	---

<p><b>counsel</b> [2] - 34:15, 36:15</p> <p><b>counts</b> [3] - 14:24, 46:2, 74:24</p> <p><b>county</b> [4] - 33:9, 34:4, 36:12, 43:9</p> <p><b>County</b> [2] - 4:11, 45:14</p> <p><b>couple</b> [2] - 39:18, 70:6</p> <p><b>course</b> [1] - 59:8</p> <p><b>court</b> [9] - 43:3, 49:15, 49:18, 58:19, 58:22, 58:24, 60:22, 88:15, 88:16</p> <p><b>Court</b> [2] - 31:7, 32:5</p> <p><b>courts</b> [3] - 85:11, 85:12</p> <p><b>covenant</b> [5] - 32:18, 32:20, 33:8, 33:15, 34:6</p> <p><b>covenants</b> [2] - 23:7, 24:22</p> <p><b>Covenants</b> [2] - 40:16, 49:8</p> <p><b>coverage</b> [6] - 32:21, 35:2, 36:3, 36:5, 36:8, 74:17</p> <p><b>covered</b> [2] - 75:3, 75:14</p> <p><b>create</b> [1] - 84:3</p> <p><b>created</b> [3] - 23:16, 31:23, 81:7</p> <p><b>creating</b> [2] - 76:6, 80:24</p> <p><b>cross</b> [1] - 82:7</p> <p><b>cross-section</b> [1] - 82:7</p> <p><b>Crosstalk</b> [8] - 27:6, 47:25, 62:6, 68:7, 68:13, 69:4, 73:21, 88:7</p> <p><b>Crosstalk</b> [1] - 63:11</p> <p><b>crow</b> [1] - 70:21</p> <p><b>curb</b> [9] - 59:14, 60:16, 61:23, 79:20, 80:3, 80:13, 81:14, 81:17, 83:23</p> <p><b>curious</b> [4] - 25:22, 44:16, 48:5, 48:21</p> <p><b>current</b> [2] - 34:13, 58:4</p> <p><b>cut</b> [7] - 59:14, 61:23, 79:20, 80:4, 80:13, 81:17, 83:23</p> <p><b>cuts</b> [2] - 60:16, 81:15</p> <p><b>cutting</b> [1] - 78:8</p>	<p style="text-align: center;"><b>D</b></p> <p><b>Dark</b> [2] - 78:16, 78:19</p> <p><b>date</b> [2] - 60:17, 74:10</p> <p><b>Date</b> [2] - 90:3, 90:19</p> <p><b>Dave</b> [1] - 56:16</p> <p><b>David</b> [1] - 77:6</p> <p><b>Davis</b> [3] - 1:20, 91:2, 91:11</p> <p><b>deal</b> [2] - 11:8, 40:18</p> <p><b>dealing</b> [1] - 42:12</p> <p><b>December</b> [4] - 4:25, 6:5, 38:11, 57:21</p> <p><b>decision</b> [2] - 13:4, 53:18</p> <p><b>decisions</b> [2] - 71:25, 72:2</p> <p><b>deck</b> [2] - 88:14, 88:16</p> <p><b>deed</b> [2] - 44:24, 45:2</p> <p><b>deeds</b> [3] - 36:14, 42:25, 44:21</p> <p><b>deem</b> [1] - 33:25</p> <p><b>deemed</b> [2] - 32:18, 33:16</p> <p><b>deep</b> [1] - 68:12</p> <p><b>deeper</b> [1] - 29:3</p> <p><b>definitely</b> [4] - 67:8, 78:19, 80:14, 86:19</p> <p><b>demerger</b> [1] - 45:7</p> <p><b>demolished</b> [2] - 61:8, 80:3</p> <p><b>den/office</b> [1] - 75:5</p> <p><b>Dennis</b> [6] - 9:2, 9:23, 11:8, 22:23, 23:22, 31:5</p> <p><b>described</b> [1] - 45:9</p> <p><b>descriptions</b> [1] - 45:6</p> <p><b>design</b> [2] - 58:12, 79:16</p> <p><b>Design</b> [2] - 31:17, 36:23</p> <p><b>details</b> [1] - 79:6</p> <p><b>determine</b> [2] - 17:10, 22:19</p> <p><b>developed</b> [1] - 80:22</p> <p><b>developing</b> [1] - 21:16</p> <p><b>development</b> [1] - 33:6</p> <p><b>different</b> [10] - 3:12, 31:9, 31:24, 34:4, 47:5, 64:5, 64:8, 81:15, 85:7</p> <p><b>differently</b> [1] - 83:19</p> <p><b>difficulty</b> [1] - 9:16</p> <p><b>dig</b> [1] - 23:6</p> <p><b>dimensional</b> [1] - 36:16</p> <p><b>dimensionally</b> [1] - 36:9</p>	<p><b>dining</b> [1] - 74:24</p> <p><b>direction</b> [1] - 20:20</p> <p><b>disagree</b> [1] - 33:19</p> <p><b>discuss</b> [4] - 15:6, 34:16, 37:14, 88:25</p> <p><b>discussed</b> [8] - 11:13, 33:22, 42:22, 42:23, 43:13, 43:21, 57:25, 85:5</p> <p><b>discussing</b> [1] - 59:10</p> <p><b>discussion</b> [1] - 13:13</p> <p><b>disruption</b> [1] - 23:17</p> <p><b>distance</b> [3] - 27:5, 27:8, 35:17</p> <p><b>district</b> [1] - 35:20</p> <p><b>disturb</b> [1] - 66:8</p> <p><b>disturbing</b> [1] - 65:25</p> <p><b>division</b> [1] - 16:21</p> <p><b>dock</b> [2] - 7:22, 62:19</p> <p><b>done</b> [18] - 7:14, 17:17, 24:11, 25:20, 29:11, 29:20, 30:14, 35:4, 36:23, 37:4, 42:6, 50:3, 52:12, 52:14, 55:11, 56:4, 66:3</p> <p><b>door</b> [2] - 14:10, 74:23</p> <p><b>double</b> [7] - 59:14, 61:22, 79:19, 80:3, 81:14, 81:16, 83:23</p> <p><b>doubt</b> [1] - 66:9</p> <p><b>down</b> [12] - 44:7, 44:20, 47:21, 55:22, 68:11, 73:4, 76:14, 77:3, 77:24, 77:25, 78:10, 81:18</p> <p><b>Downes</b> [1] - 9:3</p> <p><b>downes</b> [1] - 9:8</p> <p><b>DOWNES</b> [20] - 9:24, 10:3, 10:7, 11:6, 11:10, 11:22, 13:5, 13:20, 14:3, 16:22, 22:22, 23:6, 23:23, 24:2, 24:21, 25:5, 25:14, 25:19, 25:22, 31:3</p> <p><b>DOYLE</b> [5] - 4:19, 6:15, 7:5, 8:19, 8:23</p> <p><b>Doyle</b> [3] - 4:8, 4:22, 7:24</p> <p><b>draft</b> [1] - 57:17</p> <p><b>drawing</b> [2] - 68:3, 80:16</p> <p><b>drawn</b> [1] - 49:9</p> <p><b>Drive</b> [1] - 4:10</p> <p><b>driveway</b> [9] - 4:15, 5:9, 14:9, 19:23, 21:7, 43:25, 46:20, 80:23, 83:18</p> <p><b>driveways</b> [3] - 43:14,</p>	<p>84:2, 84:6</p> <p><b>Duryea</b> [2] - 2:9, 7:11</p> <p><b>DURYEA</b> [80] - 3:19, 7:17, 16:11, 16:14, 16:18, 17:3, 19:8, 19:16, 19:20, 19:24, 20:5, 20:7, 20:11, 20:23, 21:9, 23:9, 31:2, 39:18, 39:21, 39:25, 40:6, 40:11, 40:15, 40:22, 40:24, 41:7, 41:12, 41:14, 41:17, 41:20, 41:23, 42:2, 42:7, 42:10, 44:5, 44:12, 44:15, 47:7, 47:13, 47:16, 47:22, 48:3, 48:9, 48:12, 48:16, 48:20, 48:24, 49:3, 53:13, 57:9, 58:18, 59:17, 60:17, 60:21, 60:25, 61:7, 61:10, 61:21, 62:17, 62:20, 62:25, 63:4, 63:7, 63:10, 65:10, 67:15, 67:22, 68:5, 73:8, 73:11, 73:15, 76:18, 76:21, 76:23, 78:3, 79:19, 83:10, 87:5, 88:10, 89:6</p> <p><b>dwelling</b> [1] - 54:5</p> <p style="text-align: center;"><b>E</b></p> <p><b>e-mail</b> [1] - 37:9</p> <p><b>early</b> [1] - 39:3</p> <p><b>Earth</b> [1] - 80:7</p> <p><b>easement</b> [13] - 12:24, 13:17, 15:15, 15:16, 16:2, 16:4, 16:15, 18:16, 19:11, 21:2, 21:5, 21:8</p> <p><b>easements</b> [1] - 18:22</p> <p><b>east</b> [2] - 44:7, 75:6</p> <p><b>easy</b> [1] - 18:7</p> <p><b>eat</b> [1] - 70:21</p> <p><b>edge</b> [6] - 65:5, 65:12, 68:19, 69:2, 78:13, 88:12</p> <p><b>EDWARDS</b> [25] - 3:21, 8:5, 12:13, 12:17, 15:25, 16:8, 16:12, 17:6, 18:3, 18:7, 18:10, 18:13, 26:17, 42:18, 52:18, 52:21, 53:7, 53:10, 61:24, 64:4, 64:7, 69:8, 85:19, 85:24, 86:16</p> <p><b>Edwards</b> [1] - 2:10</p> <p><b>effectively</b> [1] - 33:17</p>	<p><b>efficiency</b> [1] - 51:21</p> <p><b>efficient</b> [1] - 43:17</p> <p><b>efficiently</b> [1] - 51:18</p> <p><b>eight</b> [3] - 68:11, 77:25, 78:12</p> <p><b>either</b> [1] - 25:24</p> <p><b>electronic</b> [2] - 1:19, 91:6</p> <p><b>elements</b> [2] - 54:17, 59:10</p> <p><b>elevation</b> [8] - 28:19, 67:17, 67:23, 68:6, 75:19, 76:24, 77:4, 82:8</p> <p><b>elevation's</b> [2] - 73:9, 76:11</p> <p><b>elevations</b> [3] - 57:16, 66:21, 68:3</p> <p><b>elsewhere</b> [1] - 49:21</p> <p><b>end</b> [2] - 76:5, 89:17</p> <p><b>ended</b> [1] - 69:22</p> <p><b>ends</b> [1] - 44:10</p> <p><b>engineer</b> [1] - 63:20</p> <p><b>entertaining</b> [1] - 88:21</p> <p><b>entire</b> [3] - 70:6, 77:11, 86:14</p> <p><b>entitled</b> [3] - 22:13, 24:15, 24:17</p> <p><b>entrance</b> [2] - 45:25, 83:20</p> <p><b>entrances</b> [1] - 80:23</p> <p><b>environmental</b> [3] - 6:3, 67:4, 83:3</p> <p><b>Environmental</b> [1] - 2:12</p> <p><b>equidistant</b> [1] - 7:13</p> <p><b>equipment</b> [8] - 11:21, 12:2, 12:4, 12:9, 26:20, 66:11, 73:15, 91:6</p> <p><b>equipment's</b> [1] - 73:12</p> <p><b>Erika</b> [3] - 2:14, 9:12, 10:3</p> <p><b>Ernest</b> [1] - 2:5</p> <p><b>erosion</b> [1] - 44:18</p> <p><b>ERRATA</b> [1] - 90:2</p> <p><b>especially</b> [2] - 10:15, 13:18</p> <p><b>Esq</b> [2] - 2:11, 4:9</p> <p><b>essentially</b> [1] - 45:6</p> <p><b>establish</b> [1] - 38:9</p> <p><b>establishment</b> [1] - 4:16</p> <p><b>estate</b> [4] - 32:23, 32:25, 34:23, 63:23</p> <p><b>et</b> [2] - 19:2, 83:20</p> <p><b>evening</b> [2] - 4:19, 31:12</p>
---	---	--	---	--

<b>event</b> [3] - 33:23, 46:9, 49:22 <b>exact</b> [1] - 10:23 <b>exactly</b> [8] - 16:2, 18:4, 18:10, 19:12, 19:15, 20:8, 22:25, 71:5 <b>excavating</b> [1] - 66:12 <b>excited</b> [2] - 76:4, 76:16 <b>excuse</b> [1] - 28:16 <b>exist</b> [1] - 34:4 <b>existence</b> [1] - 43:14 <b>existing</b> [13] - 4:15, 6:7, 22:18, 25:10, 35:8, 35:21, 35:23, 35:25, 36:2, 36:6, 58:8, 72:11, 79:25 <b>exists</b> [4] - 6:23, 36:20, 49:6, 49:20 <b>expand</b> [2] - 10:14, 14:14 <b>expectation</b> [1] - 56:4 <b>expeditious</b> [1] - 82:22 <b>exposed</b> [1] - 66:18 <b>extend</b> [3] - 53:25, 54:14, 87:23 <b>extended</b> [1] - 88:4 <b>extension</b> [1] - 54:3 <b>extensions</b> [1] - 60:6 <b>exterior</b> [1] - 68:3 <b>extra</b> [1] - 10:20	62:13, 68:9, 68:11, 68:12, 68:16, 69:10, 69:15, 72:7, 74:15, 77:8, 77:25, 78:5 <b>felt</b> [1] - 57:11 <b>fence</b> [5] - 14:12, 15:9, 18:3, 18:4, 60:20 <b>Ferry</b> [1] - 1:9 <b>few</b> [5] - 28:8, 31:9, 61:12, 77:24, 81:15 <b>figure</b> [1] - 67:2 <b>figured</b> [1] - 70:17 <b>figuring</b> [1] - 66:21 <b>file</b> [1] - 70:18 <b>filed</b> [4] - 11:15, 32:3, 32:6, 43:9 <b>fine</b> [8] - 4:6, 8:12, 11:10, 12:2, 12:12, 24:4, 25:4, 79:10 <b>finished</b> [1] - 73:6 <b>first</b> [7] - 4:8, 10:10, 11:8, 70:20, 73:7, 74:13, 78:12 <b>five</b> [3] - 5:17, 6:15, 60:2 <b>flair</b> [1] - 76:6 <b>flatter</b> [1] - 63:14 <b>flip</b> [1] - 72:16 <b>floor</b> [5] - 57:15, 73:7, 74:13, 75:15, 78:12 <b>folks</b> [4] - 18:24, 31:4, 51:24, 82:3 <b>follow</b> [2] - 28:14, 28:17 <b>foot</b> [2] - 48:13, 66:24 <b>footages</b> [1] - 74:17 <b>footprint</b> [3] - 73:7, 74:12, 74:16 <b>footprint's</b> [1] - 75:11 <b>FOR</b> [2] - 90:2, 90:4 <b>foregoing</b> [1] - 91:3 <b>Forks</b> [1] - 55:2 <b>formal</b> [2] - 79:16, 84:15 <b>formalize</b> [1] - 46:18 <b>formally</b> [3] - 34:3, 36:11, 57:12 <b>forth</b> [1] - 64:23 <b>forward</b> [5] - 42:24, 43:4, 43:11, 72:4, 87:12 <b>fought</b> [1] - 70:20 <b>four</b> [6] - 28:24, 45:16, 45:23, 68:9, 75:12, 85:7 <b>fourth</b> [1] - 73:10 <b>frankly</b> [1] - 14:16 <b>Fresh</b> [1] - 9:2 <b>front</b> [11] - 10:15, 13:23, 14:10, 14:11,	19:7, 35:20, 72:6, 74:22, 75:19, 76:3, 76:9 <b>full</b> [2] - 57:10, 57:11 <b>fully</b> [3] - 58:14, 61:16, 85:2	<b>G</b>	<b>garage</b> [8] - 54:5, 61:15, 69:13, 70:12, 72:8, 75:2, 76:12 <b>general</b> [1] - 63:18 <b>generator</b> [3] - 10:11, 11:17, 25:24 <b>George</b> [6] - 2:13, 10:25, 30:17, 30:20, 70:17, 70:19 <b>GFA</b> [2] - 34:25, 70:23 <b>glass</b> [2] - 77:14, 77:15 <b>GLASSER</b> [28] - 56:14, 62:7, 63:12, 68:2, 68:8, 69:11, 69:16, 72:23, 73:13, 73:16, 73:25, 74:9, 76:20, 76:22, 77:2, 77:15, 78:4, 78:17, 78:19, 79:2, 80:8, 80:11, 81:22, 82:9, 82:12, 82:14, 86:6, 86:24 <b>Glasser</b> [1] - 56:14 <b>gonna</b> [51] - 3:12, 3:13, 7:19, 7:20, 11:7, 11:8, 13:19, 15:17, 15:21, 16:12, 17:12, 17:13, 19:9, 19:17, 22:16, 22:18, 23:15, 24:18, 25:7, 25:10, 25:17, 26:18, 28:20, 29:9, 29:13, 29:24, 41:10, 43:15, 45:14, 52:25, 53:5, 55:22, 59:3, 62:17, 62:21, 63:23, 65:24, 66:8, 66:23, 66:24, 67:7, 67:17, 73:3, 75:3, 75:11, 75:23, 76:5, 77:11, 78:9, 79:20 <b>Google</b> [1] - 80:7 <b>Government</b> [1] - 4:6 <b>grade</b> [9] - 6:14, 28:24, 29:5, 29:6, 29:7, 29:9, 68:9, 77:7, 77:24 <b>graded</b> [1] - 5:17 <b>gradient</b> [1] - 6:16 <b>grading</b> [2] - 29:24,	78:7 <b>gradual</b> [1] - 63:3 <b>grandfathered</b> [1] - 38:4 <b>granted</b> [1] - 22:24 <b>granting</b> [1] - 44:24 <b>grass</b> [3] - 7:16, 39:7, 39:8 <b>grasses</b> [1] - 58:9 <b>GRASSI</b> [7] - 56:20, 57:4, 64:18, 72:2, 72:15, 72:19, 78:18 <b>Grassi</b> [1] - 56:22 <b>Grassi's</b> [2] - 55:18, 71:24 <b>grave</b> [5] - 23:2, 23:10, 23:12, 23:19, 23:23 <b>great</b> [2] - 8:22, 74:25 <b>green</b> [1] - 38:19 <b>Greenberg</b> [1] - 4:21 <b>Gregory</b> [1] - 2:7 <b>ground</b> [2] - 12:14, 68:17 <b>guarantee</b> [1] - 51:19 <b>Gubitosi</b> [1] - 2:14 <b>GUBITOSI</b> [13] - 3:25, 8:9, 9:15, 9:19, 9:23, 10:5, 16:20, 21:17, 28:14, 28:17, 73:19, 73:22, 74:2 <b>guess</b> [1] - 79:19 <b>guessing</b> [1] - 59:25 <b>Gull</b> [1] - 81:19 <b>gunite</b> [1] - 66:6 <b>guy</b> [1] - 57:13 <b>guys</b> [9] - 17:2, 65:14, 65:23, 66:25, 67:14, 69:7, 72:17, 75:11, 84:18	<b>H</b>	<b>Hagn</b> [1] - 2:4 <b>Hagn's</b> [1] - 3:4 <b>Hajek</b> [4] - 2:12, 6:4, 13:9, 34:16 <b>hajek's</b> [1] - 50:7 <b>half</b> [1] - 62:12 <b>hands</b> [1] - 54:8 <b>handy</b> [1] - 24:24 <b>happy</b> [2] - 5:25, 87:2 <b>Harbor</b> [1] - 1:10 <b>hard</b> [3] - 16:13, 37:12, 86:16 <b>Haven</b> [7] - 3:3, 4:10, 32:2, 42:15, 43:6, 90:2, 91:4 <b>HAVEN</b> [1] - 1:6 <b>Haven's</b> [1] - 39:16 <b>hazard</b> [1] - 80:25	<b>headlight</b> [2] - 81:6, 81:21 <b>hear</b> [3] - 9:25, 10:3, 10:5 <b>hearing</b> [12] - 53:20, 53:22, 55:15, 55:20, 55:22, 56:5, 64:19, 64:23, 77:10, 87:16, 87:18, 87:22 <b>Hearing</b> [2] - 90:2, 90:3 <b>heavily</b> [1] - 19:18 <b>height</b> [3] - 35:17, 76:11, 76:17 <b>Held</b> [2] - 1:9, 1:11 <b>held</b> [1] - 91:5 <b>helpful</b> [3] - 67:18, 80:20, 84:10 <b>hesitate</b> [1] - 22:4 <b>high</b> [1] - 84:4 <b>higher</b> [4] - 81:23, 82:8, 82:9, 82:11 <b>Highway</b> [1] - 31:13 <b>Hills</b> [2] - 32:2, 42:16 <b>historically</b> [1] - 84:10 <b>hit</b> [1] - 29:9 <b>HOA</b> [10] - 16:11, 16:15, 16:17, 16:18, 16:22, 40:17, 41:6, 42:14, 47:18 <b>HOAs</b> [7] - 40:13, 41:3, 41:9, 41:18, 42:9, 42:13, 42:15 <b>hold</b> [2] - 6:24, 13:6 <b>Hollander</b> [1] - 7:8 <b>home</b> [1] - 61:17 <b>honestly</b> [3] - 21:3, 49:4, 81:13 <b>honor</b> [1] - 64:16 <b>hopefully</b> [1] - 77:9 <b>house</b> [29] - 10:18, 13:24, 14:10, 14:11, 26:13, 26:15, 27:11, 27:17, 27:24, 28:9, 61:6, 62:3, 62:5, 62:14, 66:23, 69:10, 69:14, 69:20, 69:23, 72:18, 74:12, 74:21, 75:20, 76:13, 77:11, 80:2, 88:15 <b>houses</b> [1] - 20:2	<b>I</b>	<b>I/A</b> [5] - 45:15, 46:10, 46:19, 63:20, 64:3 <b>idea</b> [2] - 66:2, 84:17 <b>identical</b> [1] - 28:7 <b>illegal</b> [1] - 88:5 <b>impact</b> [5] - 11:17,
---	--	--	----------	---	--	----------	--	---	----------	--

13:19, 18:24, 18:25, 83:21 <b>impacted</b> [1] - 44:20 <b>important</b> [6] - 21:23, 34:6, 50:14, 59:7, 76:9, 82:17 <b>improved</b> [1] - 32:25 <b>improvements</b> [4] - 5:3, 7:22, 34:12, 41:2 <b>inaccurate</b> [2] - 22:2, 22:20 <b>inaudible</b> [5] - 9:9, 39:4, 74:21, 75:20, 77:17 <b>inaudible</b> [4] - 46:24, 72:25, 73:17, 77:9 <b>inches</b> [3] - 24:6, 65:18, 65:19 <b>include</b> [2] - 48:5, 59:5 <b>included</b> [2] - 10:12, 44:6 <b>including</b> [1] - 4:14 <b>independent</b> [3] - 33:10, 33:15, 34:22 <b>infinite</b> [1] - 27:23 <b>infinity</b> [3] - 65:12, 68:18, 69:2 <b>information</b> [1] - 13:7 <b>informed</b> [1] - 13:4 <b>inherited</b> [1] - 71:21 <b>inputs</b> [2] - 39:10 <b>inspected</b> [3] - 29:18, 29:19, 29:22 <b>Inspector</b> [1] - 2:13 <b>inspector</b> [2] - 14:22, 29:15 <b>instead</b> [1] - 43:7 <b>intended</b> [1] - 32:20 <b>intention</b> [1] - 33:4 <b>interesting</b> [3] - 31:20, 40:20, 88:23 <b>introduce</b> [2] - 39:7, 56:13 <b>involved</b> [2] - 32:11, 50:4 <b>involvement</b> [1] - 42:8 <b>issue</b> [8] - 22:10, 22:12, 43:4, 50:23, 51:8, 70:16, 70:19, 83:3 <b>issued</b> [1] - 10:25 <b>issues</b> [3] - 26:8, 81:6, 81:21 <b>it'll</b> [6] - 6:10, 29:5, 29:6, 63:25, 66:10 <b>item</b> [1] - 10:21 <b>itself</b> [1] - 40:3	<b>J</b> <b>jam</b> [1] - 82:21 <b>January</b> [1] - 57:21 <b>Jason</b> [1] - 35:7 <b>job</b> [1] - 76:5 <b>join</b> [1] - 57:2 <b>joining</b> [1] - 4:3 <b>jumped</b> [1] - 12:23 <b>junior</b> [1] - 75:5	<b>K</b> <b>keep</b> [3] - 34:22, 78:8, 85:20 <b>kilowatt</b> [2] - 12:20, 12:21 <b>kind</b> [13] - 7:12, 13:2, 17:20, 19:14, 20:8, 29:3, 31:19, 66:22, 68:5, 74:9, 76:13, 76:17, 77:22 <b>kitchen</b> [1] - 75:2 <b>knows</b> [2] - 6:3, 7:19 <b>Kohler</b> [1] - 12:21 <b>Kopelson</b> [2] - 2:6, 4:2 <b>KOPELSON</b> [13] - 8:11, 9:12, 9:18, 15:8, 15:12, 21:12, 21:19, 26:23, 74:7, 87:11, 89:8, 89:11, 89:14 <b>Kylie</b> [1] - 46:6 <b>kylie</b> [1] - 46:7	<b>L</b> <b>landscape</b> [2] - 73:16, 76:15 <b>Landscape</b> [1] - 31:18 <b>landscaping</b> [1] - 79:14 <b>landward</b> [2] - 7:9, 66:13 <b>larger</b> [3] - 7:4, 22:24, 51:2 <b>last</b> [5] - 7:11, 22:20, 49:9, 83:10, 85:6 <b>lawn</b> [8] - 10:15, 14:6, 38:17, 38:20, 38:22, 39:4, 86:20 <b>lawnmower</b> [2] - 50:25, 86:21 <b>leads</b> [1] - 6:7 <b>learned</b> [1] - 38:11 <b>least</b> [5] - 5:3, 5:20, 13:14, 43:22, 49:13 <b>leave</b> [1] - 51:22 <b>ledge</b> [1] - 76:6 <b>ledger</b> [1] - 66:22	<b>left</b> [2] - 21:14, 21:18 <b>legal</b> [2] - 49:10, 82:25 <b>less</b> [9] - 6:9, 20:14, 25:12, 34:9, 35:17, 51:13, 61:17, 62:4, 62:13 <b>level</b> [2] - 72:24, 73:6 <b>licensed</b> [1] - 35:6 <b>light</b> [1] - 70:18 <b>lighting</b> [2] - 78:15, 79:6 <b>likely</b> [2] - 43:18, 66:21 <b>limit</b> [1] - 59:23 <b>limiting</b> [1] - 60:20 <b>line</b> [12] - 7:9, 7:10, 14:12, 15:9, 15:10, 35:15, 35:18, 50:10, 66:11, 67:9, 77:22 <b>lines</b> [1] - 77:18 <b>Lisa</b> [1] - 54:21 <b>lisa</b> [1] - 55:2 <b>lists</b> [1] - 39:16 <b>LLC</b> [1] - 4:8 <b>LN</b> [1] - 90:4 <b>locate</b> [1] - 10:11 <b>located</b> [2] - 4:9, 72:8 <b>locating</b> [1] - 25:24 <b>location</b> [7] - 10:12, 10:24, 11:2, 26:8, 28:4, 63:21, 80:23 <b>look</b> [14] - 17:13, 17:17, 23:5, 24:16, 24:22, 25:12, 33:14, 37:12, 50:24, 62:8, 71:2, 72:18, 80:6, 87:11 <b>looked</b> [1] - 8:11 <b>looking</b> [6] - 10:10, 12:7, 64:4, 75:6, 81:10 <b>looks</b> [3] - 6:12, 7:2, 82:15 <b>lot's</b> [1] - 49:11 <b>lower</b> [1] - 73:4 <b>lump</b> [1] - 30:3	90:3, 91:5 <b>Marvin</b> [1] - 75:22 <b>mass</b> [1] - 62:2 <b>massing</b> [1] - 76:14 <b>master</b> [2] - 75:5, 75:16 <b>matter</b> [2] - 45:16, 52:22 <b>mature</b> [1] - 24:9 <b>maxed</b> [1] - 27:14 <b>meadow</b> [4] - 38:10, 39:8, 50:24 <b>mean</b> [14] - 15:11, 26:14, 36:11, 55:17, 64:9, 73:23, 79:21, 82:14, 82:23, 82:25, 83:13, 83:15, 83:17, 88:18 <b>meaning</b> [1] - 33:9 <b>meant</b> [2] - 38:3, 68:5 <b>meantime</b> [1] - 57:7 <b>meeting</b> [12] - 6:5, 7:12, 8:17, 25:8, 25:9, 50:18, 52:4, 52:6, 57:24, 82:21, 89:4, 89:7 <b>meets</b> [1] - 28:12 <b>member</b> [1] - 73:23 <b>Member</b> [4] - 2:6, 2:7, 2:9, 2:10 <b>members</b> [4] - 11:14, 13:15, 43:13, 57:25 <b>MEMBERS</b> [2] - 3:24, 89:16 <b>mention</b> [2] - 59:2, 71:20 <b>merge</b> [1] - 33:17 <b>merged</b> [10] - 32:18, 33:7, 33:9, 33:16, 33:18, 33:25, 34:23, 36:11, 42:5, 49:15 <b>merger</b> [2] - 34:2, 36:12 <b>merging</b> [1] - 40:18 <b>mess</b> [1] - 71:22 <b>met</b> [2] - 34:15, 60:8 <b>metes</b> [1] - 45:9 <b>methods</b> [1] - 67:5 <b>Michael</b> [1] - 9:10 <b>michael</b> [1] - 11:22 <b>MIDDLETON</b> [143] - 3:15, 4:4, 6:2, 6:19, 7:18, 8:14, 8:16, 8:22, 9:7, 9:11, 11:7, 11:12, 12:22, 13:12, 13:25, 14:21, 15:4, 15:10, 15:13, 16:3, 16:16, 16:23, 17:4, 17:8, 18:21, 20:16, 20:24, 21:11, 21:15,	21:21, 22:4, 22:12, 23:4, 23:12, 23:25, 24:4, 24:9, 25:4, 25:7, 25:15, 25:21, 26:2, 26:7, 28:2, 28:23, 29:8, 29:13, 30:9, 30:12, 30:19, 30:25, 31:5, 31:8, 33:19, 33:23, 37:5, 37:10, 37:17, 37:20, 42:21, 44:2, 44:10, 44:13, 44:17, 45:11, 45:22, 46:3, 46:7, 46:14, 46:22, 47:2, 47:5, 47:9, 47:19, 48:2, 49:4, 50:5, 50:11, 50:17, 51:3, 51:17, 51:23, 52:2, 52:15, 53:14, 53:17, 53:23, 55:6, 55:9, 55:15, 55:21, 55:25, 56:7, 56:9, 56:11, 56:24, 58:23, 60:3, 60:10, 60:23, 61:3, 65:5, 65:8, 65:20, 66:14, 67:3, 68:18, 68:21, 68:25, 70:8, 70:25, 71:6, 71:9, 71:13, 71:17, 72:5, 72:12, 74:5, 78:14, 78:23, 79:8, 79:12, 79:22, 80:19, 81:5, 81:12, 81:25, 82:23, 83:5, 83:17, 84:14, 85:5, 85:10, 85:15, 85:21, 86:8, 87:8, 87:13, 87:15, 87:19, 88:22, 89:2, 89:9 <b>Middleton</b> [1] - 44:22 <b>Middleton</b> [1] - 2:11 <b>might</b> [9] - 13:8, 15:4, 22:25, 29:4, 38:12, 80:19, 82:3, 84:19, 88:20 <b>Mill</b> [1] - 31:13 <b>minimum</b> [1] - 81:9 <b>minus</b> [1] - 39:5 <b>minutes</b> [1] - 3:16 <b>misleading</b> [1] - 22:5 <b>mix</b> [1] - 50:24 <b>mixture</b> [3] - 38:7, 39:8, 51:10 <b>modification</b> [1] - 52:12 <b>modifications</b> [2] - 4:13, 9:4 <b>moment</b> [1] - 58:6 <b>Montauk</b> [1] - 31:13 <b>month</b> [2] - 13:6, 87:12
	<b>M</b> <b>mail</b> [1] - 37:9 <b>main</b> [2] - 28:8, 69:14 <b>maintain</b> [3] - 69:17, 77:8, 78:11 <b>maintained</b> [1] - 33:2 <b>major</b> [2] - 51:7, 84:13 <b>manmade</b> [1] - 39:22 <b>Map</b> [1] - 4:11 <b>map</b> [5] - 32:2, 33:10, 33:12, 36:13, 42:6 <b>March</b> [4] - 1:13, 54:7,					



<p><b>most</b> [4] - 43:17, 43:18, 66:21</p> <p><b>mostly</b> [1] - 14:15</p> <p><b>motion</b> [4] - 3:19, 89:3, 89:6, 89:8</p> <p><b>move</b> [3] - 12:5, 12:8, 27:23</p> <p><b>moved</b> [3] - 27:20, 28:21, 69:9</p> <p><b>moves</b> [1] - 77:23</p> <p><b>moving</b> [3] - 42:24, 43:4, 43:10</p> <p><b>MR</b> [523] - 3:2, 3:11, 3:15, 3:17, 3:19, 3:20, 3:23, 4:4, 4:7, 4:19, 6:2, 6:15, 6:19, 7:2, 7:5, 7:17, 7:18, 8:3, 8:6, 8:11, 8:14, 8:15, 8:16, 8:19, 8:22, 8:23, 8:25, 9:7, 9:10, 9:11, 9:12, 9:18, 9:20, 9:24, 10:2, 10:3, 10:7, 11:3, 11:5, 11:6, 11:7, 11:10, 11:12, 11:20, 11:22, 11:24, 12:11, 12:12, 12:15, 12:18, 12:22, 13:5, 13:12, 13:20, 13:25, 14:3, 14:5, 14:8, 14:21, 15:3, 15:4, 15:6, 15:8, 15:10, 15:12, 15:13, 15:24, 16:3, 16:6, 16:10, 16:11, 16:14, 16:16, 16:18, 16:22, 16:23, 17:3, 17:4, 17:8, 17:15, 17:19, 17:23, 17:24, 17:25, 18:6, 18:9, 18:12, 18:14, 18:18, 18:19, 18:21, 19:5, 19:8, 19:14, 19:16, 19:18, 19:20, 19:21, 19:24, 19:25, 20:5, 20:6, 20:7, 20:8, 20:11, 20:12, 20:16, 20:23, 20:24, 21:9, 21:10, 21:11, 21:12, 21:15, 21:19, 21:21, 22:3, 22:4, 22:6, 22:7, 22:9, 22:12, 22:22, 23:4, 23:6, 23:9, 23:12, 23:23, 23:25, 24:2, 24:4, 24:8, 24:9, 24:21, 25:4, 25:5, 25:7, 25:14, 25:15, 25:19, 25:21, 25:22, 26:2, 26:6, 26:7, 26:10, 26:14, 26:21,</p>	<p>26:23, 26:25, 27:4, 27:7, 27:9, 27:10, 27:12, 27:13, 27:16, 27:18, 27:19, 27:22, 27:25, 28:2, 28:6, 28:16, 28:20, 28:23, 28:25, 29:8, 29:10, 29:13, 29:17, 29:23, 30:2, 30:3, 30:4, 30:6, 30:8, 30:9, 30:11, 30:12, 30:15, 30:19, 30:21, 30:25, 31:2, 31:3, 31:5, 31:6, 31:8, 31:11, 31:17, 31:19, 31:21, 31:22, 33:19, 33:21, 33:23, 33:25, 37:5, 37:8, 37:10, 37:16, 37:17, 37:18, 37:20, 37:21, 37:24, 39:18, 39:20, 39:21, 39:24, 39:25, 40:4, 40:6, 40:9, 40:11, 40:14, 40:15, 40:20, 40:22, 40:23, 40:24, 40:25, 41:7, 41:8, 41:12, 41:13, 41:14, 41:15, 41:17, 41:19, 41:20, 41:21, 41:23, 41:24, 42:2, 42:3, 42:7, 42:8, 42:10, 42:11, 42:19, 42:21, 43:20, 44:2, 44:3, 44:5, 44:8, 44:10, 44:12, 44:13, 44:15, 44:17, 44:21, 45:11, 45:18, 45:22, 46:3, 46:7, 46:13, 46:14, 46:15, 46:22, 46:25, 47:2, 47:4, 47:5, 47:7, 47:9, 47:11, 47:13, 47:14, 47:16, 47:17, 47:19, 47:22, 48:2, 48:3, 48:7, 48:9, 48:11, 48:12, 48:14, 48:16, 48:19, 48:20, 48:22, 48:24, 48:25, 49:3, 49:4, 49:23, 50:5, 50:6, 50:11, 50:12, 50:17, 50:19, 50:22, 51:3, 51:6, 51:9, 51:12, 51:14, 51:15, 51:16, 51:17, 51:20, 51:23, 51:25, 52:2, 52:8, 52:11, 52:13, 52:15, 52:16, 52:20, 53:4, 53:9, 53:11, 53:12, 53:13, 53:14, 53:16, 53:17, 53:21, 53:23, 54:15, 54:22, 54:24, 55:5,</p>	<p>55:6, 55:9, 55:13, 55:15, 55:16, 55:21, 55:24, 55:25, 56:3, 56:7, 56:9, 56:10, 56:11, 56:12, 56:14, 56:16, 56:18, 56:20, 56:22, 56:24, 57:2, 57:4, 57:9, 58:14, 58:18, 58:21, 58:23, 59:7, 59:17, 60:3, 60:10, 60:17, 60:21, 60:23, 60:25, 61:3, 61:7, 61:10, 61:12, 61:21, 62:7, 62:17, 62:19, 62:20, 62:25, 63:4, 63:7, 63:10, 63:12, 63:15, 63:22, 64:12, 64:18, 65:2, 65:5, 65:8, 65:10, 65:14, 65:17, 65:20, 65:21, 66:14, 66:16, 66:19, 67:3, 67:8, 67:15, 67:22, 68:2, 68:5, 68:8, 68:14, 68:18, 68:20, 68:21, 68:22, 68:25, 69:5, 69:11, 69:16, 70:2, 70:8, 70:11, 70:25, 71:5, 71:6, 71:8, 71:9, 71:11, 71:13, 71:16, 71:17, 71:19, 71:24, 72:2, 72:5, 72:10, 72:12, 72:13, 72:15, 72:19, 72:23, 73:8, 73:9, 73:11, 73:13, 73:15, 73:16, 73:25, 74:5, 74:7, 74:9, 76:18, 76:20, 76:21, 76:22, 76:23, 77:2, 77:13, 77:15, 78:3, 78:4, 78:14, 78:17, 78:18, 78:19, 78:23, 79:2, 79:8, 79:12, 79:19, 79:22, 80:8, 80:11, 80:19, 81:5, 81:9, 81:12, 81:22, 81:25, 82:5, 82:9, 82:11, 82:12, 82:13, 82:14, 82:16, 82:20, 82:23, 83:4, 83:5, 83:7, 83:10, 83:17, 84:12, 84:14, 85:2, 85:5, 85:10, 85:15, 85:21, 86:5, 86:6, 86:8, 86:10, 86:13, 86:18, 86:24, 87:5, 87:6, 87:8, 87:11, 87:13, 87:14, 87:15, 87:17, 87:19, 88:2, 88:8, 88:10, 88:17, 88:22, 88:24,</p>	<p>89:2, 89:5, 89:6, 89:8, 89:9, 89:11, 89:13, 89:14, 89:15</p> <p><b>MS</b> [93] - 3:21, 3:25, 8:5, 8:9, 9:15, 9:19, 9:23, 10:5, 12:13, 12:17, 15:25, 16:8, 16:12, 16:20, 17:6, 18:3, 18:7, 18:10, 18:13, 21:17, 26:17, 28:14, 28:17, 42:18, 45:19, 45:24, 46:6, 52:18, 52:21, 53:7, 53:10, 55:2, 55:8, 56:8, 57:5, 57:10, 58:17, 58:25, 59:15, 59:18, 60:9, 60:12, 60:19, 61:5, 61:8, 61:11, 61:24, 62:2, 62:15, 62:22, 63:3, 63:5, 63:9, 63:17, 63:24, 64:4, 64:6, 64:7, 64:14, 65:7, 65:16, 66:10, 67:20, 67:24, 69:8, 69:15, 70:5, 70:10, 72:7, 72:16, 72:21, 73:19, 73:22, 74:2, 79:5, 79:10, 79:13, 80:5, 80:10, 81:2, 82:18, 84:22, 85:9, 85:14, 85:18, 85:19, 85:23, 85:24, 86:4, 86:11, 86:16, 87:4, 88:20</p> <p><b>mudroom</b> [1] - 75:2</p> <p><b>mulch</b> [6] - 5:16, 6:10, 6:21, 6:24, 62:21, 62:22</p> <p><b>muted</b> [1] - 8:10</p>	<p><b>neighboring</b> [4] - 5:11, 19:2, 19:6, 21:13</p> <p><b>neighbors</b> [4] - 83:9, 83:14, 83:21, 84:13</p> <p><b>nets</b> [1] - 88:13</p> <p><b>never</b> [7] - 33:8, 42:6, 60:24, 60:25, 61:10, 71:20, 88:17</p> <p><b>new</b> [8] - 42:9, 54:4, 54:10, 54:11, 54:16, 54:20, 60:4, 85:25</p> <p><b>New</b> [4] - 1:10, 4:10, 4:22, 31:13</p> <p><b>next</b> [14] - 8:17, 13:6, 25:8, 25:9, 26:13, 31:6, 50:18, 53:15, 77:9, 82:4, 82:21, 84:18, 87:12, 89:4</p> <p><b>Nieroda</b> [1] - 31:16</p> <p><b>NIERODA</b> [6] - 31:17, 37:24, 39:24, 51:9, 51:14, 51:16</p> <p><b>Nieroda's</b> [1] - 36:24</p> <p><b>nonconforming</b> [1] - 72:11</p> <p><b>none</b> [1] - 61:3</p> <p><b>NORTH</b> [1] - 1:6</p> <p><b>North</b> [8] - 3:3, 4:10, 32:2, 39:16, 42:15, 43:5, 90:2, 91:4</p> <p><b>northern</b> [7] - 32:3, 32:25, 33:5, 34:21, 35:14, 35:16, 45:10</p> <p><b>Notary</b> [1] - 90:24</p> <p><b>note</b> [4] - 4:2, 9:7, 61:13, 70:15</p> <p><b>nothing</b> [3] - 24:12, 71:11, 89:2</p> <p><b>noticed</b> [2] - 11:13, 59:23</p> <p><b>November</b> [1] - 9:5</p> <p><b>NOW</b> [1] - 90:4</p> <p><b>number</b> [1] - 33:12</p> <p><b>numbers</b> [1] - 86:3</p>	
					<b>O</b>
					<p><b>oak</b> [1] - 24:10</p> <p><b>obtained</b> [1] - 34:14</p> <p><b>obviously</b> [6] - 27:17, 49:25, 59:19, 66:12, 74:24, 77:16</p> <p><b>odd</b> [1] - 14:17</p> <p><b>OF</b> [2] - 1:6, 90:2</p> <p><b>offered</b> [1] - 59:12</p> <p><b>official</b> [1] - 37:6</p> <p><b>offset</b> [1] - 81:10</p> <p><b>once</b> [2] - 49:18, 56:4</p> <p><b>one</b> [52] - 4:8, 9:13,</p>

9:17, 10:22, 11:12, 11:14, 11:16, 12:13, 13:15, 16:13, 16:25, 22:23, 23:2, 26:12, 26:19, 32:22, 34:23, 35:20, 36:13, 39:22, 40:17, 40:19, 41:22, 42:20, 43:3, 43:16, 43:19, 44:24, 45:2, 45:8, 45:24, 47:3, 49:13, 49:19, 49:20, 51:3, 52:18, 53:15, 57:25, 59:2, 59:9, 60:6, 60:7, 60:14, 60:18, 61:9, 61:13, 79:20, 80:13, 81:16, 84:8 <b>one's</b> [1] - 43:17 <b>ones</b> [2] - 31:9, 44:20 <b>onsite</b> [1] - 18:4 <b>Open</b> [1] - 4:6 <b>opens</b> [1] - 61:17 <b>oper</b> [1] - 41:21 <b>operate</b> [1] - 33:14 <b>operating</b> [1] - 41:22 <b>opinion</b> [1] - 83:15 <b>opportunity</b> [3] - 37:12, 43:24, 50:9 <b>opposed</b> [2] - 60:10, 61:13 <b>opposing</b> [1] - 83:25 <b>opposition</b> [1] - 84:20 <b>Order</b> [2] - 10:22, 30:17 <b>original</b> [9] - 10:13, 57:22, 58:12, 62:8, 62:13, 69:12, 72:8, 74:10, 80:9 <b>originally</b> [7] - 21:25, 31:23, 57:5, 58:10, 69:16, 73:2, 74:15 <b>Ormond</b> [1] - 35:7 <b>ornamental</b> [1] - 14:25 <b>ourselves</b> [1] - 53:6 <b>outside</b> [3] - 33:13, 59:9, 88:14 <b>overcleared</b> [2] - 15:20, 38:6 <b>overclearing</b> [1] - 36:20 <b>overlapping</b> [1] - 52:24 <b>overlook</b> [1] - 75:3 <b>overlooking</b> [2] - 75:6, 82:15 <b>own</b> [4] - 33:12, 33:13, 45:25, 75:17 <b>owned</b> [3] - 5:11, 32:8, 47:18 <b>owner</b> [5] - 44:25,	45:18, 49:25, 54:10, 64:20 <b>Owner/Brian</b> [1] - 4:8 <b>owners</b> [2] - 54:11, 57:23 <b>ownership</b> [1] - 32:9  <b>P</b> <b>p.m</b> [1] - 1:13 <b>package</b> [1] - 39:13 <b>pad</b> [2] - 12:16, 12:18 <b>page</b> [1] - 73:10 <b>painted</b> [1] - 75:23 <b>pantry</b> [1] - 75:2 <b>parcel</b> [7] - 10:22, 19:6, 33:6, 34:22, 45:3, 47:12, 49:13 <b>parcels</b> [4] - 19:2, 32:4, 34:9, 80:21 <b>parking</b> [1] - 47:20 <b>part</b> [9] - 16:20, 40:12, 43:5, 47:7, 48:4, 53:7, 64:14, 68:15 <b>past</b> [2] - 60:11, 79:24 <b>path</b> [6] - 4:16, 5:16, 6:7, 7:12, 23:16, 62:18 <b>patined</b> [1] - 75:21 <b>patio</b> [1] - 73:4 <b>patios</b> [1] - 73:3 <b>pattern</b> [1] - 6:10 <b>paver</b> [1] - 5:9 <b>people</b> [4] - 50:24, 82:7, 84:4, 84:16 <b>percent</b> [13] - 6:15, 22:13, 22:14, 22:16, 22:20, 24:15, 24:17, 24:19, 38:3, 38:12, 38:13, 38:16, 74:18 <b>percent's</b> [1] - 74:19 <b>perfect</b> [1] - 38:8 <b>Perfection</b> [1] - 75:21 <b>permission</b> [1] - 34:8 <b>Permits</b> [1] - 55:3 <b>permitted</b> [1] - 36:8 <b>PG</b> [1] - 90:4 <b>pick</b> [8] - 5:6, 10:19, 15:17, 15:21, 22:15, 22:19, 24:18, 43:16 <b>picture</b> [3] - 39:13, 50:4, 64:8 <b>pilings</b> [1] - 29:19 <b>place</b> [3] - 6:24, 26:11, 71:21 <b>placed</b> [1] - 27:3 <b>Plan</b> [1] - 87:21 <b>plan</b> [46] - 4:12, 5:4, 7:7, 9:4, 10:13, 10:24, 17:17, 17:20,	22:14, 28:15, 28:18, 32:11, 34:20, 35:3, 36:23, 44:6, 46:23, 50:9, 52:23, 52:25, 54:16, 55:11, 56:2, 57:7, 57:16, 57:18, 57:20, 58:4, 59:23, 61:13, 61:14, 62:8, 64:5, 64:8, 64:21, 64:24, 67:25, 69:12, 70:17, 73:19, 74:11, 79:14, 79:15, 81:3, 86:2, 87:23 <b>plane</b> [2] - 35:3, 35:13 <b>planning</b> [1] - 79:13 <b>PLANNING</b> [1] - 1:5 <b>Planning</b> [7] - 2:12, 3:3, 32:16, 54:3, 54:19, 90:2, 91:4 <b>plans</b> [6] - 15:22, 57:11, 57:15, 62:12, 71:7, 72:17 <b>plant</b> [4] - 39:9, 39:16, 51:10, 51:11 <b>planted</b> [1] - 65:3 <b>planting</b> [6] - 50:9, 52:23, 57:18, 57:19, 58:4, 86:2 <b>plants</b> [3] - 7:4, 39:15, 51:2 <b>Pledge</b> [2] - 3:7, 3:9 <b>plus</b> [1] - 39:5 <b>plywood</b> [2] - 66:5, 66:7 <b>point</b> [15] - 5:23, 15:20, 21:23, 23:3, 23:22, 32:7, 35:14, 39:23, 60:13, 77:5, 78:5, 78:6, 80:18, 87:25, 88:6 <b>Point</b> [2] - 42:16, 43:6 <b>points</b> [2] - 59:3, 77:7 <b>policy</b> [1] - 78:24 <b>pond</b> [5] - 32:12, 39:22, 40:3, 40:6 <b>Pond</b> [1] - 9:2 <b>pool</b> [37] - 10:23, 10:25, 11:21, 11:25, 12:4, 12:9, 26:20, 27:10, 27:16, 27:20, 27:23, 27:24, 28:4, 28:7, 28:9, 28:15, 28:18, 30:18, 54:6, 59:21, 65:11, 65:15, 65:16, 65:19, 65:25, 66:3, 66:18, 69:23, 70:2, 73:5, 73:12, 73:15, 75:4, 76:19, 76:24, 86:14 <b>Pool</b> [1] - 28:5	<b>pool's</b> [1] - 78:13 <b>pools</b> [1] - 85:10 <b>porch</b> [1] - 75:3 <b>portion</b> [1] - 13:21 <b>position</b> [8] - 37:23, 41:3, 42:5, 50:20, 54:16, 83:2, 85:17, 85:20 <b>possible</b> [1] - 9:13 <b>POYER</b> [52] - 55:2, 55:8, 56:8, 57:5, 57:10, 58:17, 58:25, 59:15, 59:18, 60:9, 60:12, 60:19, 61:5, 61:8, 61:11, 62:2, 62:15, 62:22, 63:3, 63:5, 63:9, 63:17, 63:24, 64:6, 64:14, 65:7, 65:16, 66:10, 67:20, 67:24, 69:15, 70:5, 70:10, 72:7, 72:16, 72:21, 79:5, 79:10, 79:13, 80:5, 80:10, 81:2, 82:18, 84:22, 85:9, 85:14, 85:18, 85:23, 86:4, 86:11, 87:4, 88:20 <b>Poyer</b> [1] - 55:2 <b>practice</b> [1] - 41:25 <b>pre</b> [2] - 5:2, 72:11 <b>pre-application</b> [1] - 5:2 <b>pre-existing</b> [1] - 72:11 <b>precedent</b> [1] - 18:20 <b>prefer</b> [1] - 62:24 <b>preferred</b> [1] - 58:2 <b>prefers</b> [1] - 12:7 <b>preliminary</b> [3] - 55:23, 57:6, 87:21 <b>prepare</b> [1] - 57:8 <b>prepared</b> [9] - 35:6, 37:13, 38:6, 38:14, 44:23, 57:16, 57:18, 84:18, 91:5 <b>present</b> [3] - 4:4, 78:21, 82:3 <b>Present</b> [1] - 2:6 <b>presented</b> [3] - 8:2, 21:25, 35:5 <b>presume</b> [1] - 55:19 <b>pretty</b> [7] - 20:3, 26:15, 63:2, 66:2, 73:5, 75:12, 77:19 <b>previous</b> [3] - 49:25, 58:16, 64:18 <b>previously</b> [2] - 7:6, 41:5 <b>principal</b> [5] - 35:20, 35:21, 43:2, 49:16,	74:13 <b>proactive</b> [1] - 38:13 <b>problem</b> [7] - 11:25, 25:17, 27:3, 30:22, 43:12, 46:16, 49:20 <b>problematic</b> [1] - 84:7 <b>problems</b> [1] - 43:10 <b>Proceedings</b> [2] - 91:3, 91:8 <b>proceedings</b> [1] - 1:19 <b>project</b> [2] - 9:2, 60:20 <b>project-limiting</b> [1] - 60:20 <b>proof</b> [1] - 34:19 <b>properly</b> [2] - 25:20, 43:9 <b>properties</b> [5] - 18:23, 44:5, 61:18, 61:22, 81:23 <b>property</b> [17] - 4:9, 4:24, 5:11, 5:19, 17:2, 20:4, 21:13, 21:18, 32:19, 38:25, 39:2, 40:19, 44:25, 45:6, 45:12, 48:10, 54:7 <b>proposal</b> [1] - 84:15 <b>proposals</b> [1] - 85:7 <b>propose</b> [2] - 25:18, 35:15 <b>proposed</b> [13] - 5:3, 6:8, 6:10, 6:21, 11:17, 38:24, 56:2, 58:10, 59:20, 61:13, 74:16, 80:15, 81:18 <b>Proposed</b> [1] - 28:4 <b>proposes</b> [2] - 4:12, 9:3 <b>proposing</b> [9] - 5:6, 5:13, 15:13, 20:17, 20:19, 20:25, 45:8, 84:24, 87:2 <b>proved</b> [1] - 70:21 <b>provide</b> [3] - 22:17, 67:4, 79:6 <b>Provided</b> [1] - 89:17 <b>provided</b> [4] - 12:25, 34:10, 36:14, 36:22 <b>Public</b> [1] - 90:24 <b>pull</b> [2] - 67:9, 82:18 <b>purchase</b> [1] - 49:24 <b>purchased</b> [2] - 14:17, 33:4 <b>purchaser's</b> [1] - 43:22 <b>pursuant</b> [1] - 32:18 <b>push</b> [1] - 55:22 <b>pushed</b> [1] - 69:20 <b>pushing</b> [1] - 69:23 <b>put</b> [11] - 7:21, 9:13,
---	---	--	---	--

10:23, 11:18, 12:2, 12:5, 17:2, 26:25, 54:12, 55:12, 66:6 <b>putting</b> [3] - 14:23, 62:10, 84:11 <b>pyramid</b> [1] - 35:11	<b>red</b> [1] - 75:20 <b>redoing</b> [1] - 52:22 <b>reduce</b> [5] - 15:14, 17:5, 19:10, 19:17 <b>reduced</b> [1] - 18:22 <b>reducing</b> [3] - 12:24, 13:16, 20:21 <b>reduction</b> [3] - 18:17, 20:19, 20:25 <b>regarding</b> [1] - 30:17 <b>regulations</b> [1] - 35:13 <b>reiterating</b> [1] - 51:7 <b>relation</b> [1] - 5:8 <b>remain</b> [1] - 33:10 <b>remaining</b> [1] - 36:18 <b>remains</b> [2] - 38:20, 38:22 <b>remember</b> [4] - 23:9, 23:11, 80:12, 80:16 <b>removal</b> [1] - 4:14 <b>remove</b> [10] - 5:14, 15:14, 23:19, 38:9, 39:6, 39:7, 39:9, 49:18, 66:7, 84:24 <b>removed</b> [4] - 23:24, 38:18, 53:2, 60:16 <b>removing</b> [2] - 23:17, 59:6 <b>renderings</b> [1] - 77:10 <b>replace</b> [1] - 5:16 <b>replanted</b> [1] - 46:17 <b>report</b> [4] - 13:8, 13:13, 37:6, 51:5 <b>repose</b> [1] - 78:6 <b>representative</b> [1] - 54:9 <b>represents</b> [1] - 54:11 <b>requested</b> [1] - 54:2 <b>require</b> [5] - 26:4, 42:24, 45:17, 46:10, 61:14 <b>required</b> [3] - 35:24, 43:19, 91:6 <b>requirement</b> [1] - 78:24 <b>requirements</b> [3] - 16:25, 28:13, 60:7 <b>reservation</b> [1] - 34:7 <b>resolution</b> [1] - 8:17 <b>respect</b> [16] - 5:4, 5:20, 5:21, 6:6, 12:24, 13:2, 15:22, 21:22, 28:3, 36:19, 37:7, 53:19, 54:20, 60:5, 82:24, 85:16 <b>respected</b> [2] - 54:19, 59:11 <b>respectively</b> [1] - 31:25 <b>respects</b> [4] - 34:25,	36:9, 36:16, 58:15 <b>rest</b> [1] - 70:13 <b>restriction</b> [1] - 25:2 <b>Restrictions</b> [2] - 40:16, 49:8 <b>restrictions</b> [1] - 5:23 <b>result</b> [2] - 32:15, 54:8 <b>return</b> [1] - 34:9 <b>reveg</b> [2] - 86:14, 86:17 <b>revegetate</b> [3] - 7:15, 43:25, 60:2 <b>revegetated</b> [4] - 5:7, 36:22, 64:13 <b>revegetating</b> [1] - 5:9 <b>revegetation</b> [6] - 4:17, 5:5, 14:24, 25:18, 36:22, 64:24 <b>revetment</b> [2] - 7:21, 44:6 <b>Review</b> [1] - 87:21 <b>review</b> [3] - 55:25, 57:13, 67:5 <b>reviewed</b> [2] - 50:8, 52:7 <b>reviewing</b> [1] - 8:20 <b>revise</b> [1] - 50:9 <b>reworked</b> [1] - 75:9 <b>rid</b> [1] - 46:19 <b>Road</b> [2] - 1:9, 9:2 <b>road</b> [2] - 16:7, 62:16 <b>Robertson</b> [2] - 4:10, 5:10 <b>roof</b> [1] - 77:17 <b>room</b> [6] - 14:20, 18:11, 27:21, 64:2, 74:25 <b>rose</b> [1] - 39:17 <b>roughly</b> [3] - 68:9, 74:14, 74:23 <b>ruined</b> [1] - 68:24 <b>run</b> [1] - 29:14	<b>schedule</b> [1] - 3:13 <b>Schieferstein</b> [1] - 2:5 <b>SCHIEFERSTEIN</b> [64] - 3:2, 3:11, 3:17, 3:20, 3:23, 4:7, 7:2, 8:3, 8:6, 8:15, 8:25, 9:20, 10:2, 11:3, 11:20, 12:11, 14:5, 17:19, 17:24, 18:14, 18:19, 21:10, 22:7, 24:8, 26:10, 27:4, 27:9, 27:12, 27:16, 27:19, 27:25, 29:23, 30:3, 30:6, 30:11, 31:6, 31:21, 50:22, 51:6, 51:12, 51:15, 51:25, 52:11, 53:12, 54:22, 56:12, 63:15, 63:22, 66:16, 77:13, 82:5, 82:11, 82:13, 82:16, 83:4, 83:7, 84:12, 86:10, 87:6, 87:14, 88:24, 89:5, 89:13, 89:15 <b>sconces</b> [2] - 78:20, 79:6 <b>scott</b> [1] - 22:22 <b>Scott</b> [2] - 2:11, 42:3 <b>screen</b> [2] - 9:13, 26:18 <b>Sea</b> [1] - 81:19 <b>sealed</b> [1] - 38:6 <b>second</b> [7] - 3:20, 3:22, 8:25, 10:14, 75:15, 89:10, 89:11 <b>section</b> [2] - 82:7, 86:14 <b>see</b> [36] - 11:24, 13:9, 14:2, 16:8, 17:6, 17:12, 17:18, 18:8, 20:24, 21:19, 25:8, 25:10, 32:12, 32:23, 34:18, 47:14, 47:20, 52:24, 56:24, 58:2, 58:19, 62:11, 72:20, 73:24, 74:8, 76:2, 77:3, 77:4, 77:5, 77:11, 77:21, 77:23, 83:23, 88:19, 88:21 <b>seed</b> [4] - 38:7, 39:8, 51:10 <b>seeded</b> [2] - 38:15, 38:23 <b>seeing</b> [2] - 38:19, 87:12 <b>segregate</b> [1] - 34:21 <b>send</b> [3] - 23:7, 24:23, 24:25 <b>sense</b> [5] - 21:4, 26:24, 50:11, 56:9,	56:11 <b>sent</b> [1] - 22:14 <b>separate</b> [7] - 33:5, 35:16, 42:25, 43:6, 45:25, 47:11, 49:14 <b>septic</b> [4] - 63:16, 63:17, 63:19, 79:15 <b>serpentine</b> [1] - 6:9 <b>set</b> [1] - 57:11 <b>setback</b> [10] - 4:14, 7:6, 35:25, 46:24, 47:23, 59:24, 62:9, 62:10, 72:6 <b>setbacks</b> [4] - 17:22, 35:2, 35:19, 47:6 <b>setting</b> [1] - 18:20 <b>seven</b> [4] - 45:13, 45:17, 70:18, 78:11 <b>several</b> [2] - 66:4, 73:4 <b>share</b> [1] - 57:9 <b>shed</b> [1] - 61:18 <b>SHEET</b> [1] - 90:2 <b>shingle</b> [2] - 74:21, 75:20 <b>shingle-style</b> [2] - 74:21, 75:20 <b>shoot</b> [1] - 66:6 <b>shoreline</b> [1] - 7:20 <b>SHOULD</b> [1] - 90:4 <b>show</b> [8] - 5:2, 34:24, 39:14, 59:15, 60:12, 74:4, 80:5, 80:10 <b>showed</b> [2] - 59:23, 80:13 <b>showing</b> [1] - 7:8 <b>shown</b> [2] - 58:8, 84:13 <b>shows</b> [3] - 35:12, 58:6, 64:9 <b>shrubbery</b> [1] - 7:3 <b>shrubs</b> [1] - 51:11 <b>side</b> [17] - 20:18, 20:22, 35:22, 35:25, 43:22, 44:7, 63:14, 65:14, 65:15, 65:19, 66:13, 66:20, 68:23, 69:24, 76:12, 77:4, 84:2 <b>sides</b> [1] - 44:4 <b>siding</b> [1] - 75:22 <b>Signature</b> [1] - 90:19 <b>significant</b> [1] - 23:18 <b>significantly</b> [1] - 7:15 <b>similar</b> [3] - 63:21, 69:21, 77:18 <b>simple</b> [1] - 77:17 <b>simply</b> [1] - 56:5 <b>single</b> [1] - 81:19 <b>Site</b> [1] - 87:21 <b>site</b> [23] - 4:12, 5:4,	
<b>Q</b>	<b>quarters</b> [1] - 86:11 <b>questions</b> [2] - 5:24, 39:19 <b>quickly</b> [3] - 8:21, 51:18, 52:9 <b>quote</b> [1] - 34:12	<b>R</b>	<b>radius</b> [1] - 21:6 <b>rail</b> [2] - 77:14, 77:16 <b>rainstorm</b> [1] - 6:24 <b>raise</b> [1] - 13:12 <b>raised</b> [2] - 13:15, 52:25 <b>raising</b> [1] - 13:10 <b>rare</b> [1] - 81:14 <b>rather</b> [1] - 23:15 <b>read</b> [1] - 3:17 <b>READ</b> [1] - 90:4 <b>READS</b> [1] - 90:4 <b>ready</b> [3] - 9:19, 30:23, 64:23 <b>real</b> [3] - 37:12, 63:23, 76:6 <b>really</b> [18] - 17:9, 17:10, 17:20, 18:23, 19:21, 20:13, 20:17, 20:18, 21:4, 28:10, 28:11, 42:4, 44:14, 44:18, 58:18, 76:2, 83:5, 83:14 <b>rear</b> [1] - 76:13 <b>REASON</b> [1] - 90:4 <b>reason</b> [4] - 14:5, 14:8, 22:25, 33:8 <b>recalculate</b> [1] - 22:17 <b>receipt</b> [1] - 71:14 <b>receive</b> [1] - 52:3 <b>received</b> [1] - 37:2 <b>recently</b> [2] - 57:20, 81:16 <b>recessed</b> [1] - 75:18 <b>recited</b> [1] - 3:10 <b>record</b> [7] - 9:8, 21:23, 46:5, 53:24, 54:12, 56:19, 91:7 <b>recorded</b> [1] - 32:19 <b>Recorded</b> [1] - 1:19 <b>Recording</b> [2] - 1:19, 89:17	<b>S</b>	<b>safety</b> [1] - 83:24 <b>Sag</b> [1] - 1:10 <b>Sagaponack</b> [1] - 79:3 <b>sand</b> [1] - 62:23 <b>Saskas</b> [1] - 79:15 <b>saw</b> [1] - 88:17 <b>scenario</b> [2] - 65:18, 67:13 <b>scenarios</b> [1] - 81:16 <b>scenic</b> [14] - 12:24, 13:17, 15:14, 15:15, 15:16, 16:2, 16:3, 16:15, 18:16, 18:22, 19:10, 21:2, 21:5, 21:7

6:6, 9:4, 10:11, 10:13, 10:24, 23:2, 23:10, 23:12, 23:19, 23:23, 32:11, 35:3, 56:2, 57:7, 57:16, 67:25, 70:16, 79:14, 80:16, 81:2, 87:23 <b>sites</b> [1] - 14:18 <b>sits</b> [2] - 12:15, 12:18 <b>situation</b> [4] - 31:20, 50:13, 69:21, 83:18 <b>six</b> [1] - 45:20 <b>size</b> [2] - 28:7, 74:11 <b>Sky</b> [2] - 78:16, 78:20 <b>sky</b> [2] - 35:3, 35:13 <b>slightly</b> [1] - 64:5 <b>slope</b> [2] - 63:5, 65:10 <b>small</b> [5] - 12:10, 12:19, 12:20, 23:15, 58:23 <b>smaller</b> [1] - 85:11 <b>sod</b> [2] - 38:9, 39:6 <b>some-odd</b> [1] - 14:17 <b>someone</b> [1] - 64:21 <b>something's</b> [1] - 85:16 <b>sometimes</b> [3] - 14:24, 14:25, 84:6 <b>somewhere</b> [3] - 15:21, 24:20, 77:22 <b>sorry</b> [4] - 32:16, 73:13, 73:25, 74:4 <b>sort</b> [4] - 32:12, 32:22, 42:11, 80:25 <b>Sound</b> [1] - 1:19 <b>south</b> [1] - 72:25 <b>Southampton</b> [2] - 31:18, 79:3 <b>southern</b> [6] - 32:4, 32:14, 32:24, 34:23, 34:24, 36:10 <b>southwest</b> [1] - 10:17 <b>space</b> [6] - 5:7, 6:13, 65:8, 74:23, 75:5, 75:15 <b>species</b> [2] - 64:22, 86:19 <b>specific</b> [1] - 67:13 <b>speed</b> [1] - 51:21 <b>split</b> [2] - 49:17, 53:9 <b>splits</b> [1] - 19:25 <b>spots</b> [1] - 70:7 <b>square</b> [11] - 5:7, 23:13, 24:19, 25:12, 25:16, 35:8, 35:9, 36:7, 38:21, 74:15, 74:17 <b>stairway</b> [1] - 6:8 <b>stand</b> [1] - 3:7 <b>standpoint</b> [3] - 49:10,	83:2, 83:25 <b>start</b> [1] - 3:13 <b>started</b> [1] - 68:3 <b>state</b> [1] - 4:18 <b>state's</b> [1] - 67:10 <b>stay</b> [1] - 69:6 <b>staying</b> [1] - 27:17 <b>steep</b> [4] - 6:9, 6:25, 62:25, 63:2 <b>steeper</b> [1] - 63:13 <b>steps</b> [2] - 73:4, 78:12 <b>Steve</b> [2] - 31:16, 37:4 <b>still</b> [10] - 8:9, 21:7, 28:12, 45:22, 49:20, 66:20, 66:22, 80:17, 87:7, 87:9 <b>stone</b> [6] - 4:15, 5:14, 6:11, 76:2, 76:15, 77:18 <b>Stop</b> [2] - 10:22, 30:17 <b>stop</b> [1] - 10:25 <b>story</b> [2] - 54:4, 74:23 <b>straddles</b> [2] - 5:10, 32:13 <b>straight</b> [2] - 20:9, 20:12 <b>street</b> [10] - 19:2, 20:18, 61:22, 62:3, 79:24, 80:21, 81:20, 82:8, 84:3, 84:16 <b>street's</b> [1] - 19:4 <b>STREIT</b> [50] - 9:10, 11:5, 11:24, 12:12, 12:15, 12:18, 14:8, 15:3, 15:6, 15:24, 16:6, 16:10, 17:15, 17:23, 17:25, 18:6, 18:9, 18:12, 18:18, 19:5, 19:14, 19:18, 19:21, 19:25, 20:6, 20:8, 20:12, 22:3, 22:6, 22:9, 26:6, 26:14, 26:21, 26:25, 27:7, 27:10, 27:13, 27:18, 27:22, 28:6, 28:16, 28:20, 28:25, 29:10, 29:17, 30:2, 30:4, 30:8, 30:15, 30:21 <b>Streit</b> [1] - 9:10 <b>structure</b> [5] - 43:2, 49:16, 69:13, 74:13, 75:17 <b>structures</b> [4] - 34:11, 48:23, 49:2, 74:14 <b>stuff</b> [1] - 67:9 <b>style</b> [2] - 74:21, 75:20 <b>subdivided</b> [1] - 16:24 <b>subdivision</b> [3] - 32:2, 32:6, 32:16	<b>subdivisions</b> [1] - 31:24 <b>subject</b> [3] - 33:15, 41:16, 71:14 <b>submitted</b> [7] - 7:7, 22:21, 44:14, 44:22, 46:23, 57:6, 57:12 <b>submitting</b> [1] - 79:14 <b>Subscribed</b> [1] - 90:21 <b>subsequent</b> [4] - 7:19, 32:7, 45:7, 60:3 <b>substan</b> [1] - 6:17 <b>substantial</b> [1] - 6:17 <b>sufficiently</b> [1] - 52:3 <b>Suffolk</b> [1] - 45:14 <b>suffolk</b> [1] - 4:11 <b>suggestion</b> [3] - 7:11, 29:14, 67:3 <b>sunk</b> [1] - 12:14 <b>super</b> [1] - 82:6 <b>superimpose</b> [1] - 81:3 <b>supplemental</b> [1] - 58:11 <b>supposed</b> [3] - 16:4, 25:2, 49:14 <b>survey</b> [4] - 18:5, 24:14, 59:18, 71:18 <b>surveying</b> [1] - 52:12 <b>surveying's</b> [1] - 52:13 <b>surveyor</b> [2] - 25:20, 86:6 <b>surveys</b> [1] - 82:19 <b>Susan</b> [1] - 2:10 <b>susan</b> [1] - 8:3 <b>swimming</b> [3] - 10:23, 54:5, 59:21 <b>sworn</b> [1] - 90:21 <b>SWPPP</b> [2] - 11:15, 11:18 <b>system</b> [7] - 45:15, 46:11, 46:19, 63:16, 63:17, 63:20, 64:3	88:16 <b>terms</b> [2] - 49:5, 49:10 <b>terrific</b> [1] - 8:19 <b>THE</b> [1] - 90:2 <b>there'll</b> [2] - 6:23, 14:19 <b>thereon</b> [1] - 34:12 <b>they've</b> [2] - 41:21, 42:11 <b>thickness</b> [1] - 76:8 <b>thinking</b> [3] - 18:16, 27:20, 29:4 <b>third</b> [1] - 10:21 <b>this'll</b> [1] - 49:4 <b>three</b> [16] - 10:9, 28:23, 29:6, 32:22, 33:3, 33:11, 34:4, 34:9, 43:7, 65:18, 66:24, 68:9, 68:16, 77:8, 85:7, 86:11 <b>three-foot</b> [1] - 66:24 <b>three-quarters</b> [1] - 86:11 <b>tight</b> [4] - 14:11, 66:8, 66:24, 69:21 <b>timing</b> [1] - 50:14 <b>title</b> [1] - 50:2 <b>today</b> [3] - 37:2, 67:10, 86:25 <b>tomorrow</b> [1] - 24:23 <b>tonight</b> [3] - 3:4, 3:6, 37:14 <b>took</b> [3] - 24:5, 64:22, 71:21 <b>top</b> [3] - 6:20, 48:8, 81:3 <b>total</b> [3] - 45:21, 62:10, 72:3 <b>traffic</b> [2] - 80:25, 84:4 <b>Transcribed</b> [1] - 1:20 <b>TRANSCRIPT</b> [1] - 90:2 <b>transcript</b> [3] - 3:14, 3:18, 91:3 <b>transcription</b> [1] - 91:6 <b>Traurig</b> [1] - 4:21 <b>treating</b> [1] - 42:13 <b>tree</b> [1] - 86:17 <b>treed</b> [1] - 19:19 <b>trees</b> [11] - 14:18, 23:18, 24:5, 24:10, 58:8, 59:4, 59:6, 59:19, 60:15, 84:24, 84:25 <b>tried</b> [3] - 7:10, 67:9, 69:17 <b>trim</b> [1] - 75:24 <b>trough</b> [1] - 68:23 <b>true</b> [3] - 48:19, 76:7,	91:7 <b>Trustees</b> [1] - 7:23 <b>try</b> [6] - 7:12, 55:10, 65:23, 81:7, 85:20, 86:21 <b>trying</b> [4] - 14:7, 19:22, 69:5, 78:11 <b>twice</b> [1] - 74:24 <b>Twin</b> [1] - 55:2 <b>two</b> [30] - 7:24, 11:14, 19:23, 20:2, 30:5, 31:23, 32:3, 32:14, 32:24, 40:12, 42:25, 43:7, 43:14, 46:18, 47:5, 54:4, 54:17, 59:4, 59:6, 59:19, 60:14, 60:16, 74:23, 75:2, 76:12, 84:23, 84:25, 85:6, 85:21 <b>two-car</b> [2] - 75:2, 76:12 <b>two-story</b> [2] - 54:4, 74:23 <b>typically</b> [1] - 33:18
<b>U</b>				
<b>ultimately</b> [3] - 34:20, 36:5, 54:15 <b>under</b> [2] - 68:10, 74:15 <b>undermining</b> [1] - 68:11 <b>undisturbed</b> [1] - 16:5 <b>unit</b> [3] - 12:9, 12:10, 12:21 <b>units</b> [1] - 78:21 <b>unless</b> [1] - 85:15 <b>unsurfaced</b> [1] - 4:16 <b>up</b> [40] - 5:6, 6:13, 9:13, 10:20, 12:17, 13:22, 15:18, 15:21, 17:13, 22:15, 22:19, 24:18, 28:21, 46:25, 49:5, 49:9, 49:10, 53:9, 61:17, 63:23, 67:14, 69:3, 69:8, 69:22, 70:19, 71:23, 72:14, 72:15, 74:10, 76:5, 76:10, 76:17, 81:15, 82:21, 82:24, 83:5, 83:8, 84:13, 88:13 <b>upgrade</b> [1] - 45:15 <b>upstairs</b> [2] - 75:8, 75:13				
<b>V</b>				
<b>vacant</b> [1] - 33:2				

<b>variance</b> [6] - 61:15, 69:18, 69:19, 70:12, 72:6, 72:14 <b>variances</b> [1] - 34:13 <b>variety</b> [1] - 58:3 <b>vegetate</b> [2] - 14:15, 24:2 <b>vegetated</b> [1] - 10:19 <b>vegetation</b> [4] - 38:24, 58:3, 58:7, 64:21 <b>vendee</b> [1] - 31:14 <b>veneer</b> [1] - 77:18 <b>versus</b> [1] - 75:15 <b>Via</b> [1] - 1:11 <b>via</b> [3] - 2:6, 4:5, 9:8 <b>Video</b> [1] - 1:11 <b>View</b> [6] - 31:7, 31:9, 31:14, 32:4, 55:17 <b>view</b> [4] - 5:19, 58:5, 61:18, 77:16 <b>VILLAGE</b> [1] - 1:6 <b>Village</b> [9] - 2:11, 2:13, 2:14, 39:15, 42:24, 49:21, 60:4, 79:3, 91:4 <b>Village's</b> [1] - 42:4 <b>Virginia</b> [1] - 39:17 <b>virtually</b> [1] - 86:9 <b>visit</b> [1] - 6:6 <b>visually</b> [1] - 62:4 <b>voicing</b> [1] - 83:14 <b>von</b> [2] - 2:4, 3:4	<b>whichever</b> [2] - 43:16, 62:23 <b>white</b> [4] - 75:21, 75:23, 75:24 <b>whole</b> [1] - 47:8 <b>wide</b> [2] - 61:17, 69:23 <b>wider</b> [1] - 48:3 <b>width</b> [1] - 62:7 <b>windows</b> [3] - 75:22, 75:24, 75:25 <b>wiped</b> [1] - 86:21 <b>wisdom</b> [1] - 27:23 <b>wish</b> [1] - 87:24 <b>wishes</b> [1] - 64:25 <b>withdraw</b> [4] - 55:19, 56:5, 87:18, 87:24 <b>withdrawing</b> [3] - 54:13, 88:3, 88:6 <b>wondering</b> [1] - 40:12 <b>wooded</b> [1] - 43:5 <b>woody</b> [2] - 58:3, 58:7 <b>word</b> [1] - 22:5 <b>world</b> [1] - 33:14 <b>worried</b> [1] - 81:20 <b>write</b> [1] - 67:14
<b>W</b>	<b>Y</b>
<b>walk</b> [3] - 5:14, 6:25, 28:11 <b>walked</b> [2] - 44:18, 88:14 <b>walkways</b> [1] - 4:15 <b>wall</b> [7] - 65:11, 66:5, 66:6, 66:7, 66:17, 67:17, 68:6 <b>wash</b> [1] - 6:22 <b>Water</b> [1] - 31:13 <b>water</b> [6] - 19:4, 29:9, 61:19, 75:7, 78:13, 86:15 <b>ways</b> [1] - 65:22 <b>website</b> [1] - 67:10 <b>week</b> [1] - 52:6 <b>weigh</b> [2] - 41:11, 41:13 <b>welcome</b> [1] - 3:2 <b>West</b> [6] - 32:5, 42:18, 42:19, 47:8, 47:9, 47:10 <b>west</b> [1] - 20:21 <b>wetland</b> [3] - 4:14, 18:17, 47:23	<b>yard</b> [5] - 10:15, 35:20, 35:22, 36:2, 72:6 <b>years</b> [5] - 19:7, 23:20, 39:5, 45:20, 70:19 <b>York</b> [4] - 1:10, 4:10, 4:22, 31:13 <b>yourself</b> [1] - 56:13 <b>yup</b> [5] - 9:15, 19:24, 30:11, 50:5, 51:25
	<b>Z</b>
	<b>zones</b> [1] - 67:12 <b>Zoning</b> [1] - 34:13 <b>zoning</b> [5] - 34:25, 35:20, 36:16, 36:17, 61:16 <b>Zoom</b> [6] - 1:11, 2:6, 4:3, 4:5, 9:9, 73:24