

1

2

3

4

5

ZONING BOARD OF APPEALS

6

VILLAGE OF NORTH HAVEN

7

8

9

Held at:

10

335 Ferry Road  
Sag Harbor, New York 11963

11

12

Also Held Via:  
Zoom Video Communications

13

14

October 10, 2023  
7:00 p.m.

15

16

17

18

19

20

21

22

23

Proceedings Recorded by  
Electronic Sound Recording  
Transcribed by: Agata Davis

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:

Mark Poitras, Chairperson

Scott Brooks, Board Member

Steve Hatfield, Board Member

Steve Cox, Board Member

Michael D'Angelo, Board Member

Michael Daly, Alternate Board Member  
(Absent)

Scott Middleton, Esq., Village Attorney

George Butts, Village Building Inspector

\* \* \*

**NORTH HAVEN ZONING BOARD - 10/10/2023**

CHAIRMAN POITRAS: Welcome,  
everybody, to the Tuesday, October 10th,  
2023 Zoning Board of Appeals for the  
Village of North Haven meeting.

First order of business we have  
is, I need the Board to approve the June  
13th, 2023 transcript.

MR. COX: (Raises hand).

CHAIRMAN POITRAS: Motion by Mr.  
Cox. Second?

MR. BROOKS: (Raises hand.)

CHAIRMAN POITRAS: Mr. Brooks.

All in favor?

ALL BOARD MEMBERS: Aye.

CHAIRMAN POITRAS: All members in  
favor. All right.

Doesn't look like we have any  
Correspondence today.

So we just have one application,  
and this application is ZBA #422A Ronald  
and Samantha Panzier. Sorry if I  
pronounced that wrong. The property is  
located at 32 Coves End Lane, North Haven,  
New York. Suffolk County Tax Map No.

**NORTH HAVEN ZONING BOARD - 10/10/2023**

901-6-2-68.1. The applicant proposes a swimming pool and associated patio 41 feet from the front property line. Section 163-18A of the Village Code requires the minimum distance from the street to be 70 feet in an R-2 district. The subject premises is bounded by Cove Road, Third Street, Coves End Lane, and Richardson.

You can come right up to the table here, yup.

MS. NARVILAS: Oh, my. Okay.

CHAIRMAN POITRAS: Yeah.

MS. NARVILAS: Wow.

CHAIRMAN POITRAS: If you can just --

MS. NARVILAS: Cozy.

CHAIRMAN POITRAS: -- state your name, relationship to the application and address, I guess.

MS. NARVILAS: Of course.

Madeline Narvilas. I am the attorney for the applicant. I am at Whalen Filer, which is 532 Montauk Highway in Amangansett.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   I have a handout. Can I hand that  
3 out now?

4                   CHAIRMAN POITRAS: You can, yeah.

5                   MS. NARVILAS: Okay.

6                   CHAIRMAN POITRAS: So, do you have  
7 one for every- --

8                   MS. NARVILAS: Everyone.

9                   CHAIRMAN POITRAS: All right, so.

10                  MS. NARVILAS: Everyone, yes. We  
11 took some photographs.

12                  CHAIRMAN POITRAS: So I'm gonna  
13 label this Exhibit 1, and it appears to be  
14 a packet of photos of the existing  
15 property as it is now. Is that correct?

16                  MS. NARVILAS: Yes --

17                  CHAIRMAN POITRAS: All right.

18                  MS. NARVILAS: -- Mr. Chairman.

19                  (Exhibit 1 was marked in evidence.)

20                  MS. NARVILAS: Okay. So, good  
21 evening to the Board. Actually, I'll give  
22 you a moment to look at those photos.

23                  So the Panziers live at 32 Coves  
24 End Lane, which, as you can see, it's  
25 interesting because it's a corner lot but

**NORTH HAVEN ZONING BOARD - 10/10/2023**

it has two very significant challenges. One of them is that it has three front yards. Coves End Lane, Third Street, and a street that gets referred to, it would seem, in the GPS and on our survey as "Cove Road". But when I went to the property I saw that the street sign says "Cove View Road".

So I am gonna refer to it as Cove View Road. I'm not sure why --

MR. BUTTS: They just changed them.

MS. NARVILAS: -- the discrepancy. What is that?

MR. BUTTS: No, they changed names of them.

MS. NARVILAS: Oh, okay.

MR. BUTTS: Right.

MS. NARVILAS: What's the current name then?

MR. BUTTS: Cove Road.

MS. NARVILAS: Oh.

MR. BUTTS: They had two of them.

MS. NARVILAS: Okay. Cove Road.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   All right. Then wherever you see "Cove  
3                   View" on your photos, that is incorrect.  
4                   That should be "Cove Road".

5                                 So in addition to the three front  
6                   yards -- and I will just note that Third  
7                   Street is actually not a through street,  
8                   but it still does count as a street. So  
9                   we have three front yards to this  
10                  property. It's also nonconforming in  
11                  terms of the size. Normally, an R-2. The  
12                  minimum lot area is 40,000 square feet.  
13                  Our lot is 27,499 square feet. So because  
14                  of the three front yards and having a  
15                  smaller lot than usual, when the Panziers  
16                  decided they wanted to put an addition  
17                  onto their house, they had some unique  
18                  challenges.

19                               And that's part of the reason that  
20                  Peter DePasquale, who is our architect,  
21                  came tonight, just in case the Board has  
22                  any questions as to why the addition  
23                  needed to be put where it is proposed to  
24                  be put.

25                               And, I mean, obviously, the fact

**NORTH HAVEN ZONING BOARD - 10/10/2023**

that it is where it is, it meets all of the required setbacks. But because of that, the pool needs to be moved only about 12 feet, but that is 12 feet closer to Cove Road, and where at one time we could have said we were 53 feet away from that lot line. Now the proposed position would put us at 41 feet. Hence, we need the 29-foot variance. And, for the record, that Code section from which we need the variance is 163-18(a).

So, again, if you have any questions architecturally or about the addition, Peter is here. I'm just gonna talk to you about why we are before the Board as far as the variance goes.

Moving the pool west actually allowed for the saving of a very large tree, which is a Japanese maple. And I know that there was a recent change to your code that did have to do with applications for taking down large trees. And I don't think we are quite to the size that that would have been required, but



1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   the applicant did want to retain that  
3                   tree.

4                   MR. MIDDLETON:   The Japanese  
5                   maple?

6                   MS. NARVILAS:   Yes.

7                   MR. MIDDLETON:   It's not native,  
8                   so.

9                   MR. BROOKS:   And the picture --  
10                  I'm sorry, this is one of the -- I don't  
11                  know if you marked them, but the exhibits  
12                  that were just submitted --

13                  MS. NARVILAS:   Yes.

14                  MR. BROOKS:   -- there's a picture  
15                  of the existing pool --

16                  MS. NARVILAS:   Correct.

17                  MR. BROOKS:   -- location.   Is the  
18                  Japanese maple we're talking about visible  
19                  on that?

20                  MS. NARVILAS:   Don't believe it  
21                  is.   Do you see it, Peter?

22                                   (Crosstalk)

23                  MR. BROOKS:   All right.   Just  
24                  checking.   It's not near the existing  
25                  pool.   Okay.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   MR. DePASQUALE: The canopy of the  
3                   maple touches -- passes over the coping of  
4                   the existing pool.

5                   MR. BROOKS: Okay.

6                   MS. NARVILAS: So going through  
7                   the variance standards, will the grant of  
8                   the variance produce an undesirable change  
9                   in the neighborhood or the community, the  
10                  answer to that is no. There's already,  
11                  obviously, a swimming pool in a very  
12                  similar location at the lot between the  
13                  house and what is the west lot line, so  
14                  there's already a nonconformity.

15                  And, very importantly, the  
16                  applicant's property, as you can see with  
17                  the photos, it takes no access from Cove  
18                  Road. So it's not like it needs a  
19                  variance onto a street that's being used  
20                  by the applicant. And that section of the  
21                  property is extremely heavily vegetated.  
22                  In addition, there's also a stockade  
23                  fence.

24                  So the last three photos are where  
25                  you're able to see a view of what there

**NORTH HAVEN ZONING BOARD - 10/10/2023**

1 is, actually, on the other side of where  
2 the proposed pool is, is -- well, where it  
3 currently is and where we are hoping to be  
4 allowed to move it 12 feet in that  
5 direction.  
6

7 So there is going to be absolutely  
8 zero visual impact with this move. As it  
9 is now, the neighbors or even just  
10 somebody walking around can't see the  
11 existing pool from the street, and you  
12 wouldn't be able to see the proposed pool  
13 placement, either.

14 CHAIRMAN POITRAS: If I could just  
15 interject here.

16 MS. NARVILAS: Of course.

17 CHAIRMAN POITRAS: Just because  
18 it's -- 'cause I, from looking at this,  
19 I -- in my opinion, the elephant in the  
20 room here is kind of twofold.

21 So, one, moving the pool the  
22 direction you're -- you're increasing your  
23 degree of nonconformity. And when you  
24 have an existing pool that's there,  
25 generally this Board in the past has

**NORTH HAVEN ZONING BOARD - 10/10/2023**

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**  
2                   allowed -- you have a very unique property  
3                   that has these three front yards here,  
4                   right. So the Board has allowed some  
5                   flexibility with that in the past.  
6                   However, we tend not to go along the lines  
7                   of trying to increase any degree of  
8                   nonconformity, right.

9                   MS. NARVILAS: Of course.

10                  CHAIRMAN POITRAS: And especially,  
11                  you are going closer to a road that is a  
12                  habitat or a roadway where people who go  
13                  by, that live, other houses are across the  
14                  street there. So moving the pool, while  
15                  it is screened, I -- doesn't appear from  
16                  the pictures that -- and even going by it  
17                  and viewing it visually myself, that you'd  
18                  see much of a difference there. But you  
19                  do carry a lot, obviously, with noise and  
20                  other activities that pools tend to  
21                  attract, right.

22                  MS. NARVILAS: Sure.

23                  CHAIRMAN POITRAS: And I'll just  
24                  give you the second point, then you can  
25                  address both of the same time.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   MS. NARVILAS:   Okay.

3                   CHAIRMAN POITRAS:   Just along the  
4                   ideas of feasible alternatives, it seems  
5                   like that with the removal of the existing  
6                   structures that are there, you would have  
7                   flexibility to keep it within the same  
8                   general footprint, at least the same  
9                   setback as this existing pool, or move it  
10                  to the south side of the property on the  
11                  inside of what appears to be a courtyard  
12                  that you're trying to create, I guess,  
13                  there.

14                  So, and so it just seems like  
15                  there are some alternatives that really  
16                  could -- you almost could put it in that  
17                  courtyard and -- not almost.  You could  
18                  put it there, I think, and not even have  
19                  to get a variance.  I think you'd meet  
20                  setbacks as well as have, you know, no  
21                  issues as far as being -- protruding  
22                  closer to the streets or along those  
23                  lines, so.

24                  So if you want -- I mean, I'd love  
25                  to hear comments on that.  But that's, to

**NORTH HAVEN ZONING BOARD - 10/10/2023**

me, the hill of the climb here, right, so.

MS. NARVILAS: Right.

I'll respond to the first comment.

And I think I'll probably ask Peter to address the second one because I think your second one has a lot more to do with due to the house addition and the way that's being proposed.

But as far as the neighbors who would be affected by the move, the closest neighbor is actually on the other side of Cove Road. There is no house sort of right over the lot line there. And the distance -- that house, which is on the other side of Cove Road, is actually set back.

So in terms of, I mean, I -- I don't want to hazard a guess as to the distance between the neighbor and the pool, but I'll just say that I was actually pleasantly surprised when I went and looked at the property, because given that we have the incredibly heavy vegetation and that you've already got a

**NORTH HAVEN ZONING BOARD - 10/10/2023**

distance, I mean, I understand that you have a little more of a distance now with the 53 feet as opposed to the 41 feet, but you do have 41 feet still, which is 60 percent of what would be -- almost 60 percent of what would be required to meet that setback, in terms of the distance between, you know, the pool, the edge of the property, crossing over the road --

MR. BROOKS: I don't think -- I don't -- respectfully, I don't think the location of the neighbors is really that relevant.

The question is, it's a -- you know, we didn't make the codes and we're not -- it's not for us, as a Board, to say whether they're smart or not smart. They're just the codes that it's our obligation to try to adhere to. And as the Chairman pointed out, there's a increase in the nonconformity. And so if the Code says it should be 50 feet --

(Crosstalk)

MS. NARVILAS: 70.

**NORTH HAVEN ZONING BOARD - 10/10/2023**

MR. BROOKS: Then, you know, 40 percent nonconformity is a pretty substantial nonconformance. It's not a minor nonconformance. It's not, oh, it went from 95 percent conforming. I mean, 40 percent nonconforming as a result of this change.

It just seems that we probably need to hear more about the feasibility of the alternatives and, again, because we have to kind of look at it not just in the context of your one situation and say, "Oh, well" --

MS. NARVILAS: Of course.

MR. BROOKS: -- "this is kind of swell." We have to look at it in the abstract of all of the applications that come before us and with a goal that we generally have to, you know, avoid granting variances, if there's a feasible alternative, pursuant to the standards that we are allowed to even consider.

So, you know, I think that's really the relevant issue, is -- and it



1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   might be that it's not as desirable for  
3                   the owner in a different location, but  
4                   that's also not always really an issue  
5                   that we can give a lot of, you know --

6                   MS. NARVILAS: No, I certainly  
7                   appreciate what you're saying about the  
8                   setting of precedent and the next 15  
9                   people would come before this Board. But  
10                  I do think it is actually relevant in  
11                  looking at the variance standards as far  
12                  as the people that would be affected.

13                 MR. HATFIELD: I agree with Mark  
14                 and Scott, that maybe no neighbors are  
15                 affected, but I do think that there's a  
16                 feasible alternative. It's really that --

17                 MS. NARVILAS: All right. Well,  
18                 that, that, I'm going to -- sorry, I  
19                 didn't meant to interrupt you.

20                 MR. HATFIELD: That's fine. Just  
21                 getting a consensus here that I think it's  
22                 really -- it seems to be a pretty clear  
23                 feasible alternative.

24                 MS. NARVILAS: All right. Well,  
25                 I'm gonna ask our architect if he can come

**NORTH HAVEN ZONING BOARD - 10/10/2023**

forward.

MR. BROOKS: And I do want to -- I mean, I do want to emphasize, because we have granted some variances before with setbacks, but it was, oh, they were -- it's a 50-foot required setback, we gave them 48 feet. That's a minor variance. 40 percent variance is pretty material.

So, anyway, why don't you hop up here, say your name and address for the record.

MR. MIDDLETON: George, I had a question for you. With respect to the stockade fence, is that an issue? It looks like a six-foot fence, and it's in the front yard.

MR. BUTTS: I don't recall, I mean, a six-foot fence.

MR. MIDDLETON: Okay. Maybe, maybe my eyeball was off, but --

MR. BUTTS: Right.

MR. MIDDLETON: -- doesn't look like a four-foot fence.

MR. BUTTS: Was that between --

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   attached to the house?

3                   MR. MIDDLETON:   It looks like it's  
4                   on the Cove side.

5                   CHAIRMAN POITRAS:   Yeah, on the  
6                   west side of the property.

7                   MR. MIDDLETON:   Cove Road.

8                   MS. NARVILAS:   I have no idea when  
9                   the stockade fence was --

10                  MR. DePASQUALE:   Neither do I.

11                  MS. NARVILAS:   -- put on the  
12                  property.

13                  MR. BROOKS:   It's the height is  
14                  the --

15                  MS. NARVILAS:   I understand that.  
16                  No, it's the same thing in the Town of  
17                  East Hampton where anything over four feet  
18                  in a front yard does need a --

19                  CHAIRMAN POITRAS:   Permit.

20                  MS. NARVILAS:   -- permit, so.

21                  MR. DePASQUALE:   Just one question  
22                  before I talk.

23                  CHAIRMAN POITRAS:   If you could,  
24                  actually, just state for the --

25                  MR. DePASQUALE:   Sure.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   CHAIRMAN POITRAS:  -- record, too,  
3                   just your name and relationship to the  
4                   application and address (inaudible).

5                   MR. DePASQUALE:  My name is Pete  
6                   DePasquale.  I'm the architect for the  
7                   project.

8                   Just before I talk about the pool  
9                   location, I just wanted to be clear, is  
10                  the -- is the 70-foot setback the  
11                  nonconformance or is it the pool in the  
12                  front yard that's the nonconformance?

13                  CHAIRMAN POITRAS:  Well, this,  
14                  too, actually.  One of the -- I was gonna  
15                  bring that issue up --

16                  MR. DePASQUALE:  Yeah.

17                  CHAIRMAN POITRAS:  -- after we  
18                  went through the statutes.  But there  
19                  actually should be a second -- an  
20                  amendment, and then a revised turndown  
21                  that would put in 163-10(8)(a) which would  
22                  prevent, you know (inaudible) but would  
23                  require a variance for a pool in a front  
24                  or side yard.

25                  MR. DePASQUALE:  Right.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   CHAIRMAN POITRAS:   So.

3                   MS. NARVILAS:   I was actually  
4                   surprised to not see that, and then I  
5                   just, oh.

6                   CHAIRMAN POITRAS:   Yeah.

7                   MS. NARVILAS:   I thought that  
8                   was --

9                   MR. DePASQUALE:   Right, because  
10                  you --

11                  MS. NARVILAS:   -- subsumed.

12                  MR. DePASQUALE:   Right.   You  
13                  couldn't have a pool in a front yard even  
14                  if it was 70, right?

15                  MR. HATFIELD:   Correct.

16                  MS. NARVILAS:   Not normally.

17                  CHAIRMAN POITRAS:   Not without a  
18                  variance.

19                  MR. DePASQUALE:   Yeah, okay.

20                  CHAIRMAN POITRAS:   So, yeah, there  
21                  had been cases in this Village where that  
22                  has occurred.   Typically, like a  
23                  waterfront property.

24                  MR. DePASQUALE:   Yes.

25                  CHAIRMAN POITRAS:   That's where --

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   you know, so it ends up being away from  
3                   the water --

4                   MR. DePASQUALE:   Okay.

5                   CHAIRMAN POITRAS:   -- in  
6                   substance.   But there are some cases of  
7                   that, but not -- this is unique.   You have  
8                   an existing -- with three front yards, you  
9                   have a unique challenge with that.

10                  MR. DePASQUALE:   Yup.

11                  CHAIRMAN POITRAS:   That you're  
12                  gonna have it -- there's really only one  
13                  small envelope here that would allow for  
14                  not to have that variance be triggered.

15                  MR. DePASQUALE:   Yup.

16                  CHAIRMAN POITRAS:   So.

17                  MR. DePASQUALE:   As far as the  
18                  location, when these clients came to us,  
19                  they said from the very beginning that  
20                  they wanted privacy and to preserve what  
21                  they have on the lot.   So you can see that  
22                  our line of clearing has not changed.

23                  They also -- you know, they said,  
24                  "We don't want to tear the house down,"  
25                  because they felt like that was not

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   using -- not being resourceful. So  
3                   they're trying to preserve as much as they  
4                   can.

5                   The -- with the addition basic- --  
6                   effectively having to go where it is on  
7                   the north side in terms of solar access,  
8                   not zoning, doesn't have to go there by  
9                   zoning, the pool has to be replaced  
10                  because of a conflict with that porch as  
11                  we've designed it. And their intent here  
12                  of moving it west is to maintain that  
13                  maple tree. So to take the pool down and  
14                  to rebuild it is gonna require, you know,  
15                  a cut and excavation.

16                 CHAIRMAN POITRAS: I'm sorry, if I  
17                 could just ask a question --

18                 MR. DePASQUALE: Sure.

19                 CHAIRMAN POITRAS: -- because the  
20                 location of this maple tree is unclear.

21                 It looks to me, from the way the  
22                 survey that we're looking at, at least,  
23                 where the proposed pool is, you have a  
24                 proposed patio to the east, which is where  
25                 we're recommending that that pool move to,

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   which would then eliminate your maple tree  
3                   anyway.

4                   MR. DePASQUALE: No, no, so the --

5                   CHAIRMAN POITRAS: So --

6                   MR. DePASQUALE: Sure.

7                   CHAIRMAN POITRAS: So that's not  
8                   clear that you have hardscape where you're  
9                   saying that should be a maple tree.

10                  MR. DePASQUALE: So, and I can --  
11                  should I share this on Zoom if I'm gonna  
12                  show you guys just a simple sketch?

13                  (Crosstalk)

14                  MR. MIDDLETON: Well, there's  
15                  nobody else on, so it doesn't really  
16                  matter.

17                  MR. BUTTS: You want me to share  
18                  the screen, or?

19                  MR. DePASQUALE: Whatever the  
20                  group prefers, I'm happy to --

21                  CHAIRMAN POITRAS: Yeah, you can  
22                  share it. That's fine. It'll be on the  
23                  TV and then it'll be on the record --

24                  MR. DePASQUALE: Just give me one  
25                  moment to join. Oh, actually, you know, I



1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   was having Wi-Fi issues, so maybe I'll  
3                   just show you real quick, but --

4                   MR. BUTTS:   Yeah.   That's okay.

5                   CHAIRMAN POITRAS:   If you can,  
6                   so --

7                   MR. BUTTS:   You're looking for  
8                   this?

9                   MR. DePASQUALE:   Oh, you have the  
10                  survey?

11                  MR. BUTTS:   Trying to.

12                  MR. DePASQUALE:   Okay.   Yeah, that  
13                  should do it.   There it is.

14                  MR. BUTTS:   There it is.

15                  MR. DePASQUALE:   So the tree is  
16                  right here.   The canopy goes to here.   And  
17                  the patio, you know, is not gonna have any  
18                  excavation or over-excavation associated  
19                  with it.   It's at grade.   The idea is if  
20                  we rebuilt the pool to this extent, that  
21                  we're gonna have to have a greater cut and  
22                  we're gonna have to cut half the roots of  
23                  the tree.   So, truly, their desire was to  
24                  save that tere.   And if it's not  
25                  allowable, you know, they wanted to ask if

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   they felt like it was worth preserving  
3                   that tree. And because, you know -- yeah.

4                   CHAIRMAN POITRAS: Can you just,  
5                   while you're up there, can you -- what are  
6                   the dimensions of the -- dimensions of the  
7                   proposed pa- -- I'm sorry, not the -- the  
8                   existing kidney-shaped pool? How wide is  
9                   that? How long is that? Because it seems  
10                  similar in size to the proposed pool,  
11                  which is 18x36.

12                 MR. DePASQUALE: That's right.  
13                 It's not far off. So it's basically, you  
14                 know, matching the pool in terms of its  
15                 dimension and length and width. So if you  
16                 just squared it off --

17                                 (Crosstalk)

18                 CHAIRMAN POITRAS: Yeah, that's  
19                 what's not making sense then. Why not  
20                 keep it in that spot where you're not  
21                 gonna be cutting any roots back?

22                 MR. DePASQUALE: There's a covered  
23                 roofed porch here which comes out to this  
24                 line, so.

25                 CHAIRMAN POITRAS: Well, there's a

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   proposed covered, roofed porch there,  
3                   right, so.

4                   MR. DePASQUALE:   Yeah, yeah.

5                   CHAIRMAN POITRAS:   It's, it's --  
6                   so that's why we're saying as far as  
7                   alternatives, like, maybe this is -- this  
8                   is a question of desire and not -- if you  
9                   had the same size pool and you put it in  
10                  the same spot, you just change the shape  
11                  from kidney to rectangular.

12                  MR. DePASQUALE:   Right.

13                  CHAIRMAN POITRAS:   I mean, I don't  
14                  think you're cutting any roots of this  
15                  tree that seems to be an issue, right.  I  
16                  mean, you're in the same spot, so why  
17                  would you be cutting any roots at that  
18                  point, right.

19                  MR. DePASQUALE:   We'd be building  
20                  the pool against the building.

21                  MR. BROOKS:   You could just -- I  
22                  mean, not that I'm the architect --

23                  MR. DePASQUALE:   Yeah.

24                  MR. BROOKS:   -- but one could  
25                  consider just reducing the area of the

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   proposed enclosed porch by three feet, and  
3                   then all of a sudden you're not touching  
4                   it at all. I mean, I'm not --

5                   MR. HATFIELD: If it just slides  
6                   to the -- if it just slides to the edge of  
7                   the proposed patio, what's closer to  
8                   the -- east, then you're not gonna be --  
9                   you're not gonna be increasing the  
10                  nonconformity.

11                 MR. DePASQUALE: That's right. We  
12                 would just need to --

13                 MR. HATFIELD: It would line up  
14                 with your proposed porch, right, if that's  
15                 architecturally --

16                 MR. DePASQUALE: That's right.  
17                 Just in order to build that pool, we would  
18                 have to take down the tree, and that's  
19                 just --

20                 MR. BROOKS: So the tree, what was  
21                 confusing me is the -- I thought the green  
22                 was the area of vegetation, but there's no  
23                 green in there. So the tree is in the  
24                 white area?

25                 MR. DePASQUALE: The tree is right

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   here.

3                   CHAIRMAN POITRAS:   So just for the  
4                   record --

5                                   (Crosstalk)

6                   CHAIRMAN POITRAS:   When you say  
7                   "right here," the record is not clear on  
8                   that --

9                   MR. DePASQUALE:   Sure.

10                  CHAIRMAN POITRAS:   -- because  
11                  you're pointing to a screen that nobody  
12                  can see.

13                  MR. DePASQUALE:   Sure thing.

14                  CHAIRMAN POITRAS:   So, so the  
15                  architect is pointing to the center of  
16                  what we could call the courtyard where it  
17                  has, I guess, a dry well, it looks like  
18                  "DW" in the center, which I guess is where  
19                  the tree is, too?

20                  MR. HATFIELD:   It's proposed.

21                  MR. DePASQUALE:   It's clearly, I  
22                  think, in order to take this the next  
23                  step, if there's even a next step to  
24                  discuss, would be to doc- -- have the  
25                  surveyor document the extents of that tree

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   so that we can be accurate about it, and  
3                   we could -- yeah, so that's -- if I can  
4                   get access to the Wi-Fi, I can show you  
5                   where the tree is in terms of photography,  
6                   but we don't have it on the survey.

7                   MS. NARVILAS: Can I just ask the  
8                   Board, if there was an alternative of,  
9                   let's say, being able to keep the tree and  
10                  the pool moving -- the proposed pool being  
11                  about five feet east of where it is being  
12                  proposed to be now, if we could cut that  
13                  distance down by, like, half and still  
14                  keep that tree, is that something that the  
15                  Board would feel more comfortable with?

16                 MR. HATFIELD: It'd be nice not to  
17                  reduce -- not to increase the  
18                  nonconformity at all.

19                 CHAIRMAN POITRAS: I mean,  
20                  generally, in this situation, that would  
21                  be where this Board has, in the past,  
22                  looked to try to not increase -- not  
23                  necessarily say, "No, don't build a new  
24                  pool" --

25                 MS. NARVILAS: Sure.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   CHAIRMAN POITRAS:  -- but, but try  
3                   to, you know, eliminate that option to  
4                   have to increase that nonconformity,  
5                   right, so.

6                   MS. NARVILAS:  If --

7                   CHAIRMAN POITRAS:  So whether  
8                   that's maybe a narrower pool or, you know,  
9                   maybe a slightly shorter pool, if you  
10                  need, you know, or a pool that's possibly  
11                  even a different shape that allows you to  
12                  set it at a different angle or something  
13                  along those lines, or -- you know, those  
14                  would all be, I think --

15                 MR. MIDDLETON:  And the fact that  
16                 it extends past the principal structure is  
17                 an issue, right?  I mean, that's --

18                 MR. HATFIELD:  We'd be giving a  
19                 variance for that, too.

20                 MR. MIDDLETON:  Right.  That's --

21                 MR. HATFIELD:  But that's, that's  
22                 kind of -- the variance is grandfathered  
23                 in, in a way, with the existing pool.

24                 CHAIRMAN POITRAS:  Right.

25                 MR. HATFIELD:  They're essentially

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   squaring off a kidney-shaped pool.

3                   MR. MIDDLETON:   If you left it in  
4                   the same area --

5                   MR. HATFIELD:   Yes.   Then that  
6                   would be agreeable.

7                   MR. MIDDLETON:   Which, pointed  
8                   out, they're increasing the degree of  
9                   nonconformity in two respects.

10                  MR. HATFIELD:   Yes, adding another  
11                  variance to --

12                  CHAIRMAN POITRAS:   And in terms of  
13                  precedent, that's -- that's the issue,  
14                  where you have something that's fairly  
15                  unique that exists, that if we granted a  
16                  variance to allow for the new pool and --  
17                  but it was within basically the setbacks  
18                  of the existing, that would be unique to  
19                  you, right.  It would not necessarily be  
20                  precedent-setting at that point because  
21                  the pool already exists.

22                  MR. HATFIELD:   You've got three  
23                  front yards, existing pool, and you're  
24                  just squaring it off, then it's --

25                  MR. BROOKS:   I mean, I'm not -- we



**NORTH HAVEN ZONING BOARD - 10/10/2023**

1 don't usually kinda tell the applicant  
2 what we -- like, "Oh, hey, but a five feet  
3 would be" -- or eight feet, it's -- I  
4 mean, it's generally our thing to review  
5 the application as submitted, explain what  
6 our issues are with it, and then it's up  
7 to the applicant to decide how they want  
8 to respond to that.  
9

10 But, I mean, I think, it sounds  
11 like there are feasible alternatives that  
12 might not give the applicant everything  
13 they want. But there are feasible  
14 alternatives to have a pool that doesn't  
15 increase the nonconformity.

16 MS. NARVILAS: That's the other  
17 reason -- sorry. The other reason I'm  
18 asking, though, is because even though,  
19 you know, we're not asking you to say, "Do  
20 this," or, "Do that."

21 If we end up being faced with a  
22 possibility of having to take this tree  
23 down in order to have an addition at all  
24 approximately the size that it's being  
25 proposed, and obviously wanting to keep a

**NORTH HAVEN ZONING BOARD - 10/10/2023**

pool, I guess, you know, just getting some sense of whether there's any possibility of some kind of a compromise if we really want to save that tree.

MR. BROOKS: I don't think we're suggesting at all you take down the tree. I think that it's up to the homeowner to decide what their priorities are. But I think what we're talking about is avoiding increased nonconformity with applicable zoning. It's not on us to tell you to --

MR. HATFIELD: The applicant's gotta balance architecture, living space, tree and pool, right, I mean.

MS. NARVILAS: Sure.

MR. HATFIELD: That's -- gotta figure out what's most important for them and (inaudible). 'Cause the addition's not built yet and, you know, I assume -- I don't know how many square feet it is. I mean, it looks modest, you know, but --

MR. DePASQUALE: It's, it's modest, I think -- it's maximizing the floor area. Because it's a smaller site,

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   it's a smaller floor area. But, yeah,  
3                   that's --

4                   CHAIRMAN POITRAS: How large is  
5                   this maple tree?

6                   MR. DePASQUALE: The canopy --

7                   CHAIRMAN POITRAS: Approximately.

8                   MR. DePASQUALE: The -- so I'm  
9                   gonna say is approximately, this dimension  
10                  here.

11                  MR. BROOKS: So it's a nice tree.

12                  MR. DePASQUALE: (Inaudible) in  
13                  the order of 25 feet.

14                  MR. BROOKS: It just doesn't seem  
15                  like there's any reason you would need to  
16                  take it down and you could still have a  
17                  pool and an addition.

18                  MR. HATFIELD: I think it's --

19                  MR. BROOKS: It's not for me to  
20                  say that. That's just my impression  
21                  looking at it.

22                  CHAIRMAN POITRAS: Did the  
23                  contractor specifically say they would  
24                  have to take the pool -- take the tree  
25                  down if they kept the pool in the same

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   place that the existing pool is in?

3                   MR. DePASQUALE: No. But I think  
4                   that we could -- I think, if we're gonna  
5                   rebuild the pool -- you know, if you keep  
6                   the existing pool, the alternatives are to  
7                   redesign the addition. Or, if you're  
8                   rebuilding the pool in the same spot,  
9                   even -- you know, you have to extend your  
10                  excavation beyond the extent of the pool.  
11                  And the tree has grown to the pool at this  
12                  point, so you would have to shear that  
13                  off.

14                 MR. BROOKS: The canopy has grown,  
15                 but the roots -- I mean, the base of the  
16                 tree is --

17                 MR. DePASQUALE: They always  
18                 align.

19                 MR. HATFIELD: I'm looking at this  
20                 picture of the -- the one picture of the  
21                 pool. I think it's in your interest, if  
22                 you want to go down this road, to get it  
23                 documented on a survey --

24                 MR. DePASQUALE: Yeah.

25                 MR. HATFIELD: -- where it is,

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   because I don't -- in this picture of the  
3                   pool, I don't see a Japanese maple. I see  
4                   a canopy with leaves that look like a  
5                   Japanese maple.

6                   MR. DePASQUALE: Yup.

7                   MR. HATFIELD: And if I'm  
8                   comparing that location to the existing  
9                   pool, I can't -- I don't really see --

10                  MR. DePASQUALE: Yeah. I think if  
11                  that --

12                  MR. HATFIELD: That doesn't appear  
13                  that close to me.

14                  MR. DePASQUALE: Well, I think  
15                  you're right. I think we need to document  
16                  that. I think it would make sense for us  
17                  to, if we're gonna keep going, to provide  
18                  something from a tree person and provide  
19                  something from a contractor --

20                  CHAIRMAN POITRAS: And a pool  
21                  company.

22                  MR. DePASQUALE: -- to speak to  
23                  all of those points.

24                  CHAIRMAN POITRAS: Yeah, just to  
25                  say -- exactly, so.

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   MS. NARVILAS:   And then a revised  
3                   survey.

4                   MR. DePASQUALE:   Yes.

5                   MR. MIDDLETON:   George has to give  
6                   you the turndown anyway (inaudible)  
7                   variance.

8                   CHAIRMAN POITRAS:   Right.   We're  
9                   gonna have to keep this open no matter  
10                  what because --

11                  MS. NARVILAS:   Oh, no problem.

12                  CHAIRMAN POITRAS:   But --

13                  MR. BROOKS:   It seems like, I  
14                  don't know, my rough non-architect justice  
15                  on this, that one can fit a rectangular  
16                  pool pretty much in the dimensions of the  
17                  existing pool.

18                  CHAIRMAN POITRAS:   Yeah.

19                  MR. DePASQUALE:   If that were the  
20                  case, you know, we'll present the options  
21                  to our owner and come back to you guys.

22                  But, so if this goes to here and  
23                  this extends there, does that not -- does  
24                  that not increase the amount of  
25                  nonconformance?

1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   CHAIRMAN POITRAS: Not -- no,  
3                   because you would still meet your setback  
4                   to the south.

5                   MR. HATFIELD: 20 foot.

6                   CHAIRMAN POITRAS: So, so that  
7                   would not -- I guess, technically, it  
8                   would increase your nonconformance, but  
9                   you're not going to be violating the  
10                  setback there.

11                  MS. NARVILAS: We'd still the  
12                  variance for the pool in the front yard.

13                  CHAIRMAN POITRAS: The degree of  
14                  nonconformity is the issue of going  
15                  closer -- further west.

16                               (Crosstalk)

17                  MR. BROOKS: The point that is  
18                  closest to the west would be the same.

19                  CHAIRMAN POITRAS: Right.

20                  MR. DePASQUALE: Yeah.

21                  MS. NARVILAS: Well, let's see  
22                  what they tell us.

23                  MR. DePASQUALE: Yeah.

24                  MS. NARVILAS: All right. So we  
25                  will come back before you with more

**NORTH HAVEN ZONING BOARD - 10/10/2023**

information.

MR. BROOKS: That would be great.

CHAIRMAN POITRAS: Yeah. And, like I said, I think photos and, if you want, you know, contractor letters and, you know, that would be -- that would be helpful to at least --

MS. NARVILAS: Sure.

CHAIRMAN POITRAS: If they say definitively that it's -- you know, that this would kill the tree, then, you know, you see what other alternatives might be available at that point, right, so.

And I guess the question, the extension of that would be then, how far does it have to -- would you have to have that easterly edge of the pool around --

(Crosstalk)

CHAIRMAN POITRAS: Yeah, change the shape of the pool, make it narrow, right. There's a lot of options for that, but I think you need --

MS. NARVILAS: Go from kidney bean to string bean.



1                   **NORTH HAVEN ZONING BOARD - 10/10/2023**

2                   CHAIRMAN POITRAS: Right.

3                   So start to answer those questions  
4 first and I think it might build itself at  
5 that point, right.

6                   MR. DePASQUALE: Sure.

7                   MS. NARVILAS: Okay.

8                   CHAIRMAN POITRAS: Like, you can  
9 see what would fit in there and what might  
10 work. And, you know, perhaps there's  
11 another shape, right, like if you want to  
12 have the same area, maybe it becomes  
13 narrow but maybe it's L-shaped. You put a  
14 part of the L up towards the house or  
15 something along those lines, that would  
16 wrap around and give you some -- a little  
17 more swimming area. But I'll leave that  
18 to you. You're the architect, so.

19                  MR. DePASQUALE: Okay.

20                  MR. BROOKS: Okay.

21                  CHAIRMAN POITRAS: At this point,  
22 is there anything else you'd like to add,  
23 or?

24                  MS. NARVILAS: No.

25                  MR. DePASQUALE: No. It's very

**NORTH HAVEN ZONING BOARD - 10/10/2023**

helpful.

MS. NARVILAS: Yeah.

CHAIRMAN POITRAS: All right. In that case, we will leave this application open.

And the next -- the only other item is, our next meeting will be on Tuesday, November 14th, 2023.

And we just need a motion from the Board to adjourn.

MR. D'ANGELO: (Raises hand).

CHAIRMAN POITRAS: Motion by, I'm sorry, Mr. D'Angelo.

MR. COX: (Raises hand).

CHAIRMAN POITRAS: And then second by Mr. Cox.

All in favor?

ALL BOARD MEMBERS: Aye.

CHAIRMAN POITRAS: Thank you.

(End of Provided Recording)

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

## I N D E X     T O     E X H I B I T S

ZBA #422A  
Exhibit

Description

EVD

1

Photographs

5

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

ERRATA SHEET FOR THE TRANSCRIPT OF:  
Hearing Name: North Haven Zoning Board  
Hearing Date: October 10, 2023

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

\_\_\_\_\_  
Date                      Signature

Subscribed and sworn to  
before me this \_\_\_\_ day  
of \_\_\_\_\_, 2023

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

1  
2 I, Agata Davis, certify that the  
3 foregoing transcript of Proceedings of the  
4 Zoning Board of Appeals of the Village of  
5 North Haven, held on October 10, 2023, was  
6 prepared using the required electronic  
7 transcription equipment and is a true and  
8 accurate record of the Proceedings.  
9  
10

11 Agata Davis  
12 Agata Davis  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

<b>#</b>	<b>70-foot</b> <sup>[1]</sup> - 20:10 <b>7:00</b> <sup>[1]</sup> - 1:14	<b>amount</b> <sup>[1]</sup> - 38:24 <b>angle</b> <sup>[1]</sup> - 31:12 <b>answer</b> <sup>[2]</sup> - 10:10, 41:3 <b>anyway</b> <sup>[3]</sup> - 18:10, 24:3, 38:6 <b>APPEALS</b> <sup>[1]</sup> - 1:5 <b>Appeals</b> <sup>[2]</sup> - 3:4, 45:4 <b>appear</b> <sup>[2]</sup> - 12:15, 37:12 <b>applicable</b> <sup>[1]</sup> - 34:11 <b>applicant</b> <sup>[7]</sup> - 4:2, 4:23, 9:2, 10:20, 33:2, 33:8, 33:12 <b>applicant's</b> <sup>[2]</sup> - 10:16, 34:13 <b>application</b> <sup>[6]</sup> - 3:20, 3:21, 4:19, 20:4, 33:6, 42:5 <b>applications</b> <sup>[2]</sup> - 8:23, 16:18 <b>appreciate</b> <sup>[1]</sup> - 17:7 <b>approve</b> <sup>[1]</sup> - 3:7 <b>architect</b> <sup>[7]</sup> - 7:20, 17:25, 20:6, 27:22, 29:15, 38:14, 41:18 <b>architecturally</b> <sup>[2]</sup> - 8:14, 28:15 <b>architecture</b> <sup>[1]</sup> - 34:14 <b>area</b> <sup>[9]</sup> - 7:12, 27:25, 28:22, 28:24, 32:4, 34:25, 35:2, 41:12, 41:17 <b>associated</b> <sup>[2]</sup> - 4:3, 25:18 <b>assume</b> <sup>[1]</sup> - 34:20 <b>attached</b> <sup>[1]</sup> - 19:2 <b>attorney</b> <sup>[1]</sup> - 4:23 <b>Attorney</b> <sup>[1]</sup> - 2:10 <b>attract</b> <sup>[1]</sup> - 12:21 <b>available</b> <sup>[1]</sup> - 40:14 <b>avoid</b> <sup>[1]</sup> - 16:20 <b>avoiding</b> <sup>[1]</sup> - 34:10 <b>aye</b> <sup>[2]</sup> - 3:15, 42:19	2:8, 2:9, 3:4, 3:7, 5:21, 7:21, 8:17, 11:25, 12:4, 15:17, 17:9, 30:8, 30:15, 30:21, 42:11, 44:2, 45:4 <b>bounded</b> <sup>[1]</sup> - 4:8 <b>bring</b> <sup>[1]</sup> - 20:15 <b>BROOKS</b> <sup>[24]</sup> - 3:12, 9:9, 9:14, 9:17, 9:23, 10:5, 15:11, 16:2, 16:16, 18:3, 19:13, 27:21, 27:24, 28:20, 32:25, 34:6, 35:11, 35:14, 35:19, 36:14, 38:13, 39:17, 40:3, 41:20 <b>Brooks</b> <sup>[1]</sup> - 2:5 <b>brooks</b> <sup>[1]</sup> - 3:13 <b>build</b> <sup>[3]</sup> - 28:17, 30:23, 41:4 <b>Building</b> <sup>[1]</sup> - 2:11 <b>building</b> <sup>[2]</sup> - 27:19, 27:20 <b>built</b> <sup>[1]</sup> - 34:20 <b>business</b> <sup>[1]</sup> - 3:6 <b>Butts</b> <sup>[1]</sup> - 2:11 <b>BUTTS</b> <sup>[13]</sup> - 6:12, 6:16, 6:19, 6:22, 6:24, 18:18, 18:22, 18:25, 24:17, 25:4, 25:7, 25:11, 25:14	26:25, 27:5, 27:13, 29:3, 29:6, 29:10, 29:14, 30:19, 31:2, 31:7, 31:24, 32:12, 35:4, 35:7, 35:22, 37:20, 37:24, 38:8, 38:12, 38:18, 39:2, 39:6, 39:13, 39:19, 40:4, 40:10, 40:20, 41:2, 41:8, 41:21, 42:4, 42:13, 42:16, 42:20 <b>Chairman</b> <sup>[1]</sup> - 15:21 <b>Chairperson</b> <sup>[2]</sup> - 2:4, 2:5 <b>challenge</b> <sup>[1]</sup> - 22:9 <b>challenges</b> <sup>[2]</sup> - 6:2, 7:18 <b>change</b> <sup>[5]</sup> - 8:21, 10:8, 16:8, 27:10, 40:20 <b>changed</b> <sup>[3]</sup> - 6:12, 6:16, 22:22 <b>checking</b> <sup>[1]</sup> - 9:24 <b>clear</b> <sup>[4]</sup> - 17:22, 20:9, 24:8, 29:7 <b>clearing</b> <sup>[1]</sup> - 22:22 <b>clearly</b> <sup>[1]</sup> - 29:21 <b>clients</b> <sup>[1]</sup> - 22:18 <b>climb</b> <sup>[1]</sup> - 14:2 <b>close</b> <sup>[1]</sup> - 37:13 <b>closer</b> <sup>[5]</sup> - 8:5, 12:11, 13:22, 28:7, 39:15 <b>closest</b> <sup>[2]</sup> - 14:11, 39:18 <b>Code</b> <sup>[3]</sup> - 4:5, 8:11, 15:23 <b>code</b> <sup>[1]</sup> - 8:22 <b>codes</b> <sup>[2]</sup> - 15:16, 15:19 <b>comfortable</b> <sup>[1]</sup> - 30:15 <b>comment</b> <sup>[1]</sup> - 14:4 <b>comments</b> <sup>[1]</sup> - 13:25 <b>Communications</b> <sup>[1]</sup> - 1:12 <b>community</b> <sup>[1]</sup> - 10:9 <b>company</b> <sup>[1]</sup> - 37:21 <b>comparing</b> <sup>[1]</sup> - 37:8 <b>compromise</b> <sup>[1]</sup> - 34:4 <b>conflict</b> <sup>[1]</sup> - 23:10 <b>conforming</b> <sup>[1]</sup> - 16:6 <b>confusing</b> <sup>[1]</sup> - 28:21 <b>consensus</b> <sup>[1]</sup> - 17:21 <b>consider</b> <sup>[2]</sup> - 16:23, 27:25 <b>context</b> <sup>[1]</sup> - 16:13 <b>contractor</b> <sup>[3]</sup> - 35:23, 37:19, 40:6 <b>coping</b> <sup>[1]</sup> - 10:3
<b>#422A</b> <sup>[2]</sup> - 3:21, 43:4				
<b>1</b>	<b>9</b>			
<b>1</b> <sup>[3]</sup> - 5:13, 5:19, 43:5 <b>10</b> <sup>[3]</sup> - 1:13, 44:3, 45:5 <b>10th</b> <sup>[1]</sup> - 3:3 <b>11963</b> <sup>[1]</sup> - 1:10 <b>12</b> <sup>[3]</sup> - 8:5, 11:5 <b>13th</b> <sup>[1]</sup> - 3:8 <b>14th</b> <sup>[1]</sup> - 42:9 <b>15</b> <sup>[1]</sup> - 17:8 <b>163-10(8)(a)</b> <sup>[1]</sup> - 20:21 <b>163-18(a)</b> <sup>[1]</sup> - 8:12 <b>163-18A</b> <sup>[1]</sup> - 4:5 <b>18x36</b> <sup>[1]</sup> - 26:11	<b>901-6-2-68.1</b> <sup>[1]</sup> - 4:2 <b>95</b> <sup>[1]</sup> - 16:6			
	<b>A</b>			
	<b>able</b> <sup>[3]</sup> - 10:25, 11:12, 30:9 <b>Absent</b> <sup>[1]</sup> - 2:9 <b>absolutely</b> <sup>[1]</sup> - 11:7 <b>abstract</b> <sup>[1]</sup> - 16:18 <b>access</b> <sup>[3]</sup> - 10:17, 23:7, 30:4 <b>accurate</b> <sup>[2]</sup> - 30:2, 45:8 <b>activities</b> <sup>[1]</sup> - 12:20 <b>add</b> <sup>[1]</sup> - 41:22 <b>adding</b> <sup>[1]</sup> - 32:10 <b>addition</b> <sup>[10]</sup> - 7:5, 7:16, 7:22, 8:15, 10:22, 14:8, 23:5, 33:23, 35:17, 36:7 <b>addition's</b> <sup>[1]</sup> - 34:19 <b>address</b> <sup>[5]</sup> - 4:20, 12:25, 14:6, 18:11, 20:4 <b>adhere</b> <sup>[1]</sup> - 15:20 <b>adjourn</b> <sup>[1]</sup> - 42:11 <b>affected</b> <sup>[3]</sup> - 14:11, 17:12, 17:15 <b>Agata</b> <sup>[3]</sup> - 1:24, 45:2, 45:11 <b>agree</b> <sup>[1]</sup> - 17:13 <b>agreeable</b> <sup>[1]</sup> - 32:6 <b>align</b> <sup>[1]</sup> - 36:18 <b>ALL</b> <sup>[2]</sup> - 3:15, 42:19 <b>allow</b> <sup>[2]</sup> - 22:13, 32:16 <b>allowable</b> <sup>[1]</sup> - 25:25 <b>allowed</b> <sup>[5]</sup> - 8:19, 11:5, 12:2, 12:4, 16:23 <b>allows</b> <sup>[1]</sup> - 31:11 <b>almost</b> <sup>[3]</sup> - 13:16, 13:17, 15:6 <b>Alternate</b> <sup>[2]</sup> - 2:5, 2:9 <b>alternative</b> <sup>[4]</sup> - 16:22, 17:16, 17:23, 30:8 <b>alternatives</b> <sup>[8]</sup> - 13:4, 13:15, 16:11, 27:7, 33:11, 33:14, 36:6, 40:13 <b>Amangansett</b> <sup>[1]</sup> - 4:25 <b>amendment</b> <sup>[1]</sup> - 20:20			
<b>2</b>				
<b>20</b> <sup>[1]</sup> - 39:5 <b>2023</b> <sup>[7]</sup> - 1:13, 3:4, 3:8, 42:9, 44:3, 44:22, 45:5 <b>25</b> <sup>[1]</sup> - 35:13 <b>27,499</b> <sup>[1]</sup> - 7:13 <b>29-foot</b> <sup>[1]</sup> - 8:10				
<b>3</b>				
<b>32</b> <sup>[2]</sup> - 3:24, 5:23 <b>335</b> <sup>[1]</sup> - 1:10				
<b>4</b>				
<b>40</b> <sup>[3]</sup> - 16:2, 16:7, 18:9 <b>40,000</b> <sup>[1]</sup> - 7:12 <b>41</b> <sup>[4]</sup> - 4:3, 8:9, 15:4, 15:5 <b>48</b> <sup>[1]</sup> - 18:8				
<b>5</b>				
<b>5</b> <sup>[1]</sup> - 43:5 <b>50</b> <sup>[1]</sup> - 15:23 <b>50-foot</b> <sup>[1]</sup> - 18:7 <b>53</b> <sup>[2]</sup> - 8:7, 15:4 <b>532</b> <sup>[1]</sup> - 4:24				
<b>6</b>				
<b>60</b> <sup>[2]</sup> - 15:5, 15:6				
<b>7</b>				
<b>70</b> <sup>[3]</sup> - 4:6, 15:25, 21:14				
	<b>B</b>			
	<b>balance</b> <sup>[1]</sup> - 34:14 <b>base</b> <sup>[1]</sup> - 36:15 <b>basic</b> <sup>[1]</sup> - 23:5 <b>bean</b> <sup>[2]</sup> - 40:24, 40:25 <b>becomes</b> <sup>[1]</sup> - 41:12 <b>beginning</b> <sup>[1]</sup> - 22:19 <b>between</b> <sup>[4]</sup> - 10:12, 14:20, 15:9, 18:25 <b>beyond</b> <sup>[1]</sup> - 36:10 <b>BOARD</b> <sup>[3]</sup> - 1:5, 3:15, 42:19 <b>Board</b> <sup>[19]</sup> - 2:6, 2:7,			
		<b>C</b>		
		<b>canopy</b> <sup>[5]</sup> - 10:2, 25:16, 35:6, 36:14, 37:4 <b>carry</b> <sup>[1]</sup> - 12:19 <b>case</b> <sup>[3]</sup> - 7:21, 38:20, 42:5 <b>cases</b> <sup>[2]</sup> - 21:21, 22:6 <b>center</b> <sup>[2]</sup> - 29:15, 29:18 <b>certainly</b> <sup>[1]</sup> - 17:6 <b>certify</b> <sup>[1]</sup> - 45:2 <b>chairman</b> <sup>[1]</sup> - 5:18 <b>CHAIRMAN</b> <sup>[73]</sup> - 3:2, 3:10, 3:13, 3:16, 4:13, 4:15, 4:18, 5:4, 5:6, 5:9, 5:12, 5:17, 11:14, 11:17, 12:10, 12:23, 13:3, 19:5, 19:19, 19:23, 20:2, 20:13, 20:17, 21:2, 21:6, 21:17, 21:20, 21:25, 22:5, 22:11, 22:16, 23:16, 23:19, 24:5, 24:7, 24:21, 25:5, 26:4, 26:18,		

<b>corner</b> <sup>[1]</sup> - 5:25 <b>correct</b> <sup>[3]</sup> - 5:15, 9:16, 21:15 <b>CORRECTIONS</b> <sup>[1]</sup> - 44:4 <b>Correspondence</b> <sup>[1]</sup> - 3:19 <b>count</b> <sup>[1]</sup> - 7:8 <b>County</b> <sup>[1]</sup> - 3:25 <b>course</b> <sup>[4]</sup> - 4:21, 11:16, 12:9, 16:15 <b>courtyard</b> <sup>[3]</sup> - 13:11, 13:17, 29:16 <b>Cove</b> <sup>[14]</sup> - 4:8, 6:7, 6:9, 6:10, 6:22, 6:25, 7:2, 7:4, 8:6, 10:17, 14:13, 14:16, 19:4, 19:7 <b>covered</b> <sup>[2]</sup> - 26:22, 27:2 <b>Coves</b> <sup>[4]</sup> - 3:24, 4:9, 5:23, 6:4 <b>Cox</b> <sup>[3]</sup> - 2:7, 3:11, 42:17 <b>COX</b> <sup>[2]</sup> - 3:9, 42:15 <b>cozy</b> <sup>[1]</sup> - 4:17 <b>create</b> <sup>[1]</sup> - 13:12 <b>crossing</b> <sup>[1]</sup> - 15:10 <b>Crosstalk</b> <sup>[7]</sup> - 9:22, 15:24, 24:13, 26:17, 29:5, 39:16, 40:19 <b>current</b> <sup>[1]</sup> - 6:20 <b>cut</b> <sup>[4]</sup> - 23:15, 25:21, 25:22, 30:12 <b>cutting</b> <sup>[3]</sup> - 26:21, 27:14, 27:17	25:12, 25:15, 26:12, 26:22, 27:4, 27:12, 27:19, 27:23, 28:11, 28:16, 28:25, 29:9, 29:13, 29:21, 34:23, 35:6, 35:8, 35:12, 36:3, 36:17, 36:24, 37:6, 37:10, 37:14, 37:22, 38:4, 38:19, 39:20, 39:23, 41:6, 41:19, 41:25 <b>Description</b> <sup>[1]</sup> - 43:4 <b>designed</b> <sup>[1]</sup> - 23:11 <b>desirable</b> <sup>[1]</sup> - 17:2 <b>desire</b> <sup>[2]</sup> - 25:23, 27:8 <b>difference</b> <sup>[1]</sup> - 12:18 <b>different</b> <sup>[3]</sup> - 17:3, 31:11, 31:12 <b>dimension</b> <sup>[2]</sup> - 26:15, 35:9 <b>dimensions</b> <sup>[3]</sup> - 26:6, 38:16 <b>direction</b> <sup>[2]</sup> - 11:6, 11:22 <b>discrepancy</b> <sup>[1]</sup> - 6:14 <b>discuss</b> <sup>[1]</sup> - 29:24 <b>distance</b> <sup>[7]</sup> - 4:6, 14:15, 14:20, 15:2, 15:3, 15:8, 30:13 <b>district</b> <sup>[1]</sup> - 4:7 <b>doc</b> <sup>[1]</sup> - 29:24 <b>document</b> <sup>[2]</sup> - 29:25, 37:15 <b>documented</b> <sup>[1]</sup> - 36:23 <b>down</b> <sup>[10]</sup> - 8:23, 22:24, 23:13, 28:18, 30:13, 33:23, 34:7, 35:16, 35:25, 36:22 <b>dry</b> <sup>[1]</sup> - 29:17 <b>due</b> <sup>[1]</sup> - 14:8 <b>DW</b> <sup>[1]</sup> - 29:18	<b>emphasize</b> <sup>[1]</sup> - 18:4 <b>enclosed</b> <sup>[1]</sup> - 28:2 <b>End</b> <sup>[5]</sup> - 3:24, 4:9, 5:24, 6:4, 42:21 <b>end</b> <sup>[1]</sup> - 33:21 <b>ends</b> <sup>[1]</sup> - 22:2 <b>envelope</b> <sup>[1]</sup> - 22:13 <b>equipment</b> <sup>[1]</sup> - 45:7 <b>ERRATA</b> <sup>[1]</sup> - 44:2 <b>especially</b> <sup>[1]</sup> - 12:10 <b>Esq</b> <sup>[1]</sup> - 2:10 <b>essentially</b> <sup>[1]</sup> - 31:25 <b>EVD</b> <sup>[1]</sup> - 43:4 <b>evening</b> <sup>[1]</sup> - 5:21 <b>evidence</b> <sup>[1]</sup> - 5:19 <b>exactly</b> <sup>[1]</sup> - 37:25 <b>excavation</b> <sup>[4]</sup> - 23:15, 25:18, 36:10 <b>Exhibit</b> <sup>[3]</sup> - 5:13, 5:19, 43:4 <b>exhibits</b> <sup>[1]</sup> - 9:11 <b>existing</b> <sup>[17]</sup> - 5:14, 9:15, 9:24, 10:4, 11:11, 11:24, 13:5, 13:9, 22:8, 26:8, 31:23, 32:18, 32:23, 36:2, 36:6, 37:8, 38:17 <b>exists</b> <sup>[2]</sup> - 32:15, 32:21 <b>explain</b> <sup>[1]</sup> - 33:6 <b>extend</b> <sup>[1]</sup> - 36:9 <b>extends</b> <sup>[2]</sup> - 31:16, 38:23 <b>extension</b> <sup>[1]</sup> - 40:16 <b>extent</b> <sup>[2]</sup> - 25:20, 36:10 <b>extents</b> <sup>[1]</sup> - 29:25 <b>extremely</b> <sup>[1]</sup> - 10:21 <b>eyeball</b> <sup>[1]</sup> - 18:21	33:4, 34:21, 35:13 <b>felt</b> <sup>[2]</sup> - 22:25, 26:2 <b>fence</b> <sup>[6]</sup> - 10:23, 18:15, 18:16, 18:19, 18:24, 19:9 <b>Ferry</b> <sup>[1]</sup> - 1:10 <b>Fi</b> <sup>[2]</sup> - 25:2, 30:4 <b>figure</b> <sup>[1]</sup> - 34:18 <b>Filer</b> <sup>[1]</sup> - 4:24 <b>fine</b> <sup>[2]</sup> - 17:20, 24:22 <b>first</b> <sup>[3]</sup> - 3:6, 14:4, 41:4 <b>fit</b> <sup>[2]</sup> - 38:15, 41:9 <b>five</b> <sup>[2]</sup> - 30:11, 33:3 <b>flexibility</b> <sup>[2]</sup> - 12:5, 13:7 <b>floor</b> <sup>[2]</sup> - 34:25, 35:2 <b>foot</b> <sup>[4]</sup> - 18:16, 18:19, 18:24, 39:5 <b>footprint</b> <sup>[1]</sup> - 13:8 <b>FOR</b> <sup>[2]</sup> - 44:2, 44:4 <b>foregoing</b> <sup>[1]</sup> - 45:3 <b>forward</b> <sup>[1]</sup> - 18:2 <b>four</b> <sup>[2]</sup> - 18:24, 19:17 <b>four-foot</b> <sup>[1]</sup> - 18:24 <b>front</b> <sup>[14]</sup> - 4:4, 6:3, 7:5, 7:9, 7:14, 12:3, 18:17, 19:18, 20:12, 20:23, 21:13, 22:8, 32:23, 39:12	<b>green</b> <sup>[2]</sup> - 28:21, 28:23 <b>group</b> <sup>[1]</sup> - 24:20 <b>grown</b> <sup>[2]</sup> - 36:11, 36:14 <b>guess</b> <sup>[8]</sup> - 4:20, 13:12, 14:19, 29:17, 29:18, 34:2, 39:7, 40:15 <b>guys</b> <sup>[2]</sup> - 24:12, 38:21
<b>H</b>				
<b>habitat</b> <sup>[1]</sup> - 12:12 <b>half</b> <sup>[2]</sup> - 25:22, 30:13 <b>Hampton</b> <sup>[1]</sup> - 19:17 <b>hand</b> <sup>[2]</sup> - 3:12, 5:2 <b>hand</b> <sup>[3]</sup> - 3:9, 42:12, 42:15 <b>handout</b> <sup>[1]</sup> - 5:2 <b>happy</b> <sup>[1]</sup> - 24:20 <b>Harbor</b> <sup>[1]</sup> - 1:10 <b>hardscape</b> <sup>[1]</sup> - 24:8 <b>HATFIELD</b> <sup>[21]</sup> - 17:13, 17:20, 21:15, 28:5, 28:13, 29:20, 30:16, 31:18, 31:21, 31:25, 32:5, 32:10, 32:22, 34:13, 34:17, 35:18, 36:19, 36:25, 37:7, 37:12, 39:5 <b>Hatfield</b> <sup>[1]</sup> - 2:6 <b>Haven</b> <sup>[4]</sup> - 3:5, 3:24, 44:2, 45:5 <b>HAVEN</b> <sup>[1]</sup> - 1:6 <b>hazard</b> <sup>[1]</sup> - 14:19 <b>hear</b> <sup>[2]</sup> - 13:25, 16:10 <b>Hearing</b> <sup>[2]</sup> - 44:2, 44:3 <b>heavily</b> <sup>[1]</sup> - 10:21 <b>heavy</b> <sup>[1]</sup> - 14:24 <b>height</b> <sup>[1]</sup> - 19:13 <b>held</b> <sup>[1]</sup> - 45:5 <b>Held</b> <sup>[2]</sup> - 1:9, 1:11 <b>helpful</b> <sup>[2]</sup> - 40:8, 42:2 <b>hence</b> <sup>[1]</sup> - 8:9 <b>Highway</b> <sup>[1]</sup> - 4:24 <b>hill</b> <sup>[1]</sup> - 14:2 <b>homeowner</b> <sup>[1]</sup> - 34:8 <b>hop</b> <sup>[1]</sup> - 18:10 <b>hoping</b> <sup>[1]</sup> - 11:4 <b>house</b> <sup>[8]</sup> - 7:17, 10:13, 14:8, 14:13, 14:15, 19:2, 22:24, 41:14 <b>houses</b> <sup>[1]</sup> - 12:13				
<b>I</b>				
<b>idea</b> <sup>[2]</sup> - 19:8, 25:19				

<p><b>ideas</b> [1] - 13:4  <b>impact</b> [1] - 11:8  <b>important</b> [1] - 34:18  <b>importantly</b> [1] - 10:15  <b>impression</b> [1] - 35:20  <b>inaudible</b> [3] - 20:22, 35:12, 38:6  <b>inaudible</b> [2] - 20:4, 34:19  <b>incorrect</b> [1] - 7:3  <b>increase</b> [8] - 12:7, 15:22, 30:17, 30:22, 31:4, 33:15, 38:24, 39:8  <b>increased</b> [1] - 34:11  <b>increasing</b> [3] - 11:22, 28:9, 32:8  <b>incredibly</b> [1] - 14:24  <b>information</b> [1] - 40:2  <b>inside</b> [1] - 13:11  <b>Inspector</b> [1] - 2:11  <b>intent</b> [1] - 23:11  <b>interest</b> [1] - 36:21  <b>interesting</b> [1] - 5:25  <b>interject</b> [1] - 11:15  <b>interrupt</b> [1] - 17:19  <b>issue</b> [8] - 16:25, 17:4, 18:15, 20:15, 27:15, 31:17, 32:13, 39:14  <b>issues</b> [3] - 13:21, 25:2, 33:7  <b>it'd</b> [1] - 30:16  <b>it'll</b> [2] - 24:22, 24:23  <b>item</b> [1] - 42:8  <b>itself</b> [1] - 41:4</p>	<p style="text-align: center;"><b>L</b></p> <p><b>L-shaped</b> [1] - 41:13  <b>label</b> [1] - 5:13  <b>Lane</b> [4] - 3:24, 4:9, 5:24, 6:4  <b>large</b> [3] - 8:19, 8:23, 35:4  <b>last</b> [1] - 10:24  <b>least</b> [3] - 13:8, 23:22, 40:8  <b>leave</b> [2] - 41:17, 42:5  <b>leaves</b> [1] - 37:4  <b>left</b> [1] - 32:3  <b>length</b> [1] - 26:15  <b>letters</b> [1] - 40:6  <b>line</b> [7] - 4:4, 8:8, 10:13, 14:14, 22:22, 26:24, 28:13  <b>lines</b> [4] - 12:6, 13:23, 31:13, 41:15  <b>live</b> [2] - 5:23, 12:13  <b>living</b> [1] - 34:14  <b>LN</b> [1] - 44:4  <b>located</b> [1] - 3:24  <b>location</b> [8] - 9:17, 10:12, 15:13, 17:3, 20:9, 22:18, 23:20, 37:8  <b>look</b> [6] - 3:18, 5:22, 16:12, 16:17, 18:23, 37:4  <b>looked</b> [2] - 14:23, 30:22  <b>looking</b> [6] - 11:18, 17:11, 23:22, 25:7, 35:21, 36:19  <b>looks</b> [5] - 18:16, 19:3, 23:21, 29:17, 34:22  <b>love</b> [1] - 13:24</p>	<p>13:24, 14:18, 15:2, 16:6, 18:4, 18:19, 27:13, 27:16, 27:22, 28:4, 30:19, 31:17, 32:25, 33:5, 33:10, 34:15, 34:22, 36:15  <b>meant</b> [1] - 17:19  <b>meet</b> [3] - 13:19, 15:7, 39:3  <b>meeting</b> [2] - 3:5, 42:8  <b>meets</b> [1] - 8:2  <b>Member</b> [4] - 2:6, 2:7, 2:8, 2:9  <b>MEMBERS</b> [2] - 3:15, 42:19  <b>members</b> [1] - 3:16  <b>Michael</b> [2] - 2:8, 2:9  <b>MIDDLETON</b> [13] - 9:4, 9:7, 18:13, 18:20, 18:23, 19:3, 19:7, 24:14, 31:15, 31:20, 32:3, 32:7, 38:5  <b>Middleton</b> [1] - 2:10  <b>might</b> [5] - 17:2, 33:12, 40:13, 41:4, 41:9  <b>minimum</b> [2] - 4:6, 7:12  <b>minor</b> [2] - 16:5, 18:8  <b>modest</b> [2] - 34:22, 34:24  <b>moment</b> [2] - 5:22, 24:25  <b>Montauk</b> [1] - 4:24  <b>most</b> [1] - 34:18  <b>motion</b> [3] - 3:10, 42:10, 42:13  <b>move</b> [5] - 11:5, 11:8, 13:9, 14:11, 23:25  <b>moved</b> [1] - 8:4  <b>moving</b> [5] - 8:18, 11:21, 12:14, 23:12, 30:10  <b>MR</b> [128] - 3:9, 3:12, 6:12, 6:16, 6:19, 6:22, 6:24, 9:4, 9:7, 9:9, 9:14, 9:17, 9:23, 10:2, 10:5, 15:11, 16:2, 16:16, 17:13, 17:20, 18:3, 18:13, 18:18, 18:20, 18:22, 18:23, 18:25, 19:3, 19:7, 19:10, 19:13, 19:21, 19:25, 20:5, 20:16, 20:25, 21:9, 21:12, 21:15, 21:19, 21:24, 22:4, 22:10, 22:15, 22:17, 23:18, 24:4, 24:6, 24:10,</p>	<p>24:14, 24:17, 24:19, 24:24, 25:4, 25:7, 25:9, 25:11, 25:12, 25:14, 25:15, 26:12, 26:22, 27:4, 27:12, 27:19, 27:21, 27:23, 27:24, 28:5, 28:11, 28:13, 28:16, 28:20, 28:25, 29:9, 29:13, 29:20, 29:21, 30:16, 31:15, 31:18, 31:20, 31:21, 31:25, 32:3, 32:5, 32:7, 32:10, 32:22, 32:25, 34:6, 34:13, 34:17, 34:23, 35:6, 35:8, 35:11, 35:12, 35:14, 35:18, 35:19, 36:3, 36:14, 36:17, 36:19, 36:24, 36:25, 37:6, 37:7, 37:10, 37:12, 37:14, 37:22, 38:4, 38:5, 38:13, 38:19, 39:5, 39:17, 39:20, 39:23, 40:3, 41:6, 41:19, 41:20, 41:25, 42:12, 42:15  <b>MS</b> [53] - 4:12, 4:14, 4:17, 4:21, 5:5, 5:8, 5:10, 5:16, 5:18, 5:20, 6:14, 6:18, 6:20, 6:23, 6:25, 9:6, 9:13, 9:16, 9:20, 10:6, 11:16, 12:9, 12:22, 13:2, 14:3, 15:25, 16:15, 17:6, 17:17, 17:24, 19:8, 19:11, 19:15, 19:20, 21:3, 21:7, 21:11, 21:16, 30:7, 30:25, 31:6, 33:16, 34:16, 38:2, 38:11, 39:11, 39:21, 39:24, 40:9, 40:24, 41:7, 41:24, 42:3</p>	<p>10:6, 11:16, 12:9, 12:22, 13:2, 14:3, 15:25, 16:15, 17:6, 17:17, 17:24, 19:8, 19:11, 19:15, 19:20, 21:3, 21:7, 21:11, 21:16, 30:7, 30:25, 31:6, 33:16, 34:16, 38:2, 38:11, 39:11, 39:21, 39:24, 40:9, 40:24, 41:7, 41:24, 42:3  <b>Narvilas</b> [1] - 4:22  <b>native</b> [1] - 9:7  <b>near</b> [1] - 9:24  <b>necessarily</b> [2] - 30:23, 32:19  <b>need</b> [11] - 3:7, 8:9, 8:12, 16:10, 19:18, 28:12, 31:10, 35:15, 37:15, 40:23, 42:10  <b>needed</b> [1] - 7:23  <b>needs</b> [2] - 8:4, 10:18  <b>neighbor</b> [2] - 14:12, 14:20  <b>neighborhood</b> [1] - 10:9  <b>neighbors</b> [4] - 11:9, 14:10, 15:13, 17:14  <b>New</b> [2] - 1:10, 3:25  <b>new</b> [2] - 30:23, 32:16  <b>next</b> [5] - 17:8, 29:22, 29:23, 42:7, 42:8  <b>nice</b> [2] - 30:16, 35:11  <b>nobody</b> [2] - 24:15, 29:11  <b>noise</b> [1] - 12:19  <b>non</b> [1] - 38:14  <b>non-architect</b> [1] - 38:14  <b>nonconformance</b> [6] - 16:4, 16:5, 20:11, 20:12, 38:25, 39:8  <b>nonconforming</b> [2] - 7:10, 16:7  <b>nonconformity</b> [12] - 10:14, 11:23, 12:8, 15:22, 16:3, 28:10, 30:18, 31:4, 32:9, 33:15, 34:11, 39:14  <b>normally</b> [2] - 7:11, 21:16  <b>north</b> [1] - 23:7  <b>NORTH</b> [1] - 1:6  <b>North</b> [4] - 3:5, 3:24, 44:2, 45:5  <b>Notary</b> [1] - 44:24  <b>note</b> [1] - 7:6  <b>November</b> [1] - 42:9  <b>NOW</b> [1] - 44:4</p>
<p style="text-align: center;"><b>J</b></p> <p><b>Japanese</b> [5] - 8:20, 9:4, 9:18, 37:3, 37:5  <b>join</b> [1] - 24:25  <b>June</b> [1] - 3:7  <b>justice</b> [1] - 38:14</p>	<p style="text-align: center;"><b>M</b></p> <p><b>madeline</b> [1] - 4:22  <b>maintain</b> [1] - 23:12  <b>Map</b> [1] - 3:25  <b>maple</b> [11] - 8:20, 9:5, 9:18, 10:3, 23:13, 23:20, 24:2, 24:9, 35:5, 37:3, 37:5  <b>Mark</b> [2] - 2:4, 17:13  <b>marked</b> [2] - 5:19, 9:11  <b>matching</b> [1] - 26:14  <b>material</b> [1] - 18:9  <b>matter</b> [2] - 24:16, 38:9  <b>maximizing</b> [1] - 34:24  <b>mean</b> [19] - 7:25,</p>	<p>13:24, 14:18, 15:2, 16:6, 18:4, 18:19, 27:13, 27:16, 27:22, 28:4, 30:19, 31:17, 32:25, 33:5, 33:10, 34:15, 34:22, 36:15  <b>meant</b> [1] - 17:19  <b>meet</b> [3] - 13:19, 15:7, 39:3  <b>meeting</b> [2] - 3:5, 42:8  <b>meets</b> [1] - 8:2  <b>Member</b> [4] - 2:6, 2:7, 2:8, 2:9  <b>MEMBERS</b> [2] - 3:15, 42:19  <b>members</b> [1] - 3:16  <b>Michael</b> [2] - 2:8, 2:9  <b>MIDDLETON</b> [13] - 9:4, 9:7, 18:13, 18:20, 18:23, 19:3, 19:7, 24:14, 31:15, 31:20, 32:3, 32:7, 38:5  <b>Middleton</b> [1] - 2:10  <b>might</b> [5] - 17:2, 33:12, 40:13, 41:4, 41:9  <b>minimum</b> [2] - 4:6, 7:12  <b>minor</b> [2] - 16:5, 18:8  <b>modest</b> [2] - 34:22, 34:24  <b>moment</b> [2] - 5:22, 24:25  <b>Montauk</b> [1] - 4:24  <b>most</b> [1] - 34:18  <b>motion</b> [3] - 3:10, 42:10, 42:13  <b>move</b> [5] - 11:5, 11:8, 13:9, 14:11, 23:25  <b>moved</b> [1] - 8:4  <b>moving</b> [5] - 8:18, 11:21, 12:14, 23:12, 30:10  <b>MR</b> [128] - 3:9, 3:12, 6:12, 6:16, 6:19, 6:22, 6:24, 9:4, 9:7, 9:9, 9:14, 9:17, 9:23, 10:2, 10:5, 15:11, 16:2, 16:16, 17:13, 17:20, 18:3, 18:13, 18:18, 18:20, 18:22, 18:23, 18:25, 19:3, 19:7, 19:10, 19:13, 19:21, 19:25, 20:5, 20:16, 20:25, 21:9, 21:12, 21:15, 21:19, 21:24, 22:4, 22:10, 22:15, 22:17, 23:18, 24:4, 24:6, 24:10,</p>	<p style="text-align: center;"><b>N</b></p> <p><b>Name</b> [1] - 44:2  <b>name</b> [5] - 4:19, 6:21, 18:11, 20:3, 20:5  <b>names</b> [1] - 6:16  <b>narrow</b> [2] - 40:21, 41:13  <b>narrower</b> [1] - 31:8  <b>NARVILAS</b> [53] - 4:12, 4:14, 4:17, 4:21, 5:5, 5:8, 5:10, 5:16, 5:18, 5:20, 6:14, 6:18, 6:20, 6:23, 6:25, 9:6, 9:13, 9:16, 9:20,</p>	



<p><b>O</b></p> <p><b>obligation</b> [1] - 15:20</p> <p><b>obviously</b> [4] - 7:25, 10:11, 12:19, 33:25</p> <p><b>occurred</b> [1] - 21:22</p> <p><b>October</b> [4] - 1:13, 3:3, 44:3, 45:5</p> <p><b>OF</b> [3] - 1:5, 1:6, 44:2</p> <p><b>one</b> [16] - 3:20, 5:7, 6:3, 8:6, 9:10, 11:21, 14:6, 14:7, 16:13, 19:21, 20:14, 22:12, 24:24, 27:24, 36:20, 38:15</p> <p><b>open</b> [2] - 38:9, 42:6</p> <p><b>opinion</b> [1] - 11:19</p> <p><b>opposed</b> [1] - 15:4</p> <p><b>option</b> [1] - 31:3</p> <p><b>options</b> [2] - 38:20, 40:22</p> <p><b>order</b> [5] - 3:6, 28:17, 29:22, 33:23, 35:13</p> <p><b>over-excavation</b> [1] - 25:18</p> <p><b>owner</b> [2] - 17:3, 38:21</p>	<p><b>photos</b> [6] - 5:14, 5:22, 7:3, 10:17, 10:24, 40:5</p> <p><b>picture</b> [5] - 9:9, 9:14, 36:20, 37:2</p> <p><b>pictures</b> [1] - 12:16</p> <p><b>place</b> [1] - 36:2</p> <p><b>placement</b> [1] - 11:13</p> <p><b>pleasantly</b> [1] - 14:22</p> <p><b>point</b> [8] - 12:24, 27:18, 32:20, 36:12, 39:17, 40:14, 41:5, 41:21</p> <p><b>pointed</b> [2] - 15:21, 32:7</p> <p><b>pointing</b> [2] - 29:11, 29:15</p> <p><b>points</b> [1] - 37:23</p> <p><b>Poitras</b> [1] - 2:4</p> <p><b>POITRAS</b> [73] - 3:2, 3:10, 3:13, 3:16, 4:13, 4:15, 4:18, 5:4, 5:6, 5:9, 5:12, 5:17, 11:14, 11:17, 12:10, 12:23, 13:3, 19:5, 19:19, 19:23, 20:2, 20:13, 20:17, 21:2, 21:6, 21:17, 21:20, 21:25, 22:5, 22:11, 22:16, 23:16, 23:19, 24:5, 24:7, 24:21, 25:5, 26:4, 26:18, 26:25, 27:5, 27:13, 29:3, 29:6, 29:10, 29:14, 30:19, 31:2, 31:7, 31:24, 32:12, 35:4, 35:7, 35:22, 37:20, 37:24, 38:8, 38:12, 38:18, 39:2, 39:6, 39:13, 39:19, 40:4, 40:10, 40:20, 41:2, 41:8, 41:21, 42:4, 42:13, 42:16, 42:20</p> <p><b>pool</b> [63] - 4:3, 8:4, 8:18, 9:15, 9:25, 10:4, 10:11, 11:3, 11:11, 11:12, 11:21, 11:24, 12:14, 13:9, 14:21, 15:9, 20:8, 20:11, 20:23, 21:13, 23:9, 23:13, 23:23, 23:25, 25:20, 26:8, 26:10, 26:14, 27:9, 27:20, 28:17, 30:10, 30:24, 31:8, 31:9, 31:10, 31:23, 32:2, 32:16, 32:21, 32:23, 33:14, 34:2, 34:15, 35:17, 35:24, 35:25,</p>	<p>36:2, 36:5, 36:6, 36:8, 36:10, 36:11, 36:21, 37:3, 37:9, 37:20, 38:16, 38:17, 39:12, 40:18, 40:21</p> <p><b>pools</b> [1] - 12:20</p> <p><b>porch</b> [5] - 23:10, 26:23, 27:2, 28:2, 28:14</p> <p><b>position</b> [1] - 8:8</p> <p><b>possibility</b> [2] - 33:22, 34:3</p> <p><b>possibly</b> [1] - 31:10</p> <p><b>precedent</b> [3] - 17:8, 32:13, 32:20</p> <p><b>precedent-setting</b> [1] - 32:20</p> <p><b>prefers</b> [1] - 24:20</p> <p><b>premises</b> [1] - 4:8</p> <p><b>prepared</b> [1] - 45:6</p> <p><b>present</b> [1] - 38:20</p> <p><b>preserve</b> [2] - 22:20, 23:3</p> <p><b>preserving</b> [1] - 26:2</p> <p><b>pretty</b> [4] - 16:3, 17:22, 18:9, 38:16</p> <p><b>prevent</b> [1] - 20:22</p> <p><b>principal</b> [1] - 31:16</p> <p><b>priorities</b> [1] - 34:9</p> <p><b>privacy</b> [1] - 22:20</p> <p><b>problem</b> [1] - 38:11</p> <p><b>proceedings</b> [1] - 1:23</p> <p><b>Proceedings</b> [2] - 45:3, 45:8</p> <p><b>produce</b> [1] - 10:8</p> <p><b>project</b> [1] - 20:7</p> <p><b>pronounced</b> [1] - 3:23</p> <p><b>property</b> [14] - 3:23, 4:4, 5:15, 6:8, 7:10, 10:16, 10:21, 12:2, 13:10, 14:23, 15:10, 19:6, 19:12, 21:23</p> <p><b>proposed</b> [17] - 7:23, 8:8, 11:3, 11:12, 14:9, 23:23, 23:24, 26:7, 26:10, 27:2, 28:2, 28:7, 28:14, 29:20, 30:10, 30:12, 33:25</p> <p><b>proposes</b> [1] - 4:2</p> <p><b>protruding</b> [1] - 13:21</p> <p><b>provide</b> [2] - 37:17, 37:18</p> <p><b>Provided</b> [1] - 42:21</p> <p><b>Public</b> [1] - 44:24</p> <p><b>pursuant</b> [1] - 16:22</p> <p><b>put</b> [10] - 7:16, 7:23, 7:24, 8:9, 13:16, 13:18, 19:11, 20:21, 27:9, 41:13</p>	<p><b>Q</b></p> <p><b>questions</b> [3] - 7:22, 8:14, 41:3</p> <p><b>quick</b> [1] - 25:3</p> <p><b>quite</b> [1] - 8:24</p> <p><b>R</b></p> <p><b>R-2</b> [2] - 4:7, 7:11</p> <p><b>raises</b> [4] - 3:9, 3:12, 42:12, 42:15</p> <p><b>READ</b> [1] - 44:4</p> <p><b>READS</b> [1] - 44:4</p> <p><b>real</b> [1] - 25:3</p> <p><b>really</b> [10] - 13:15, 15:13, 16:25, 17:4, 17:16, 17:22, 22:12, 24:15, 34:4, 37:9</p> <p><b>REASON</b> [1] - 44:4</p> <p><b>reason</b> [4] - 7:19, 33:17, 35:15</p> <p><b>rebuild</b> [2] - 23:14, 36:5</p> <p><b>rebuilding</b> [1] - 36:8</p> <p><b>rebuilt</b> [1] - 25:20</p> <p><b>recent</b> [1] - 8:21</p> <p><b>recommending</b> [1] - 23:25</p> <p><b>record</b> [7] - 8:11, 18:12, 20:2, 24:23, 29:4, 29:7, 45:8</p> <p><b>Recorded</b> [1] - 1:23</p> <p><b>Recording</b> [2] - 1:23, 42:21</p> <p><b>rectangular</b> [2] - 27:11, 38:15</p> <p><b>redesign</b> [1] - 36:7</p> <p><b>reduce</b> [1] - 30:17</p> <p><b>reducing</b> [1] - 27:25</p> <p><b>refer</b> [1] - 6:10</p> <p><b>referred</b> [1] - 6:5</p> <p><b>relationship</b> [2] - 4:19, 20:3</p> <p><b>relevant</b> [3] - 15:14, 16:25, 17:10</p> <p><b>removal</b> [1] - 13:5</p> <p><b>replaced</b> [1] - 23:9</p> <p><b>require</b> [2] - 20:23, 23:14</p> <p><b>required</b> [5] - 8:3, 8:25, 15:7, 18:7, 45:6</p> <p><b>requires</b> [1] - 4:5</p> <p><b>resourceful</b> [1] - 23:2</p> <p><b>respect</b> [1] - 18:14</p> <p><b>respectfully</b> [1] - 15:12</p> <p><b>respects</b> [1] - 32:9</p> <p><b>respond</b> [2] - 14:4,</p>	<p>33:9</p> <p><b>result</b> [1] - 16:7</p> <p><b>retain</b> [1] - 9:2</p> <p><b>review</b> [1] - 33:5</p> <p><b>revised</b> [2] - 20:20, 38:2</p> <p><b>Richardson</b> [1] - 4:9</p> <p><b>road</b> [3] - 12:11, 15:10, 36:22</p> <p><b>Road</b> [10] - 1:10, 4:8, 6:11, 6:22, 6:25, 8:6, 10:18, 14:13, 14:16, 19:7</p> <p><b>Road"</b> [3] - 6:7, 6:9, 7:4</p> <p><b>roadway</b> [1] - 12:12</p> <p><b>Ronald</b> [1] - 3:21</p> <p><b>roofed</b> [2] - 26:23, 27:2</p> <p><b>room</b> [1] - 11:20</p> <p><b>roots</b> [5] - 25:22, 26:21, 27:14, 27:17, 36:15</p> <p><b>rough</b> [1] - 38:14</p> <p><b>S</b></p> <p><b>Sag</b> [1] - 1:10</p> <p><b>Samantha</b> [1] - 3:22</p> <p><b>save</b> [2] - 25:24, 34:5</p> <p><b>saving</b> [1] - 8:19</p> <p><b>saw</b> [1] - 6:8</p> <p><b>Scott</b> [3] - 2:5, 2:10, 17:14</p> <p><b>screen</b> [2] - 24:18, 29:11</p> <p><b>screened</b> [1] - 12:15</p> <p><b>second</b> [6] - 3:11, 12:24, 14:6, 14:7, 20:19, 42:16</p> <p><b>section</b> [3] - 4:4, 8:11, 10:20</p> <p><b>see</b> [17] - 5:24, 7:2, 9:21, 10:16, 10:25, 11:10, 11:12, 12:18, 21:4, 22:21, 29:12, 37:3, 37:9, 39:21, 40:13, 41:9</p> <p><b>seem</b> [2] - 6:6, 35:14</p> <p><b>sense</b> [3] - 26:19, 34:3, 37:16</p> <p><b>set</b> [2] - 14:16, 31:12</p> <p><b>setback</b> [6] - 13:9, 15:8, 18:7, 20:10, 39:3, 39:10</p> <p><b>setbacks</b> [4] - 8:3, 13:20, 18:6, 32:17</p> <p><b>setting</b> [2] - 17:8, 32:20</p> <p><b>shape</b> [4] - 27:10,</p>
<p><b>P</b></p> <p><b>p.m</b> [1] - 1:14</p> <p><b>packet</b> [1] - 5:14</p> <p><b>Panzier</b> [1] - 3:22</p> <p><b>Panziers</b> [2] - 5:23, 7:15</p> <p><b>part</b> [2] - 7:19, 41:14</p> <p><b>passes</b> [1] - 10:3</p> <p><b>past</b> [4] - 11:25, 12:5, 30:21, 31:16</p> <p><b>patio</b> [4] - 4:3, 23:24, 25:17, 28:7</p> <p><b>people</b> [3] - 12:12, 17:9, 17:12</p> <p><b>percent</b> [6] - 15:6, 15:7, 16:3, 16:6, 16:7, 18:9</p> <p><b>perhaps</b> [1] - 41:10</p> <p><b>permit</b> [2] - 19:19, 19:20</p> <p><b>person</b> [1] - 37:18</p> <p><b>Pete</b> [1] - 20:5</p> <p><b>Peter</b> [4] - 7:20, 8:15, 9:21, 14:5</p> <p><b>PG</b> [1] - 44:4</p> <p><b>photographs</b> [1] - 5:11</p> <p><b>Photographs</b> [1] - 43:5</p> <p><b>photography</b> [1] - 30:5</p>				

31:11, 40:21, 41:11 <b>shaped</b> [3] - 26:8, 32:2, 41:13 <b>share</b> [3] - 24:11, 24:17, 24:22 <b>shear</b> [1] - 36:12 <b>SHEET</b> [1] - 44:2 <b>shorter</b> [1] - 31:9 <b>SHOULD</b> [1] - 44:4 <b>show</b> [3] - 24:12, 25:3, 30:4 <b>side</b> [8] - 11:2, 13:10, 14:12, 14:16, 19:4, 19:6, 20:24, 23:7 <b>sign</b> [1] - 6:8 <b>Signature</b> [1] - 44:19 <b>significant</b> [1] - 6:2 <b>similar</b> [2] - 10:12, 26:10 <b>simple</b> [1] - 24:12 <b>site</b> [1] - 34:25 <b>situation</b> [2] - 16:13, 30:20 <b>six</b> [2] - 18:16, 18:19 <b>six-foot</b> [2] - 18:16, 18:19 <b>size</b> [5] - 7:11, 8:24, 26:10, 27:9, 33:24 <b>sketch</b> [1] - 24:12 <b>slides</b> [2] - 28:5, 28:6 <b>slightly</b> [1] - 31:9 <b>small</b> [1] - 22:13 <b>smaller</b> [3] - 7:15, 34:25, 35:2 <b>smart</b> [2] - 15:18 <b>solar</b> [1] - 23:7 <b>sorry</b> [7] - 3:22, 9:10, 17:18, 23:16, 26:7, 33:17, 42:14 <b>sort</b> [1] - 14:13 <b>Sound</b> [1] - 1:23 <b>sounds</b> [1] - 33:10 <b>south</b> [2] - 13:10, 39:4 <b>space</b> [1] - 34:14 <b>specifically</b> [1] - 35:23 <b>spot</b> [4] - 26:20, 27:10, 27:16, 36:8 <b>square</b> [3] - 7:12, 7:13, 34:21 <b>squared</b> [1] - 26:16 <b>squaring</b> [2] - 32:2, 32:24 <b>standards</b> [3] - 10:7, 16:22, 17:11 <b>start</b> [1] - 41:3 <b>state</b> [2] - 4:18, 19:24 <b>statutes</b> [1] - 20:18 <b>step</b> [2] - 29:23 <b>Steve</b> [2] - 2:6, 2:7	<b>still</b> [6] - 7:8, 15:5, 30:13, 35:16, 39:3, 39:11 <b>stockade</b> [3] - 10:22, 18:15, 19:9 <b>street</b> [8] - 4:6, 6:5, 6:8, 7:7, 7:8, 10:19, 11:11, 12:14 <b>Street</b> [3] - 4:9, 6:4, 7:7 <b>streets</b> [1] - 13:22 <b>string</b> [1] - 40:25 <b>structure</b> [1] - 31:16 <b>structures</b> [1] - 13:6 <b>subject</b> [1] - 4:7 <b>submitted</b> [2] - 9:12, 33:6 <b>Subscribed</b> [1] - 44:21 <b>substance</b> [1] - 22:6 <b>substantial</b> [1] - 16:4 <b>subsumed</b> [1] - 21:11 <b>sudden</b> [1] - 28:3 <b>suffolk</b> [1] - 3:25 <b>suggesting</b> [1] - 34:7 <b>surprised</b> [2] - 14:22, 21:4 <b>survey</b> [6] - 6:6, 23:22, 25:10, 30:6, 36:23, 38:3 <b>surveyor</b> [1] - 29:25 <b>swell</b> [1] - 16:17 <b>swimming</b> [3] - 4:3, 10:11, 41:17 <b>sworn</b> [1] - 44:21	<b>Transcribed</b> [1] - 1:24 <b>transcript</b> [2] - 3:8, 45:3 <b>TRANSCRIPT</b> [1] - 44:2 <b>transcription</b> [1] - 45:7 <b>tree</b> [30] - 8:20, 9:3, 23:13, 23:20, 24:2, 24:9, 25:15, 25:23, 26:3, 27:15, 28:18, 28:20, 28:23, 28:25, 29:19, 29:25, 30:5, 30:9, 30:14, 33:22, 34:5, 34:7, 34:15, 35:5, 35:11, 35:24, 36:11, 36:16, 37:18, 40:12 <b>trees</b> [1] - 8:23 <b>triggered</b> [1] - 22:14 <b>true</b> [1] - 45:7 <b>truly</b> [1] - 25:23 <b>try</b> [3] - 15:20, 30:22, 31:2 <b>trying</b> [4] - 12:7, 13:12, 23:3, 25:11 <b>Tuesday</b> [2] - 3:3, 42:9 <b>turndown</b> [2] - 20:20, 38:6 <b>TV</b> [1] - 24:23 <b>two</b> [3] - 6:2, 6:24, 32:9 <b>twofold</b> [1] - 11:20 <b>typically</b> [1] - 21:22	<b>vegetation</b> [2] - 14:25, 28:22 <b>Via</b> [1] - 1:11 <b>Video</b> [1] - 1:12 <b>view</b> [1] - 10:25 <b>View</b> [3] - 6:9, 6:11, 7:3 <b>viewing</b> [1] - 12:17 <b>VILLAGE</b> [1] - 1:6 <b>Village</b> [6] - 2:10, 2:11, 3:5, 4:5, 21:21, 45:4 <b>violating</b> [1] - 39:9 <b>visible</b> [1] - 9:18 <b>visual</b> [1] - 11:8 <b>visually</b> [1] - 12:17
			<b>W</b>
			<b>walking</b> [1] - 11:10 <b>water</b> [1] - 22:3 <b>waterfront</b> [1] - 21:23 <b>welcome</b> [1] - 3:2 <b>west</b> [6] - 8:18, 10:13, 19:6, 23:12, 39:15, 39:18 <b>Whalen</b> [1] - 4:24 <b>white</b> [1] - 28:24 <b>Wi</b> [2] - 25:2, 30:4 <b>Wi-Fi</b> [2] - 25:2, 30:4 <b>wide</b> [1] - 26:8 <b>width</b> [1] - 26:15 <b>worth</b> [1] - 26:2 <b>wow</b> [1] - 4:14 <b>wrap</b> [1] - 41:16
			<b>Y</b>
			<b>yard</b> [6] - 18:17, 19:18, 20:12, 20:24, 21:13, 39:12 <b>yards</b> [7] - 6:4, 7:6, 7:9, 7:14, 12:3, 22:8, 32:23 <b>York</b> [2] - 1:10, 3:25 <b>yup</b> [4] - 4:11, 22:10, 22:15, 37:6
			<b>Z</b>
			<b>ZBA</b> [2] - 3:21, 43:4 <b>zero</b> [1] - 11:8 <b>ZONING</b> [1] - 1:5 <b>zoning</b> [3] - 23:8, 23:9, 34:12 <b>Zoning</b> [3] - 3:4, 44:2, 45:4 <b>Zoom</b> [2] - 1:12, 24:11
	<b>T</b>	<b>U</b>	
<b>table</b> [1] - 4:10 <b>Tax</b> [1] - 3:25 <b>tear</b> [1] - 22:24 <b>technically</b> [1] - 39:7 <b>tend</b> [2] - 12:6, 12:20 <b>tere</b> [1] - 25:24 <b>terms</b> [7] - 7:11, 14:18, 15:8, 23:7, 26:14, 30:5, 32:12 <b>THE</b> [1] - 44:2 <b>Third</b> [3] - 4:8, 6:4, 7:6 <b>three</b> [9] - 6:3, 7:5, 7:9, 7:14, 10:24, 12:3, 22:8, 28:2, 32:22 <b>today</b> [1] - 3:19 <b>tonight</b> [1] - 7:21 <b>took</b> [1] - 5:11 <b>touches</b> [1] - 10:3 <b>touching</b> [1] - 28:3 <b>towards</b> [1] - 41:14 <b>Town</b> [1] - 19:16		<b>unclear</b> [1] - 23:20 <b>undesirable</b> [1] - 10:8 <b>unique</b> [6] - 7:17, 12:2, 22:7, 22:9, 32:15, 32:18 <b>up</b> [10] - 4:10, 18:10, 20:15, 22:2, 26:5, 28:13, 33:7, 33:21, 34:8, 41:14 <b>usual</b> [1] - 7:15	
		<b>V</b>	
		<b>variance</b> [19] - 8:10, 8:12, 8:17, 10:7, 10:8, 10:19, 13:19, 17:11, 18:8, 18:9, 20:23, 21:18, 22:14, 31:19, 31:22, 32:11, 32:16, 38:7, 39:12 <b>variances</b> [2] - 16:21, 18:5 <b>vegetated</b> [1] - 10:21	