

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

ZONING BOARD OF APPEALS
VILLAGE OF NORTH HAVEN

Held at:
335 Ferry Road
Sag Harbor, New York 11963

Also Held Via:
Zoom Video Communications

October 10, 2023
7:00 p.m.

Proceedings Recorded by
Electronic Sound Recording
Transcribed by: Agata Davis

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

* * *

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

2 CHAIRMAN POITRAS: Welcome,
3 everybody, to the Tuesday, October 10th,
4 2023 Zoning Board of Appeals for the
5 Village of North Haven meeting.

6 First order of business we have
7 is, I need the Board to approve the June
8 13th, 2023 transcript.

9 MR. COX: (Raises hand).

10 CHAIRMAN POITRAS: Motion by Mr.
11 Cox. Second?

12 MR. BROOKS: (Raises hand.)

13 CHAIRMAN POITRAS: Mr. Brooks.
14 All in favor?

15 ALL BOARD MEMBERS: Aye.

16 CHAIRMAN POITRAS: All members in
17 favor. All right.

18 Doesn't look like we have any
19 Correspondence today.

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

NORTH HAVEN ZONING BOARD - 10/10/2023

1
2 901-6-2-68.1. The applicant proposes a
3 swimming pool and associated patio 41 feet
4 from the front property line. Section
5 163-18A of the Village Code requires the
6 minimum distance from the street to be 70
7 feet in an R-2 district. The subject
8 premises is bounded by Cove Road, Third
9 Street, Coves End Lane, and Richardson.

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

12 MS. NARVILAS: Oh, my. Okay.

13 CHAIRMAN POITRAS: Yeah.

14 MS. NARVILAS: Wow.

15 CHAIRMAN POITRAS: If you can
16 just --

17 MS. NARVILAS: Cozy.

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

21 MS. NARVILAS: Of course.

22 Madeline Narvilas. I am the
23 attorney for the applicant. I am at
24 Whalen Filer, which is 532 Montauk Highway
25 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

1
2 it has two very significant challenges.
3 One of them is that it has three front
4 yards. Coves End Lane, Third Street, and
5 a street that gets referred to, it would
6 seem, in the GPS and on our survey as
7 "Cove Road". But when I went to the
8 property I saw that the street sign says
9 "Cove View Road".

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

12 MR. BUTTS: They just changed
13 them.

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

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

18 MS. NARVILAS: Oh, okay.

19 MR. BUTTS: Right.

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

22 MR. BUTTS: Cove Road.

23 MS. NARVILAS: Oh.

24 MR. BUTTS: They had two of them.

25 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

1
2 that it is where it is, it meets all of
3 the required setbacks. But because of
4 that, the pool needs to be moved only
5 about 12 feet, but that is 12 feet closer
6 to Cove Road, and where at one time we
7 could have said we were 53 feet away from
8 that lot line. Now the proposed position
9 would put us at 41 feet. Hence, we need
10 the 29-foot variance. And, for the
11 record, that Code section from which we
12 need the variance is 163-18(a).

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

18 Moving the pool west actually
19 allowed for the saving of a very large
20 tree, which is a Japanese maple. And I
21 know that there was a recent change to
22 your code that did have to do with
23 applications for taking down large trees.
24 And I don't think we are quite to the size
25 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
2 is, actually, on the other side of where
3 the proposed pool is, is -- well, where it
4 currently is and where we are hoping to be
5 allowed to move it 12 feet in that
6 direction.

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
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

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

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

3 MS. NARVILAS: Right.

4 I'll respond to the first comment.

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

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

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

NORTH HAVEN ZONING BOARD - 10/10/2023

1
2 distance, I mean, I understand that you
3 have a little more of a distance now with
4 the 53 feet as opposed to the 41 feet, but
5 you do have 41 feet still, which is 60
6 percent of what would be -- almost 60
7 percent of what would be required to meet
8 that setback, in terms of the distance
9 between, you know, the pool, the edge of
10 the property, crossing over the road --

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

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

24 (Crosstalk)

25 MS. NARVILAS: 70.

NORTH HAVEN ZONING BOARD - 10/10/2023

1
2 MR. BROOKS: Then, you know, 40
3 percent nonconformity is a pretty
4 substantial nonconformance. It's not a
5 minor nonconformance. It's not, oh, it
6 went from 95 percent conforming. I mean,
7 40 percent nonconforming as a result of
8 this change.

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

15 MS. NARVILAS: Of course.

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

24 So, you know, I think that's
25 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

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

2 forward.

3 MR. BROOKS: And I do want to -- I
4 mean, I do want to emphasize, because we
5 have granted some variances before with
6 setbacks, but it was, oh, they were --
7 it's a 50-foot required setback, we gave
8 them 48 feet. That's a minor variance.
9 40 percent variance is pretty material.

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

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

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

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

22 MR. BUTTS: Right.

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

25 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

NORTH HAVEN ZONING BOARD - 10/10/2023

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 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

NORTH HAVEN ZONING BOARD - 10/10/2023

1
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

NORTH HAVEN ZONING BOARD - 10/10/2023

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

squaring off a kidney-shaped pool.

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

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

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

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

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

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

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

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

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

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

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

16 MS. NARVILAS: Sure.

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

23 MR. DePASQUALE: It's, it's
24 modest, I think -- it's maximizing the
25 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,

NORTH HAVEN ZONING BOARD - 10/10/2023

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

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

MR. DePASQUALE: Yup.

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

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

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

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

CHAIRMAN POITRAS: And a pool company.

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

CHAIRMAN POITRAS: Yeah, just to 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

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

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

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

2 helpful.

3 MS. NARVILAS: Yeah.

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

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

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

12 MR. D'ANGELO: (Raises hand).

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

15 MR. COX: (Raises hand).

16 CHAIRMAN POITRAS: And then second
17 by Mr. Cox.

18 All in favor?

19 ALL BOARD MEMBERS: Aye.

20 CHAIRMAN POITRAS: Thank you.

21 (End of Provided Recording)

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

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

ZBA #422A		
<u>Exhibit</u>	<u>Description</u>	<u>EVD</u>
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

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

Agata Davis

Agata Davis

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

<p>corner [1] - 5:25 correct [3] - 5:15, 9:16, 21:15 CORRECTIONS [1] - 44:4 Correspondence [1] - 3:19 count [1] - 7:8 County [1] - 3:25 course [4] - 4:21, 11:16, 12:9, 16:15 courtyard [3] - 13:11, 13:17, 29:16 Cove [14] - 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 covered [2] - 26:22, 27:2 Coves [4] - 3:24, 4:9, 5:23, 6:4 Cox [3] - 2:7, 3:11, 42:17 COX [2] - 3:9, 42:15 cozy [1] - 4:17 create [1] - 13:12 crossing [1] - 15:10 Crosstalk [7] - 9:22, 15:24, 24:13, 26:17, 29:5, 39:16, 40:19 current [1] - 6:20 cut [4] - 23:15, 25:21, 25:22, 30:12 cutting [3] - 26:21, 27:14, 27:17</p>	<p>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 Description [1] - 43:4 designed [1] - 23:11 desirable [1] - 17:2 desire [2] - 25:23, 27:8 difference [1] - 12:18 different [3] - 17:3, 31:11, 31:12 dimension [2] - 26:15, 35:9 dimensions [3] - 26:6, 38:16 direction [2] - 11:6, 11:22 discrepancy [1] - 6:14 discuss [1] - 29:24 distance [7] - 4:6, 14:15, 14:20, 15:2, 15:3, 15:8, 30:13 district [1] - 4:7 doc [1] - 29:24 document [2] - 29:25, 37:15 documented [1] - 36:23 down [10] - 8:23, 22:24, 23:13, 28:18, 30:13, 33:23, 34:7, 35:16, 35:25, 36:22 dry [1] - 29:17 due [1] - 14:8 DW [1] - 29:18</p>	<p>emphasize [1] - 18:4 enclosed [1] - 28:2 End [5] - 3:24, 4:9, 5:24, 6:4, 42:21 end [1] - 33:21 ends [1] - 22:2 envelope [1] - 22:13 equipment [1] - 45:7 ERRATA [1] - 44:2 especially [1] - 12:10 Esq [1] - 2:10 essentially [1] - 31:25 EVD [1] - 43:4 evening [1] - 5:21 evidence [1] - 5:19 exactly [1] - 37:25 excavation [4] - 23:15, 25:18, 36:10 Exhibit [3] - 5:13, 5:19, 43:4 exhibits [1] - 9:11 existing [17] - 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 exists [2] - 32:15, 32:21 explain [1] - 33:6 extend [1] - 36:9 extends [2] - 31:16, 38:23 extension [1] - 40:16 extent [2] - 25:20, 36:10 extents [1] - 29:25 extremely [1] - 10:21 eyeball [1] - 18:21</p>	<p>33:4, 34:21, 35:13 felt [2] - 22:25, 26:2 fence [6] - 10:23, 18:15, 18:16, 18:19, 18:24, 19:9 Ferry [1] - 1:10 Fi [2] - 25:2, 30:4 figure [1] - 34:18 Filer [1] - 4:24 fine [2] - 17:20, 24:22 first [3] - 3:6, 14:4, 41:4 fit [2] - 38:15, 41:9 five [2] - 30:11, 33:3 flexibility [2] - 12:5, 13:7 floor [2] - 34:25, 35:2 foot [4] - 18:16, 18:19, 18:24, 39:5 footprint [1] - 13:8 FOR [2] - 44:2, 44:4 foregoing [1] - 45:3 forward [1] - 18:2 four [2] - 18:24, 19:17 four-foot [1] - 18:24 front [14] - 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</p>	<p>green [2] - 28:21, 28:23 group [1] - 24:20 grown [2] - 36:11, 36:14 guess [8] - 4:20, 13:12, 14:19, 29:17, 29:18, 34:2, 39:7, 40:15 guys [2] - 24:12, 38:21</p>
D	E	F	G	H
<p>D'Angelo [2] - 2:8, 42:14 D'ANGELO [1] - 42:12 Daly [1] - 2:9 Date [2] - 44:3, 44:19 Davis [3] - 1:24, 45:2, 45:11 decide [2] - 33:8, 34:9 decided [1] - 7:16 definitively [1] - 40:11 degree [4] - 11:23, 12:7, 32:8, 39:13 DePasquale [56] - 7:20, 10:2, 19:10, 19:21, 19:25, 20:5, 20:6, 20:16, 20:25, 21:9, 21:12, 21:19, 21:24, 22:4, 22:10, 22:15, 22:17, 23:18, 24:4, 24:6, 24:10, 24:19, 24:24, 25:9,</p>	<p>East [1] - 19:17 east [3] - 23:24, 28:8, 30:11 easterly [1] - 40:18 edge [3] - 15:9, 28:6, 40:18 effectively [1] - 23:6 eight [1] - 33:4 either [1] - 11:13 electronic [2] - 1:23, 45:6 elephant [1] - 11:19 eliminate [2] - 24:2, 31:3</p>	<p>faced [1] - 33:21 fact [2] - 7:25, 31:15 fairly [1] - 32:14 far [8] - 8:17, 13:21, 14:10, 17:11, 22:17, 26:13, 27:6, 40:16 favor [3] - 3:14, 3:17, 42:18 feasibility [1] - 16:10 feasible [6] - 13:4, 16:21, 17:16, 17:23, 33:11, 33:13 feet [21] - 4:3, 4:7, 7:12, 7:13, 8:5, 8:7, 8:9, 11:5, 15:4, 15:5, 15:23, 18:8, 19:17, 28:2, 30:11, 33:3,</p>	<p>general [1] - 13:8 generally [4] - 11:25, 16:20, 30:20, 33:5 George [1] - 2:11 george [2] - 18:13, 38:5 given [1] - 14:23 goal [1] - 16:19 gonna [18] - 5:12, 6:10, 8:15, 17:25, 20:14, 22:12, 23:14, 24:11, 25:17, 25:21, 25:22, 26:21, 28:8, 28:9, 35:9, 36:4, 37:17, 38:9 gotta [2] - 34:14, 34:17 GPS [1] - 6:6 grade [1] - 25:19 grandfathered [1] - 31:22 grant [1] - 10:7 granted [2] - 18:5, 32:15 granting [1] - 16:21 great [1] - 40:3 greater [1] - 25:21</p>	<p>habitat [1] - 12:12 half [2] - 25:22, 30:13 Hampton [1] - 19:17 hand [2] - 3:12, 5:2 hand [3] - 3:9, 42:12, 42:15 handout [1] - 5:2 happy [1] - 24:20 Harbor [1] - 1:10 hardscape [1] - 24:8 HATFIELD [21] - 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 Hatfield [1] - 2:6 Haven [4] - 3:5, 3:24, 44:2, 45:5 HAVEN [1] - 1:6 hazard [1] - 14:19 hear [2] - 13:25, 16:10 Hearing [2] - 44:2, 44:3 heavily [1] - 10:21 heavy [1] - 14:24 height [1] - 19:13 held [1] - 45:5 Held [2] - 1:9, 1:11 helpful [2] - 40:8, 42:2 hence [1] - 8:9 Highway [1] - 4:24 hill [1] - 14:2 homeowner [1] - 34:8 hop [1] - 18:10 hoping [1] - 11:4 house [8] - 7:17, 10:13, 14:8, 14:13, 14:15, 19:2, 22:24, 41:14 houses [1] - 12:13</p>
I	I	I	I	I
<p>idea [2] - 19:8, 25:19</p>				

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

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

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