

1

2

3

4

5

ZONING BOARD OF APPEALS

6

VILLAGE OF NORTH HAVEN

7

8

9

Held at:

10

335 Ferry Road

11

Sag Harbor, New York 11963

12

Also Held Via:

Zoom Video Communications

13

14

January 9, 2024

7:00 p.m.

15

16

17

18

19

20

21

22

23

Proceedings Recorded by

24

Electronic Sound Recording

Transcribed by: Agata Davis

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 (Absent)

Scott Brooks, Alternate Chair

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 - 1/9/2024**

2 MR. BROOKS: Okay. So we will
3 begin. It's 7:00. Welcome to the January
4 9th, 2024 Zoning Board of Appeals meeting
5 for the Village of North Haven.

6 This is Scott Brooks. I am the
7 assistant Zoning Board deputy chairman.

8 So tonight our first order of
9 business is to approve of the transcript
10 for the December 12th, 2023 meeting. Do
11 we have a --

12 MR. MIDDLETON: Just -- yeah,
13 let's just make a motion to open the
14 meeting first.

15 MR. BROOKS: Okay. Motion to open
16 the meeting?

17 MR. COX: Move to open the
18 meeting.

19 MR. BROOKS: All right.

20 MR. HATFIELD: Second.

21 MR. BROOKS: First, Mr. Cox.
22 Second, Mr. Hatfield.

23 Now we will have a motion to
24 approve the transcript from the December
25 12th, 2023 meeting.

NORTH HAVEN ZONING BOARD - 1/9/2024

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

MR. COX: Move to approve.

MR. BROOKS: Mr. Cox.

MR. HATFIELD: Second.

MR. BROOKS: Second, Mr. Hatfield.

All right. So that's approved.

So there was some new
correspondence. Something came in just
before the meeting. I didn't have a
chance to see that. That was like a --

MR. MIDDLETON: Tiffany, was that
from you?

MR. BROOKS: That was on the --
yeah, it was on the 20 Forest. Had to do
with the topographic --

MR. MIDDLETON: Right, so that
was --

MS. SCARLATO: We've submitted a
new survey from --

MR. MIDDLETON: Right.

MS. SCARLATO: -- Dave Saskas,
which confirmed that the grading on the
property remains the same as it was.

MR. MIDDLETON: Right. That was
one of the issues -- just to remind the

NORTH HAVEN ZONING BOARD - 1/9/2024

Board, that was one of the issues that I had. There were a couple of violations on the property. One was rectified before they came to the ZBA. This one, I wanted to get confirmation that the topography -- because they had added fill and whatnot when they were using the property in conjunction with the construction next door, so I wanted to make sure that the fill was removed and the topography was basically the same.

David Saskas or somebody from his office went out to the property and confirmed that the topography is if not the same, substantially the same as it was prior to the demolition.

MR. BROOKS: Do we need to add -- do we have anything specific to add to the correspondence, or we're okay?

MR. MIDDLETON: No, no, that's fine.

We can just note for the record that today we received the letter from Ms. Scarlato dated January 9th enclosing the

NORTH HAVEN ZONING BOARD - 1/9/2024

surveys confirming that the topography is acceptable to the Village.

MR. BROOKS: So then -- so if there's no other correspondence, then we have two applications for which we have decisions tonight.

The first application is ZBA #421A, 20 Forest LLC. The property is located at 20 Forest Road, North Haven, New York. Suffolk County Tax Map No. 901-5-1-62. The applicant seeks relief for an existing dock on a currently vacant parcel. Chapter 56-3(C) of the Village Code states that any dock shall be prohibited unless said dock is located in waters contiguous with an upland parcel owned by the applicant and improved with a residence, and docks seaward of unimproved parcels or parcels other than residence parcels are prohibited. The subject premises is bounded by Forest Road, 24 Forest LLC, Shelter Island Sound, and Wiesenthal.

So we have a decision, which I

NORTH HAVEN ZONING BOARD - 1/9/2024

will read into the record. So this is ZBA #422A.

MR. MIDDLETON: 421A.

MR. BROOKS: 421A. Sorry.

This is ZBA #421A Decision in the matter of the Application of 20 Forest LLC.

This is an application for a use variance to permit the existing dock to remain on the currently vacant premises while the premises is redeveloped, where Village Code Section 56-3(C) prohibits docks unless the upland property is improved with a principal structure. The Premises is located at 20 Forest Road, North Haven, New York. The Suffolk County Tax Map Number is District: 901 Section: 5, Block: 1, Lot: 61. The application was dated and filed on August 23, 2023. The Board considered the application at each successive meeting until the January 9, 2024 meeting at which time the record was closed.

Do we need to move to close?

NORTH HAVEN ZONING BOARD - 1/9/2024

MR. MIDDLETON: No, I think it was closed last time.

MR. BROOKS: Okay.

Findings. The Board makes the following findings:

1. This is an application for a use variance to permit the existence of the dock at the premises without a principal structure improving the premises.

2. The premises is a 1.25 acre parcel bounded by Forest Road to the west, Shelter Island Sound to the east, 24 Forest LLC lot to the north, and the Wiesenthal lot to the south.

3. Applicant proposes to redevelop the premises with a single-family residence and other improvements.

4. The premises previously benefitted from prior variances permitting construction of the proposed residence within a reduced front yard setback.

5. The premises is located in an

NORTH HAVEN ZONING BOARD - 1/9/2024

R-1 District.

6. Village Code Section 56-3(C) states, "Any dock shall be prohibited unless said dock is located in waters contiguous with an upland parcel owned by the applicant and improved with a residence, and docks seaward of unimproved parcels or parcels other than residence parcels are prohibited."

7. As a result of a demolition permit issued by the Village, the primary structure was demolished without concomitant issuance of a building permit.

8. The premises is currently vacant in that the prior principal structure had been razed in contemplation of constructing the new proposed single-family dwelling, but the dock remains in violation of Village Code Section 56-3(C) because the primary structure was demolished.

Discussion.

9. This application is governed by Village Law Section 7-712-b(2). As

NORTH HAVEN ZONING BOARD - 1/9/2024

discussed below, the Board considered the statutory factors enumerated under Village Law Section 7-712-b(2)(b), including whether: (1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence; (2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or the neighborhood; (3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and(4) that the alleged hardship has not been self-created.

10. Without the requested relief, the premises cannot be developed, and the premises cannot be sold because the dock violates Village Code Section 56-3(C). If the premises cannot be developed, then the applicant stands to gain no return, let alone a reasonable return from owning this property because the premises will be undevelopable. The inability to sell the

NORTH HAVEN ZONING BOARD - 1/9/2024

premises based on the permitted demolition of the prior primary structure constitutes an undue and inadvertent financial hardship on the application that can only be remedied by granting the requested variance relief.

11. The use variance is the result of unique circumstances because it resulted from the Village issuing a demolition permit for the primary structure without regard to the accessory dock. As such, the primary structure has been demolished, and the dock currently exists in violation of the Village Code because there is not an upland residence. This issue is not community-wide, but it is limited to the unique circumstances of this application.

12. The use variance is not the result of a self-created difficulty because, as discussed above, the Village issued a demolition permit authorizing the demolition of the principal structure without providing concomitant relief for

NORTH HAVEN ZONING BOARD - 1/9/2024

the existing dock.

13. Granting the requested use variance will not adversely impact the essential character of the neighborhood. The variance relief conforms with the character of the neighborhood in which surrounding properties are waterfront properties with docks.

14. It is the opinion of the Board that granting the requested relief avoids unnecessary negative impacts to the environment and wetlands. The dock is a permitted use. However, its current existence is not permitted because the premises is currently not improved with a primary structure. If the requested relief is not granted, that would mean that the applicant would have to remove the dock, redevelop the premises, and then apply for and construct a new dock. That would result in otherwise unnecessary disturbance and environmental impacts.

15. The Board further finds that granting this relief is not intended to

NORTH HAVEN ZONING BOARD - 1/9/2024

set precedent authorizing the erection or use of docks without improved upland primary structures. This relief is uniquely granted because the dock previously existed in compliance with Village Code Section 56-3(C), but due to the issuance of a demolition permit without a concomitant building permit, the primary structure was razed and the dock survived in violation of the Village Code.

16. Considering the variance relief sought conforms with the surrounding neighborhood and merely maintains status quo, the Board finds in favor of granting the requested relief subject to the following conditions:

a. This variance relief is not intended to set precedent authorizing the construction or use of a dock without an upland primary structure, but it is granted because the dock previously existed in compliance with the Village Code.

b. The dock cannot be used for

NORTH HAVEN ZONING BOARD - 1/9/2024

any purpose until a Certificate of Occupancy is issued for a principal structure.

c. Necessary maintenance and repairs may be performed subject to the approval of the Village Building Inspector.

d. Applicant understands and acknowledges that the status quo of the dock will be communicated to the Village Harbor Master for enforcement purposes relative to unauthorized and unpermitted use of the dock without an upland primary structure.

Conclusion.

17. On the basis of the above findings and discussion, and upon consideration of the statutory factors as required, this application is granted on the conditions set forth above.

So I guess we should now vote on --

MR. MIDDLETON: Right. You have a motion to approve the Decision. Okay.

NORTH HAVEN ZONING BOARD - 1/9/2024

MR. BROOKS: Motion from Mr.
D'Angelo.

MR. HATFIELD: Second.

MR. BROOKS: Second from Mr.
Hatfield.

So on the motion by Mr. D'Angelo,
with a second from Mr. Hatfield, the
foregoing -- do all in favor?

ALL BOARD MEMBERS: Aye.

MR. BROOKS: The foregoing
resolution was approved by unanimous vote.
The vote is approved.

MR. MIDDLETON: And just note for
the record that Ms. Scarlato was in
attendance today.

MS. SCARLATO: Have a good night,
everyone.

MR. MIDDLETON: Thank you.

MR. BROOKS: Okay. The next
application is ZBA #422A, Ronald and
Samantha Panzier. The property is located
at 32 Coves End Lane, North Haven, New
York. Suffolk County Tax Map No.
901-6-2-68.1. The applicant proposes a

NORTH HAVEN ZONING BOARD - 1/9/2024

swimming pool and associated patio 54' from the front property line. Section 163-18A of the Village Code requires the minimum distance from the street to be 70' in an R-2 District. Section 163-31D states that no accessory building shall project nearer to the street on which the principal building fronts than such principal building. The subject premises is bounded by Cove Road, Third Street, Coves End Land, and Richardson.

So we've got a Decision that I will read in. I guess I read --

MR. MIDDLETON: Yeah, same as last one.

MR. BROOKS: Okay. All right.

So this is ZBA #422A Decision. In the Matter of the Application of Ronald Panzier and Samantha Panzier.

This is an application for an area variance to permit a proposed swimming pool and patio 54 feet from the street where Village Code Section 163-18A requires accessory structures be a minimum

NORTH HAVEN ZONING BOARD - 1/9/2024

distance of 70 feet from the street. The premises is located at 32 Coves End Lane, North Haven, New York. The Suffolk County Tax Map number is District: 901 Section: 6, Block: 2, Lot: 68.1. The Building Inspector's turndown or denial letter is dated September 5, 2023, and the application was dated and filed on September 11, 2023. The Board considered the application at each successive meeting until the January 9, 2024 meeting at which time the record was closed.

Findings. The Board makes the following findings:

1. This is an application for variance relief to permit a proposed swimming pool and patio 54 feet from the street.

2. The premises is located in an R-2 District.

3. The premises is a 27,499 square foot parcel bounded by 3rd Street to the north, the Richardson lot to the south, Coves End Lane to the east, and

NORTH HAVEN ZONING BOARD - 1/9/2024

Cove Road to the west.

4. The premises is a unique corner lot with three front yards for zoning purposes.

5. Applicant proposes to remove the pre-existing swimming pool and construct a new one in a similar location on the premises with an attendant patio.

6. Under Village Code Section 163-18A, accessory structures, such as swimming pools and patios, must be a minimum distance of 70 feet from the street in an R-2 District.

7. Applicant seeks variance relief permitting the proposed swimming pool 54 feet from Cove Road.

8. The Board also acknowledges that the applicant proposes to submit landscaping plans to install screening and buffers along the southern property line, which mitigates the impact the proposed pool and patio may have on the only adjacent lot.

9. Approximately four other lots

NORTH HAVEN ZONING BOARD - 1/9/2024

in the community also have pools within the 70 foot setback from the street.

Discussion.

10. This application is governed by Village Law Section 7-712-b(3). The Board is required to balance a consideration of the benefit to the applicant if the relief sought is granted against harm to the neighborhood if the relief sought is granted. As discussed below, the Board considered the statutory factors enumerated under Village Law Section 7-712-b(3)(b), including whether granting the variance will produce undesirable changes in the neighborhood, whether feasible alternatives exist, whether the requested variance is substantial, whether the requested variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood, and whether the alleged difficulty was self-created.

11. The requested variance is

NORTH HAVEN ZONING BOARD - 1/9/2024

substantial because it deviates from Zoning Code by approximately 13%. Despite the substantiality, the net effect creates no discernable difference on the surrounding properties because the premises had a pre-existing pool in a similar location and several other surrounding properties also have pools within the 70 foot setback.

12. Granting the variances will not produce an undesirable change in the character of the neighborhood. As noted above, the premises had a pre-existing pool in a similar location and several other surrounding properties also have pools within the 70 foot setback. Additionally, although the proposed pool is closer to the street than permitted, the effect will be significantly mitigated by the proposed vegetated screening and buffers.

13. Granting the requested area variances will not adversely impact physical or environmental conditions in

NORTH HAVEN ZONING BOARD - 1/9/2024

the neighborhood. The required screening and buffers mitigate the impact the proposed pool may have existing closer to the street than permitted.

14. The potential for feasible alternatives is limited given the unique nature of the premises. Because the premises is bounded by three different streets, it has three front yard setbacks for zoning purposes, which significantly limits the building envelope.

15. Although the requested area variances may be deemed the result of a self-created difficulty, this factor, alone, does not warrant denial of the instant application.

16. The Board notes that the instant application is the result of efforts by applicant to submit amended and alternative plans, which eliminated the need for a variance and reduced the substantiality of the variance relief requested.

17. Although the variance relief

NORTH HAVEN ZONING BOARD - 1/9/2024

sought is substantial, it has minimal impact on surrounding neighbors and physical and environmental conditions and is significantly mitigated by screening and buffers provided by dense vegetation. Thus, the Board finds that a balance of the relevant factors weighs in favor of granting the requested relief.

Conclusion.

18. On the basis of the above findings and discussion, and upon a balancing and weighing as required, this application is granted on the condition that the applicant submit landscape plans that propose buffers and screening along the south property line to screen the pool and patio from the only impacted neighbor within sixty days of receipt of this Decision for review and approval by the Village Building Inspector.

So we need a motion to approve that Decision. Okay, Mr. Cox. Second, Mr. D'Angelo. And so we vote unanimously in favor.

NORTH HAVEN ZONING BOARD - 1/9/2024

And so on a motion by Mr. Cox and
a second from Mr. D'Angelo, the foregoing
resolution was approved by unanimous vote.

So, other matters, our next
meeting of the Zoning Board of Appeals
will be Tuesday, February 13th, 2024.

And next, we just need a motion to
adjourn. Mr. Cox. Mr. D'Angelo, second.

All in favor?

(All Board Members voted in favor.)

(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

ERRATA SHEET FOR THE TRANSCRIPT OF:
Hearing Name: North Haven Zoning Board
Hearing Date: January 9, 2024

CORRECTIONS

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

Date Signature

Subscribed and sworn to
before me this ____ day
of _____, 2024

Notary Public

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

Agata Davis
Agata Davis

#	5		B	
#421A [2] - 6:9, 7:6 #422A [2] - 15:21, 16:18	5 [4] - 7:19, 8:25, 17:8, 18:6 54 [4] - 16:2, 16:23, 17:18, 18:17 56-3(C) [5] - 6:14, 7:13, 9:3, 9:21, 13:7 56-3(C) [1] - 10:20	adverse [1] - 19:20 adversely [2] - 12:4, 20:24 Agata [3] - 1:24, 25:2, 25:11 ALL [1] - 15:10 alleged [3] - 10:9, 10:15, 19:23 alone [2] - 10:23, 21:16 alter [1] - 10:14 Alternate [2] - 2:4, 2:8 alternative [1] - 21:21 alternatives [2] - 19:17, 21:7 amended [1] - 21:20 and(4) [1] - 10:15 APPEALS [1] - 1:5 Appeals [3] - 3:4, 23:6, 25:4 applicant [15] - 6:12, 6:18, 8:17, 9:7, 10:5, 10:22, 12:19, 14:9, 15:25, 18:6, 18:15, 18:19, 19:9, 21:20, 22:15 Application [2] - 7:7, 16:19 application [18] - 6:8, 7:9, 7:19, 7:21, 8:7, 9:24, 11:5, 11:19, 14:20, 15:21, 16:21, 17:9, 17:11, 17:16, 19:5, 21:17, 21:19, 22:14 applications [1] - 6:6 apply [2] - 10:10, 12:21 approval [2] - 14:7, 22:20 approve [5] - 3:9, 3:24, 4:2, 14:25, 22:22 approved [4] - 4:6, 15:12, 15:13, 23:4 area [3] - 16:21, 20:23, 21:13 assistant [1] - 3:7 associated [1] - 16:2 attendance [1] - 15:16 attendant [1] - 18:9 Attorney [1] - 2:10 August [1] - 7:20 authorizing [3] - 11:23, 13:2, 13:19 avoids [1] - 12:12 aye [1] - 15:10	balance [2] - 19:7, 22:7 balancing [1] - 22:13 based [1] - 11:2 basis [2] - 14:17, 22:11 begin [1] - 3:3 below [2] - 10:2, 19:12 benefit [1] - 19:8 benefitted [1] - 8:22 Block [2] - 7:19, 17:6 BOARD [2] - 1:5, 15:10 Board [24] - 2:5, 2:6, 2:7, 2:8, 3:4, 3:7, 5:2, 7:21, 8:5, 10:2, 12:11, 12:24, 13:15, 17:10, 17:14, 18:18, 19:7, 19:12, 21:18, 22:7, 23:6, 23:11, 24:2, 25:4 bounded [5] - 6:22, 8:13, 16:11, 17:23, 21:9 Brooks [2] - 2:4, 3:6 BROOKS [16] - 3:2, 3:15, 3:19, 3:21, 4:3, 4:5, 4:13, 5:18, 6:4, 7:5, 8:4, 15:2, 15:5, 15:11, 15:20, 16:17 buffers [5] - 18:21, 20:22, 21:3, 22:6, 22:16 building [6] - 9:14, 13:9, 16:7, 16:9, 16:10, 21:12 Building [4] - 2:11, 14:7, 17:6, 22:21 business [1] - 3:9 Butts [1] - 2:11	11:9, 11:18 close [1] - 7:25 closed [3] - 7:24, 8:3, 17:13 closer [2] - 20:19, 21:4 Code [13] - 6:15, 7:13, 9:3, 9:20, 10:20, 11:15, 13:7, 13:11, 13:24, 16:4, 16:24, 18:10, 20:3 communicated [1] - 14:11 Communications [1] - 1:12 community [2] - 11:17, 19:2 community-wide [1] - 11:17 competent [1] - 10:8 compliance [2] - 13:6, 13:23 conclusion [1] - 22:10 Conclusion [1] - 14:16 concomitant [3] - 9:14, 11:25, 13:9 condition [1] - 22:14 conditions [5] - 13:17, 14:21, 19:22, 20:25, 22:4 confirmation [1] - 5:6 confirmed [2] - 4:22, 5:15 confirming [1] - 6:2 conforms [2] - 12:6, 13:13 conjunction [1] - 5:9 consideration [2] - 14:19, 19:8 considered [4] - 7:21, 10:2, 17:10, 19:12 considering [1] - 13:12 constitutes [1] - 11:3 construct [2] - 12:21, 18:8 constructing [1] - 9:18 construction [3] - 5:9, 8:23, 13:20 contemplation [1] - 9:17 contiguous [2] - 6:17, 9:6 corner [1] - 18:4 CORRECTIONS [1] - 24:4 correspondence [3] - 4:8, 5:20, 6:5
1	6			
1 [4] - 7:19, 8:7, 10:5, 17:16 1.25 [1] - 8:12 10 [2] - 10:17, 19:5 11 [3] - 11:8, 17:10, 19:25 11963 [1] - 1:10 12 [2] - 11:20, 20:11 12th [2] - 3:10, 3:25 13 [2] - 12:3, 20:23 13% [1] - 20:3 13th [1] - 23:7 14 [2] - 12:10, 21:6 15 [2] - 12:24, 21:13 16 [2] - 13:12, 21:18 163-18A [3] - 16:4, 16:24, 18:11 163-31D [1] - 16:6 17 [2] - 14:17, 21:25 18 [1] - 22:11	6 [3] - 9:3, 17:6, 18:10 61 [1] - 7:19 68.1 [1] - 17:6			
2	7			
2 [4] - 8:12, 10:8, 17:6, 17:20 20 [5] - 4:14, 6:9, 6:10, 7:7, 7:16 2023 [5] - 3:10, 3:25, 7:20, 17:8, 17:10 2024 [8] - 1:13, 3:4, 7:23, 17:12, 23:7, 24:3, 24:22, 25:5 23 [1] - 7:20 24 [2] - 6:22, 8:14 27,499 [1] - 17:22	7 [2] - 9:11, 18:15 7-712-b(2) [1] - 9:25 7-712-b(2)(b) [1] - 10:4 7-712-b(3) [1] - 19:6 7-712-b(3)(b) [1] - 19:14 70 [6] - 16:5, 17:2, 18:13, 19:3, 20:10, 20:17 7:00 [2] - 1:14, 3:3			
3	8			
3 [3] - 8:17, 10:12, 17:22 32 [2] - 15:23, 17:3 335 [1] - 1:10 3rd [1] - 17:23	8 [2] - 9:15, 18:18			
4	9			
4 [2] - 8:21, 18:3 421A [2] - 7:4, 7:5 422A [1] - 7:3	9 [7] - 1:13, 7:23, 9:24, 17:12, 18:25, 24:3, 25:5 901 [2] - 7:18, 17:5 901-5-1-62 [1] - 6:12 901-6-2-68.1 [1] - 15:25 9th [2] - 3:4, 5:25			
	A		C	
	Absent [2] - 2:3, 2:9 acceptable [1] - 6:3 accessory [4] - 11:12, 16:7, 16:25, 18:11 accurate [1] - 25:8 acknowledges [2] - 14:10, 18:18 acre [1] - 8:12 add [2] - 5:18, 5:19 added [1] - 5:7 additionally [1] - 20:18 adjacent [1] - 18:24 adjourn [1] - 23:9		cannot [5] - 10:5, 10:18, 10:19, 10:21, 13:25 Certificate [1] - 14:2 certify [1] - 25:2 Chair [1] - 2:4 chairman [1] - 3:7 Chairperson [1] - 2:3 chance [1] - 4:10 change [1] - 20:12 changes [1] - 19:16 chapter [1] - 6:14 character [4] - 10:14, 12:5, 12:7, 20:13 circumstances [2] -	

County [4] - 6:11, 7:17, 15:24, 17:4 couple [1] - 5:3 Cove [3] - 16:11, 18:2, 18:17 Coves [4] - 15:23, 16:12, 17:3, 17:25 COX [2] - 3:17, 4:2 Cox [3] - 2:6, 3:21, 23:2 cox [3] - 4:3, 22:23, 23:9 created [4] - 10:16, 11:21, 19:24, 21:15 creates [1] - 20:4 current [1] - 12:14	11:22, 19:11 discussion [3] - 14:18, 19:4, 22:12 Discussion [1] - 9:23 distance [3] - 16:5, 17:2, 18:13 district [1] - 10:11 District [6] - 7:18, 9:2, 16:6, 17:5, 17:21, 18:14 disturbance [1] - 12:23 dock [22] - 6:13, 6:15, 6:16, 7:10, 8:9, 9:4, 9:5, 9:19, 10:19, 11:13, 11:14, 12:2, 12:13, 12:20, 12:21, 13:5, 13:10, 13:20, 13:22, 13:25, 14:11, 14:14 docks [5] - 6:19, 7:14, 9:8, 12:9, 13:3 door [1] - 5:10 due [1] - 13:7 dwelling [1] - 9:19	existing [7] - 6:13, 7:10, 12:2, 18:7, 20:7, 20:14, 21:4 exists [1] - 11:15	13:16, 19:15, 20:11, 20:23, 22:9 guess [2] - 14:22, 16:14	issuing [1] - 11:10
D		F	H	J
d'Angelo [1] - 23:9 D'Angelo [5] - 2:7, 15:3, 15:7, 22:24, 23:3 Daly [1] - 2:8 Date [2] - 24:3, 24:19 dated [4] - 5:25, 7:20, 17:8, 17:9 Dave [1] - 4:21 David [1] - 5:13 Davis [3] - 1:24, 25:2, 25:11 days [1] - 22:19 December [2] - 3:10, 3:24 Decision [6] - 7:6, 14:25, 16:13, 16:18, 22:20, 22:23 decision [1] - 6:25 decisions [1] - 6:7 deemed [1] - 21:14 demolished [3] - 9:13, 9:22, 11:14 demolition [7] - 5:17, 9:11, 11:2, 11:11, 11:23, 11:24, 13:8 demonstrated [1] - 10:7 denial [2] - 17:7, 21:16 dense [1] - 22:6 deputy [1] - 3:7 despite [1] - 20:3 developed [2] - 10:18, 10:21 deviates [1] - 20:2 difference [1] - 20:5 different [1] - 21:9 difficulty [3] - 11:21, 19:23, 21:15 discernable [1] - 20:5 discussed [3] - 10:2,	east [2] - 8:14, 17:25 effect [3] - 19:20, 20:4, 20:20 efforts [1] - 21:20 electronic [2] - 1:23, 25:6 eliminated [1] - 21:21 enclosing [1] - 5:25 End [5] - 15:23, 16:12, 17:3, 17:25, 23:12 enforcement [1] - 14:12 enumerated [2] - 10:3, 19:13 envelope [1] - 21:12 environment [1] - 12:13 environmental [4] - 12:23, 19:21, 20:25, 22:4 equipment [1] - 25:7 erection [1] - 13:2 ERRATA [1] - 24:2 Esq [1] - 2:10 essential [2] - 10:14, 12:5 evidence [1] - 10:8 exist [1] - 19:17 existed [2] - 13:6, 13:23 existence [2] - 8:8, 12:15	factor [1] - 21:15 factors [4] - 10:3, 14:19, 19:13, 22:8 family [2] - 8:19, 9:19 favor [6] - 13:16, 15:9, 22:8, 22:25, 23:10, 23:11 feasible [2] - 19:17, 21:6 February [1] - 23:7 feet [5] - 16:23, 17:2, 17:18, 18:13, 18:17 Ferry [1] - 1:10 filed [2] - 7:20, 17:9 fill [2] - 5:7, 5:11 financial [2] - 10:8, 11:4 findings [6] - 8:5, 8:6, 14:18, 17:14, 17:15, 22:12 fine [1] - 5:22 first [4] - 3:8, 3:14, 3:21, 6:8 following [3] - 8:6, 13:17, 17:15 foot [4] - 17:23, 19:3, 20:10, 20:17 FOR [2] - 24:2, 24:4 foregoing [4] - 15:9, 15:11, 23:3, 25:3 Forest [9] - 4:14, 6:9, 6:10, 6:22, 6:23, 7:7, 7:16, 8:13, 8:15 forth [1] - 14:21 four [1] - 18:25 front [4] - 8:24, 16:3, 18:4, 21:10 fronts [1] - 16:9	Harbor [2] - 1:10, 14:12 hardship [3] - 10:9, 10:16, 11:5 harm [1] - 19:10 HATFIELD [3] - 3:20, 4:4, 15:4 Hatfield [3] - 2:5, 4:5, 15:8 hatfield [2] - 3:22, 15:6 HAVEN [1] - 1:6 Haven [7] - 3:5, 6:10, 7:17, 15:23, 17:4, 24:2, 25:5 Hearing [2] - 24:2, 24:3 held [1] - 25:5 Held [2] - 1:9, 1:11	January [7] - 1:13, 3:3, 5:25, 7:22, 17:12, 24:3, 25:5
	E	G	I	L
	east [2] - 8:14, 17:25 effect [3] - 19:20, 20:4, 20:20 efforts [1] - 21:20 electronic [2] - 1:23, 25:6 eliminated [1] - 21:21 enclosing [1] - 5:25 End [5] - 15:23, 16:12, 17:3, 17:25, 23:12 enforcement [1] - 14:12 enumerated [2] - 10:3, 19:13 envelope [1] - 21:12 environment [1] - 12:13 environmental [4] - 12:23, 19:21, 20:25, 22:4 equipment [1] - 25:7 erection [1] - 13:2 ERRATA [1] - 24:2 Esq [1] - 2:10 essential [2] - 10:14, 12:5 evidence [1] - 10:8 exist [1] - 19:17 existed [2] - 13:6, 13:23 existence [2] - 8:8, 12:15	gain [1] - 10:22 George [1] - 2:11 given [1] - 21:7 governed [2] - 9:24, 19:5 grading [1] - 4:22 granted [8] - 10:13, 12:18, 13:5, 13:22, 14:20, 19:9, 19:11, 22:14 granting [9] - 11:6, 12:3, 12:11, 12:25,	impact [6] - 12:4, 18:22, 19:21, 20:24, 21:3, 22:3 impacted [1] - 22:18 impacts [2] - 12:12, 12:23 improved [5] - 6:18, 7:15, 9:7, 12:16, 13:3 improvements [1] - 8:20 improving [1] - 8:10 inability [1] - 10:25 inadvertent [1] - 11:4 including [2] - 10:4, 19:14 Inspector [3] - 2:11, 14:8, 22:21 Inspector's [1] - 17:7 install [1] - 18:20 instant [2] - 21:17, 21:19 intended [2] - 12:25, 13:19 Island [2] - 6:23, 8:14 issuance [2] - 9:14, 13:8 issue [1] - 11:17 issued [3] - 9:12, 11:23, 14:3 issues [2] - 4:25, 5:2	lack [1] - 10:6 Land [1] - 16:12 landscape [1] - 22:15 landscaping [1] - 18:20 Lane [3] - 15:23, 17:3, 17:25 last [2] - 8:3, 16:15 Law [4] - 9:25, 10:4, 19:6, 19:13 letter [2] - 5:24, 17:7 limited [2] - 11:18, 21:7 limits [1] - 21:12 line [3] - 16:3, 18:21, 22:17 LLC [4] - 6:9, 6:23, 7:8, 8:15 LN [1] - 24:4 located [8] - 6:10, 6:16, 7:16, 8:25, 9:5, 15:22, 17:3, 17:20 location [3] - 18:8, 20:8, 20:15
				M
				maintains [1] - 13:15 maintenance [1] - 14:5 Map [4] - 6:11, 7:18, 15:24, 17:5 Mark [1] - 2:3 Master [1] - 14:12 matter [1] - 7:7 Matter [1] - 16:19 matters [1] - 23:5 mean [1] - 12:18 meeting [12] - 3:4, 3:10, 3:14, 3:16, 3:18, 3:25, 4:9, 7:22, 7:23, 17:11, 17:12, 23:6 Member [4] - 2:5, 2:6, 2:7, 2:8 MEMBERS [1] - 15:10 Members [1] - 23:11 merely [1] - 13:14 Michael [2] - 2:7, 2:8 MIDDLETON [12] -

<p>3:12, 4:11, 4:16, 4:20, 4:24, 5:21, 7:4, 8:2, 14:24, 15:14, 15:19, 16:15</p> <p>Middleton [1] - 2:10</p> <p>minimal [1] - 22:2</p> <p>minimum [3] - 16:5, 16:25, 18:13</p> <p>mitigate [1] - 21:3</p> <p>mitigated [2] - 20:20, 22:5</p> <p>mitigates [1] - 18:22</p> <p>motion [9] - 3:13, 3:15, 3:23, 14:25, 15:2, 15:7, 22:22, 23:2, 23:8</p> <p>move [3] - 3:17, 4:2, 7:25</p> <p>MR [33] - 3:2, 3:12, 3:15, 3:17, 3:19, 3:20, 3:21, 4:2, 4:3, 4:4, 4:5, 4:11, 4:13, 4:16, 4:20, 4:24, 5:18, 5:21, 6:4, 7:4, 7:5, 8:2, 8:4, 14:24, 15:2, 15:4, 15:5, 15:11, 15:14, 15:19, 15:20, 16:15, 16:17</p> <p>MS [3] - 4:18, 4:21, 15:17</p> <p>must [1] - 18:12</p>	<p>NORTH [1] - 1:6</p> <p>Notary [1] - 24:24</p> <p>note [2] - 5:23, 15:14</p> <p>noted [1] - 20:13</p> <p>notes [1] - 21:18</p> <p>NOW [1] - 24:4</p> <p>Number [1] - 7:18</p> <p>number [1] - 17:5</p>	<p>potential [1] - 21:6</p> <p>pre [3] - 18:7, 20:7, 20:14</p> <p>pre-existing [3] - 18:7, 20:7, 20:14</p> <p>precedent [2] - 13:2, 13:19</p> <p>premises [27] - 6:22, 7:11, 7:12, 8:9, 8:11, 8:12, 8:18, 8:21, 8:25, 9:15, 10:18, 10:19, 10:21, 10:24, 11:2, 12:16, 12:20, 16:10, 17:3, 17:20, 17:22, 18:3, 18:9, 20:7, 20:14, 21:8, 21:9</p> <p>Premises [1] - 7:16</p> <p>prepared [1] - 25:6</p> <p>previously [3] - 8:21, 13:6, 13:22</p> <p>primary [10] - 9:12, 9:21, 11:3, 11:11, 11:13, 12:17, 13:4, 13:10, 13:21, 14:14</p> <p>principal [7] - 7:15, 8:10, 9:16, 11:24, 14:3, 16:9, 16:10</p> <p>Proceedings [2] - 25:3, 25:8</p> <p>proceedings [1] - 1:23</p> <p>produce [2] - 19:15, 20:12</p> <p>prohibited [4] - 6:16, 6:21, 9:4, 9:10</p> <p>prohibits [1] - 7:13</p> <p>project [1] - 16:8</p> <p>properties [5] - 12:8, 12:9, 20:6, 20:9, 20:16</p> <p>property [12] - 4:23, 5:4, 5:8, 5:14, 6:9, 7:14, 10:9, 10:24, 15:22, 16:3, 18:21, 22:17</p> <p>propose [1] - 22:16</p> <p>proposed [9] - 8:23, 9:18, 16:22, 17:17, 18:16, 18:22, 20:18, 20:21, 21:4</p> <p>proposes [4] - 8:17, 15:25, 18:6, 18:19</p> <p>provided [2] - 10:6, 22:6</p> <p>Provided [1] - 23:12</p> <p>providing [1] - 11:25</p> <p>Public [1] - 24:24</p> <p>purpose [1] - 14:2</p> <p>purposes [3] - 14:12, 18:5, 21:11</p>	<p>Q</p> <p>quo [2] - 13:15, 14:10</p> <p>R</p> <p>R-1 [1] - 9:2</p> <p>R-2 [3] - 16:6, 17:21, 18:14</p> <p>razed [2] - 9:17, 13:10</p> <p>read [3] - 7:2, 16:14</p> <p>READ [1] - 24:4</p> <p>READS [1] - 24:4</p> <p>realize [1] - 10:5</p> <p>REASON [1] - 24:4</p> <p>reasonable [2] - 10:6, 10:23</p> <p>receipt [1] - 22:19</p> <p>received [1] - 5:24</p> <p>record [6] - 5:23, 7:2, 7:23, 15:15, 17:13, 25:8</p> <p>Recorded [1] - 1:23</p> <p>Recording [2] - 1:23, 23:12</p> <p>rectified [1] - 5:4</p> <p>redevelop [2] - 8:18, 12:20</p> <p>redeveloped [1] - 7:12</p> <p>reduced [2] - 8:24, 21:22</p> <p>regard [1] - 11:12</p> <p>relating [1] - 10:9</p> <p>relative [1] - 14:13</p> <p>relevant [1] - 22:8</p> <p>relief [19] - 6:12, 10:17, 11:7, 11:25, 12:6, 12:11, 12:18, 12:25, 13:4, 13:13, 13:16, 13:18, 17:17, 18:16, 19:9, 19:11, 21:23, 21:25, 22:9</p> <p>remain [1] - 7:11</p> <p>remains [2] - 4:23, 9:20</p> <p>remedied [1] - 11:6</p> <p>remind [1] - 4:25</p> <p>remove [2] - 12:19, 18:6</p> <p>removed [1] - 5:11</p> <p>repairs [1] - 14:6</p> <p>requested [14] - 10:13, 10:17, 11:6, 12:3, 12:11, 12:17, 13:16, 19:18, 19:19, 19:25, 20:23, 21:13, 21:24, 22:9</p> <p>required [5] - 14:20, 19:7, 21:2, 22:13, 25:6</p>	<p>requires [2] - 16:4, 16:25</p> <p>residence [7] - 6:19, 6:20, 8:19, 8:23, 9:8, 9:9, 11:16</p> <p>resolution [2] - 15:12, 23:4</p> <p>result [6] - 9:11, 11:9, 11:21, 12:22, 21:14, 21:19</p> <p>resulted [1] - 11:10</p> <p>return [4] - 10:6, 10:7, 10:22, 10:23</p> <p>review [1] - 22:20</p> <p>Richardson [2] - 16:12, 17:24</p> <p>Road [8] - 1:10, 6:10, 6:22, 7:16, 8:13, 16:11, 18:2, 18:17</p> <p>Ronald [2] - 15:21, 16:19</p>
<p>N</p> <p>Name [1] - 24:2</p> <p>nature [1] - 21:8</p> <p>nearer [1] - 16:8</p> <p>necessary [1] - 14:5</p> <p>need [5] - 5:18, 7:25, 21:22, 22:22, 23:8</p> <p>negative [1] - 12:12</p> <p>neighbor [1] - 22:18</p> <p>neighborhood [10] - 10:12, 10:15, 12:5, 12:7, 13:14, 19:10, 19:16, 19:22, 20:13, 21:2</p> <p>neighbors [1] - 22:3</p> <p>net [1] - 20:4</p> <p>new [5] - 4:7, 4:19, 9:18, 12:21, 18:8</p> <p>New [5] - 1:10, 6:11, 7:17, 15:23, 17:4</p> <p>next [4] - 5:9, 15:20, 23:5, 23:8</p> <p>night [1] - 15:17</p> <p>north [2] - 8:15, 17:24</p> <p>North [7] - 3:5, 6:10, 7:17, 15:23, 17:4, 24:2, 25:5</p>	<p>O</p> <p>Occupancy [1] - 14:3</p> <p>OF [3] - 1:5, 1:6, 24:2</p> <p>office [1] - 5:14</p> <p>one [6] - 4:25, 5:2, 5:4, 5:5, 16:16, 18:8</p> <p>open [3] - 3:13, 3:15, 3:17</p> <p>opinion [1] - 12:10</p> <p>order [1] - 3:8</p> <p>otherwise [1] - 12:22</p> <p>owned [2] - 6:18, 9:6</p> <p>owning [1] - 10:23</p>	<p>P</p> <p>p.m [1] - 1:14</p> <p>Panzier [3] - 15:22, 16:20</p> <p>parcel [5] - 6:14, 6:17, 8:13, 9:6, 17:23</p> <p>parcels [6] - 6:20, 6:21, 9:9, 9:10</p> <p>patio [6] - 16:2, 16:23, 17:18, 18:9, 18:23, 22:18</p> <p>patios [1] - 18:12</p> <p>performed [1] - 14:6</p> <p>permit [10] - 7:10, 8:8, 9:12, 9:14, 11:11, 11:23, 13:8, 13:9, 16:22, 17:17</p> <p>permitted [5] - 11:2, 12:14, 12:15, 20:19, 21:5</p> <p>permitting [2] - 8:22, 18:16</p> <p>PG [1] - 24:4</p> <p>physical [3] - 19:21, 20:25, 22:4</p> <p>plans [3] - 18:20, 21:21, 22:15</p> <p>Poitrass [1] - 2:3</p> <p>pool [11] - 16:2, 16:23, 17:18, 18:7, 18:17, 18:23, 20:7, 20:15, 20:18, 21:4, 22:17</p> <p>pools [4] - 18:12, 19:2, 20:9, 20:17</p> <p>portion [1] - 10:11</p>	<p>Q</p> <p>quo [2] - 13:15, 14:10</p> <p>R</p> <p>R-1 [1] - 9:2</p> <p>R-2 [3] - 16:6, 17:21, 18:14</p> <p>razed [2] - 9:17, 13:10</p> <p>read [3] - 7:2, 16:14</p> <p>READ [1] - 24:4</p> <p>READS [1] - 24:4</p> <p>realize [1] - 10:5</p> <p>REASON [1] - 24:4</p> <p>reasonable [2] - 10:6, 10:23</p> <p>receipt [1] - 22:19</p> <p>received [1] - 5:24</p> <p>record [6] - 5:23, 7:2, 7:23, 15:15, 17:13, 25:8</p> <p>Recorded [1] - 1:23</p> <p>Recording [2] - 1:23, 23:12</p> <p>rectified [1] - 5:4</p> <p>redevelop [2] - 8:18, 12:20</p> <p>redeveloped [1] - 7:12</p> <p>reduced [2] - 8:24, 21:22</p> <p>regard [1] - 11:12</p> <p>relating [1] - 10:9</p> <p>relative [1] - 14:13</p> <p>relevant [1] - 22:8</p> <p>relief [19] - 6:12, 10:17, 11:7, 11:25, 12:6, 12:11, 12:18, 12:25, 13:4, 13:13, 13:16, 13:18, 17:17, 18:16, 19:9, 19:11, 21:23, 21:25, 22:9</p> <p>remain [1] - 7:11</p> <p>remains [2] - 4:23, 9:20</p> <p>remedied [1] - 11:6</p> <p>remind [1] - 4:25</p> <p>remove [2] - 12:19, 18:6</p> <p>removed [1] - 5:11</p> <p>repairs [1] - 14:6</p> <p>requested [14] - 10:13, 10:17, 11:6, 12:3, 12:11, 12:17, 13:16, 19:18, 19:19, 19:25, 20:23, 21:13, 21:24, 22:9</p> <p>required [5] - 14:20, 19:7, 21:2, 22:13, 25:6</p>	<p>S</p> <p>Sag [1] - 1:10</p> <p>Samantha [2] - 15:22, 16:20</p> <p>Saskas [2] - 4:21, 5:13</p> <p>Scarlato [1] - 5:25</p> <p>SCARLATO [3] - 4:18, 4:21, 15:17</p> <p>scarlato [1] - 15:15</p> <p>Scott [3] - 2:4, 2:10, 3:6</p> <p>screen [1] - 22:17</p> <p>screening [5] - 18:20, 20:21, 21:2, 22:5, 22:16</p> <p>seaward [2] - 6:19, 9:8</p> <p>second [9] - 3:20, 4:4, 4:5, 15:4, 15:5, 15:8, 22:23, 23:3, 23:9</p> <p>Second [1] - 3:22</p> <p>Section [13] - 7:13, 7:18, 9:3, 9:21, 9:25, 10:4, 10:20, 13:7, 16:24, 17:5, 18:10, 19:6, 19:14</p> <p>section [2] - 16:3, 16:6</p> <p>see [1] - 4:10</p> <p>seeks [2] - 6:12, 18:15</p> <p>self [4] - 10:16, 11:21, 19:24, 21:15</p> <p>self-created [4] - 10:16, 11:21, 19:24, 21:15</p> <p>sell [1] - 10:25</p> <p>September [2] - 17:8, 17:10</p>

<p>set [3] - 13:2, 13:19, 14:21</p> <p>setback [4] - 8:24, 19:3, 20:10, 20:17</p> <p>setbacks [1] - 21:10</p> <p>several [2] - 20:8, 20:15</p> <p>shall [3] - 6:15, 9:4, 16:7</p> <p>SHEET [1] - 24:2</p> <p>Shelter [2] - 6:23, 8:14</p> <p>SHOULD [1] - 24:4</p> <p>Signature [1] - 24:19</p> <p>significantly [3] - 20:20, 21:11, 22:5</p> <p>similar [3] - 18:8, 20:8, 20:15</p> <p>single [2] - 8:19, 9:19</p> <p>single-family [2] - 8:19, 9:19</p> <p>sixty [1] - 22:19</p> <p>sold [1] - 10:19</p> <p>sorry [1] - 7:5</p> <p>sought [4] - 13:13, 19:9, 19:11, 22:2</p> <p>Sound [3] - 1:23, 6:23, 8:14</p> <p>south [3] - 8:16, 17:25, 22:17</p> <p>southern [1] - 18:21</p> <p>specific [1] - 5:19</p> <p>square [1] - 17:23</p> <p>stands [1] - 10:22</p> <p>states [3] - 6:15, 9:4, 16:7</p> <p>status [2] - 13:15, 14:10</p> <p>statutory [3] - 10:3, 14:19, 19:12</p> <p>Steve [2] - 2:5, 2:6</p> <p>street [9] - 16:5, 16:8, 16:23, 17:2, 17:19, 18:14, 19:3, 20:19, 21:5</p> <p>Street [2] - 16:11, 17:23</p> <p>streets [1] - 21:10</p> <p>structure [14] - 7:15, 8:10, 9:13, 9:17, 9:22, 11:3, 11:12, 11:13, 11:24, 12:17, 13:10, 13:21, 14:4, 14:15</p> <p>structures [3] - 13:4, 16:25, 18:11</p> <p>subject [4] - 6:21, 13:17, 14:6, 16:10</p> <p>submit [3] - 18:19, 21:20, 22:15</p> <p>submitted [1] - 4:18</p>	<p>Subscribed [1] - 24:21</p> <p>substantial [5] - 10:7, 10:11, 19:19, 20:2, 22:2</p> <p>substantiality [2] - 20:4, 21:23</p> <p>substantially [1] - 5:16</p> <p>successive [2] - 7:22, 17:11</p> <p>suffolk [2] - 6:11, 15:24</p> <p>Suffolk [2] - 7:17, 17:4</p> <p>surrounding [6] - 12:8, 13:14, 20:6, 20:9, 20:16, 22:3</p> <p>survey [1] - 4:19</p> <p>surveys [1] - 6:2</p> <p>survived [1] - 13:11</p> <p>swimming [6] - 16:2, 16:22, 17:18, 18:7, 18:12, 18:16</p> <p>sworn [1] - 24:21</p>	<p>18:10, 19:13</p> <p>undesirable [2] - 19:16, 20:12</p> <p>undevelopable [1] - 10:25</p> <p>undue [1] - 11:4</p> <p>unimproved [2] - 6:19, 9:8</p> <p>unique [5] - 10:10, 11:9, 11:18, 18:3, 21:7</p> <p>uniquely [1] - 13:5</p> <p>unless [3] - 6:16, 7:14, 9:5</p> <p>unnecessary [2] - 12:12, 12:22</p> <p>unpermitted [1] - 14:13</p> <p>upland [7] - 6:17, 7:14, 9:6, 11:16, 13:3, 13:21, 14:14</p>	<p>W</p> <p>warrant [1] - 21:16</p> <p>waterfront [1] - 12:8</p> <p>waters [2] - 6:17, 9:5</p> <p>weighing [1] - 22:13</p> <p>weighs [1] - 22:8</p> <p>welcome [1] - 3:3</p> <p>west [2] - 8:13, 18:2</p> <p>wetlands [1] - 12:13</p> <p>whatnot [1] - 5:7</p> <p>wide [1] - 11:17</p> <p>Wiesenthal [2] - 6:24, 8:16</p> <p>Y</p> <p>yard [2] - 8:24, 21:10</p> <p>yards [1] - 18:4</p> <p>York [5] - 1:10, 6:11, 7:17, 15:24, 17:4</p>
	<p>T</p> <p>Tax [4] - 6:11, 7:18, 15:24, 17:5</p> <p>THE [1] - 24:2</p> <p>Third [1] - 16:11</p> <p>three [3] - 18:4, 21:9, 21:10</p> <p>tiffany [1] - 4:11</p> <p>today [2] - 5:24, 15:16</p> <p>tonight [2] - 3:8, 6:7</p> <p>topographic [1] - 4:15</p> <p>topography [4] - 5:6, 5:11, 5:15, 6:2</p> <p>Transcribed [1] - 1:24</p> <p>transcript [3] - 3:9, 3:24, 25:3</p> <p>TRANSCRIPT [1] - 24:2</p> <p>transcription [1] - 25:7</p> <p>true [1] - 25:7</p> <p>Tuesday [1] - 23:7</p> <p>turndown [1] - 17:7</p> <p>two [1] - 6:6</p> <p>U</p> <p>unanimous [2] - 15:12, 23:4</p> <p>unanimously [1] - 22:24</p> <p>unauthorized [1] - 14:13</p> <p>under [3] - 10:3,</p>	<p>V</p> <p>vacant [3] - 6:13, 7:11, 9:16</p> <p>variance [20] - 7:10, 8:8, 10:13, 11:7, 11:8, 11:20, 12:4, 12:6, 13:12, 13:18, 16:22, 17:17, 18:15, 19:15, 19:18, 19:20, 19:25, 21:22, 21:23, 21:25</p> <p>variances [4] - 8:22, 20:11, 20:24, 21:14</p> <p>vegetated [1] - 20:21</p> <p>vegetation [1] - 22:6</p> <p>Via [1] - 1:11</p> <p>Video [1] - 1:12</p> <p>VILLAGE [1] - 1:6</p> <p>Village [27] - 2:10, 2:11, 3:5, 6:3, 6:14, 7:13, 9:3, 9:12, 9:20, 9:25, 10:3, 10:20, 11:10, 11:15, 11:22, 13:7, 13:11, 13:23, 14:7, 14:11, 16:4, 16:24, 18:10, 19:6, 19:13, 22:21, 25:4</p> <p>violates [1] - 10:20</p> <p>violation [3] - 9:20, 11:15, 13:11</p> <p>violations [1] - 5:3</p> <p>vote [5] - 14:22, 15:12, 15:13, 22:24, 23:4</p> <p>voted [1] - 23:11</p>	<p>Z</p> <p>ZBA [6] - 5:5, 6:8, 7:2, 7:6, 15:21, 16:18</p> <p>ZONING [1] - 1:5</p> <p>zoning [2] - 18:5, 21:11</p> <p>Zoning [6] - 3:4, 3:7, 20:3, 23:6, 24:2, 25:4</p> <p>Zoom [1] - 1:12</p>