

STATE OF NEW YORK : COUNTY OF ULSTER
TOWN OF LLOYD PLANNING BOARD

----- X
In the Matter of

MCBS DG HIGHLAND, LLC
(Dollar General/Multi-Family)

3584-3594 Route 9W
Section 88.17; Block 6; Lots 25.110 & 16.110
GMU Zone

----- X

PUBLIC HEARING

Date: June 28, 2018
Time: 7:00 p.m.
Place: Town of Lloyd
Town Hall
12 Church Street
Highland, NY 12528

BOARD MEMBERS: PETER BROOKS, Chairman
CARL DiLORENZO
LAWRENCE HAMMOND
FRED PIZZUTO
SAL CUCITI
CHARLY LONG
SCOTT McCORD

ALSO PRESENT: ROBERT STOUT, ESQ.
LAURA ODDO-KELLY, Secretary
ANDREW LEARN, Town Engineer
RAY JURKOWSKI, Engineer
DAVID BARTON, Building Department
Director

APPLICANT'S REPRESENTATIVES: RICHARD K. TOMPKINS
BARRY MEDENBACH

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

CHAIRMAN BROOKS: Welcome everybody.
Let's start as we usually do with the Pledge
of Allegiance.

(Pledge of Allegiance.)

CHAIRMAN BROOKS: Just a reminder to
everybody, myself included, to put your cell
phone on mute or buzz or whatever.

Most of you have been here before. I
think we are approaching our 39 capacity.
There is of course no smoking here. So let's
get started.

Because there are a lot of paid
professionals and I think a lot of interest in
the audience, rather than going by our
schedule we'll start with the public hearing
for the MCBS DG Highland, LLC project known
popularly as the Dollar General site.

MR. McCORD: If the Planning Board
could remember tonight to speak into your
mikes. The stenographer is here. She'll take
down all of your comments. The best you can
do is not just sit forward but actually pull
the mike closer to you. If you don't have a
mike, I'm happy to give away mine.

1

2

CHAIRMAN BROOKS: We have to officially
open the public hearing?

3

4

MR. McCORD: We do.

5

6

CHAIRMAN BROOKS: Do you have the
paper?

7

8

MR. McCORD: You can just move to open
the public hearing.

9

10

CHAIRMAN BROOKS: Okay. So let's start
by --

11

MR. HAMMOND: So moved.

12

MR. DiLORENZO: Second.

13

CHAIRMAN BROOKS: All in favor?

14

MR. DiLORENZO: Aye.

15

MR. HAMMOND: Aye.

16

MR. PIZZUTO: Aye.

17

MR. CUCITI: Aye.

18

MR. LONG: Aye.

19

MR. McCORD: Aye.

20

CHAIRMAN BROOKS: Aye.

21

The public hearing is officially open.

22

23

Because it's been with us, this project,
for more than two years and I think many of

24

you in the audience are here for the public

25

hearing, let's talk for a couple minutes about

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

the public hearing. Our attorney is Rob Stout.

Rob, could you sort of walk us through how a public hearing works?

MR. STOUT: Sure. I think the applicant might want to make a brief presentation first. After the completion of that we can open it up to public comment. I think the Board would ask everyone to come up to the lectern, state your name and address clearly so that the stenographer is able to record it, and then address your comment to the Board. It's also my understanding that the Board will, in all likelihood, leave the public hearing open at the end of this meeting. It's also appropriate to submit written comments following today if you either don't want to get up and talk tonight or if you want to supplement what you say today with written comments. It's perfectly appropriate to send that to the Board Secretary following the meeting.

CHAIRMAN BROOKS: And just so that everybody understands how we run public

1

2

hearings, the concept is that for anyone who is here who would like to make a statement or later submit a written statement, to do so but not really -- it's not for us to debate back and forth about well no, you're wrong or no this. It's to hear from you.

8

9

10

11

12

13

14

15

16

Two things will happen. The applicant has actually got a stenographer here. She will make a transcript and they will use that transcript to provide to the Board their written response. We'll also get a copy here for the Board and use it as part of our deliberation when we're deciding what to do when we finally do come to a decision and close the public hearing.

17

Right?

18

MR. STOUT: Correct.

19

20

CHAIRMAN BROOKS: Would you like to start?

21

22

23

MR. TOMPKINS: Sure. My name is Rich Tompkins, I'm from Mauri Architects. We're the architect on the project.

24

25

To give you kind of a brief overview, I know some of you have seen it before, to some

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

it may be new. Just to orient yourself with the plan, this is 9W, this is an existing commercial building that is on the site. There are two apartments that are on the second floor of that building.

So the proposal is a new single curb cut for entrance and exit of the site along with the construction of a 9,000 square foot Dollar General store. We are proposing parking between the two buildings and some additional parking in the back of both of those buildings.

We do have an emergency access to the residential piece of the project. This will have a gate across here with a lock that would be -- a key would be given to the fire department so if there was emergency access needed to the residential piece, they would have access through that.

The majority of the traffic and entrance for the residential piece of that will be off of Mile Hill Road. We do have a separate entrance.

We had a traffic study done and they've

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

proposed that we add stop signs to that intersection, so that will slow everybody down at that intersection.

We do have twelve residential buildings for seventy-two units. We provided the parking throughout the site for those.

We do provide some grass landscaped areas. Some of these areas behind the buildings and in between some of the buildings are also part of the stormwater detention, which I'll have the engineer discuss a little bit of that.

We do propose a community building at the very end with again additional landscaped areas for playing ball or doing something at the far end. We do have a covered pavilion back there as well, a proposed fire pit.

As far as the buildings, we have a few different colors I can show you here. We do have a couple of different renditions of this. Each of the buildings would be three stories tall. They do have six units in each. I do not have a rear elevation of this but there are proposed either patio for the grade-level

1

2

units or decks for the upper-level units. So we do have patios or decks on the rears of the buildings.

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

As far as the existing commercial building, we are proposing to renovate that. We are going to remove the old mansard roof and dress up the front of the building with different materials. We do have EIFS and hardy siding, some new window units and cultured stone to go along with that and make it a cohesive commercial establishment between that and the Dollar General. We have designed the Dollar General to match that commercial building with again the same color combinations that we have, as well as the same cultured stone siding and EIFS.

21

22

23

So I think that -- again, that's a kind of general overview. Obviously we can take some questions after.

24

25

I'll turn it over to the engineer. He can talk briefly about the stormwater detention and design.

MR. MEDENBACH: For the record, my name is Barry Medenbach, professional engineer with

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

an office in Stone Ridge, New York. We've been working on this project for a couple of years now. We've done some extensive studies on the property, the soils, the drainage.

This is a bigger shot of the community here. This is Mile Hill Road coming up to the intersection with 9W. This is the entrance here with the Dollar General, the existing retail, and the yellow buildings are residential units.

This property also includes a large pond in the back here. This is the outline for the whole property. It's pretty extensive. This area is going to remain wooded. All the slopes around the pond and that will be protected. There will be a conservation area over that. All of the drainage pretty much flows in that direction. There's a little bit that comes down to the Rail Trail. By the way, the Rail Trail runs right up adjacent to it. I know there's -- the drainage flows down to, I'll say -- Christopher, is that the name of it? Christopher, yeah -- Christopher Lane down here. There's a problem with drainage in that

1
2 location. There's an undersized pipe and the
3 drainage downstream has been a problem.
4 There's flooding that occurs there. We've
5 done everything we could to bring back as much
6 water as possible and are reducing the runoff
7 from this site by a significant percentage by
8 putting a structure in here to control the
9 outflow. We can not eliminate that problem
10 because it's really a downstream problem, but
11 we are reducing the amount of drainage that
12 goes there, a substantial amount, which will
13 lessen the impact of that.

14 The drainage on site is multiple
15 basins. You can't see them on this drawing.
16 I'll flip this over. This is just a better
17 illustration. We have recharge basins that
18 will be landscaped and bio-retention basins.
19 A common name for them are rain gardens. We
20 have them throughout the whole site, multiple
21 locations here, which will collect the runoff
22 from the buildings, impervious roofs and the
23 parking lot and treat that runoff. It
24 collects it in a pipe system and goes down.
25 It will eventually make it's way to the pond.

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

So we'll be cleaning up the water in accordance with the State DEC guidelines which requires to treat all the water and prepare a pollution prevention plan. So all that work has been done, it's been reviewed by the town engineer and is acceptable to the required standards.

CHAIRMAN BROOKS: Okay. Thank you.

Now, many of you were here awhile ago when we had an informational hearing. Just to remind you, this is the official public hearing where comments are accepted from the public and considered. The other was more of a back and forth. There was some discussion back and forth between the applicant and the the people in the audience so they would better understand what this was all about. As we said at the outset, today we're not engaged in back-and-forth discussion. We're really hoping to get your comments so that they will be recorded by the stenographer, considered by the applicant and ourselves.

So whoever would like to be recognized, if you'd come up to the podium and state your

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

name and address, please.

MS. BAISCH: My name is Gerri Baisch --
I don't know if you can hear me. Gerri
Baisch. My husband and I live at 28 Bell
Drive here in Highland. I did submit a letter
to the Town. I submitted a few letters. I
don't know if each of you have a copy of it
or --

CHAIRMAN BROOKS: Yes, we do.

MS. BAISCH: Basically we're not in
agreement with the planned project, although
it looks very nice. Thank you for the
presentation. We've been trying to keep up
with what's been going on.

Basically the two issues we have was
the -- we know it as the Ossi-Griffo land. I
don't even know who presently owns it, that
corner property within that presentation map.

Basically the two issues we have is the
Ossi-Griffo lands are contaminated and we were
worried about the development drainage coming
onto our property because we have a small pond
in that area. We were asking that that be
moved as far west as possible.

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

In the past the Town of Lloyd -- this goes back to the 1990s. The Town of Lloyd had chosen not to put their own sewer line through that property when the sewer line was coming off 9W. The reason was because that land was contaminated. Once there was going to be digging, the information that we learned through a FOIL request to the DEC, basically the contamination would feedback into that trench. There are several dumping areas within that planned development site. We've known about it because we actually heard about it at the Town meeting thirty-three, thirty-four years ago. We didn't know to the extent until we submitted the FOIL request to the DEC and found out what was really going on there. But basically back in the 1990s the Town chose not to put a sewer line there. When we heard there was an apartment complex going there we were a little surprised. Yet there's obviously been two years worth of work going on to get it there. We were asking for mitigation plans for the known contamination. I've been trying to attend the meetings so

1
2 that I could understand. Future soil samples
3 were going to be taken and such. In the past
4 the DEC had recommended clean up of that land
5 back in the 1990s. That never occurred.
6 We've even talked about the fact that we
7 should have been notified about the
8 contamination level there so that -- even when
9 you're next door the property value could have
10 been affected. We're worried about the wells.
11 We get our water from wells. We're not on the
12 Town water line. So the risk and liability
13 was very known at the time to the Town to the
14 point that they changed the route of their
15 sewer line. It went somewhere west I think.
16 The cost of the clean up was like \$750,000,
17 So it was not seen as doable.

18 Since that time and before it there was
19 a lot of illegal dumping there. I know when
20 people say they're taking soil samples, from
21 the FOIL request we saw people were taking
22 samples from three inches to ten inches deep.
23 With all the dumping that's gone on,
24 especially behind the buildings right on 9W,
25 to extend that actual soil level you have to

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

go much deeper if you're taking soil samples. There should be a grid and a list of what depths you're going at, similar to what was done in the 1990s. I'm sure I could find ten points on that property where there's no contamination if you're pretty close to a tree. Basically there's still been illegal dumping that's gone on for years.

I did attach to the letters that I submitted to the Town the FOIL request pages from the New York State DEC and their findings from the engineering firm at the time and a geological group from Massachusetts that actually did the soil sample testing. The statements concluded there was additional testing required. It sounds like from some of the meetings more samples -- maybe there are plans. At the meetings I'm trying to understand the plans without -- you guys see all your notes and everything. I'm hearing like the two sentences at the meeting. If you're planning that, that's great. But the New York State DEC should be involved with the sample review and analysis so that it's not

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

just the developer and the Town having a review of that, because it's not independent if it's just done by the Town and the developer.

Additional statements in that analysis were that there was concern for the construction workers because of the contamination found. Again, if the trench was dug for that sewer line at the time, the recontamination would happen from the uphill level to the west just below 9W where those dumps were occurring, and that's why they suggested clean up be done.

The test-as-you-go approach, I was kind of surprised you could do that, that the Town was suggesting that, because if someone isn't overseeing it you could test as you go, and I mean no disrespect but as you're going to hit something who is going to call the shot to say the project stops? And that basin, it looks nice but as you're digging it how deep are you going to go? You may be hitting some of that old contamination. I think some of the discussions were it's twenty-eight years old,

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

it must be somewhere there, but maybe it's not there anymore. It's probably there.

The risk and liability in ownership of those mitigation plans just needs to be clearly documented and become part of the Town records. The reason for that is back in the February informational meeting we attended we were told the statements about contamination were hearsay, and that's why we did the FOIL request, to get information, because we couldn't even find our own notes we knew we wrote about at the time back in the 1990s. The DEC actually had some of the letters that we had submitted at the time. Basically since the Town had no record of it, which surprised us, a pretty major sewer reroute, and it was associated with the sewer plant right on the Hudson. You know, all of the mitigation plans have to become part of the Town record. The word contamination has to be somewhere so people thirty years from now understand that.

There's still concern about when you start digging what are you really going to unleash as far as hitting something and maybe

1
2 feeding that contamination through that
3 watershed down to the creek that runs on
4 Vineyard down to the Hudson River that will
5 re-feed the water that Highland is pumping in.
6 Maybe it's not major, maybe you don't hit that
7 barrel that had the items in it. But if you
8 do, there's risk to what it's feeding and
9 coming back into the people that are drinking
10 the water in Highland. As an adjacent
11 landowner, once you start digging and you have
12 to create that basin even deeper, I don't know
13 how deep the sewer lines are or the water
14 lines, but the basin could get deeper as water
15 comes down with rain and such. Basically what
16 will happen? I know right now, you know,
17 we've talked about the fact that if something
18 is unleashed the biggest thing is the threat
19 to the water table overall and the watershed.
20 We're asking that the risk and liability
21 statement just be very clear because it
22 affects the Hudson River and the water intake.

23 The second issue -- that's
24 contamination with the actual Griffio-Ossi
25 land. The second issue was moving the

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

drainage as far west as possible so that we're not affected in that center. It seems like a ravine but it's not a ravine to us, it's wildlife area that we've tried to maintain.

I do understand more about the drainage plan. I think you presented it nicely. I can't tell how far west from the initial plan everything flows. I think initially there was discussion about the drainage water and below grade scenario were not planned to be pumped up and processed through a filtration system, but maybe that's changed from what you're saying. The key thing is the review of the catch basin.

Mr. Martin, you had told me to go up to Toc Lane, there was a nice setup there for the apartment and the basin. When I went up there in April with the heavy rains, the wall was gone and the water was just flying off the parking lot and the buildings. So what is going to keep that water to stay in that basin and who is going to monitor that is really the question? I had stopped up there a few times thinking maybe the wall will be put back up.

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

The basin wasn't being used at all. Maybe it is today. I just stopped going up there.

I think folks have talked about the size of that drainage on the north side.

Wildlife in that refuge, the watershed, will be affected when you start sending that much water. I know specifically this year with the heavy rains was the first time we didn't have geese come up to our pond from that watershed. They usually have their little ones in the bog area of that swamp and then they typically -- this sounds odd, they typically come up to our property.

Twenty-five years this has been happening.

It's not to say climate concerns couldn't happen without this complex being planned, but the key thing is that amount of water, if you're not flowing it through that pipe where is it going to go? I think you said there was an Army Corp of Engineer thing. Is any of that going to backflow onto our place?

Is that really a swamp that's going to be maintained as a swamp? I know people say it's a lake. Yes, periodically it's a lake.

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

How high is that lake? Is that community building going to overlook a lake now versus a swamp? People know it as a swamp in the vicinity. Certain times of year it really is a swamp.

Again, our concerns are having the New York State DEC involved from here forward. I can't tell today if anybody from the DEC is involved with your discussions since contamination was discussed and since the watershed area was discussed as far as the height of it.

I appreciate your time tonight. I know I've said a lot. It's all in the write-up here. I did attach again the FOIL request, key pages that talk and give the statement of in the `90s the sewer line reroute was because of the contamination found on that land and the results and recommendations of the firms involved with that that pretty much state what they found. I kind of got the inference from some of the meetings that the FOIL request documentation was reviewed. Hopefully somebody reviewed it. There's a couple inches

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

of documentation. It's all there and it's useful because it's helpful for decisions that you're going to be making.

I appreciate your time. Thank you.

CHAIRMAN BROOKS: Thank you. Just a personal note. It's actually been very helpful to get the benefit of all the work that you've done. Our engineer and the applicant's engineer have both made changes to the plans based on what you turned up. Thank you.

Who else would like to talk? Sure.

Come on up.

MR. CASABURA: My name is Leonard Casabura. I own the property north of the development on the north end of the pond, swamp, whatever you want to call it.

Our main concern really is if the drainage system that the engineers have designed and built doesn't work and I get flooded more, I have no recourse because I can't fix the drainage going across the road. How is that going -- and I could be stuck with thousands of dollars of damage to my house.

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

The last time we had a real major storm was Irene and I had roughly \$35,000 worth of damage on the house from a flooded basement. So who would be liable for that would be my main concern? Where does the liability go to if the system doesn't work? Murphy's Law, if it can go wrong it will go wrong.

Joanne, do you think there's anything else we want to discuss on that?

MS. CASABURA: I'm concerned about the contamination.

MR. CASABURA: Everything flows into the pond and from the pond it goes to our house.

MS. CASABURA: On that picture on the other side, the house that they showed at the bottom, that's our house.

MR. McCORD: Ma'am, could you go to the mike or tell the stenographer your name?

MR. CASABURA: If you look far to the right-hand side of the picture, there's a house -- I'll point to it very quickly. Yes. Yes. Thank you. That is our residence there. All the flow that comes out of the pond/swamp

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

ends up back there.

The drainage, at this point we can't do anything about the stream flowing because -- it was actually about fifteen, twenty years ago we had B-Dry systems come in and design something for us. They can't do anything for us because of the elevation of the pipe. The elevation of the pipe is actually eighteen inches higher than our basement floor. That's our main concern right there.

CHAIRMAN BROOKS: Okay.

MR. CASABURA: Thank you.

CHAIRMAN BROOKS: Thank you. Who else? More comments? Mr. Anzevino.

MR. ANZEVINO: My name is John Anzevino, I'm a resident at 31 Mile Hill Road. I'm glad to be here tonight and appreciate my neighbors paying attention to this.

There's a couple of comments. First, if in fact there's contamination on this site, it really should be cleaned up before the development is allowed to go ahead. To hear that there might be barrels buried that just may be avoided isn't the right thing to

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

happen. It really should be -- the site needs to be investigated to determine whether or not there's any contamination on the site, and then cleaned up, especially given the level of development that's proposed here.

The other thing is I'm disappointed to see that this single site seems to be treated as kind of three different sites. Even though the architecture matches, the bulk of the Dollar General, and we'll call it the dirty Dogs store, I'm glad to see that being redeveloped. I believe two-story buildings are allowed along that corridor under the new zoning. Even mixed use is allowed. It would appear to me that if that Dollar General store was a two-story store with apartments on top, and if the -- I'm not sure if the dirty dogs which has apartments now, if that is planned -- it is?

CHAIRMAN BROOKS: Yes.

MR. ANZEVINO: How many?

CHAIRMAN BROOKS: The same two.

MR. ANZEVINO: Two. Okay. That could alleviate perhaps maybe one of the apartment

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

buildings. Or maybe that one apartment building could be smaller. If there were some apartments in the top of the dirty dollar store, then the building footprint would be smaller.

You've got a lot of impervious surface on that site as it is. I think the residents that live downstream may have legitimate concerns about the amount of stormwater that comes off that site, especially given the types of storms that we've had lately. Storms are ever increasing in intensity.

Related to the way the site is being -- single site is being treated as three sites, I'm really disappointed to see that it's just sort of a gated off access road. That should really be a Town road connecting through there ideally because it will help create a better grid and give people access, the people that live in those apartments, then they wouldn't have to come out on Mile Hill Road, because I'm a resident. They'll be able to go out to 9W past those stores. I think that would help alleviate the traffic access on Mile Hill

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

Road.

Finally, the conservation area. I think I heard there was going to be a conservation easement. Does anybody know who is going to hold that conservation easement?

CHAIRMAN BROOKS: I believe the owner of the residential --

MR. STOUT: We talked about it being a deed restriction actually. So there wouldn't be an owner.

MR. ANZEVINO: I would suggest -- I think it's good to restrict development on that area. I hope that -- I would urge the Planning Board to work with the applicant to have a trail around that wetland area so that the people that live in the apartments have a little access to a little bit of green space, and maybe even open that up to other residents that want to walk through the site to enjoy that wetland pond area.

Are some of those lots along 9W part of this site as well or -- so like the bank, is that also owned by the same applicant?

CHAIRMAN BROOKS: Mm'hm'.

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. ANZEVINO: There's a vacant lot on Route 9W as well. There's no plans for that now? It's shown as green on the map, which to the layman like myself, I would look at that and say gee, that's going to be green. I think at some point that's going to be developed because it's along Route 9W.

So I hope you'll pay attention to those points. I appreciate your attention to this. Thanks.

CHAIRMAN BROOKS: Thank you. Anyone else?

MR. TOTTEN: Good evening. My name is Dennis Totten, I live at 4 Mile Hill Road. My house is directly across from what's proposed to be the entrance and the egress to the apartment development.

My set of concerns is totally different from my neighbors. We're upstream. Although I sympathize with them and understand their concerns, and I do hope they're addressed, our concerns on the other end towards the Haviland Road side is has there been legitimate traffic studies done in

1
2 coordination with New York State as well as
3 the County? In our mind that is not a
4 legitimate -- Mile Hill is not even a
5 legitimate two-lane road. I have tire tracks
6 on my lawn from people who cut the corner too
7 close as it is. We have tractor trailer
8 traffic, we have heavy construction traffic.
9 That road is not meant for that. You put
10 seventy-two apartment units in there, we're
11 going to -- you figure maybe what, two cars
12 per apartment. You're adding another hundred
13 and forty four cars, whatever. That road will
14 not handle that kind of traffic. You say the
15 traffic is going to be controlled by stop
16 signs. We have signs on the corners right now
17 that are ignored and no one does anything
18 about it. How are we to feel comfortable with
19 the answer going to be putting a few more stop
20 signs? I don't feel comfortable with that.

21 Another concern is wildlife. There are
22 Copperheads back there, there's coyotes. You
23 start disturbing these dens, who is going to
24 control where those animals go and who is
25 going to make sure they're not terrorizing the

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

neighborhood?

So that's my concerns. I thank you for your time and I hope all these issues are investigated before this goes forward.

CHAIRMAN BROOKS: Thank you.

Further comments?

(No response.)

CHAIRMAN BROOKS: I remind you that should you, upon reflection, want to submit anything in writing, feel free to do so. We will be keeping this hearing open, at least until next month.

MR. JOSEPH: Can I just talk about the contamination a little bit, the studies we've done?

CHAIRMAN BROOKS: As long as you're not argumentative about it.

MR. JOSEPH: I just want everybody to be aware of what has been done and that there's records here at Town Hall.

CHAIRMAN BROOKS: Introduce yourself please.

MR. JOSEPH: I'm John Joseph, I'm the project developer.

1
2 We also heard the stories about the
3 contamination. We engaged an environmental
4 consulting company that went out and dug
5 twenty-nine test pits in the area of where the
6 debris is. We also obtained a full copy of
7 the sewer easement report that was done and
8 have commented and responded to each one of
9 the assertions in the sewer easement. It was
10 at the DEC. It was done twenty-eight years
11 ago. The reason the DEC never acted upon it
12 is all of the levels that they determined in
13 the study were below New York State standard,
14 and they are still below New York State
15 standard. So there is no clean up to be done.
16 These reports are all here, including the
17 study of the sewer report done twenty-eight
18 years ago. I'm sure Mr. Barton will make them
19 available to you if you'd like.

20 CHAIRMAN BROOKS: Thank you.

21 If there are no further comments, could
22 I have a motion to keep the public hearing
23 open?

24 MR. HAMMOND: So moved.

25 MR. PIZZUTO: Second.

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

CHAIRMAN BROOKS: Any discussion on
this?

(No response.)

CHAIRMAN BROOKS: All in favor?

MR. DiLORENZO: Aye.

MR. HAMMOND: Aye.

MR. PIZZUTO: Aye.

MR. CUCITI: Aye.

MR. LONG: Aye.

MR. McCORD: Aye.

CHAIRMAN BROOKS: Aye.

Opposed?

(No response.)

CHAIRMAN BROOKS: All right. We will
keep it open.

MR. McCORD: So again, as Peter
suggested, if you have written comments, you
deliver them to the Building Department right
upstairs. We're there Monday through Friday,
8:00 to 4:30. You can mail it to 12 Church
Street, Building Department, Planning Board.
Laura or I will get it. Each of the members
will get a copy of it by e-mail and a hard
copy at the next public hearing.

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

The next public hearing is, I believe,
July 26th, the same time, 7:30, in this room.
7:00. Thank you.

CHAIRMAN BROOKS: It's the fourth
Thursday.

MR. McCORD: I think it's the 26th of
July. Thank you.

CHAIRMAN BROOKS: Thank you for coming,
those who came for this. We appreciate it.

(Time noted: 7:35 p.m.)

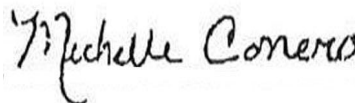
C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public for and within the State of New York, do hereby certify:

That hereinbefore set forth is a true record of the proceedings.

I further certify that I am not related to any of the parties to this proceeding by blood or by marriage and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of July 2018.



MICHELLE CONERO

	Allegiance (2) 2:4,5	around (2) 9:15;27:16	Basically (8) 12:11,16,20;13:9, 18;15:8;17:15;18:15	6:11,13;7:5,10,10, 19,22;8:4,9;10; 10:22;14:24;19:21; 25:13;26:2
\$	alleviate (2) 25:25;26:25	assertions (1) 31:9	basin (7) 16:21;18:12,14; 19:15,18,22;20:2	built (1) 22:21
\$35,000 (1) 23:3	allowed (3) 24:23;25:14,15	associated (1) 17:18	basins (3) 10:15,17,18	bulk (1) 25:10
\$750,000 (1) 14:16	along (5) 6:8;8:11;25:14; 27:22;28:8	attach (2) 15:10;21:16	B-Dry (1) 24:6	buried (1) 24:24
`	although (2) 12:12;28:20	attend (1) 13:25	become (2) 17:6,20	buzz (1) 2:8
90s (1) 21:18	amount (4) 10:11,12;20:18; 26:10	attended (1) 17:8	behind (2) 7:9;14:24	C
A	analysis (2) 15:25;16:6	attention (3) 24:19;28:9,10	Bell (1) 12:5	call (3) 16:20;22:18;25:11
able (2) 4:12;26:23	animals (1) 29:24	attorney (1) 4:2	below (4) 16:12;19:10;31:13, 14	came (1) 33:10
acceptable (1) 11:7	anymore (1) 17:3	audience (3) 2:15;3:24;11:17	benefit (1) 22:8	can (11) 2:22;3:7;4:9;7:20; 8:19,22;10:9;12:4; 23:8;30:14;32:21
accepted (1) 11:13	Anzevino (7) 24:15,16,17;25:22, 24;27:12;28:2	available (1) 31:19	best (1) 2:22	capacity (1) 2:10
access (7) 6:14,18,20;26:17, 20,25;27:18	apartment (7) 13:20;19:18;25:25; 26:2;28:18;29:10,12	avoided (1) 24:25	better (3) 10:16;11:18;26:19	cars (2) 29:11,13
accordance (1) 11:3	apartments (6) 6:5;25:17,19;26:4, 21;27:17	aware (1) 30:20	bigger (1) 9:6	CASABURA (7) 22:15,16;23:11,13, 16,21;24:13
across (3) 6:16;22:23;28:16	appear (1) 25:16	away (1) 2:25	biggest (1) 18:18	catch (1) 19:15
acted (1) 31:11	applicant (6) 4:7;5:8;11:16,23; 27:15,24	awhile (1) 11:10	bio-retention (1) 10:18	cell (1) 2:7
actual (2) 14:25;18:24	applicant's (1) 22:10	Aye (14) 3:14,15,16,17,18, 19,20;32:6,7,8,9,10, 11,12	bit (4) 7:13;9:19;27:18; 30:15	center (1) 19:3
actually (9) 2:23;5:9;13:13; 15:15;17:14;22:7; 24:5,9;27:10	appreciate (5) 21:14;22:5;24:18; 28:10;33:10	B	Board (9) 2:19;4:10,14,15, 22;5:11,13;27:15; 32:22	Certain (1) 21:5
add (1) 7:2	approach (1) 16:15	back (16) 5:5;6:12;7:18; 9:12;10:5;11:15,16; 13:3,18;14:5;17:7, 13;18:9;19:25;24:2; 29:22	bog (1) 20:12	CHAIRMAN (30) 2:2,6,3;2,5,9,13,20; 4:24;5:19;11:9; 12:10;22:6;24:12,14; 25:21,23;27:7,25; 28:12;30:6,9,17,22; 31:20;32:2,5,12,15; 33:5,9
adding (1) 29:12	approaching (1) 2:10	back-and-forth (1) 11:20	both (2) 6:12;22:10	changed (2) 14:14;19:13
additional (4) 6:12;7:15;15:16; 16:6	appropriate (2) 4:17,21	backflow (1) 20:22	bottom (1) 23:18	changes (1) 22:10
address (3) 4:11,13;12:2	April (1) 19:19	BAISCH (4) 12:3,3,5,11	brief (2) 4:7;5:24	chose (1) 13:19
addressed (1) 28:22	architect (1) 5:23	ball (1) 7:16	briefly (1) 8:22	chosen (1) 13:4
adjacent (2) 9:21;18:10	Architects (1) 5:22	bank (1) 27:23	bring (1) 10:5	Christopher (3) 9:23,24,24
affected (3) 14:10;19:3;20:7	architecture (1) 25:10	barrel (1) 18:7	BROOKS (30) 2:2,6,3;2,5,9,13,20; 4:24;5:19;11:9; 12:10;22:6;24:12,14; 25:21,23;27:7,25; 28:12;30:6,9,17,22; 31:20;32:2,5,12,15; 33:5,9	Church (1) 32:21
affects (1) 18:22	area (11) 9:14,17;12:24; 19:5;20:12;21:12; 27:3,14,16,21;31:5	barrels (1) 24:24	building (11) 6:4,6;7:14;8:6,8, 15;21:3;26:3,5; 32:19,22	clean (4) 14:4,16;16:14; 31:15
again (7) 7:15;8:15,18;16:9; 21:7,16;32:17	areas (4) 7:9,9,16;13:11	Barry (1) 8:25	buildings (14)	cleaned (2) 24:22;25:5
ago (5) 11:10;13:15;24:6; 31:11,18	argumentative (1) 30:18	Barton (1) 31:18		
agreement (1) 12:12	Army (1) 20:21	based (1) 22:11		
ahead (1) 24:23		basement (2) 23:4;24:10		

<p>cleaning (1) 11:2</p> <p>clear (1) 18:21</p> <p>clearly (2) 4:12;17:6</p> <p>climate (1) 20:16</p> <p>close (3) 5:16;15:7;29:7</p> <p>closer (1) 2:24</p> <p>cohesive (1) 8:12</p> <p>collect (1) 10:21</p> <p>collects (1) 10:24</p> <p>color (1) 8:15</p> <p>colors (1) 7:20</p> <p>combinations (1) 8:16</p> <p>comfortable (2) 29:18,20</p> <p>coming (5) 9:7;12:22;13:5; 18:9;33:9</p> <p>comment (2) 4:9,13</p> <p>commented (1) 31:8</p> <p>comments (10) 2:22;4:18,21; 11:13,21;24:15,20; 30:7;31:21;32:18</p> <p>commercial (4) 6:4;8:5,12,14</p> <p>common (1) 10:19</p> <p>community (3) 7:14;9:6;21:2</p> <p>company (1) 31:4</p> <p>completion (1) 4:8</p> <p>complex (2) 13:20;20:17</p> <p>concept (1) 5:2</p> <p>concern (6) 16:7;17:23;22:19; 23:6;24:11;29:21</p> <p>concerned (1) 23:11</p> <p>concerns (7) 20:16;21:7;26:10; 28:19,22,23;30:3</p> <p>concluded (1) 15:16</p> <p>connecting (1) 26:18</p>	<p>conservation (4) 9:17;27:3,5,6</p> <p>considered (2) 11:14,22</p> <p>construction (3) 6:9;16:8;29:8</p> <p>consulting (1) 31:4</p> <p>contaminated (2) 12:21;13:7</p> <p>contamination (17) 13:10,24;14:8; 15:7;16:9,24;17:9, 21;18:2,24;21:11,19; 23:12;24:21;25:4; 30:15;31:3</p> <p>control (2) 10:8;29:24</p> <p>controlled (1) 29:15</p> <p>coordination (1) 29:2</p> <p>Copperheads (1) 29:22</p> <p>copy (5) 5:12;12:8;31:6; 32:24,25</p> <p>corner (2) 12:19;29:6</p> <p>corners (1) 29:16</p> <p>Corp (1) 20:21</p> <p>corridor (1) 25:14</p> <p>cost (1) 14:16</p> <p>County (1) 29:3</p> <p>couple (5) 3:25;7:21;9:3; 21:25;24:20</p> <p>course (1) 2:11</p> <p>covered (1) 7:17</p> <p>coyotes (1) 29:22</p> <p>create (2) 18:12;26:19</p> <p>creek (1) 18:3</p> <p>CUCITI (2) 3:17;32:9</p> <p>cultured (2) 8:11,17</p> <p>curb (1) 6:7</p> <p>cut (2) 6:8;29:6</p>	<p>damage (2) 22:25;23:4</p> <p>debate (1) 5:5</p> <p>debris (1) 31:6</p> <p>DEC (11) 11:3;13:9,17;14:4; 15:12,24;17:14;21:8, 10;31:10,11</p> <p>deciding (1) 5:14</p> <p>decision (1) 5:15</p> <p>decisions (1) 22:3</p> <p>decks (2) 8:2,3</p> <p>deed (1) 27:10</p> <p>deep (3) 14:22;16:22;18:13</p> <p>deeper (3) 15:2;18:12,14</p> <p>deliberation (1) 5:14</p> <p>deliver (1) 32:19</p> <p>Dennis (1) 28:15</p> <p>dens (1) 29:23</p> <p>department (3) 6:18;32:19,22</p> <p>depths (1) 15:4</p> <p>design (2) 8:23;24:6</p> <p>designed (2) 8:13;22:21</p> <p>detention (2) 7:11;8:23</p> <p>determine (1) 25:3</p> <p>determined (1) 31:12</p> <p>developed (1) 28:8</p> <p>developer (3) 16:2,5;30:25</p> <p>development (7) 12:22;13:12;22:17; 24:23;25:6;27:13; 28:18</p> <p>DG (1) 2:17</p> <p>different (5) 7:20,21;8:9;25:9; 28:19</p> <p>digging (4) 13:8;16:22;17:24; 18:11</p> <p>DiLORENZO (3)</p>	<p>3:12,14;32:6</p> <p>direction (1) 9:18</p> <p>directly (1) 28:16</p> <p>dirty (3) 25:11,18;26:4</p> <p>disappointed (2) 25:7;26:16</p> <p>discuss (2) 7:12;23:10</p> <p>discussed (2) 21:11,12</p> <p>discussion (4) 11:15,20;19:10; 32:2</p> <p>discussions (2) 16:25;21:10</p> <p>disrespect (1) 16:19</p> <p>disturbing (1) 29:23</p> <p>doable (1) 14:17</p> <p>documentation (2) 21:24;22:2</p> <p>documented (1) 17:6</p> <p>Dogs (2) 25:12,18</p> <p>Dollar (8) 2:18;6:10;8:13,14; 9:9;25:11,16;26:4</p> <p>dollars (1) 22:25</p> <p>done (15) 6:25;9:4;10:5; 11:6;15:5;16:4,14; 22:9;28:25;30:16,20; 31:7,10,15,17</p> <p>door (1) 14:9</p> <p>down (9) 2:22;7:3;9:19,22, 24;10:24;18:3,4,15</p> <p>downstream (3) 10:3,10;26:9</p> <p>drainage (15) 9:5,18,22,25;10:3, 11,14;12:22;19:2,6, 10;20:5;22:20,23; 24:3</p> <p>drawing (1) 10:15</p> <p>dress (1) 8:8</p> <p>drinking (1) 18:9</p> <p>Drive (1) 12:6</p> <p>dug (2) 16:10;31:4</p> <p>dumping (4)</p>	<p>13:11;14:19,23; 15:9</p> <p>.dumps (1) 16:13</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>easement (4) 27:5,6;31:7,9</p> <p>egress (1) 28:17</p> <p>EIFS (2) 8:9,17</p> <p>eighteen (1) 24:9</p> <p>either (2) 4:18;7:25</p> <p>elevation (3) 7:24;24:8,9</p> <p>eliminate (1) 10:9</p> <p>else (4) 22:13;23:10;24:14; 28:13</p> <p>e-mail (1) 32:24</p> <p>emergency (2) 6:14,18</p> <p>end (5) 4:16;7:15,17; 22:17;28:23</p> <p>ends (1) 24:2</p> <p>engaged (2) 11:19;31:3</p> <p>engineer (7) 7:12;8:21,25;11:7; 20:21;22:9,10</p> <p>engineering (1) 15:13</p> <p>engineers (1) 22:20</p> <p>enjoy (1) 27:20</p> <p>entrance (5) 6:8,22,24;9:8; 28:17</p> <p>environmental (1) 31:3</p> <p>especially (3) 14:24;25:5;26:11</p> <p>establishment (1) 8:12</p> <p>even (9) 12:18;14:6,8; 17:12;18:12;25:9,15; 27:19;29:4</p> <p>evening (1) 28:14</p> <p>eventually (1) 10:25</p> <p>everybody (5) 2:2,7;4:25;7:3;</p>
	D			

<p>30:19 everyone (1) 4:10 existing (3) 6:3;8:5;9:9 exit (1) 6:8 extend (1) 14:25 extensive (2) 9:4,14 extent (1) 13:16</p>	<p>floor (2) 6:6;24:10 flow (1) 23:25 flowing (2) 20:19;24:4 flows (4) 9:18,22;19:9;23:13 flying (1) 19:20 FOIL (7) 13:9,16;14:21; 15:11;17:10;21:16, 23 folks (1) 20:4 following (2) 4:18,22 foot (1) 6:9 footprint (1) 26:5 forth (3) 5:6;11:15,16 forty (1) 29:13 forward (3) 2:23;21:9;30:5 found (4) 13:17;16:9;21:19, 22 four (1) 29:13 fourth (1) 33:5 free (1) 30:11 Friday (1) 32:20 front (1) 8:8 full (1) 31:6 Further (2) 30:7;31:21 Future (1) 14:2</p>	<p>geological (1) 15:14 Gerri (2) 12:3,4 given (3) 6:17;25:5;26:11 glad (2) 24:18;25:12 goes (5) 10:12,24;13:3; 23:14;30:5 good (2) 27:13;28:14 grade (1) 19:11 grade-level (1) 7:25 grass (1) 7:8 great (1) 15:23 green (3) 27:18;28:4,6 grid (2) 15:3;26:20 Griffo-Ossi (1) 18:24 group (1) 15:14 guidelines (1) 11:3 guys (1) 15:20</p>	<p>31:22;32:25;33:2 hearings (1) 5:2 hearsay (1) 17:10 heavy (3) 19:19;20:9;29:8 height (1) 21:13 help (2) 26:19,24 helpful (2) 22:3,8 high (1) 21:2 higher (1) 24:10 Highland (4) 2:17;12:6;18:5,10 Hill (7) 6:23;9:7;24:17; 26:22,25;28:15;29:4 hit (2) 16:19;18:6 hitting (2) 16:23;17:25 hold (1) 27:6 hope (4) 27:14;28:9,22;30:4 Hopefully (1) 21:24 hoping (1) 11:21 house (7) 22:25;23:4,15,17, 18,23;28:16 Hudson (3) 17:19;18:4,22 hundred (1) 29:12 husband (1) 12:5</p>	<p>includes (1) 9:11 including (1) 31:16 increasing (1) 26:13 independent (1) 16:3 inference (1) 21:22 information (2) 13:8;17:11 informational (2) 11:11;17:8 initial (1) 19:8 initially (1) 19:9 intake (1) 18:22 intensity (1) 26:13 interest (1) 2:14 intersection (3) 7:3,4;9:8 into (4) 2:20;13:10;18:9; 23:13 Introduce (1) 30:22 investigated (2) 25:3;30:5 involved (4) 15:24;21:8,10,21 Irene (1) 23:3 issue (2) 18:23,25 issues (3) 12:16,20;30:4 items (1) 18:7</p>
F		H	I	
<p>fact (3) 14:6;18:17;24:21 far (9) 7:17,19;8:5;12:25; 17:25;19:2,8;21:12; 23:21 favor (2) 3:13;32:5 February (1) 17:8 feedback (1) 13:10 feeding (2) 18:2,8 feel (3) 29:18,20;30:11 few (4) 7:19;12:7;19:24; 29:19 fifteen (1) 24:5 figure (1) 29:11 filtration (1) 19:12 finally (2) 5:15;27:3 find (2) 15:5;17:12 findings (1) 15:12 fire (2) 6:17;7:18 firm (1) 15:13 firms (1) 21:20 first (3) 4:8;20:9;24:20 fix (1) 22:23 flip (1) 10:16 flooded (2) 22:22;23:4 flooding (1) 10:4</p>	<p>gardens (1) 10:19 gate (1) 6:16 gated (1) 26:17 gee (1) 28:6 geese (1) 20:10 General (8) 2:18;6:10;8:13,14, 19:9;9:25;11,16</p>	<p>Hall (1) 30:21 HAMMOND (4) 3:11,15;31:24;32:7 handle (1) 29:14 happen (5) 5:8;16:11;18:16; 20:17;25:2 happening (1) 20:15 happy (1) 2:25 hard (1) 32:24 hardy (1) 8:10 Haviland (1) 28:24 hear (3) 5:7;12:4;24:23 heard (4) 13:13,20;27:4;31:2 hearing (16) 2:16;3:3,8,21,25; 4:2,5,16;5:16;11:11, 13;15:21;30:12;</p>	<p>ideally (1) 26:19 ignored (1) 29:17 illegal (2) 14:19;15:8 illustration (1) 10:17 impact (1) 10:13 impervious (2) 10:22;26:7 inches (4) 14:22,22;21:25; 24:10 included (1) 2:7</p>	
	G	J	K	
		<p>Joanne (1) 23:9 John (2) 24:16;30:24 JOSEPH (4) 30:14,19,24,24 July (2) 33:3,8</p>	<p>keep (4) 12:14;19:22;31:22; 32:16 keeping (1) 30:12 key (4)</p>	

<p>6:17;19:14;20:18; 21:17 kind (6) 5:24;8:18;16:15; 21:22;25:9;29:14 knew (1) 17:12 known (4) 2:17;13:13,24; 14:13</p>	<p>31:12 liability (4) 14:12;17:4;18:20; 23:6 liable (1) 23:5 likelihood (1) 4:15 line (7) 13:4,5,19;14:12, 15;16:10;21:18</p>	<p>mansard (1) 8:7 many (3) 3:23;11:10;25:22 map (2) 12:19;28:4 Martin (1) 19:16 Massachusetts (1) 15:14 match (1) 8:14 matches (1) 25:10 materials (1) 8:9 Mauri (1) 5:22 may (4) 6:2;16:23;24:25; 26:9 maybe (12) 15:18;17:2,25; 18:6,6;19:13,25; 20:2;25:25;26:2; 27:19;29:11</p>	<p>25:15 Mm'hm' (1) 27:25 Monday (1) 32:20 monitor (1) 19:23 month (1) 30:13 more (7) 3:23;11:14;15:18; 19:6;22:22;24:15; 29:19 Most (1) 2:9 motion (1) 31:22 move (1) 3:7 moved (3) 3:11;12:25;31:24 moving (1) 18:25 much (5) 9:18;10:5;15:2; 20:8;21:21 multiple (2) 10:14,20 Murphy's (1) 23:7 must (1) 17:2 mute (1) 2:8 myself (2) 2:7;28:5</p>	<p>north (3) 20:5;22:16,17 note (1) 22:7 noted (1) 33:12 notes (2) 15:21;17:12 notified (1) 14:7</p>
L				O
<p>lake (4) 20:25,25;21:2,3 land (5) 12:17;13:6;14:4; 18:25;21:19 landowner (1) 18:11 lands (1) 12:21 landscaped (3) 7:8,15;10:18 Lane (2) 9:24;19:17 large (1) 9:11 last (1) 23:2 lately (1) 26:12 later (1) 5:4 Laura (1) 32:23 Law (1) 23:7 lawn (1) 29:6 layman (1) 28:5 learned (1) 13:8 least (1) 30:12 leave (1) 4:15 lectern (1) 4:11 legitimate (4) 26:9;28:25;29:4,5 Leonard (1) 22:15 lessen (1) 10:13 letter (1) 12:6 letters (3) 12:7;15:10;17:14 level (4) 14:8,25;16:12;25:5 levels (1)</p>	<p>lines (2) 18:13,14 list (1) 15:3 little (7) 7:12;9:19;13:21; 20:12;27:18,18; 30:15 live (5) 12:5;26:9,21; 27:17;28:15 LLC (1) 2:17 Lloyd (2) 13:2,3 location (1) 10:2 locations (1) 10:21 lock (1) 6:16 LONG (3) 3:18;30:17;32:10 look (2) 23:21;28:5 looks (2) 12:13;16:21 lot (8) 2:13,14;10:23; 14:19;19:21;21:15; 26:7;28:2 lots (1) 27:22</p>	<p>MCBS (1) 2:17 McCord (8) 2:19;3:4,7,19; 23:19;32:11,17;33:7 mean (1) 16:19 meant (1) 29:9 MEDENBACH (2) 8:24,25 meeting (5) 4:17,23;13:14; 15:22;17:8 meetings (4) 13:25;15:18,19; 21:23 members (1) 32:23 might (2) 4:7;24:24 mike (3) 2:24,25;23:20 mikes (1) 2:21 Mile (7) 6:23;9:7;24:17; 26:22,25;28:15;29:4 mind (1) 29:3 mine (1) 2:25 minutes (1) 3:25 mitigation (3) 13:24;17:5,19 mixed (1)</p>	<p style="text-align: center;">N</p> <p>name (11) 4:11;5:21;8:24; 9:23;10:19;12:2,3; 22:15;23:20;24:16; 28:14 needed (1) 6:19 needs (2) 17:5;25:2 neighborhood (1) 30:2 neighbors (2) 24:19;28:20 new (11) 6:2,7;8:10;9:2; 15:12,24;21:7;25:14; 29:2;31:13,14 next (4) 14:9;30:13;32:25; 33:2 nice (3) 12:13;16:22;19:17 nicely (1) 19:7</p>	<p>obtained (1) 31:6 Obviously (2) 8:19;13:22 occurred (1) 14:5 occurring (1) 16:13 occurs (1) 10:4 odd (1) 20:13 off (5) 6:23;13:6;19:20; 26:11,17 office (1) 9:2 official (1) 11:12 officially (2) 3:2,21 old (3) 8:7;16:24,25 Once (2) 13:7;18:11 one (4) 25:25;26:2;29:17; 31:8 ones (1) 20:12 onto (2) 12:23;20:22 open (9) 3:3,7,21;4:9,16; 27:19;30:12;31:23; 32:16 Opposed (1) 32:13 orient (1) 6:2 Ossi-Griffo (2) 12:17,21 ourselves (1) 11:23 out (5) 13:17;23:25;26:22, 23;31:4 outflow (1) 10:9 outline (1)</p>
M				
	<p>Ma'am (1) 23:19 mail (1) 32:21 main (3) 22:19;23:6;24:11 maintain (1) 19:5 maintained (1) 20:24 major (3) 17:17;18:6;23:2 majority (1) 6:21 making (1) 22:4</p>			

9:12 outset (1) 11:19 over (3) 8:21;9:17;10:16 overall (1) 18:19 overlook (1) 21:3 overseeing (1) 16:18 overview (2) 5:24;8:19 own (3) 13:4;17:12;22:16 owned (1) 27:24 owner (2) 27:7,11 ownership (1) 17:4 owns (1) 12:18	periodically (1) 20:25 personal (1) 22:7 Peter (1) 32:17 phone (1) 2:8 picture (2) 23:16,22 piece (3) 6:15,19,22 pipe (5) 10:2,24;20:19; 24:8,9 pit (1) 7:18 pits (1) 31:5 PIZZUTO (3) 3:16;31:25;32:8 place (1) 20:22 plan (4) 6:3;11:5;19:7,8 planned (5) 12:12;13:12;19:11; 20:17;25:19 Planning (4) 2:19;15:23;27:15; 32:22 plans (7) 13:24;15:19,20; 17:5,19;22:11;28:3 plant (1) 17:18 playing (1) 7:16 please (2) 12:2;30:23 Pledge (2) 2:3,5 pm (1) 33:12 podium (1) 11:25 point (4) 14:14;23:23;24:3; 28:7 points (2) 15:6;28:10 pollution (1) 11:5 pond (9) 9:12,15;10:25; 12:23;20:10;22:17; 23:14,14;27:21 pond/swamp (1) 23:25 popularly (1) 2:18 possible (3) 10:6;12:25;19:2	prepare (1) 11:4 presentation (3) 4:8;12:14,19 presented (1) 19:7 presently (1) 12:18 pretty (5) 9:13,18;15:7; 17:17;21:21 prevention (1) 11:5 probably (1) 17:3 problem (4) 9:25;10:3,9,10 processed (1) 19:12 professional (1) 8:25 professionals (1) 2:14 project (8) 2:17;3:22;5:23; 6:15;9:3;12:12; 16:21;30:25 property (10) 9:5,11,13;12:19, 23;13:5;14:9;15:6; 20:14;22:16 proposal (1) 6:7 propose (1) 7:14 proposed (5) 7:2,18,25;25:6; 28:16 proposing (2) 6:10;8:6 protected (1) 9:16 provide (2) 5:11;7:8 provided (1) 7:6 public (16) 2:16;3:3,8,21,24; 4:2,5,9,16,25;5:16; 11:12,14;31:22; 32:25;33:2 pull (1) 2:23 pumped (1) 19:11 pumping (1) 18:5 put (5) 2:7;13:4,19;19:25; 29:9 putting (2) 10:8;29:19	Q quickly (1) 23:23 R Rail (2) 9:20,20 rain (2) 10:19;18:15 rains (2) 19:19;20:9 rather (1) 2:15 ravine (2) 19:4,4 real (1) 23:2 really (13) 5:5;10:10;11:20; 13:17;17:24;19:23; 20:23;21:5;22:19; 24:22;25:2;26:16,18 rear (1) 7:24 rears (1) 8:3 reason (3) 13:6;17:7;31:11 recharge (1) 10:17 recognized (1) 11:24 recommendations (1) 21:20 recommended (1) 14:4 recontamination (1) 16:11 record (4) 4:13;8:24;17:16,20 recorded (1) 11:22 records (2) 17:7;30:21 recourse (1) 22:22 redeveloped (1) 25:13 reducing (2) 10:6,11 re-feed (1) 18:5 reflection (1) 30:10 refuge (1) 20:6 Related (1) 26:14 remain (1) 9:14	remember (1) 2:20 remind (2) 11:12;30:9 reminder (1) 2:6 remove (1) 8:7 renditions (1) 7:21 renovate (1) 8:6 report (2) 31:7,17 reports (1) 31:16 request (7) 13:9,16;14:21; 15:11;17:11;21:16, 23 required (2) 11:7;15:17 requires (1) 11:4 reroute (2) 17:17;21:18 residence (1) 23:24 resident (2) 24:17;26:23 residential (6) 6:15,19,22;7:5; 9:10;27:8 residents (2) 26:8;27:19 responded (1) 31:8 response (4) 5:12;30:8;32:4,14 restrict (1) 27:13 restriction (1) 27:10 results (1) 21:20 retail (1) 9:9 review (3) 15:25;16:3;19:14 reviewed (3) 11:6;21:24,25 Rich (1) 5:21 Ridge (1) 9:2 Right (10) 5:17;9:21;14:24; 17:18;18:16;24:11, 25;29:16;32:15,19 right-hand (1) 23:22 risk (4) 14:12;17:4;18:8,20
P				
pages (2) 15:11;21:17 paid (1) 2:13 paper (1) 3:6 parking (5) 6:11,12;7:7;10:23; 19:21 part (5) 5:13;7:11;17:6,20; 27:22 past (3) 13:2;14:3;26:24 patio (1) 7:25 patios (1) 8:3 pavilion (1) 7:17 pay (1) 28:9 paying (1) 24:19 people (11) 11:17;14:20,21; 17:22;18:9;20:24; 21:4;26:20,20;27:17; 29:6 per (1) 29:12 percentage (1) 10:7 perfectly (1) 4:21 perhaps (1) 25:25				

River (2) 18:4,22	7:6;29:10	4:4;26:17	structure (1) 10:8	testing (2) 15:15,17
Road (13) 6:23;9:7;22:23; 24:17;26:17,18,22; 27:2;28:15,24;29:5,9, 13	several (1) 13:11	sounds (2) 15:17;20:13	stuck (1) 22:24	Thanks (1) 28:11
Rob (2) 4:2,4	sewer (12) 13:4,5,19;14:15; 16:10;17:17,18; 18:13;21:18;31:7,9, 17	space (1) 27:18	studies (3) 9:4;28:25;30:15	thinking (1) 19:25
roof (1) 8:7	shot (2) 9:6;16:20	speak (1) 2:20	study (3) 6:25;31:13,17	thirty (1) 17:22
roofs (1) 10:22	show (1) 7:20	specifically (1) 20:8	submit (4) 4:17;5:4;12:6; 30:10	thirty-four (1) 13:15
room (1) 33:3	showed (1) 23:17	square (1) 6:9	submitted (4) 12:7;13:16;15:11; 17:15	thirty-three (1) 13:14
roughly (1) 23:3	shown (1) 28:4	standard (2) 31:13,15	substantial (1) 10:12	though (1) 25:9
route (3) 14:14;28:3,8	side (4) 20:5;23:17,22; 28:24	standards (1) 11:8	suggest (1) 27:12	thousands (1) 22:25
run (1) 4:25	siding (2) 8:10,17	start (8) 2:3,16;3:9;5:20; 17:24;18:11;20:7; 29:23	suggested (2) 16:14;32:18	threat (1) 18:18
runoff (3) 10:6,21,23	significant (1) 10:7	started (1) 2:12	suggesting (1) 16:17	three (4) 7:22;14:22;25:9; 26:15
runs (2) 9:20;18:3	signs (4) 7:2;29:16,16,20	state (10) 4:11;11:3,25; 15:12,24;21:8,21; 29:2;31:13,14	supplement (1) 4:20	throughout (2) 7:7;10:20
S	similar (1) 15:4	statement (4) 5:3,4;18:21;21:17	Sure (7) 4:6;5:21;15:5; 22:13;25:18;29:25; 31:18	Thursday (1) 33:6
same (5) 8:15,16;25:23; 27:24;33:3	single (3) 6:7;25:8;26:15	statements (3) 15:16;16:6;17:9	surface (1) 26:7	times (2) 19:24;21:5
sample (2) 15:15,25	sit (1) 2:23	stay (1) 19:22	surprised (3) 13:21;16:16;17:16	tire (1) 29:5
samples (5) 14:2,20,22;15:2,18	site (18) 2:18;6:4,8;7:7; 10:7,14,20;13:12; 24:21;25:2,4,8;26:8, 11,14,15;27:20,23	stenographer (5) 2:21;4:12;5:9; 11:22;23:20	swamp (7) 20:12,23,24;21:4,4, 6;22:18	Toc (1) 19:17
saw (1) 14:21	sites (2) 25:9;26:15	still (3) 15:8;17:23;31:14	sympathize (1) 28:21	today (5) 4:18,20;11:19; 20:3;21:9
saying (1) 19:14	six (1) 7:23	stone (3) 8:11,17;9:2	system (4) 10:24;19:12;22:20; 23:7	told (2) 17:9;19:16
scenario (1) 19:11	size (1) 20:5	stop (3) 7:2;29:15,19	systems (1) 24:6	TOMPKINS (2) 5:21,22
schedule (1) 2:16	slopes (1) 9:15	stopped (2) 19:24;20:3	T	tonight (4) 2:20;4:19;21:14; 24:18
Second (5) 3:12;6:6;18:23,25; 31:25	slow (1) 7:3	stops (1) 16:21	table (1) 18:19	top (2) 25:17;26:4
Secretary (1) 4:22	small (1) 12:23	store (5) 6:10;25:12,16,17; 26:5	talk (6) 3:25;4:19;8:22; 21:17;22:13;30:14	totally (1) 28:19
seems (2) 19:3;25:8	smaller (2) 26:3,6	stores (1) 26:24	talked (4) 14:6;18:17;20:4; 27:9	TOTTEN (2) 28:14,15
send (1) 4:22	smoking (1) 2:11	stories (2) 7:22;31:2	tall (1) 7:23	towards (1) 28:23
sending (1) 20:7	soil (5) 14:2,20,25;15:2,15	storm (1) 23:2	ten (2) 14:22;15:5	town (17) 11:6;12:7;13:2,3, 14,19;14:12,13; 15:11;16:2,4,16;17:6, 16,20;26:18;30:21
sentences (1) 15:22	soils (1) 9:5	Storms (2) 26:12,12	terrorizing (1) 29:25	tracks (1) 29:5
separate (1) 6:24	somebody (1) 21:25	stormwater (3) 7:11;8:22;26:10	test (2) 16:18;31:5	tractor (1) 29:7
set (1) 28:19	someone (1) 16:17	Stout (4) 4:3,6;5:18;27:9	test-as-you-go (1) 16:15	traffic (8) 6:21,25;26:25; 28:25;29:8,8,14,15
setup (1) 19:17	somewhere (3) 14:15;17:2,21	stream (1) 24:4		Trail (3) 9:20,20;27:16
seventy-two (2)	sort (2)	Street (1) 32:22		

<p>trailer (1) 29:7</p> <p>transcript (2) 5:10,11</p> <p>treat (2) 10:23;11:4</p> <p>treated (2) 25:8;26:15</p> <p>tree (1) 15:8</p> <p>trench (2) 13:11;16:9</p> <p>tried (1) 19:5</p> <p>trying (3) 12:14;13:25;15:19</p> <p>turn (1) 8:21</p> <p>turned (1) 22:11</p> <p>twelve (1) 7:5</p> <p>twenty (1) 24:5</p> <p>twenty-eight (3) 16:25;31:10,17</p> <p>Twenty-five (1) 20:15</p> <p>twenty-nine (1) 31:5</p> <p>two (11) 3:23;5:8;6:5,11; 12:16,20;13:22; 15:22;25:23,24; 29:11</p> <p>two-lane (1) 29:5</p> <p>two-story (2) 25:13,17</p> <p>types (1) 26:12</p> <p>typically (2) 20:13,14</p>	<p>16,18,24,25;20:3,10, 14;22:11,14;24:2,22; 25:5;27:19;31:15</p> <p>uphill (1) 16:11</p> <p>upon (2) 30:10;31:11</p> <p>upper-level (1) 8:2</p> <p>upstairs (1) 32:20</p> <p>upstream (1) 28:20</p> <p>urge (1) 27:14</p> <p>use (3) 5:10,13;25:15</p> <p>used (1) 20:2</p> <p>useful (1) 22:3</p> <p>usually (2) 2:3;20:11</p>	<p>12:15;28:16</p> <p>whole (2) 9:13;10:20</p> <p>wildlife (3) 19:5;20:6;29:21</p> <p>window (1) 8:10</p> <p>within (2) 12:19;13:12</p> <p>without (2) 15:20;20:17</p> <p>wooded (1) 9:15</p> <p>word (1) 17:21</p> <p>work (6) 11:5;13:22;22:8, 21;23:7;27:15</p> <p>workers (1) 16:8</p> <p>working (1) 9:3</p> <p>works (1) 4:5</p> <p>worried (2) 12:22;14:10</p> <p>worth (2) 13:22;23:3</p> <p>write-up (1) 21:15</p> <p>writing (1) 30:11</p> <p>written (5) 4:18,21;5:4,12; 32:18</p> <p>wrong (3) 5:6;23:8,8</p> <p>wrote (1) 17:13</p>	<p>1990s (5) 13:3,18;14:5;15:5; 17:13</p>
			2
			<p>26th (2) 33:3,7</p> <p>28 (1) 12:5</p>
			3
			<p>31 (1) 24:17</p> <p>39 (1) 2:10</p>
			4
			<p>4 (1) 28:15</p> <p>4:30 (1) 32:21</p>
			7
			<p>7:00 (1) 33:4</p> <p>7:30 (1) 33:3</p> <p>7:35 (1) 33:12</p>
			8
			<p>8:00 (1) 32:21</p>
			9
			<p>9,000 (1) 6:9</p> <p>9W (9) 6:3;9:8;13:6; 14:24;16:12;26:24; 27:22;28:3,8</p>
	V		
	<p>vacant (1) 28:2</p> <p>value (1) 14:9</p> <p>versus (1) 21:3</p> <p>vicinity (1) 21:5</p> <p>Vineyard (1) 18:4</p>		
	W		
	<p>walk (2) 4:4;27:20</p> <p>wall (2) 19:19,25</p> <p>water (16) 10:6;11:2,4;14:11, 12;18:5,10,13,14,19, 22;19:10,20,22;20:8, 18</p> <p>watershed (5) 18:3,19;20:6,11; 21:12</p> <p>way (3) 9:20;10:25;26:14</p> <p>Welcome (1) 2:2</p> <p>wells (2) 14:10,11</p> <p>west (5) 12:25;14:15;16:12; 19:2,8</p> <p>wetland (2) 27:16,21</p> <p>what's (2)</p>		
		Y	
		<p>year (2) 20:8;21:5</p> <p>years (11) 3:23;9:4;13:15,22; 15:9;16:25;17:22; 20:15;24:5;31:10,18</p> <p>yellow (1) 9:10</p> <p>York (7) 9:2;15:12,24;21:8; 29:2;31:13,14</p>	
		Z	
		<p>zoning (1) 25:15</p>	
		1	
		<p>12 (1) 32:21</p>	
U			
<p>under (1) 25:14</p> <p>undersized (1) 10:2</p> <p>understands (1) 4:25</p> <p>units (7) 7:6,23;8:2,2,10; 9:10;29:10</p> <p>unleash (1) 17:25</p> <p>unleashed (1) 18:18</p> <p>up (27) 4:9,10,19;8:8;9:7, 21;11:2,25;12:14; 14:4,16;16:14;19:12,</p>			