

COUNTY OF SULLIVAN : TOWN OF THOMPSON
PLANNING BOARD

- - - - - X
Rock Hill Town Center, Avon Park
Public Hearing
Section 32; Block 1; Lots 6, 7, 9.2 and 10
SR and HC-2 Zoning District
- - - - - X

Town Hall
Town of Thompson
January 19, 2022
7:00 P.M.

PLANNING BOARD MEMBERS:

MATTHEW SUSH, Chairman
MICHAEL CROISSANT, Board Member
MICHAEL J. HOYT, Board Member
ARTHUR KNAPP, Board Member
KATHLEEN LARA, Board Member
SHANNON CLIENTO, Alternate Board Member
KRISTIN BOYD, Alternate Board Member
JAMES CARNELL, Building Department
MATTHEW SICKLER, P.E., Engineer
MICHAEL MEDNICK, ESQ., Attorney
LAWRENCE WOLINSKY, ESQ., Special Counsel
HELEN BUDROCK, AICP, Planner
JAY PATEL, P.E., Traffic Consultant

Also Present: George Duke, Esq.
On Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
Reported By: Rosemary A. Meyer

1 - RE: ROCK HILL TOWN CENTER, AVON PARK -

2 CHAIRMAN SUSH: We'll open our meeting up this evening.
3 January 19 typically is not a meeting night for us but we're
4 having a special meeting for this public hearing this
5 evening.

6 Prior to that public hearing we just have one bit of
7 business to engage the traffic consultant. And if we can
8 have a motion to engage the traffic consultant.

9 BOARD MEMBER HOYT: I'll make a motion.

10 BOARD MEMBER CROISSANT: I second it.

11 CHAIRMAN SUSH: All in favor?

12 BOARD MEMBER CROISSANT: Aye.

13 BOARD MEMBER HOYT: Aye.

14 BOARD MEMBER KNAPP: Aye.

15 BOARD MEMBER LARA: Aye.

16 BOARD MEMBER CROISSANT: Aye.

17 CHAIRMAN SUSH: Aye.

18 (The motion was approved and carried.)

19 CHAIRMAN SUSH: All right. And so we'll begin the
20 public hearing now.

21 Town of Thompson Planning Board. Notice is hereby given
22 that pursuant to Provision 250 --

23 Oh, I didn't turn this on. Can you hear me?

24 Notice is hereby given that pursuant to Provision 250-55
25 of the Town Code of the Town of Thompson public hearings will

1 - RE: ROCK HILL TOWN CENTER, AVON PARK -
2 be held by the Planning Board in the Town of Thompson at the
3 Town Hall, 4052 Route 42, Monticello, New York, on January
4 19th, 2022, at seven p.m. to consider the application of Rock
5 Hill Town Center, Avon Park, for site plan approval and
6 special use permit in accordance with 250-7, 250-11 of the
7 Town Code of the Town of Thompson. The property is located
8 in the SR and HC-2 Zone on Rock Hill Drive, Rock Hill, New
9 York Section 32; Block 1; Lot 6, 7, 9.2 and 10.

10 Please take notice that this Planning Board meeting will
11 be held in person and via video conferencing as permitted by
12 the New York State Open Meetings Law.

13 The public can also e-mail written comments or questions
14 by 4:30 on the day of the meeting to
15 planning@townofthompson.com.

16 Please take further notice that the Planning Board
17 meeting of Wednesday, the 19th, January 19, 2022, at seven
18 p.m. can be accessed at the Town of Thompson via Zoom.

19 Plans are available upon request.

20 By order of the Town of Thompson Planning Board, Matt
21 Sush, Chairman.

22 I wanted to confirm that the publication of the public
23 hearing and that any required mailings were completed.

24 And just to let anyone in the public know, they're going
25 to have an opportunity to provide their comments. The

1 - RE: ROCK HILL TOWN CENTER, AVON PARK -
2 Applicant will not be addressing those comments tonight, but
3 there are consultants here to answer any procedural
4 questions, potentially.

5 For those in the room, we'll ask that you rise and
6 introduce yourselves and then we'll go back and forth via
7 Zoom. If you're on Zoom, we'll ask that you turn your camera
8 on and introduce yourself when you're speaking on Zoom.

9 We do have a stenographer here so everyone's comments
10 will be taken down so you don't have to worry that you need
11 to repeat any other comments. You can speak for yourself.
12 Before commenting, please state your name and address.

13 And then I just wanted to see if our counsel had
14 anything that they wanted to add before we started the
15 presentation.

16 MR. WOLINSKY: Yes, Mr. Chairman. This is Larry
17 Wolinsky. For the benefit of the public, I'm acting as
18 special counsel for the Planning Board with regard to this
19 application and I thought it would be beneficial for the
20 public to place the application in context with regard to
21 where we are in the review process at this moment and what
22 will be transpiring as we move forward.

23 Primarily, at this point in time we're moving forward
24 with a review of all the documents in two categories. One
25 category is an environmental review, and we are required,

1 - RE: ROCK HILL TOWN CENTER, AVON PARK -
2 under the New York State Environmental Quality Review Act, to
3 do that before any action is taken on the application. We
4 must determine if the application, as submitted, will result
5 in an adverse impact to the environment or whether, as
6 submitted and designed, whether it will not. And that's
7 primarily where the Board and the consultants are at this
8 point in time.

9 Concurrent with that, the consultants and the Board are
10 conducting a technical review of the application under the
11 Town's special permit and site plan regulation.

12 And with regard to the public hearing, it is unlikely
13 that the hearing will be closed this evening. We will mostly
14 likely keep it open until such time as a determination of
15 significance and the environmental review is made.

16 With that, Mr. Chairman, I think that properly places
17 the application in this procedural context and you can
18 proceed with the hearing.

19 CHAIRMAN SUSH: Thank you very much.

20 If you'd like to make a presentation of the project.

21 MR. DUKE: Good evening, Mr. Chairman. Does everybody
22 hear me? Am I speaking too loudly?

23 My name is George Duke. I'm with the law firm of Brown
24 Duke and Fogel. I am counsel to the Applicant owner and
25 developer, Glen Wild Land Company, along with its development

- PRESENTATION -

partner, Avon Road Partners. They are developing the Avon commercial park in the Hamlet of Rock Hill.

I'm simply here to introduce the team and to explain what, who will, in turn, explain what has been transpired since we submitted our original application back in April of 2021 and subsequent revisions to that submittal that occurred in August, October and then in December of 2021.

So with me today, I'll introduce you to our lead engineer who is Glenn Smith who is joined by co-lead engineer Matt Rowe from Keystone Associates. Our environmental and planning consultant is Environmental Design and Research, EDR. Greg Liberman is here, is going to be presenting on the environmental studies that have been provided to the Town, to date. And then the rest of the project team is MLG Architects, Mario LaGuardia, who's not here today. And then we also have DTS Provident Design Engineering which is the traffic consultant that we have on staff. And Mr. Carlito Holt, the engineer, lead traffic engineer, is with us here today. And then for noise we also have retained and submitted documents from Epsilon Associates who are our noise consultant, have been interacting, as Greg will explain, with the Town's consultant.

We're here to present the project that is proposed which is a 561,000 square foot warehouse in two buildings in Rock

1 - PRESENTATION -

2 Hill. And I'm not going to get into the technical details.
3 I'm going to leave that to Glenn Smith.

4 And Glenn, did you want to come up and present?

5 MR. SMITH: Whenever you're ready.

6 MR. DUKE: So I'll stand down and I'll let Glenn present
7 the Board and project. Thank you.

8 CHAIRMAN SUSH: Thank you.

9 MR. SMITH: Thank you, George.

10 Good evening, everybody. I'm Glenn Smith here. I'll go
11 over my brief list of site features so the Board's aware of
12 what's going on, as well as the public.

13 I think everybody knows where the property is. This is
14 Rock Hill Drive along the bottom of the property here and
15 Glen Wild Road is on this side over here, the right side.
16 New York State Route 17 parallels Rock Hill Drive a couple
17 hundred feet away along the bottom side here. About another
18 quarter mile down Rock Hill Drive is a dead-end cul-de-sac
19 where that road ends.

20 Basically, the property, the project site is four
21 separate tax map parcels that total 176 acres that front on
22 Rock Hill Drive. The property is in the town's Highway
23 Commercial Zoning District, the HC-2 Zone, which permits
24 warehouses on a minimum one acre lot size, subject to site
25 plan review and a special use permit from the Town Planning

- PRESENTATION -

Board.

Right now the property is almost entirely wooded. There's about eight or ten acres of open farm fields at the south side near Rock Hill Drive. During the original review there were several wetlands, unmapped wetlands that were found and delineated on the property that total almost ten acres. The whole site layout has been done to not encroach or disturb those wetlands except for roughly a 0.07 acre wetland up in this area of the footprint which is about 3,000 square feet that would be impacted by the warehouse construction.

There will be about 90 acres of tree clearing on the property for the building and the parking areas and the drives. That includes about 28 acres along this easterly right side of the warehouses. That will essentially be a borrow pit. We're going to need about one point, a little less than 1.1 million cubic yards of fill to build up the pad for the buildings and also, that will result in a little less than 1.1 million cubic yards of cut. So it's pretty much of a balance cut and fill is you try to do on a construction site. So most of the cut will be the easterly side of the property. The fill over here, will be here to the left, to the westerly side of the property, for the warehouse pads.

Each building is about 350 wide by 800 feet long,

- PRESENTATION -

roughly just under 281,000 square feet per building. The total building area, as George said, is 561,600 square feet which is just under 13 acres for the two buildings themselves.

The maximum lot coverage set by the Town in the HC-2 Zone is 30 percent. The actual lot coverage on this site will be about seven percent, so we're roughly a quarter of what's allowed by town zoning for lot coverage. We're well under the lot coverage requirement.

Town zoning sets a maximum building height of 35 feet. This, the proposed two warehouses, the maximum height will be 65 feet, plus we're figuring another eight or ten feet for mechanical equipment on top of the buildings so we're going with a maximum 75 foot height on the buildings which will require, we would request a zoning variance, an area variance from the Town for that height issue.

I know Greg Liberman will touch on the visibility study later, which looked at the 75 foot high buildings in that study and I don't believe there's any adverse impact on that, but Greg will explain that part.

Access: You've got a 2,000 foot long, 24-foot wide paved access road coming off of Rock Hill Drive up into the property. That will serve both employee vehicles and any trucking associated with the warehouse operations.

- PRESENTATION -

Just for some perspective, that entrance drive is be about 500 feet further down Rock Hill Drive, past the Deb-El Foods warehouse which is on the opposite side of Rock Hill Drive. So the entrance is down there quite a ways.

This plan shows 373 employee parking spaces on the property and 111 truck parking spaces, and most of the truck spaces are between the two buildings and on the easterly end of both buildings. The employee parking is pretty much around the rear west side and the north side of the buildings.

Water supply: There are two existing wells that were drilled on this property back in 2007 for a prior project. One well is down near Rock Hill Drive which is roughly a ten gallon per minute well. The second well is on an adjacent parcel under the same ownership going towards Glen Wild Road which was tested in 2007 and that was 140 gallon a minute well at that time. The estimated water demand for the buildings at full occupancy is around 4,000 gallons per day which works out to roughly three gallons per minute. It's quite low. So really won't have any impact on the aquifer and three gallons a minute is considerably less than the ten gallon a minute on one well and 140 gallon a minute on the other well.

This will need Health Department approval because of the

1 - PRESENTATION -

2 non-community nontransient water system so as part of the
3 Health Department review they're going to want extensive
4 water quality and water quantity pump tests on the two wells
5 also. So before we get any approvals from DOH, some more
6 studies on those wells that are there now.

7 Sewer service: We're proposing an six to eight-inch
8 diameter PCV gravity main from the buildings downhill along
9 the access drive to a proposed sewage pump station on Rock
10 Hill Drive. From that pump station there's about 2,800 feet
11 of four-inch diameter force main pipe that will be installed
12 along the shoulder of Rock Hill Drive up to a town manhole at
13 the top of the hill which is in the vicinity of where the on
14 and off ramp are for Exit 109 off Route 17 now.

15 Again, the estimated wastewater flow is about 4,000
16 gallons a day which is quite low. That will be conveyed to
17 the Town's Emerald Green sewage treatment plant which has a
18 capacity of about 410,000 gallons a day. So our flow is a
19 little under one percent of what the Town plant capacity is
20 and there is, we understand, capacity in that plant.

21 The property is now not in the Town sewer district so a
22 petition was prepared and sent to the Town Board a few months
23 ago requesting to extend that sewer district. That has not
24 been acted on yet by the Town Board.

25 Stormwater runoff: There's about 31 acres of impervious

- PRESENTATION -

area proposed here between the buildings and the paved parking and the access drive. A stormwater pollution prevention plan, which is SWPPP, has been prepared by Matt's firm, Keystone Associates. And that stormwater plan basically involves several detention basins, bioretention basins, wet ponds and some other features that will manage and mitigate any stormwater runoff from rainfall and snow-melt on the property.

The entire site now drains pretty much south and southwest toward Rock Hill Drive towards the drainage ditches in Rock Hill Drive which all convey runoff to the Neversink River which is about a quarter of mile further west from the property.

And the stormwater management plan, with all those detention and retention basins, will ensure that the postdevelopment flows, so after everything is built on the property, the postdevelopment runoff flows will be actually a little bit less than the predevelopment runoff flows that occur now on the property during a rainfall event and snow-melt. And that's a requirement of the State DEC and the DEC will issue a permit for that.

And let's see. Lastly, we're showing a large water storage tank at the back of the property here, showing half a million gallon storage tank for fire flows. Also showing

1 - PRESENTATION -

2 along the rear walls of both warehouses is a fire aerial
3 apparatus, basically a ladder truck access drive. That has
4 to provide access to the roof of the building, and that's a
5 New York State Fire Code requirement and those access drives
6 are shown on the back of the building.

7 And we've also added fire hydrants around the entire
8 perimeter of the site at the request of the Rock Hill Fire
9 Department, who a couple of their people reviewed the plan,
10 which will be interconnected into the storage tank at the
11 back of the property.

12 And that's essentially it, Mr. Chairman.

13 CHAIRMAN SUSH: Thank you very much.

14 MR. LIBERMAN: All right. Good evening. My name Greg
15 Liberma representing Environmental Design and Research. We
16 prepared the environmental information that was submitted to
17 the Board back in December, as updated to support this
18 project. The information that was submitted was really to
19 support the Town's review under the State Environmental
20 Quality Review Act. It was a comprehensive set of
21 information that consisted of the Environmental Assessment
22 Form, summary narrative of the impact categories identified
23 under SEQRA, the State Environmental Quality Review, a series
24 of mapping and seven or eight support study stand-alones
25 specific to this project prepared by qualified professionals

- PRESENTATION -

looking at various topics.

The purpose of that environmental review narrative often referred to the technical memorandum, would provide the Town with enough information for you, as Lead Agency, to render a decision under the State Environmental Quality Review Act. As presented in the technical memo and as identified by Glenn and certain measures that were taken to avoid impacts related with the project, we anticipate that no adverse effect would be found based upon the design, based upon impact avoidance measures, based upon the proposed mitigation measures.

The topics that were covered, as I mentioned, are specific to SEQRA. In other words, they follow a pretty prescribed rubric, impacts on land, impacts on water, impacts on transportation in accordance with SEQRA. And so the studies that were provided are specific to this project and reflect each one of those aspects. Without going into necessarily all of them, I do want to hit on certain, maybe ones that are of more interest in a public hearing setting and also build upon some of the discussions that you've already heard tonight.

So for instance, with respect to the wetlands that Glenn eluded to, efforts have been made to avoid the federal and state jurisdictional wetlands. There's a fairly large wetland complex closer to the road. The one wetland which

- PRESENTATION -

would be impacted is an isolated wetland, termed to be nonjurisdictional, and the impacts are under a tenth of an acre so we feel we've been able to really work the layout to avoid any adverse effect. There should be no lost functions or values associated with the wetlands on site.

Similarly, it was discussed earlier with respect to visual impacts. A viewshed analysis and a visibility analysis was provided to the Town. An earlier version of that essentially studied out to a one mile radius from this project site. Based upon discussions with the Town's consultants we increased that radius to a three mile radius to look at existing viewsheds of what the site is now and a proposed viewshed looking at the proposed building heights as Glenn described to see where there may be visibility within that three mile radius, specifically looking at some potentially visually sensitive receptors, public parks, state parks, et cetera, within that three mile radius. And what our modeling and our GIS analysis and our visual specialists concluded is that there would not be any significant change in visibility beyond what's already there today, and therefore, there wouldn't be a significant adverse effect from a visual standpoint.

The technical memo outlines other items such as impacts on cultural resources. We've coordinated with the State

- PRESENTATION -

Historic Preservation Office which indicated this project is not anticipated to have an effect on archaeological or cultural resources. So what's commonly referred to as a no effect letter has been provided in support of the technical memorandum, as well.

Two particular topics that I think are of interest for this particular setting would be the sound study which was discussed earlier, and our transportation study. The sound study was prepared by Epsilon Associates. And essentially what the sound study presented to the Town is really a multi-level approach. They went out, Epsilon Associates went out and measured ambient sound at three locations around the perimeter of the project site to get a baseline condition of what the sound is now so that the modeling of the proposed conditions are modeled to the current ambient conditions. And what the modeling showed based upon this current layout is any changes at the property line and at nearby receptors would be within under six decibel, an increase from ambient conditions which, based upon the New York State guidance on sound policy, is within the threshold that no additional mitigation is required. That's presented, in detail, in the sound study and summarized in the technical memorandum.

And lastly, with respect to traffic, an updated traffic impact study was provided to the Town. Based upon

1 - PRESENTATION -

2 assumptions made, and through coordination with the Town's
3 traffic consultant in terms of identifying the appropriate
4 assumptions for assessing of the traffic counts, the ITE trip
5 generation counts were used in a conservative volume based
6 upon the anticipated workers was used and agreed upon by the
7 Town's consultant. The model was rerun. Based upon those
8 numbers and based upon the findings, with a series of
9 relatively modest mitigation improvements such as lane
10 restriping and installation of traffic signals within the
11 existing public right of way at two or three intersections,
12 levels of service of traffic can be maintained in their
13 current levels, thus avoiding a significant adverse effect to
14 transportation.

15 So we feel there's a pretty robust set of information
16 that's been provided to the Town. And my understanding is
17 that's certainly in the process of being reviewed and we
18 think there's enough information in there for the Town to use
19 in terms of rendering a decision under SEQRA.

20 Thank you.

21 CHAIRMAN SUSH: Was there anyone else?

22 MR. DUKE: No, Chairman. That concludes our
23 presentation. Thank you.

24 CHAIRMAN SUSH: Thank you.

25 Is there anybody on the Board or do you have any

1 - PUBLIC COMMENT / M. BAEZ -

2 questions that you wanted to ask,

3 MR. PATEL: No.

4 CHAIRMAN SUSH: Matt, you're okay?

5 MR. SICKLER: Yes.

6 CHAIRMAN SUSH: So we'll open it up to the public.

7 Larry, did you have anything else you wanted to add
8 before we ask the public for their comment?

9 MR. WOLINSKY: No, other than I might just explain with
10 regard to the applications that have been submitted to the
11 Town Board and the Zoning Board of Appeals, they will not be
12 entertained until such time as the SEQRA review is complete.
13 The reason for that is that the Planning Board is the Lead
14 Agency and no other agency can take an action on any
15 application until the Lead Agency has completed its SEQRA
16 review. So if there are folks out there wondering when all
17 that will happen, the earliest that would happen is after
18 Town Planning Board has completed its SEQRA review.

19 CHAIRMAN SUSH: Great. Thank you, very much.

20 So we'll open it up to the public for their comments.

21 Is there anybody here in the audience? Steve?

22 MR. BAEZ: Hello. My name is Marc Baez, President and
23 CEO of the Sullivan County Partnership with offices on
24 Bridgeville. We are a private sector business association
25 consisting of 164 members, and we do a lot of the economic

1 - PUBLIC COMMENT / M. BAEZ -

2 development work in the county.

3 If it's okay with the Board, rather than do a big
4 discussion, could I submit my comments in writing? I know
5 you have a lot of people of the board and I figure in the
6 interest of time we can do that.

7 We support the project for a variety of different
8 reasons. They're spelled out here in the letter.

9 CHAIRMAN SUSH: Wonderful. Thank you very much.

10 MR. BAEZ: Thank you.

11 CHAIRMAN SUSH: Steve, I'll ask you and then I'll switch
12 over to Zoom.

13 MR. MOGEL: Thank you very much.

14 CHAIRMAN SUSH: And we'll go back and forth.

15 MR. MOGEL: First, do you prefer that I sit or ...

16 CHAIRMAN SUSH: Wherever you're comfortable.

17 MR. MOGEL: I think I know what my mother-in-law hears
18 in her hearing aid at this point so I'll do my best.

19 First of all, I just want to thank Larry for helping to
20 frame the discussion that's happening here this evening for
21 the simple reason that I can now omit my argument as to why
22 you should not issue a Neg Dec this evening under SEQRA and
23 grant special use permit and site plan review.

24 My name is Steve Mogel. My office is at 457 Broadway,
25 Suite 16A, in Monticello. I represent the Lake Communities

1 - PUBLIC COMMENT / S. MOGEL -

2 Alliance which is an unincorporated association of members of
3 a number of different communities in the area, Lake Louise
4 Marie, Wanasink Lake, Masten Lake, Yankee Lake, Wolf Lake,
5 Iroquois Springs Summer Camp, Rock Hill and some other
6 communities. The organization monitors development in the
7 area and is concerned about this proposed development.

8 I submitted a brief letter which the Board should have
9 received, along with a memorandum from Max Stach who is a
10 professional planner with the firm of Nelson, Pope, Vorhees.
11 I'm not going to go over everything that Max says except
12 where it's relevant to what I have to state here.

13 So again, there's the LCA, Lake Communities Alliance has
14 a number of concerns with the project, specifically, negative
15 impacts upon the environment and the community's health,
16 safety and welfare.

17 The first, really, firstly and most importantly, and
18 this is also spelled out in my letter, the proposed use on
19 the property is not a permissible use in that zone. The
20 zone, this is, as I said previously, the project's only in
21 the HC-2 and SR Zone. The code, Town of Thompson Code 250-2,
22 defines a warehouse as a building or structure utilized for
23 the storage of various goods, including but not limited to
24 equipment, food products, furniture, vehicles, appliances,
25 clothing, wood products and related items, but not including

1 - PUBLIC COMMENT / S. MOGEL -

2 materials classified as hazardous in the fire code of New
3 York State.

4 250-2 also defines a distribution center: An area and
5 building where trucks load and unload cargo and freight and
6 the cargo, freight may be transferred to other vehicles in
7 order to transport. Storage facilities such as warehouses
8 incidental to the principal use may also be a part of a
9 distribution center.

10 So warehousing is permitted in the HC-2 subject to site
11 plan and special use permit. It's not permissible in the SR
12 Zone. And if a use is not listed on the schedule district
13 regulations it's not permissible in the zone. The code says,
14 at 250-6A --

15 (Alternate Board Member Cilento entered the
16 meeting.)

17 MR. MOGEL: -- that no building structure or land can be
18 used except in conformity with the regulations in the
19 district in which it's located.

20 So if you're looking -- I'll refer you, again, to
21 Mr. Stach's memo. If you're looking at site renderings, he
22 renders the opinion that the number and density of the
23 loading decks indicate that it's really a distribution center
24 is what is most likely the principal use on the property.
25 Again, distribution center, although it's defined in the

1 - PUBLIC COMMENT / S. MOGEL -

2 code, is not permitted in either HC-2 or in the SR Zone.

3 So pursuant to 250-46, the Zoning Board of Appeals has
4 exclusive jurisdiction to determine the meaning of any
5 portion of the code and text. And at a basic level, I
6 believe this matter should be referred over to the ZBA for a
7 determination as to what the proposed use of this property
8 is, whether it is, in fact, principally a distribution center
9 and therefore, is not permitted, whether a use permit would
10 be necessary as a consequence. And I think that going beyond
11 that, it would really be premature, until there's a
12 determination on that basis, as to whether this use is
13 permitted in this location.

14 So, you know, even if we accept that the, you know, if
15 we take, just for the sake of argument, that it's a
16 permissible use on that location, the Board obviously knows
17 it needs to comply with SEQRA. This project, I don't know if
18 there's been a determination yet in terms of type, but I
19 didn't hear that mentioned, but it's clearly a Type I under
20 SEQRA. And that is -- that's under 6 NYCRR Part 617.4(b)(6).
21 And it's a Type I for several different reasons. But under
22 that provision, because if it exceeds the following
23 thresholds, that it's for something that is nonresidential;
24 that it involves the physical alteration of ten acres or
25 more; that it involves parking for 500 vehicles in a city or

1 - PUBLIC COMMENT / S. MOGEL -

2 town that's 150,000 people or less, which we are, most
3 certainly; and also, in a city or town that size where the
4 facility is more than 100,000 square of gross floor area. So
5 again, here, we're talking about physical disturbance of
6 about 90 acres, well over the ten acre threshold,
7 construction of 556 parking spaces, and the construction of
8 two buildings that's a little, as was stated previously,
9 561,000 square feet. So that's well over, obviously, the
10 100,000 square foot threshold.

11 As a general principal, it's accepted that there is a
12 low threshold for preparation of an environmental impact
13 study. There is also a presumption that if something is
14 classed as a Type I, there's a presumption that it's likely
15 to have at least one adverse environmental impact and
16 therefore, require an EIS. If there is one significant
17 adverse environmental impact, an EIS is required,
18 Environmental Impact Study. So I would -- the Nelson Pope
19 memorandum identified six different areas of likely
20 significant adverse environmental impact, and even with the
21 mitigation that's proposed, you know, these six, in the
22 opinion of our planner, and I think common sense would
23 dictate, that they would result in at least in several
24 adverse environmental impacts.

25 So as a consequence, I would urge the Board to issue a

1 - PUBLIC COMMENT / S. MOGEL -

2 Pos Dec, to require preparation of a EIS. And in preparing
3 for the scope of the EIS, I would ask the Board to remember
4 what the proposal was here previously, just a few months ago.

5 I'm just going to quote the Nelson Pope memorandum. It
6 says: A large area of the site is proposed for substantial
7 site grading at considerable construction effort. The area
8 appears to comprise between 30 and 40 percent of the total
9 area of disturbance, is bounded at the margins by an
10 engineered slope and will present a large area where a third
11 large building can be constructed in the future. It doesn't
12 go unnoticed that the previous proposal included a third
13 building and that this graded area could easily accommodate a
14 third 280,000 square foot building. Eliminating
15 consideration of the environmental impacts of a third
16 building while clearly improving the site to accommodate such
17 a building is a clear example of improper segmentation under
18 SEQRA.

19 So again, when the EIS is scoped I would say that the
20 consideration, the impact of a third building, should also be
21 part of that scope.

22 So I think in closing, you know, I think the LCA is
23 confident that the Board is going to do what's legal, what's
24 proper, what's right for the community. I know for myself,
25 someone who has difficulty understanding scale, I like to

1 - PUBLIC COMMENT / S. MOGEL -

2 think about something that a planner told me which is that
3 the average commercial CVS starts at about 10,000 square
4 feet. So if we're talking about a warehouse, two warehouses
5 that are, or distribution centers that are 561,000 square
6 feet, you're talking about 56 CVSs. So that just gives us a
7 sense of how large this is. I know that Mr. Smith indicated
8 that it's going to cover, the structures themselves will
9 cover some 13 acres.

10 So I would encourage the Board to take its time to fully
11 evaluate the information that's been provided by the
12 Applicant, to make sure that the Board's own experts
13 carefully review what the potential impacts are. And the
14 members of the LCA and the remaining members of the community
15 would greatly appreciate it. Thank you.

16 CHAIRMAN SUSH: Thank you.

17 So if there's anyone in Zoom, if they can raise their
18 hand and we'll go every other. There's probably only a
19 couple more people here. So whatever order, it doesn't ...

20 Stephanie Benson.

21 MS. BENSON: All right. Can you hear me?

22 CHAIRMAN SUSH: Yes. Are you able to turn your video
23 on, please?

24 MS. BENSON: I can't at the moment because of my child,
25 if that's all right. I apologize.

1 - PUBLIC COMMENT / S. BENSON -

2 My name is Stephanie Benson. I live at 358 Rock Hill
3 Drive, right up the road.

4 I just wanted to bring up that since 2008 or so this
5 project has had many, many phases. It's been proposed in
6 many different ways and it has a very, very jaded history as
7 the Town, I'm sure, is well aware.

8 I would like to ask, I know no questions, of course, can
9 be answered, but how is the Town going to ensure that if this
10 project is approved that it won't change again as a lot of
11 folks who have seen the various phases of this project prior,
12 it also included about, I think it was 1400 townhomes or an
13 incessive amount of townhomes also that I know are not part
14 of the project currently? But what is the Town going to do
15 to ensure that those townhomes won't come back onto the
16 project later after this is approved, and also, that the
17 approved, potentially approved height variance of these
18 warehouses won't be changed to a height variance for higher
19 housing?

20 When the traffic study is completed, please make sure
21 that that is extended up Rock Hill Drive as the traffic on
22 Rock Hill Drive between Exit 109 and 110 is already extremely
23 dangerous. We currently have tractor trailers and buses, not
24 to mention regular vehicles, flying up and down the road.
25 The speed limit is 40 miles per hour. That is never often

1 - PUBLIC COMMENT / S. BENSON -

2 enforced and it is never often kept at 40 miles per hour.

3 So as the tenant for this potential project hasn't
4 really been identified, it should be considered that any
5 potential tenant for these warehouses will determine the
6 amount of traffic. For example, if it's a distribution
7 center for Amazon it may have a lot more vehicles coming and
8 going rather than just a meal distribution or a clothing
9 distribution center like Kohl's.

10 So with that being said, if there is 300 plus proposed
11 parking spaces for employees, it is also 300 more vehicles
12 that could potentially be going up and down Rock Hill Drive,
13 not to mention any smaller distribution trucks, large tractor
14 trailers, any vehicles of that nature. It should not be
15 assumed that every single vehicle related to these warehouses
16 will be taking Exit 109. They will be coming up from
17 Wurtsboro, they will be coming down from Monticello, they
18 will be coming from everywhere and they won't all be taking
19 the same exit. So please ensure that that is extended up to
20 Rock Hill Drive, that study. If it is and this project is
21 approved, please, please lower the speed limit on Rock Hill
22 Drive and consider putting in a pedestrian sidewalk as we
23 have so many people that walk up and down Rock Hill Drive,
24 especially in the summertime.

25 And should the other project right now proposed in the

1 - PUBLIC COMMENT / S. BENSON -

2 town be also approved, we will have even more pedestrian
3 traffic on Rock Hill Drive as it is.

4 That's all I have. Thank you.

5 CHAIRMAN SUSH: Thank you.

6 Chet.

7 MR. SMITH: So I just want to take a moment to point out
8 on the map, to you folks, my property. I think everybody can
9 see that. You can see. So that's where I come from.

10 So we'll skip the first part, but you know my name is
11 Chet Smith and I live at 145 Rock Hill Drive. I want to
12 point out that the views that I express here tonight are my
13 own personal take on a proposed industrial park, the site for
14 which my wife Pam and I have owned and lived next door to for
15 about 40 years.

16 Two sides of our property border the Applicant's plan.
17 I'll leave the complex required environmental studies to
18 those experts that you've already heard from and their
19 counsel presentations and numerous technical and personal
20 documents that all need the Planning Board's close review.
21 Having been known as a stickler for details, I have just a
22 few points that I feel need to be stated from my angle.

23 Firstly, the project is incorrectly titled and
24 frequently called Avon Commercial Park when the operations
25 the developer has stated to perform on the site are clearly

1 - PUBLIC COMMENT / C. SMITH -

2 industrial in nature. This presentation should actually end
3 now as industrial development is not allowed and should not
4 even be entertained. A special use permit will change Rock
5 Hill's hundred year history of being a beautiful resort
6 community surrounded by a series of lakes, but I will
7 continue nonetheless.

8 The commercial was set up years ago surrounded by
9 residential properties to make this large piece of available
10 commercial land for commercial use. Wikipedia defines
11 commercial use as districts or neighborhoods primarily
12 composed of commercial buildings such as strip malls, office
13 parks, central business districts, financial districts or
14 shopping malls. Other stated commercial uses are service
15 stations, restaurants, office complex, as well as venues for
16 public gatherings and cultural events. These uses would make
17 sense and are needed by the community and the county and they
18 also meet the Town's master plan and recently promoted Town
19 visioning plan. How could this industrial development
20 possibly benefit the surrounding residential resort
21 community? The main effect will be that this industrial
22 development will mean the end of the Rock Hill resort
23 community.

24 This industrial project is in the center of our
25 community and should not be allowed to stand as a monument of

1 - PUBLIC COMMENT / C. SMITH -

2 how to ruin a local natural beauty. Possible areas of bald
3 eagle habitation as well as other endangered species, all
4 aggravated by hundreds of diesel truck trips and untold
5 number of personal vehicle trips that will further disrupt
6 existing residences and businesses in the area on a daily
7 basis. This includes the Sullivan County SPCA which was
8 recently approved by this board to double the size in an area
9 that will certainly be affected by all this additional
10 traffic to what is an unimaginable single entrance and exit,
11 making all traffic for the project pass within 50 feet of the
12 SPCA. No amount of land should be cleared for this use.

13 Many neighbors, my wife, as well as those employed in
14 existing businesses on Rock Hill Drive enjoy, frequent walks
15 down the usually low traffic dead-end. This local comfort
16 will be lost as will our safety to drive or walk through Rock
17 Hill to get to the homes that we love. If we need this type
18 of project, put it in an industrial zone.

19 One note I had here is when they build the land do they
20 blast? Is there a blasting study that's been done for the
21 excavation that's going to be done to make the land?

22 The lack of knowledge as to who will be the tenant for
23 this industrial development further arouses suspicion there
24 will be no benefit to the community which is a thing that the
25 special use permit is supposed to prove and certainly will be

1 - PUBLIC COMMENT / C. SMITH -

2 a great eyesore of great magnitude and will be visible
3 forever. How will the view be from the highway or from the
4 18th floor of the new casino that is paying the Town now more
5 than ever? No site plans were done from the 18th floor of
6 the casino. I'm sure they don't have that in their plan that
7 they advertise.

8 What will the tax agreement be with the developer? Do
9 these projects actually pay taxes in New York? This is just
10 another irresponsible development idea that somehow seems to
11 be on a streamline attack without wide support from any
12 member of the community's population. Local representatives
13 have been suspiciously quiet on the subject, either project
14 support or opposition, which is an important issue for the
15 community, as well as the citizens of the area. Since this
16 is certainly not a political issue, I would think we should
17 be getting some feedback from our elected representatives.

18 Since it's a smaller project, are the amenities being
19 reduced as well, such as the sewer plant and the pump
20 station, to affect the reduced capacity that they're going to
21 require?

22 Lastly, I would like to ask the same question tonight
23 that I asked during public comment at the Town Board meeting
24 last night. Why did the notice for this hearing not appear
25 on the Town calendar nor in the meeting events column on the

1 - PUBLIC COMMENT / C. SMITH -

2 Town web site until yesterday, January 18? My night meeting
3 notice was mailed on the 7th of January. Why was this hidden
4 when the hearing was conditionally scheduled long ago?

5 No special use permit will magically transform this
6 industrial project into something that will benefit Rock
7 Hill. Please hear me and all the others. Please allow no
8 distribution or warehouse industrial project in our
9 community.

10 Thank you.

11 CHAIRMAN SUSH: Marcie and Brad.

12 MS. WILD: Yes. Hi. I'm Marcie Wild and Brad Wild by
13 my side, 27 Scarborough Circle, Rock Hill.

14 I submitted an e-mail letter to the Board. I'd like to
15 read it and then I just have a few questions. It's only one
16 page, so don't get nervous.

17 We are writing to express our thoughts, because I want
18 this on the record, our thoughts and concerns about the
19 proposed the Avon Park project. We would like to make it
20 clear that we are in no way opposed to incremental planned
21 growth of our community as long as it benefits the existing
22 community and complies with the existing Comprehensive
23 Development Plan for the Town of Thompson. We request that
24 when making your decision about the Avon Park project the
25 Board take into consideration the cumulative impacts of the

1 - PUBLIC COMMENT / M. WILD -

2 other in progress and proposed developments for the Rock Hill
3 area, including but not limited to the dramatic expansion of
4 the Center for Discovery medical center and school, the
5 proposed expansion of Hamaspiik Resort, the proposed warehouse
6 off Exit 107 at Kroeger Road and possibly others.

7 We were told by a knowledgeable source that the Center
8 for Discovery in Rock Hill expects to have 400 employees.
9 Consider the traffic on the very small local Lake Louise
10 Marie Road and ingresses and egresses to that road from and
11 to the highway with at least two and possibly four trips per
12 day by employees alone. Now add to that deliveries,
13 patients, emergency vehicles, visitors, et cetera, and that
14 project alone could possibly add 2,000 or more vehicles per
15 day to our local roads.

16 We have grave concerns about traffic nightmares that
17 would be caused by adding massive warehouses or distribution
18 centers and the truck and vehicle traffic that would bring.
19 That would not only cause horrendous traffic jams, but also
20 increase the potential for vehicular accidents and create
21 horrific light, air and noise pollution.

22 We have grave concerns about the safety of our family,
23 friends, pets and local wildlife if these developments are
24 allowed. We have grave concern about the quality of air and
25 water if these developments are allowed. We have grave

1 - PUBLIC COMMENT / M. WILD -

2 concerns about our property value if these industrial
3 developments are allowed. We have grave concerns about the
4 quality of life, in general, for all Rock Hill and area
5 residents if these developments are allowed.

6 While we would welcome growth in the way of new local
7 businesses, we have grave concerns about our tiny residential
8 represent hamlet being turning into an industrial
9 (inaudible).

10 We have grave concerns about the visual impact of
11 massive buildings that will tower, with the pad, more than
12 125 feet above the cap and will have bright lightposts around
13 it. We see no benefit to the community by the addition of
14 these massive projects and a great deal of potential
15 permanent harm.

16 We urge the Planning Board to consider all environmental
17 impacts in a detailed and thorough study, to require full
18 compliance with the adopted Comprehensive Development Plan
19 for the Town of Thompson and to carefully consider whether
20 the proposed use, warehouse has a very different definition
21 than distribution center, fits the existing zoning
22 regulations.

23 We also request that you thoughtfully consider how this
24 project might benefit the community knowing that there are
25 many local businesses already unable to find employees. We

1 - PUBLIC COMMENT / M. WILD -

2 would like very much to believe that you will do the right
3 thing for the community you represent.

4 I'd like to add that Steve Mogel's calculation about 56
5 CVSs, I don't think that took into account that this would be
6 six layers, approximately, of 56 CVSs because of the height.

7 would like to say that during the summer, as we all
8 know, our population expands exponentially. I don't see how
9 it's possible that there's no change to our traffic with the
10 number of employees that you mentioned, at least coming in
11 and out of work if not going out for errands or lunch. And
12 the 111 truck parking spots, are they going to park and sit
13 there all day or will they be coming in and out and in and
14 out quite frequently, which is what I believe will happen.

15 I'd also like to know why they're clearing 90 acres if
16 the building and the parking cover 13 acres. It sounds very
17 much like they have additional plans in the works.

18 And finally, I would like the Board to consider how any
19 of this will benefit our community.

20 Thank you.

21 CHAIRMAN SUSH: Is there anyone else in the room?

22 Yes, sir.

23 MR. SALINO: Yes. Hello. I'm just going to speak off
24 the cuff. I have no written statement or anything. I'm
25 from --

1 - PUBLIC COMMENT / J. SALINO -

2 CHAIRMAN SUSH: Just --

3 MS. BUDROCK: Can you come up?

4 MR. SALINO: -- Rock Hill. I live right by Lake Louise
5 Marie.

6 CHAIRMAN SUSH: Please come to the front.

7 MR. SALINO: Would you like me to step up? Sure.

8 MS. BUDROCK: Yes, and just give your name.

9 MR. SALINO: No problem. And I won't fall as I'm
10 walking.

11 MS. BUDROCK: And state your name, please.

12 MR. SALINO: My name is John Peter Salino. Hello to
13 everybody. Happy New Year.

14 First of all, the thing that I'm a little concerned
15 about is why do we not know who this warehouse is serving?
16 Is this Amazon, is this Medline? I mean who is this? I
17 don't understand the cloak of secrecy with that.

18 Second of all, we all have experienced driving. As you
19 come down Lake Louise Marie Road you have the Mobile station
20 to your left and to your right, you make the right turn and
21 you hit the Trading Post is on your right, Dutch's Tavern on
22 is on your the left and across the street is my neighbor's
23 restaurant called Pizza Rock. We all know when you make that
24 left turn toward the Citgo it's a very treacherous
25 intersection to say the least. The mere thought of tractor

1 - PUBLIC COMMENT / J. SALINO -

2 trailers coming up and down that area, this is just
3 unfathomable that this would be allowed.

4 I mean first of all, I'm from New York City, as you can
5 tell by my accent. I'm in the building trades. I'm a
6 unionized electrician and I'm all for building. I feel a
7 warehouse would be a great idea. First of all, everybody
8 would have construction jobs and jobs, hopefully three shifts
9 a day and whatnot. But that is -- I can't think of a worse
10 place on the face of the earth to put this thing.

11 You know, just the fact that they want to destroy
12 another natural ecosystem, that many acres, and what has made
13 this area so beautiful. Just look at Orange County, how it's
14 now been since I moved up here 13 years ago. The
15 overdevelopment that's gone on over there, you want that to
16 happen here now? This is going to -- this'll be the first
17 shoe to drop.

18 I don't understand why a project of this magnitude can't
19 be put in like, for instance, you have, in this parking lot
20 you have an empty Staples that's been sitting there for,
21 like, two years. Why not find a place in the Town of
22 Thompson where there's already concrete, where you're not
23 destroying a natural ecosystem? And these gentlemen here,
24 these attorneys who claim, Well, it's only going to affect
25 ten percent of the wetlands, once you hit ten percent it's

1 - PUBLIC COMMENT / J. SALINO -

2 already causing irrefutable damage. That's unacceptable.

3 All right?

4 And all you need is one accident to happen with these
5 tractor trailers and the one accident is going to be too
6 much. That road is a beautiful road. The gentleman who has
7 the who house walks with his wife who just spoke earlier, I
8 know further down Andy has the boat shop and the fishing rods
9 and all that. It's a beautiful, quaint area. You're going
10 to turn that place into, like, Madison Avenue. And this
11 area, everyone's home values are going to sink. This will
12 never be considered a resort town.

13 And last but not least, what's going to happen with
14 taxes with this thing? Is this thing going to apply for IDAs
15 where now we're going to have that dumped on us to add to our
16 taxes?

17 I mean look, I'm not against building warehouses. I
18 think it would be a great idea. I can't think of a worse
19 location on the face of the earth to put this thing, okay,
20 when there are plenty of places within the Town of Thompson
21 where there's already concrete where we can put this thing.
22 Like someone mentioned a industrial zone. But this thing
23 cannot be put over here. It cannot be put over here because
24 this is a resort area. You have the lakes. You have
25 Wanasink Lake, you have Wolf Lake. I live by Lake Louise

1 - PUBLIC COMMENT / J. SALINO -

2 Marie. You have Emerald Green. Everybody's property values
3 will collapse if this thing goes in here because it will be a
4 nightmare getting here.

5 I remember how we were so concerned when it was the,
6 years ago, when Exit 111 was going to close. They were
7 thinking about closing that to turn 17 into Federal 86. And
8 our subdivision was panic-stricken over that because now, all
9 of a sudden, you only have one way in and one way out of the
10 subdivision. What if a tree falls in the wintertime and
11 blocks, say, Lake Louise Marie Road and now nobody can get
12 out? So something like that rouses us to the point where
13 this concern is exponentially more to me than say closing
14 Exit 111 because I'm in this area all the time. I'm in the
15 Citgo, I go to Pizza Rock, I know Dutch's Tavern. And I've
16 friends of my come and say: Whoa, this is a bad intersection
17 here. Whoa, whoa. Could you imagine, I told them, They're
18 thinking about putting a warehouse up here. He said: Are
19 you kidding me? So I'm telling you, you can't put this thing
20 in that location. All right? It just can't be put there.

21 Yes, I would like to see something like that built. I
22 think it would be great for jobs, but just find another place
23 for it. Find an industrial area.

24 Thank you for your time, everyone. God bless you. And
25 remember, to me, it's all the overdevelopment that is causing

1 - PUBLIC COMMENT / P. RHODES -

2 all this global climate change. That's what the main cause
3 of it.

4 CHAIRMAN SUSH: Philip Rhodes.

5 MR. RHODES: Thank you. I'd like to talk about
6 something else, the noise that this will bring.

7 Wednesday nights, during when the weather is warm,
8 there's outdoor concerts right across from the Trading Post.
9 Sunday mornings at the Farmer's Market there's outdoor music,
10 live music. Dutch's Tavern frequently has live music with
11 windows open and people enjoying their balconies and eating
12 outside. Pizza the Rock, people eat outdoors. We don't need
13 the noise from trucks coming at all hours disturbing this.
14 This is what makes living here enjoyable. I live at 4 Little
15 North Shore Road. I bought my house to enjoy this and I
16 don't want it taken away from me.

17 Thank you.

18 CHAIRMAN SUSH: Thank you.

19 Anyone else here?

20 MR. SHEELEY: I live right in here somewheres, at the
21 end of Shelley Lane. My name is Dale Sheeley. A month or so
22 ago I'm going to be mostly impacted by the development
23 because I live on the western end of Shelley Lane.

24 Twenty-some years ago this land, this land used to be in
25 my grandparents. First it was Buchannan, then it was Decker,

1 - PUBLIC COMMENT / D. SHELLEY -

2 50 acres, where this development is going to be, then
3 Cunningham and then my father, Arnold Sheeley, which he sold
4 in the 90's.

5 From the get-go, they got an outfit up by Saratoga
6 Springs to do the water testing of the two wells that are
7 drilled next to my property by Glen Wild Road. Thompkins,
8 out of Montgomery, drilled the wells. I think they both are
9 down 800 feet. The one well is 800 feet, eight-inch hole.
10 They're only about a hundred feet apart. The other well is
11 down, I think three or five hundred feet, eight-inch hole.
12 And then Tompkin's son drilled down with a six-inch hole,
13 800 feet. If there's no water, it's easy to drill a six-inch
14 hole. And that's where they put a pump in that thing, down
15 that far.

16 They got a test outfit up by Saratoga Springs come in
17 there and test them two wells. McGoey was the engineer of
18 Thompson at that time. I went over because I'd been working
19 with Bishop and Kruger from '62, Brian Diescher from
20 Livingston Manor, Goff Road, up until about six years ago, so
21 I know a little bit about drilling and testing. This outfit
22 come in there. Thompkins had one pump. They put the pump in
23 the one well and they pumped that well to bring the static
24 water level down. It produced, I think 45 gallon a minute.
25 Then they pulled the pump out and put it in the other well.

1 - PUBLIC COMMENT / D. SHELLEY -

2 Instead of having two pumps pump the wells at the same time
3 to see if it's on the same vein, McGoey says that's the right
4 way to do it. Well, he's wrong. There's 14 homes next to
5 this property, Shelley Lane, that was supposed to have a
6 probe in each well to see if that vein was connected to our
7 homes, see how it drew the water level down, the static water
8 level. It took mine down 60 or 90 feet. Every six-inch
9 hole, a foot is a gallon and a half of water. That look down
10 a lot of water in my well 'cause my well didn't have a pump
11 in it. I had just had it driven at the end there by the Glen
12 Wild Road.

13 Now, to do this probe in each well, there's a pancake
14 torque and guide that holds the pump in the center of the
15 well. Now, you have to pull that out to get this probe down.
16 It's like a coax cable. If you don't, a lot of times you get
17 caught getting it out. Now, this is costly, but on this
18 test, it wasn't done. Ever since the beginning of this
19 development the greases have been wheeled, or the wheels have
20 been greased, as they claim. A lot of things.

21 There's a wetland over there by me that comes off the
22 hill that wasn't brought up. It's wet there all the time.
23 There's frogs in there in the spring, chirping. They come
24 out of the ground. Everything that's been done here on this
25 development is not up to par. And what stops these people

1 - PUBLIC COMMENT / D. SHELLEY -

2 from turning these into townhouses and stuff like that if
3 this so-called building doesn't go through? Why can't they
4 turn them in there, back to the homes which they first
5 started that they want to put in there, over-densify the
6 area?

7 So all I'm trying to say is a lot of this stuff that was
8 started 20 some years ago is not really up to par and you can
9 take that to the bank.

10 CHAIRMAN SUSH: Christina Cellini.

11 MS. CELLINI: Hold on. I'm just trying to start my
12 video.

13 CHAIRMAN SUSH: Sure. Thank you.

14 MS. CELLINI: Okay, here I am.

15 I'm Christina Cellini, 15 The Curve Road. I am the
16 chairperson for the Town Board of Assessment Review. I'm on
17 the Lake Louise Marie HOA Board, but the views that I'm going
18 to express here are my own and don't represent any of boards
19 that I am on.

20 Very nice, honey.

21 I already sent a letter in. It's already in for public
22 comment. But I would like to add --

23 CHILD: (Inaudible).

24 MS. CELLINI: Okay.

25 New York State has not approved, or as far as I can

1 - PUBLIC COMMENT / C. CELLINI -

2 tell, been --

3 CHILD: (Inaudible).

4 MS. CELLINI: Hold on. Mommy's talking.

5 New York State has not approved any changes to the
6 entrances or exits to Route 17 to accommodate any of the
7 traffic we're talking about potentially being added to the
8 community. If the Planning Board approves this project and
9 the State decides to deny any of the ramp changes, there's
10 potential for all of the ramps to have been cleared and for
11 what purpose?

12 I would appreciate it if the Board would consider taking
13 this slow before any irreparable is done.

14 And my daughter is (inaudible).

15 CHAIRMAN SUSH: Thank you.

16 Anyone else here?

17 MS. WALSH: I will. I feel obligated to speak.

18 Good evening. My name is Krissy Walsh. I live in Rock
19 Hill. I have a business in Rock Hill.

20 The biggest thing I think is this is an industrial
21 project. And I ask that everybody on the Zoom and everybody
22 at this table takes an opportunity to drive into Rock Hill
23 and drive down Rock Hill Drive to the dead-end and
24 potentially see yourself with 500 cars and 800 tractor and
25 trailers on a one way in, one way out road. That's one thing

1 - PUBLIC COMMENT / K. WALSH -

2 that I think is important, that you go and visually drive
3 down that road and see what this is going to bring to our
4 town.

5 The second thing is if you google on Google Maps Foss
6 Road, which is across the Neversink, and pan around and look
7 at our beautiful tree line, minus the cell tower, you are
8 going to be looking at six CVSs piled on top of each other
9 and 56 laying flat. I mean it's really like a pipe dream.
10 So I understand the property owner wants to develop, but I
11 think that this is on a massive scale in a postage stamp town
12 that is quaint and beautiful and very community-oriented.

13 So I just ask that you take that time to go down there
14 and really drive the road, which we already have tractor
15 trailer traffic on with maybe six tractor and trailers parked
16 down there illegally at all times. So now imagine this
17 project.

18 So that's all. Thank you.

19 CHAIRMAN SUSH: Thank you.

20 There's nobody on -- oh, there is. Okay. Probably
21 Brian wants to say something. Okay, they disappeared.

22 Okay. Hillary Fabian.

23 MS. FABIAN: Hello. Thank you all for being here and
24 putting such thought into all of this.

25 I just want to go on record for myself and my husband.

1 - PUBLIC COMMENT / H. FABIAN -

2 We're at 39 Timber Point Road in Rock Hill. And again, I
3 echo, so strongly, what so many people have been saying.
4 This is not the place for this industrial complex. I just
5 want to, again, go on record that, again, I, too, am for
6 building and employment and all of that, but this is just not
7 the right place for it in this lake community that will
8 really suffer from this.

9 So thank you.

10 MR. WIEDER: Good evening. My name is Alan Wieder. I
11 live in Emerald Green and I'd like to thank everyone for
12 their continued effort on this project.

13 I do understand that change is hard for people to
14 accept, but this proposal of this industrial site, at the end
15 of the day, is not allowed as per the zoning. I'm not
16 against change, I'm not against development, I'm not against
17 building, I'm not against jobs. As many people have said,
18 this is not the area for it. Our genius founders who created
19 the Town of Thompson zoning did so for a reason, did not
20 create this site to be built up into an industrial site.

21 I think to think about just destroying 90 acres of trees
22 in a quiet little town is absurd. We all moved here and live
23 here for a reason. I moved here from the city a few years
24 ago to get away from all of this. So to come to a town of a
25 thousand people and build this is wrong. And you might find

1 - PUBLIC COMMENT / A. WIEDER -

2 loopholes to say X, Y and Z is not going to destroy it or
3 change it, but it's wrong. Everyone knows it's wrong. And
4 because it's not as per the zoning, I don't think it should
5 be allowed. Everyone knows it's wrong. And let's keep that
6 to the zonings that allows it. Let's keep our town how it
7 is. We all live here for a reason. And of course, the
8 engineers and attorneys were paid to do, make their surveys
9 and their information, but everyone knows at the end of the
10 day it's wrong. It's wrong for our town. Do it somewhere
11 else, please.

12 Thank you.

13 CHAIRMAN SUSH: Brian.

14 MR. SOLLER: Hey, good evening, everyone. I'm Brian
15 Soller, Assistant Chief of the Rock Hill Fire Department,
16 past chief, 32-year volunteer firefighter.

17 I did send some comments into the Board regarding the
18 project some of which Glenn addressed. I heard during his
19 presentation regarding access to the building for fire
20 apparatus, aerial fire apparatus and fire hydrants.

21 I did not hear, however, Glenn address the secondary
22 access road which was originally included in the project.
23 There was an emergency access road out to Glen Wild Road
24 which appears to have been omitted on the new set of plans.
25 And I did submit, in my letter, that that is something that

1 - PUBLIC COMMENT / B. SOLLER -

2 we feel is absolutely necessary if this project is able to
3 continue.

4 My only other comment besides that would be regarding
5 the traffic study, and I heard a few people speak about that
6 already this evening. I think when you look at and consider
7 the traffic study in and around Rock Hill you also have to
8 consider the traffic outside of Rock Hill. If you sit on
9 Glen Wild Road, and a couple weeks ago we sat on Glen Wild
10 Road while traffic was stopped due to an ice storm, the
11 amount of tractor trailer traffic that is already coming into
12 Rock Hill via Exit 109 and going out to Woodridge for Newberg
13 Egg is staggering and if you are not paying attention to it,
14 you probably don't even realize it's happening. I think that
15 the addition of this project with our current flow of
16 traffic, you know, depending on what the State does with I-86
17 and does with the exits, is going to be an issue for Rock
18 Hill. We've already had significant accidents at the Katrina
19 Falls, Rock Hill Drive intersection. That intersection is
20 not meant for commercial truck traffic. And I think the
21 biggest issue that we have as first responders for the
22 project is the impact of the traffic and how that traffic is
23 going to make its way around the Rock Hill community. And I
24 just ask if you consider those things as you move forward.

25 Thank you.

1 - PUBLIC COMMENT / H. SIMON -

2 CHAIRMAN SUSH: Thank you.

3 Anybody here?

4 (No verbal response.)

5 CHAIRMAN SUSH: Okay. Hal Simon.

6 And while we're getting Hal set up, I see iPhone would
7 be next. If they can change their name to their person,
8 please.

9 Hal.

10 MR. SIMON: Hi. Good evening, everybody. Thank you
11 all. I thank all the members of the Board for your time and
12 your consideration to this tonight and all the work, all the
13 hard work that you guys always do.

14 Listen, I'm not going to get into technical details.
15 There's plenty of experts who have talked about all of that
16 before me and they're certainly a lot more knowledgeable than
17 I am.

18 My wife and I have moved up here to Rock Hill
19 permanently. This has been our vacation home for 17 years.
20 I made the transition to a permanent move because we wanted a
21 bucolic lifestyle. This project will destroy our bucolic
22 lifestyle. This is not why we moved here. I don't think
23 it's why any of the people that spoke before me tonight live
24 here or moved here. All right? They want a certain
25 lifestyle.

1 - PUBLIC COMMENT / H. SIMON -

2 I'm going to speak to the people who spoke before me and
3 hope that the Board hears us. You heard one person here
4 tonight say that they favor this project, nobody else. And
5 I'm sure you've been inundated with letters and e-mails all
6 to the effect how this would be a huge negative impact on our
7 community. We don't want it. It's the wrong place, it's the
8 wrong time. I'll ask the people who are developing this and
9 all of their employees and advisors and consultants. Do you
10 want something like this in your back yard? We don't want it
11 here. All right? And I hope and I pray that the members of
12 the Board feel the same way. If you lived here in Rock Hill
13 you wouldn't want this in Rock Hill either. All right?
14 There are plenty of places in the Town of Thompson where
15 something like this would be a perfect fit. The town needs
16 it, the county needs it and even the state needs development
17 and we need jobs, but not in a hometown, not in a small
18 hometown where it would destroy the ecosystem and destroy
19 traffic and our lifestyle. Put it someplace else where not
20 only is it zoned for it, but it's set up for it. There's
21 plenty of commercial space that's large enough to handle a
22 project like this. Rock Hill is not it.

23 And I thank you all for your time.

24 CHAIRMAN SUSH: Thank you.

25 Jeff W.

1 - PUBLIC COMMENT / J. WEINSTEIN -

2 DR. WEINSTEIN: Hi. Good evening, everybody. This is
3 Dr. Jeffrey Weinstein. First of all, I would like to thank
4 the Board for, you know, allowing me to speak and for
5 entertaining this. I'm presently the president of Emerald
6 Green which is the largest community in Rock Hill, and I also
7 serve as the medical director of the Rock Hill Volunteer
8 Ambulance Corps.

9 So basically, you know, as a homeowner association of
10 over 760 houses in the area, this will severely, you know,
11 adversely impact our quality of life. You've heard from
12 numerous people how it will affect our lives between the
13 traffic, the noise, concerns about pollution, quality of
14 life.

15 I sent a letter and you guys can read that letter at
16 your leisure. But I just wanted to, again, you know,
17 reiterate what everyone else has said regarding just the
18 severe impact on the quality of life of everybody.

19 And just even as Brian had said before, with the traffic
20 and the impact on emergency responders, as the Rock Hill
21 Volunteer Ambulance Corps medical director, it will also
22 adversely impact, you know, the ability for the ambulance
23 companies to respond to medical emergencies. The increased
24 traffic will definitely impact our ability to respond to
25 emergencies, as well.

1 - PUBLIC COMMENT / M. MILLER -

2 CHAIRMAN SUSH: Thank you.

3 DR. WEINSTEIN: Thank you.

4 CHAIRMAN SUSH: Michael Miller.

5 MR. MILLER: Good evening, and thank you for the
6 opportunity to address you this evening.

7 First, as someone who's very familiar with the
8 considerable sacrifices that go along with public service, I
9 want to thank you for your service to the community on the
10 Board. I'm an attorney with a practice in Manhattan. My
11 family and I have owned a home in Emerald Green for nearly 25
12 years. When my wife Cindy and I were thinking about getting
13 a second home we were introduced to the Rock Hill community
14 by a dear friend who had a home in Emerald Green and we fell
15 in love with the community and have enjoyed the environment
16 and wonderful outdoor recreation, and our children did, as
17 well, as they grew up.

18 We believe that the impact on the community, the quality
19 of life in this community, is severely jeopardized by the
20 Avon industrial project. And frankly, you know, I'm echoing
21 a lot of what you heard and some of the things that I
22 included in my letter that was submitted, but I don't think
23 you can hear it enough. We believe that this industrial use
24 proposal would, if approved, result in irreparable harm to
25 the Rock Hill community in a myriad of ways. There would be

1 - PUBLIC COMMENT / M. MILLER -

2 significant environmental deterioration for Rock Hill. The
3 traffic nightmare, despite what they say that it's going to
4 have little or no impact, the traffic nightmare would
5 undoubtedly result from the approval of a commercial
6 industrial development and irrevocably damage our quality of
7 life.

8 Additionally, you know, you've heard if approved, a
9 development would pose major challenges to our air and water
10 quality, as well as sewer capacity.

11 And we are also deeply concerned that the local fire and
12 ambulance services will be adversely impacted. You heard
13 from the head of the ambulance service, you heard from one of
14 the leaders of our fire department. While this project has
15 been revised and reduced somewhat from the original
16 gargantuan proposal, if approved, we're going to have real
17 problems. The Applicant's contention that there's no
18 significant traffic resulting from this is just frankly
19 fiction. The enormous truck traffic is going to overwhelm
20 our already often overburdened local roads. You know,
21 really, the traffic study that they submitted was done in
22 December. You know, we have seasonal traffic. How could it
23 not have been done in April, May, June, July, August,
24 September, when our traffic increases exponentially?

25 Now, the reports are staggering about communities that

1 - PUBLIC COMMENT / M. MILLER -

2 have encountered extraordinary traffic nightmares with
3 distribution centers such as the one proposed have been
4 constructed. You know, to argue that we won't have horrible
5 traffic problems as a result of this is just, it lacks
6 credibility.

7 And in addition to the devastating traffic, noise,
8 pollution, we're concerned about the impact and the strain on
9 emergency services to our community. What if there's a fire
10 at this gigantic warehouse? You know, I understand that the
11 fire department doesn't have equipment which could fight a
12 fire in a 75 foot high building. What happens? A
13 catastrophe.

14 Also, the traffic congestion, how will that impact the
15 ability of the fire department to respond to fire emergencies
16 in a timely fashion. I'll tell you how it's going to impact.
17 It's going to be a nightmare, one nightmare on top of another
18 nightmare.

19 Additionally, the voluntary ambulance corps, how will
20 they be impacted? We are concerned that they would not be
21 able to meet its mission on a timely basis given the huge
22 traffic increase that is certainly likely.

23 My friends, this is a bad idea in a bad place. Like
24 others, I am for development. I've represented many major
25 developers in my professional life, but this development,

1 - PUBLIC COMMENT / M. MILLER -

2 this project, does not belong where it proposed.

3 And the technical memorandum, I would just, you know,
4 say in my final remark, the technical memorandum that was
5 submitted by the Applicant, it employs flawed and misleading
6 methodologies. As I said, the traffic study was conducted in
7 December. How can you take that seriously? Any traffic
8 study, you know, should have been done during the high
9 traffic volume months, spring and summer. And, you know, a
10 properly prepared Environmental Impact Statement is essential
11 in evaluating the project.

12 I have to say that, and I hate to put it this way, but
13 it seems like this is clearly a bait and switch. When you're
14 clearing 90 acres and you only need around 15 percent of
15 that, it makes no sense at all unless there is a hidden
16 agenda for future development. To clear 90 acres, it's just,
17 it's wrong.

18 So I would propose that before considering their
19 proposal there should be a thorough Environmental Impact
20 Statement, resolution of any zoning conflicts, a traffic
21 study conducted during the high volume months and the
22 Applicant should be required to provide an explanation of how
23 this project will be in full compliance with the
24 Comprehensive Development Plan for the Town of Thompson. The
25 answer on that one is they really can't.

1 - PUBLIC COMMENT / M. MILLER -

2 I thank you again for your service to the community and
3 for the opportunity to address you tonight.

4 CHAIRMAN SUSH: Thank you.

5 CHAIRMAN SUSH: Steven Howell.

6 MR. HOWELL: Hello. Can you hear me now?

7 CHAIRMAN SUSH: Yes.

8 MR. HOWELL: I'm having some difficulties.

9 MS. BUDROCK: We can hear you.

10 CHAIRMAN SUSH: We can hear you.

11 MR. HOWELL: Okay. There you go. I got a bad
12 connection.

13 I am Steven Howell. I live 31 Rock Hill Drive, at the
14 end, next to the gun club.

15 And this building they're proposing will be 75 feet
16 tall, they're saying, on the top? And I'm just wondering as
17 far as that and besides the tractor trailer traffic, like,
18 there have been multiple times that we've gone into town,
19 because it's our vacation home and we've been there for like
20 50 years, and the accidents that are endless in the middle of
21 town at Dutch's, no traffic light, the kids walking up and
22 down the block and just the sight of that, to see when I come
23 down, the block is just an eyesore.

24 Now, we walked that property for I don't know how many
25 years. Between the nature, the deer, the wildlife, even the

1 - PUBLIC COMMENT / S. HOWELL -

2 bald eagles that are there sometimes. The impact is just
3 going to be incredible.

4 And I was -- once it goes there I don't think there's
5 going to be any turning back for anybody. You know,
6 (inaudible) building, as well. Not that building. But if
7 they're going to put the houses in and homes, it's such a
8 small little community and I think it's just going to -- it's
9 not going to do anybody any good. And I just -- I feel for
10 everybody.

11 And I just don't understand if it's industrial or it's
12 turned to industrial or commercial and how it's even going to
13 go down. I just want to just --

14 I think there's a better place for this that it be
15 suited, but just there and with the wetlands over there, it's
16 not a good place. That's my opinion.

17 Thanks for your time.

18 CHAIRMAN SUSH: Thank you.

19 All right. iPhone, thank you for turning your camera
20 on.

21 MR. SCHNEIDER: Hi. My name is Sam Schneider. I live
22 at 142 North Emerald Drive.

23 Aside from having the shooting range right there, I have
24 been in traffic jams just with one or two tractor trailers
25 double-parked right alongside the SPCA. Imagine with a

1 - PUBLIC COMMENT / S. SCHNEIDER -

2 warehouse being there, as well.

3 I see this as nothing but a nightmare. And imagine the
4 impact to the environment and the school bus traffic that
5 would be during the school season. There's got to be a
6 better location if the project were to be approved.

7 And I'm in this location for 28 years. Thank you for
8 your consideration.

9 CHAIRMAN SUSH: Thank you.

10 Carolyn Coughlin.

11 MS. COUGHLIN: Yeah, hi. It's Carolyn Coughlin. Thank
12 you for -- like everyone else has said, thank you for what
13 you do for our community and for, it's a hard job you guys
14 are doing. And so I just want to thank you for that
15 respectfully just offer another question. I submitted a
16 letter already. I live at 14 First Road on Wanasink Lake in
17 Rock Hill.

18 And so many people, I agree with what so many people
19 have said about the location of this thing. It just -- you
20 know, it just doesn't make any sense for the community of
21 Rock Hill. And I understand that the Applicant, the
22 developer, wants to develop the property. Like, of course,
23 who wouldn't. And so what we have is here is I think not
24 only a conflict between what the Applicant, the developer
25 wants, which makes sense to them, of course, and what's good

1 - PUBLIC COMMENT / C. COUGHLIN -

2 for the community.

3 But I just want to add to the arguments that people have
4 made here about how, you know, it would just ruin our way of
5 life because I think it would. And most of the people who
6 live in Rock Hill live here because they want to live in a
7 place like this, and all of that is true. But I just would
8 like for the Planning Board members to consider that I think
9 there also will be a detrimental impact to the whole town
10 from not just those in Rock Hill, but the entire Town of
11 Thompson from an economic standpoint because this is an area
12 that people come to because it's beautiful. This is where we
13 get a lot visitors in the summer who come because it's
14 beautiful. With this industrial park it will no longer be
15 beautiful. Who wants to sit outside Dutch's when trucks are
16 roaring by? Who wants to sit outside anywhere when trucks
17 are roaring by? And people will avoid, begin to avoid Rock
18 Hill, as well, if they can.

19 So I just wanted to really consider the economic
20 perspective of the impact on the entire town as something
21 else that really should be considered here, not just on
22 impact on individual lives, which is, of course, important.

23 So thank you.

24 CHAIRMAN SUSH: Jessica Landsdale.

25 MS. LANSDALE: Hi, everybody. I'm Jessica Lansdale.

1 - PUBLIC COMMENT / J. LANSDALE -

2 I'm at 214 Canal Road. Can everybody hear me?

3 CHAIRMAN SUSH: Yes.

4 MS. LANSDALE: So I wanted to second what Carolyn just
5 said about yes, of course, you know, the developer wants to
6 develop his property. I mean of course, everybody wants to
7 say, No, no, no, don't do anything, but it is his property.

8 But I am surprised there are no amenities in his
9 proposal for the town. You know, the original proposal had
10 amenities for the town. You know, if you're going to ask the
11 Town for a special use permit or anything, like, exceptional,
12 you know, there's a little give and take. So I am opposed to
13 this project. But if you do go down the road developing it,
14 certainly, the town is due for some amenities. Whether it's
15 transfer of the rest of the land to the town as a park. You
16 know, there's all sorts of things that could happen. Please
17 consider that. Thank you.

18 CHAIRMAN SUSH: Thank you.

19 Is there anyone else here, anyone else on Zoom?

20 Morton's iPad. Where did he go? Morton is second.

21 MS. BUDROCK: Morton is behind the bubble with his hand
22 raised again. Morton's iPad.

23 MR. CARNELL: No. That's Michael. There's another
24 page.

25 CHAIRMAN SUSH: The hand raised.

1 - PUBLIC COMMENT / L. VOGEL -

2 MR. CARNELL: Morton was first, yes.

3 MS. VOGEL: I think you have it now.

4 Good evening. My name is Lee Vogel. I live on Timber
5 Point Road. I already submitted a letter that echoed much of
6 what has been said this evening so I won't go into that, the
7 zoning conflicts, the traffic and quality of our life.

8 But when the first speaker spoke about the project, I
9 couldn't believe. It's, like, ludicrous to me to hear him
10 say that they did studies and there would be no traffic
11 impact, that traffic would remain. His words were traffic
12 will be maintained at current levels. It just sounds
13 ludicrous.

14 And the study about sound, I mean how could there not be
15 an addition in the sound?

16 The study about visual effects, a 75 foot high building,
17 there has to be a visual effect. So I think that they're not
18 really being straightforward with us. And that concerned me,
19 as well, you know, that that's the way they're presenting it
20 to us.

21 And otherwise, I echoed everything, what everyone else
22 has said. Thank you.

23 CHAIRMAN SUSH: Thank you.

24 Mike Gutnick was trying to raise his hand before and
25 then we'll do --

1 - PUBLIC COMMENT / M. GUTNICK -

2 MR. GUTNICK: Am I on now?

3 CHAIRMAN SUSH: Yes.

4 MR. CARNELL: Yes.

5 MR. GUTNICK: Okay. I'm Mike Gutnick. I live at -- I
6 have a home at No. 4 Lakeview Court in Rock Hill.

7 And I don't want to repeat what everybody else has said,
8 nor do I want to read the memorandum I sent off. But my
9 family and I are very deeply concerned about the distribution
10 centers, plural, centers, that could adversely impact our
11 community. I sat down with my greater family some weeks ago
12 and discussed this issue and asked them what they think I
13 should do, and they said sell. I said, I'm not selling. But
14 the reality is they won't come up and visit me given the fact
15 that the impact of this on the community will be severe.

16 I'd like to make sure we all understand this issue.
17 It's not about a 560,000 square foot two warehouse facility.
18 That's on the plan today. But there's another 1.4 million
19 square foot facility that's really there, as well. The land
20 is being cleared for it. And on top of that, there's a
21 500,000 square foot facility not too far from us that is
22 about a mile away also that's on plans. So we're looking 2.5
23 million square feet of space being planned for this area. It
24 is horrendous.

25 We talked about the issue that the SEQRA, we have a

1 - PUBLIC COMMENT / M. GUTNICK -

2 segmentation issue. We talked about the issue of zoning.
3 There's no economic benefit to the community. I mean they're
4 going to ask for tax abatements, they're going to want IDA
5 funding. There's really no economic benefits. And all the
6 studies you read in some of these academic journals indicate
7 that all these facilities do is draw employees from other
8 businesses in the same area and leave those businesses as
9 shells as they were before. So it doesn't do any good for
10 our community. There's no economic benefit, as some members
11 of the Board might think, from long term.

12 I also want to make one suggestion to you. There is a
13 location that fits this need. When I first came up to the
14 Catskills many, many years ago, many decades ago, I used to
15 go to place called the Apollo Plaza, the Apollo Mall, and
16 that is a decrepit facility now. It's a huge piece of
17 property. It's right off a major new road that connects to
18 the highway, a traffic circle, and that would be an ideal
19 location for a facility of this type. So why not -- if the
20 Town really wants, Town of Thompson really wants a
21 distribution facility somewhere in the area, perhaps that's
22 the best location. Certainly not the town of Rock Hill.

23 Thank you much.

24 CHAIRMAN SUSH: Thank you.

25 Ann F.

1 - PUBLIC COMMENT / A. FUNCK -

2 MS. FUNCK: Hi. Good evening. My name is Ann Funck. I
3 am at 81 Wurtsboro Mountain Road and I have a lot of concerns
4 about this project. I am not in favor of it.

5 When Resorts was being built we had trucks barrelling up
6 Wurtsboro Mountain Road. They were noisy and the exhaust, it
7 smelled. It definitely had an impact. Every time one went
8 by, you had to stop what you're doing, let it go by. And it
9 also tore up the road by where I live.

10 The other thing is when I was looking at some of the
11 paperwork for this project, there are 2,860 docks in these
12 two warehouses. And with the traffic proposal, they talked
13 about 311 daily truck trips, 155 in, 156 out a day. To me,
14 that doesn't add up. With 2,000 plus bays, that's a lot more
15 than 300 truck trips a day.

16 I am mostly concerned with, I'll echo what everybody
17 said. I agree with what my neighbors have brought up. But
18 the quality of life issues are huge. I love walking, riding
19 my bike on the roads here. I want fresh air, quiet. That's
20 why we live up here. I enjoy eating outside in the
21 summertime. All that is going to be affected. All that will
22 be ruined. And I really don't see the benefit to the
23 community, the cultural, social, recreational. I just don't
24 see how it benefits the community.

25 And with the sound study, it was done in, like, within

1 - PUBLIC COMMENT / A. FUNCK -

2 that small area. It really didn't include the trucks coming
3 and going. They travel, you know, other areas. This is
4 going to have a huge impact, negatively.

5 So I did submit a letter, also. Thank you for your
6 time.

7 CHAIRMAN SUSH: Thank you.

8 I think that's everybody.

9 Mr. Patel, did you want to talk about any of the ...

10 MR. PATEL: Yes. Should I go there?

11 CHAIRMAN SUSH: Please.

12 MS. BUDROCK: Just state your name for the record so
13 that the stenographer has it. Thank you.

14 MR. PATEL: My name is Jay Patel. I work for CHA
15 Associates.

16 The comment that the traffic study was done in December,
17 and I believe it was understanding that the traffic count was
18 also collected in December, but that was not case. The
19 traffic count was collected in June 2021. And there was a
20 traffic adjustment factor published by the New York State DOT
21 was applied to that count to reflect the seasonal
22 adjustments. And the factor was used for July 2021 which is
23 when the traffic is peak in the Town of Thompson.

24 So in summary, those adjustment are applied to the count
25 collected June 2021.

1 - RE: ROCK HILL TOWN CENTER, AVON PARK -

2 MS. BUDROCK: Thank you.

3 CHAIRMAN SUSH: Thank you.

4 If there is no one else in the public that has any other
5 comments, make a motion to close the in-person portion of the
6 meeting. Like Larry had mentioned, we're not going to close
7 the public hearing yet to still allow for written comment and
8 we'll do that at a future meeting.

9 BOARD MEMBER KNAPP: I'll make a motion.

10 BOARD MEMBER LARA: I'll second.

11 CHAIRMAN SUSH: All in favor?

12 BOARD MEMBER KNAPP: Aye.

13 BOARD MEMBER LARA: Aye.

14 BOARD MEMBER CROISSANT: Aye.

15 CHAIRMAN SUSH: Aye.

16 (The motion was approved and carried.)

17 (Time noted: 8:38 p.m.)

18 * * * * *

19

20

21

22

23

24

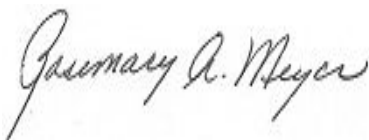
25

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the proceedings in the matter of Avon Park, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.

A handwritten signature in cursive script, reading "Rosemary A. Meyer". The signature is written in dark ink and is positioned above the printed name.

ROSEMARY A. MEYER

Date Transcribed: March 6, 2022

K E Y W O R D I N D E X

T O P I C S

	Pages
Presentation.....	5 - 21
Public Comment.....	18 - 19

* * * * *

PUBLIC COMMENT

	P	L
Marc Baez.....	18	22
Stephanie Benson.....	25	20
Chet Smith.....	28	6
Marcie Wild.....	32	12
John Peter Salino.....	36	12
Philip Rhodes.....	40	4
Dale Sheeley.....	40	21
Christina Cellini.....	43	10
Kristie Walsh.....	44	18
Hillary Fabian.....	45	22
Alan Wieder.....	46	10
Brian Soller.....	47	14
Hal Simon.....	49	10
Dr. Jeffrey Weinstein.....	51	3
Michael Miller.....	52	4

(cont.)

PUBLIC COMMENT

	P	L
Steven Howell.....	56	5
Sam Schneider.....	57	21
Caroline Coughlin.....	58	11
Carolyn Coughlin.....	58	11
Jessica Lansdale.....	59	25
Lee Vogel.....	61	4
Mike Gutnick.....	62	5
Ann Funck.....	64	2

* * * * *

	14;35:4;38:15;43:22; 59:3;64:14	46:24;48:9;62:11; 63:14,14	Ann (2) 63:25;64:2	Architects (1) 6:16
A	added (2) 13:7;44:7	agree (2) 58:18;64:17	answered (1) 26:9	area (33) 8:10;9:3,16;12:2; 20:3,7;21:4;23:4; 24:6,7,9,10,13;30:6; 8;31:15;33:3;34:4; 37:2,13;38:9,11,24; 39:14,23;43:6;46:18; 51:10;59:11;62:23; 63:8,21;65:2
abate	adding (1) 33:17	agreed (1) 17:6	anticipate (1) 14:9	areas (4) 8:14;23:19;30:2; 65:3
abatement	addition (4) 34:13;48:15;54:7; 61:15	agreement (1) 31:8	anticipated (2) 16:3;17:6	argue (1) 54:4
able	additional (3) 16:21;30:9;35:17	aid (1) 19:18	apart (1) 41:10	argument (2) 19:21;22:15
above	Additionally (2) 53:8;54:19	air (4) 33:21,24;53:9; 64:19	Apollo (2) 63:15,15	arguments (1) 59:3
absolutely	address (4) 4:12;47:21;52:6; 56:3	Alan (1) 46:10	apologize (1) 25:25	Arnold (1) 41:3
absurd	addressed (1) 47:18	Alliance (2) 20:2,13	apparatus (3) 13:3;47:20,20	around (9) 10:10,19;13:7; 16:13;34:12;45:6; 48:7,23;55:14
academic	addressing (1) 4:2	allow (2) 32:7;66:7	Appeals (2) 18:11;22:3	arouses (1) 30:23
accent	ad (1) 10:15	allowed (10) 9:9;29:3,25;33:24, 25;34:3,5;37:3; 46:15;47:5	appear (1) 31:24	Aside (1) 57:23
accept	adjacent (1) 65:20,24	allowing (1) 51:4	appears (2) 24:8;47:24	aspects (1) 14:17
accepted	adjustment (2) 65:22	allows (1) 47:6	appliances (1) 20:24	assessing (1) 17:4
Access	adjustments (1) 34:18	almost (2) 8:3,7	Applicant (7) 4:2;5:24;25:12; 55:5,22;58:21,24	Assessment (2) 13:21;43:16
accessed	adopted (1) 5:5;9:20;14:9;15:5, 22;17:13;23:15,17, 20,24	alone (2) 33:12,14	Applicant's (2) 28:16;53:17	Assistant (1) 47:15
accident	adverse (10) 51:11,22;53:12; 62:10	along (9) 5:25;7:14,17;8:15; 11:8,12;13:2;20:9; 52:8	application (9) 3:4;4:19,20;5:3,4, 10,17;6:6;18:15	associated (2) 9:25;15:6
accidents	advertise (1) 31:7	alongside (1) 57:25	applications (1) 18:10	Associates (6) 6:11,21;12:5; 16:10,12;65:15
accommodate	advisors (1) 50:9	alteration (1) 22:24	applied (2) 65:21,24	association (3) 18:24;20:2;51:9
accordance	aerial (2) 13:2;47:20	Alternate (1) 21:15	apply (1) 38:14	assumed (1) 27:15
account	affect (3) 31:20;37:24;51:12	although (1) 21:25	appreciate (2) 25:15;44:12	assumptions (2) 17:2,4
acre	affected (2) 30:9;64:21	always (1) 49:13	approach (1) 16:12	attack (1) 31:11
acres	Again (13) 11:15;20:13;21:20, 25;23:5;24:19;26:10; 46:2,5,5;51:16;56:2; 60:22	Amazon (2) 27:7;36:16	appropriate (1) 17:3	attention (1) 48:13
across	against (5) 38:17;46:16,16,16, 17	ambient (3) 16:13,16,19	approval (3) 3:5;10:25;53:5	attorney (1) 52:10
Act	Agency (4) 14:5;18:14,14,15	Ambulance (6) 51:8,21,22;53:12, 13;54:19	approvals (1) 11:5	attorneys (2) 37:24;47:8
acted	agenda (1) 55:16	amenities (4) 31:18;60:8,10,14	approved (15) 2:18;26:10,16,17, 17;27:21;28:2;30:8; 43:25;44:5;52:24; 53:8,16;58:6;66:16	audience (1) 18:21
acting	aggravated (1) 30:4	amount (4) 26:13;27:6;30:12; 48:11	approves (1) 44:8	August (2) 6:8;53:23
action	ago (15) 11:23;24:4;29:8; 32:4;37:14;39:6; 40:22,24;41:20;43:8;	analysis (3) 15:8,9,19	approximately (1) 35:6	available (2) 3:19;29:9
actual		Andy (1) 38:8	April (2) 6:6;53:23	
actually		angle (1) 28:22	aquifer (1) 10:21	
add			archaeological (1) 16:3	

Avenue (1) 38:10 average (1) 25:3 avoid (5) 14:8,23;15:5; 59:17,17 avoidance (1) 14:10 avoiding (1) 17:13 AVON (12) 2:1;3:1,5;4:1;5:1; 6:2,2;28:24;32:19, 24;52:20;66:1 aware (2) 7:11;26:7 away (4) 7:17;40:16;46:24; 62:22 Aye (10) 2:12,13,14,15,16, 17;66:12,13,14,15	64:14 beautiful (9) 29:5;37:13;38:6,9; 45:7,12;59:12,14,15 beauty (1) 30:2 begin (2) 2:19;59:17 beginning (1) 42:18 behind (1) 60:21 belong (1) 55:2 beneficial (1) 4:19 benefit (10) 4:17;29:20;30:24; 32:6;34:13,24;35:19; 63:3,10;64:22 benefits (3) 32:21;63:5;64:24 Benson (7) 25:20,21,24;26:1, 2;27:1;28:1 besides (2) 48:4;56:17 best (2) 19:18;63:22 better (2) 57:14;58:6 beyond (2) 15:21;22:10 big (1) 19:3 biggest (2) 44:20;48:21 bike (1) 64:19 bioretention (1) 12:6 Bishop (1) 41:19 bit (3) 2:6;12:19;41:21 blast (1) 30:20 blasting (1) 30:20 bless (1) 39:24 Block (3) 3:9;56:22,23 blocks (1) 39:11 BOARD (58) 2:9,10,12,13,14,15, 16,21;3:2,10,16,20; 4:18;5:7,9;7:7;8:2; 11:22,24;13:17; 17:25;18:11,11,13, 18;19:3,5;20:8; 21:15;22:3,16;23:25;	24:3,23;25:10;30:8; 31:23;32:14,25; 34:16;35:18;43:16, 17;44:8,12;47:17; 49:11;50:3,12;51:4; 52:10;59:8;63:11; 66:9,10,12,13,14 boards (1) 43:18 Board's (3) 7:11;25:12;28:20 boat (1) 38:8 border (1) 28:16 borrow (1) 8:17 both (4) 9:24;10:9;13:2; 41:8 bottom (2) 7:14,17 bought (1) 40:15 bounded (1) 24:9 Brad (2) 32:11,12 Brian (5) 41:19;45:21;47:13, 14;51:19 Bridgeville (1) 18:24 brief (2) 7:11;20:8 bright (1) 34:12 bring (5) 26:4;33:18;40:6; 41:23;45:3 Broadway (1) 19:24 brought (2) 42:22;64:17 Brown (1) 5:23 bubble (1) 60:21 Buchanan (1) 40:25 bucolic (2) 49:21,21 BUDROCK (7) 36:3,8,11;56:9; 60:21;65:12;66:2 build (4) 8:18;14:20;30:19; 46:25 building (30) 8:14,25;9:2,3,11; 13:4,6;15:14;20:22; 21:5,17;24:11,13,14, 16,17,20;35:16;37:5,	6:38;17;43:3;46:6, 17;47:19;54:12; 56:15;57:6,6;61:16 buildings (15) 6:25;8:19;9:4,14, 15,19;10:8,9,11,19; 11:8;12:2;23:8; 29:12;34:11 built (4) 12:17;39:21;46:20; 64:5 bus (1) 58:4 buses (1) 26:23 business (4) 2:7;18:24;29:13; 44:19 businesses (6) 30:6,14;34:7,25; 63:8,8	Carolyn (3) 58:10,11;60:4 carried (2) 2:18;66:16 cars (1) 44:24 case (1) 65:18 casino (2) 31:4,6 catastrophe (1) 54:13 categories (2) 4:24;13:22 category (1) 4:25 Catskills (1) 63:14 caught (1) 42:17 cause (3) 33:19;40:2;42:10 caused (1) 33:17 causing (2) 38:2;39:25 cell (1) 45:7 Cellini (7) 43:10,11,14,15,24; 44:1,4 CENTER (19) 2:1;3:1,5;4:1;5:1; 21:4,9,23,25;22:8; 27:7,9;29:24;33:4,4, 7;34:21;42:14;66:1 centers (5) 25:5;33:18;54:3; 62:10,10 central (1) 29:13 CEO (1) 18:23 certain (3) 14:8,18;49:24 certainly (9) 17:17;23:3;30:9, 25;31:16;49:16; 54:22;60:14;63:22 cetera (2) 15:18;33:13 CHA (1) 65:14 CHAIRMAN (59) 2:2,11,17,19;3:21; 4:16;5:16,19,21;7:8; 13:12,13;17:21,22, 24;18:4,6,19;19:9,11, 14,16;25:16,22;28:5; 32:11;35:21;36:2,6; 40:4,18;43:10,13; 44:15;45:19;47:13; 49:2,5;50:24;52:2,4;
B			C	
back (12) 4:6;6:6;10:13; 12:24;13:6,11,17; 19:14;26:15;43:4; 50:10;57:5 bad (4) 39:16;54:23,23; 56:11 BAEZ (5) 18:1,22,22;19:1,10 bait (1) 55:13 balance (1) 8:21 balconies (1) 40:11 bald (2) 30:2;57:2 bank (1) 43:9 barrelling (1) 64:5 based (10) 14:10,10,11;15:11; 16:17,20,25;17:5,7,8 baseline (1) 16:14 basic (1) 22:5 Basically (4) 7:20;12:6;13:3; 51:9 basins (3) 12:6,7,16 basis (3) 22:12;30:7;54:21 bays (1)			cable (1) 42:16 calculation (1) 35:4 calendar (1) 31:25 called (3) 28:24;36:23;63:15 came (1) 63:13 camera (2) 4:7;57:19 Camp (1) 20:5 can (32) 2:7,23;3:13,18; 4:11;5:17;17:12; 18:14;19:6,21;21:17; 24:11;25:17,21;26:8; 28:8,9;36:3;37:4; 38:21;39:11;43:8,25; 49:7;51:15;52:23; 55:7;56:6,9,10; 59:18;60:2 Canal (1) 60:2 cap (1) 34:12 capacity (5) 11:18,19,20;31:20; 53:10 carefully (2) 25:13;34:19 cargo (2) 21:5,6 Carlito (1) 6:18 CARNELL (3) 60:23;61:2;62:4	

56:4,5,7,10;57:18; 58:9;59:24;60:3,18, 25;61:23;62:3;63:24; 65:7,11;66:3,11,15 chairperson (1) 43:16 challenges (1) 53:9 change (9) 15:20;26:10;29:4; 35:9;40:2;46:13,16; 47:3;49:7 changed (1) 26:18 changes (3) 16:18;44:5,9 Chet (2) 28:6,11 Chief (2) 47:15,16 child (3) 25:24;43:23;44:3 children (1) 52:16 chirping (1) 42:23 Christina (2) 43:10,15 Cilento (1) 21:15 Cindy (1) 52:12 Circle (2) 32:13;63:18 Citgo (2) 36:24;39:15 citizens (1) 31:15 city (4) 22:25;23:3;37:4; 46:23 claim (2) 37:24;42:20 classed (1) 23:14 classified (1) 21:2 clear (3) 24:17;32:20;55:16 cleared (3) 30:12;44:10;62:20 clearing (3) 8:13;35:15;55:14 clearly (4) 22:19;24:16;28:25; 55:13 climate (1) 40:2 cloak (1) 36:17 close (4) 28:20;39:6;66:5,6 closed (1)	5:13 closer (1) 14:25 closing (3) 24:22;39:7,13 clothing (2) 20:25;27:8 club (1) 56:14 coax (1) 42:16 Code (9) 2:25;3:7;13:5; 20:21,21;21:2,13; 22:2,5 co-lead (1) 6:10 collapse (1) 39:3 collected (3) 65:18,19,25 column (1) 31:25 comfort (1) 30:15 comfortable (1) 19:16 coming (11) 9:23;27:7,16,17, 18;35:10,13;37:2; 40:13;48:11;65:2 COMMENT (54) 18:1,8;19:1;20:1; 21:1;22:1;23:1;24:1; 25:1;26:1;27:1;28:1; 29:1;30:1;31:1,23; 32:1;33:1;34:1;35:1; 36:1;37:1;38:1;39:1; 40:1;41:1;42:1;43:1, 22;44:1;45:1;46:1; 47:1;48:1,4;49:1; 50:1;51:1;52:1;53:1; 54:1;55:1;56:1;57:1; 58:1;59:1;60:1;61:1; 62:1;63:1;64:1;65:1, 16;66:7 commenting (1) 4:12 comments (9) 3:13,25;4:2,9,11; 18:20;19:4;47:17; 66:5 commercial (14) 6:3;7:23;25:3; 28:24;29:8,10,10,11, 12,14;48:20;50:21; 53:5;57:12 common (1) 23:22 commonly (1) 16:4 Communities (5) 19:25;20:3,6,13;	53:25 community (39) 24:24;25:14;29:6, 17,21,23,25;30:24; 31:15;32:9,21,22; 34:13,24;35:3,19; 44:8;46:7;48:23; 50:7;51:6;52:9,13,15, 18,19,25;54:9;56:2; 57:8;58:13,20;59:2; 62:11,15;63:3,10; 64:23,24 community-oriented (1) 45:12 community's (2) 20:15;31:12 companies (1) 51:23 Company (1) 5:25 complete (1) 18:12 completed (4) 3:23;18:15,18; 26:20 complex (4) 14:25;28:17;29:15; 46:4 compliance (2) 34:18;55:23 complies (1) 32:22 comply (1) 22:17 composed (1) 29:12 comprehensive (4) 13:20;32:22;34:18; 55:24 comprise (1) 24:8 concern (2) 33:24;39:13 concerned (9) 20:7;36:14;39:5; 53:11;54:8,20;61:18; 62:9;64:16 concerns (10) 20:14;32:18;33:16, 22;34:2,3,7,10;51:13; 64:3 concerts (1) 40:8 concluded (1) 15:20 concludes (1) 17:22 concrete (2) 37:22;38:21 Concurrent (1) 5:9 condition (1) 16:14	conditionally (1) 32:4 conditions (3) 16:16,16,20 conducted (2) 55:6,21 conducting (1) 5:10 conferencing (1) 3:11 confident (1) 24:23 confirm (1) 3:22 conflict (1) 58:24 conflicts (2) 55:20;61:7 conformity (1) 21:18 congestion (1) 54:14 connected (1) 42:6 connection (1) 56:12 connects (1) 63:17 consequence (2) 22:10;23:25 conservative (1) 17:5 consider (14) 3:4;27:22;33:9; 34:16,19,23;35:18; 44:12;48:6,8,24;59:8, 19;60:17 considerable (2) 24:7;52:8 considerably (1) 10:22 consideration (5) 24:15,20;32:25; 49:12;58:8 considered (3) 27:4;38:12;59:21 considering (1) 55:18 consisted (1) 13:21 consisting (1) 18:25 constructed (2) 24:11;54:4 construction (6) 8:12,21;23:7,7; 24:7;37:8 consultant (8) 2:7,8;6:12,18,22, 23;17:3,7 consultants (5) 4:3;5:7,9;15:12; 50:9	contention (1) 53:17 context (2) 4:20;5:17 continue (2) 29:7;48:3 continued (1) 46:12 convey (1) 12:12 conveyed (1) 11:16 coordinated (1) 15:25 coordination (1) 17:2 Corps (3) 51:8,21;54:19 costly (1) 42:17 Coughlin (4) 58:10,11,11;59:1 counsel (4) 4:13,18;5:24;28:19 count (4) 65:17,19,21,24 counts (2) 17:4,5 County (6) 18:23;19:2;29:17; 30:7;37:13;50:16 couple (4) 7:16;13:9;25:19; 48:9 course (7) 26:8;47:7;58:22, 25;59:22;60:5,6 Court (1) 62:6 cover (3) 25:8,9;35:16 coverage (4) 9:6,7,9,10 covered (1) 14:12 create (2) 33:20;46:20 created (1) 46:18 credibility (1) 54:6 CROISSANT (4) 2:10,12,16;66:14 cubic (2) 8:18,20 cuff (1) 35:24 cul-de-sac (1) 7:18 cultural (4) 15:25;16:4;29:16; 64:23 cumulative (1)
---	--	--	--	---

32:25 Cunningham (1) 41:3 current (5) 16:16,17;17:13; 48:15;61:12 currently (2) 26:14,23 Curve (1) 43:15 cut (3) 8:20,21,22 CVS (1) 25:3 CVSs (4) 25:6;35:5,6;45:8	63:16 deeply (2) 53:11;62:9 deer (1) 56:25 defined (1) 21:25 defines (3) 20:22;21:4;29:10 definitely (2) 51:24;64:7 definition (1) 34:20 delineated (1) 8:7 deliveries (1) 33:12 demand (1) 10:18 density (1) 21:22 deny (1) 44:9 Department (7) 10:25;11:3;13:9; 47:15;53:14;54:11, 15 depending (1) 48:16 described (1) 15:15 Design (4) 6:12,17;13:15; 14:10 designed (1) 5:6 despite (1) 53:3 destroy (5) 37:11;47:2;49:21; 50:18,18 destroying (2) 37:23;46:21 detail (1) 16:22 detailed (1) 34:17 details (3) 7:2;28:21;49:14 detention (2) 12:6,16 deterioration (1) 53:2 determination (4) 5:14;22:7,12,18 determine (3) 5:4;22:4;27:5 detrimental (1) 59:9 devastating (1) 54:7 develop (3) 45:10;58:22;60:6	developer (6) 5:25;28:25;31:8; 58:22,24;60:5 developers (1) 54:25 developing (3) 6:2;50:8;60:13 development (23) 5:25;19:2;20:6,7; 29:3,19,22;30:23; 31:10;32:23;34:18; 40:22;41:2;42:19,25; 46:16;50:16;53:6,9; 54:24,25;55:16,24 developments (5) 33:2,23,25;34:3,5 diameter (2) 11:8,11 dictate (1) 23:23 Diescher (1) 41:19 diesel (1) 30:4 different (6) 19:7;20:3;22:21; 23:19;26:6;34:20 difficulties (1) 56:8 difficulty (1) 24:25 director (2) 51:7,21 disappeared (1) 45:21 Discovery (2) 33:4,8 discussed (3) 15:7;16:9;62:12 discussion (2) 19:4,20 discussions (2) 14:20;15:11 disrupt (1) 30:5 distribution (16) 21:4,9,23,25;22:8; 25:5;27:6,8,9,13; 32:8;33:17;34:21; 54:3;62:9;63:21 District (5) 7:23;11:21,23; 21:12,19 districts (3) 29:11,13,13 disturb (1) 8:9 disturbance (2) 23:5;24:9 disturbing (1) 40:13 ditches (1) 12:11	docks (1) 64:11 documents (3) 4:24;6:21;28:20 DOH (1) 11:5 done (12) 8:8;30:20,21;31:5; 42:18,24;44:13; 53:21,23;55:8;64:25; 65:16 door (1) 28:14 DOT (1) 65:20 double (1) 30:8 double-parked (1) 57:25 down (32) 4:10;7:6,18;10:3,5, 14:26;24:27;12,17, 23;30:15;36:19;37:2; 38:8;41:9,11,12,14, 24;42:7,8,9,15;44:23; 45:3,13,16;56:22,23; 57:13;60:13;62:11 downhill (1) 11:8 DR (3) 51:2,3;52:3 drainage (1) 12:11 drains (1) 12:10 dramatic (1) 33:3 draw (1) 63:7 dream (1) 45:9 drew (1) 42:7 drill (1) 41:13 drilled (4) 10:13;41:7,8,12 drilling (1) 41:21 Drive (37) 3:8;7:14,16,18,22; 8:5;9:23;10:2,3,5,14; 11:9,10,12;12:3,11, 12;13:3;26:3,21,22; 27:12,20,22,23;28:3, 11;30:14,16;44:22, 23,23;45:2,14;48:19; 56:13;57:22 driven (1) 42:11 drives (2) 8:15;13:5 driving (1)	36:18 drop (1) 37:17 DTS (1) 6:17 due (2) 48:10;60:14 DUKE (5) 5:21,23,24;7:6; 17:22 dumped (1) 38:15 During (9) 8:5;12:20;31:23; 35:7;40:7;47:18; 55:8,21;58:5 Dutch's (5) 36:21;39:15;40:10; 56:21;59:15
D				E
daily (2) 30:6;64:13 Dale (1) 40:21 damage (2) 38:2;53:6 dangerous (1) 26:23 date (1) 6:15 daughter (1) 44:14 day (12) 3:14;10:19;11:16, 18;33:12,15;35:13; 37:9;46:15;47:10; 64:13,15 dead-end (3) 7:18;30:15;44:23 deal (1) 34:14 dear (1) 52:14 Deb-El (1) 10:3 DEC (4) 12:21,22;19:22; 24:2 decades (1) 63:14 December (6) 6:8;13:17;53:22; 55:7;65:16,18 decibel (1) 16:19 decides (1) 44:9 decision (3) 14:6;17:19;32:24 Decker (1) 40:25 decks (1) 21:23 decrepit (1)			eagle (1) 30:3 eagles (1) 57:2 earlier (4) 15:7,9;16:9;38:7 earliest (1) 18:17 earth (2) 37:10;38:19 easily (1) 24:13 easterly (3) 8:15,22;10:8 easy (1) 41:13 eat (1) 40:12 eating (2) 40:11;64:20 echo (2) 46:3;64:16 echoed (2) 61:5,21 echoing (1) 52:20 economic (6) 18:25;59:11,19; 63:3,5,10 ecosystem (3) 37:12,23;50:18 EDR (1) 6:13 effect (9) 14:9;15:5,22;16:3, 5;17:13;29:21;50:6; 61:17 effects (1) 61:16 effort (2) 24:7;46:12	

efforts (1) 14:23	46:14;47:9;56:14	equipment (3) 9:14;20:24;54:11	existing (8) 10:12;15:13;17:11; 30:6,14;32:21,22; 34:21	52:7
Egg (1) 48:13	endangered (1) 30:3	errands (1) 35:11	Exit (9) 11:14;26:22;27:16, 19:30;10:33:6;39:6, 14:48:12	family (4) 33:22;52:11;62:9, 11
egresses (1) 33:10	endless (1) 56:20	especially (1) 27:24	exits (2) 44:6;48:17	far (4) 41:15;43:25;56:17; 62:21
eight (3) 8:4;9:13;13:24	ends (1) 7:19	essential (1) 55:10	expands (1) 35:8	farm (1) 8:4
eight-inch (3) 11:7;41:9,11	enforced (1) 27:2	essentially (4) 8:16;13:12;15:10; 16:10	expansion (2) 33:3,5	Farmer's (1) 40:9
EIS (5) 23:16,17;24:2,3,19	engage (2) 2:7,8	estimated (2) 10:18;11:15	expects (1) 33:8	fashion (1) 54:16
either (3) 22:2;31:13;50:13	engineer (5) 6:10,10,19,19; 41:17	et (2) 15:18;33:13	experienced (1) 36:18	father (1) 41:3
elected (1) 31:17	engineered (1) 24:10	evaluate (1) 25:11	expert (3) 25:12;28:18;49:15	favor (4) 2:11;50:4;64:4; 66:11
electrician (1) 37:6	Engineering (1) 6:17	evaluating (1) 55:11	explain (5) 6:4,5,22,9:21;18:9	features (2) 7:11;12:7
Eliminating (1) 24:14	engineers (1) 47:8	even (9) 22:14;23:20;28:2; 29:4;48:14;50:16; 51:19;56:25;57:12	explanation (1) 55:22	federal (2) 14:23;39:7
else (17) 17:21;18:7;35:21; 40:6,19;44:16;47:11; 50:4,19;51:17;58:12; 59:21;60:19,19; 61:21;62:7;66:4	enjoy (3) 30:14;40:15;64:20	evening (19) 2:2,5;5:13,21;7:10; 13:14;19:20,22; 44:18;46:10;47:14; 48:6;49:10;51:2; 52:5,6;61:4,6;64:2	exponentially (3) 35:8;39:13;53:24	feedback (1) 31:17
eluded (1) 14:23	enjoyable (1) 40:14	event (1) 12:20	express (3) 28:12;32:17;43:18	feel (8) 15:4;17:15;28:22; 37:6;44:17;48:2; 50:12;57:9
e-mail (2) 3:13;32:14	enjoyed (1) 52:15	event (1) 12:20	extend (1) 11:23	feet (23) 7:17;8:11,25;9:2,3, 11,13,13;10:3;11:10; 23:9;25:4,6;30:11; 34:12;41:9,9,10,11, 13;42:8;56:15;62:23
e-mails (1) 50:5	enjoying (1) 40:11	events (2) 29:16;31:25	extended (2) 26:21;27:19	fell (1) 52:14
Emerald (7) 11:17;39:2;46:11; 51:5;52:11,14;57:22	enormous (1) 53:19	everybody (18) 5:21;7:10,13;28:8; 36:13;37:7;44:21,21; 49:10;51:2,18;57:10; 59:25;60:2,6;62:7; 64:16;65:8	extensive (1) 11:3	few (6) 11:22;24:4;28:22; 32:15;46:23;48:5
emergencies (3) 51:23,25;54:15	ensure (4) 12:16;26:9,15; 27:19	Everybody's (1) 39:2	extraordinary (1) 54:2	fiction (1) 53:19
emergency (4) 33:13;47:23;51:20; 54:9	entered (1) 21:15	everyone (9) 39:24;46:11;47:3, 5,9,14;51:17;58:12; 61:21	extremely (1) 26:22	fields (1) 8:4
employed (1) 30:13	entertained (2) 18:12;29:4	everyone's (2) 4:9;38:11	eyesore (2) 31:2;56:23	fight (1) 54:11
employee (3) 9:24;10:6,9	entertaining (1) 51:5	everywhere (1) 27:18	F	figure (1) 19:5
employees (7) 27:11;33:8,12; 34:25;35:10;50:9; 63:7	entire (4) 12:10;13:7;59:10, 20	example (2) 24:17;27:6	Fabian (3) 45:22,23;46:1	figuring (1) 9:13
employment (1) 46:6	entirely (1) 8:3	excavation (1) 30:21	face (2) 37:10;38:19	fill (3) 8:18,21,23
employs (1) 55:5	entrance (3) 10:2,5;30:10	exceeds (1) 22:22	facilities (2) 21:7;63:7	final (1) 55:4
empty (1) 37:20	entrances (1) 44:6	except (3) 8:9;20:11;21:18	facility (7) 23:4;62:17,19,21; 63:16,19,21	finally (1) 35:18
encountered (1) 54:2	environment (4) 5:5;20:15;52:15; 58:4	exceptional (1) 60:11	fact (3) 22:8;37:11;62:14	financial (1) 29:13
encourage (1) 25:10	environmental (25) 4:25;5:2,15;6:11, 12,14;13:15,16,19, 21,23;14:3,6;23:12, 15,17,18,20,24; 24:15;28:17;34:16; 53:2;55:10,19	exclusive (1) 22:4	factor (2) 65:20,22	find (5) 34:25;37:21;39:22, 23;46:25
encroach (1) 8:8	Epsilon (3) 6:21;16:10,12	exhaust (1) 64:6	fairly (1) 14:24	findings (1) 17:8
end (9) 10:8;29:2,22; 40:21,23;42:11;			fall (1) 36:9	fire (17)
			falls (2) 39:10;48:19	
			familiar (1)	

12:25;13:2,5,7,8; 21:2;47:15,19,20,20; 53:11,14;54:9,11,12, 15,15 firefighter (1) 47:16 firm (3) 5:23;12:5;20:10 First (17) 19:15,19;20:17; 28:10;36:14;37:4,7, 16;40:25;43:4;48:21; 51:3;52:7;58:16; 61:2,8;63:13 firstly (2) 20:17;28:23 fishing (1) 38:8 fit (1) 50:15 fits (2) 34:21;63:13 five (1) 41:11 flat (1) 45:9 flawed (1) 55:5 floor (3) 23:4;31:4,5 flow (3) 11:15,18;48:15 flows (4) 12:17,18,19,25 flying (1) 26:24 Fogel (1) 5:24 folks (3) 18:16;26:11;28:8 follow (1) 14:13 following (1) 22:22 food (1) 20:24 Foods (1) 10:4 foot (12) 6:25;9:15,19,22; 23:10;24:14;42:9; 54:12;61:16;62:17, 19,21 footprint (1) 8:10 force (1) 11:11 forever (1) 31:3 Form (1) 13:22 forth (2) 4:6;19:14	forward (3) 4:22,23;48:24 Foss (1) 45:5 found (2) 8:7;14:10 founders (1) 46:18 four (2) 7:20;33:11 four-inch (1) 11:11 frame (1) 19:20 frankly (2) 52:20;53:18 freight (2) 21:5,6 frequent (1) 30:14 frequently (3) 28:24;35:14;40:10 fresh (1) 64:19 friend (1) 52:14 friends (3) 33:23;39:16;54:23 frogs (1) 42:23 front (2) 7:21;36:6 full (3) 10:19;34:17;55:23 fully (1) 25:10 FUNCK (4) 64:1,2,2;65:1 functions (1) 15:5 funding (1) 63:5 furniture (1) 20:24 further (6) 3:16;10:3;12:13; 30:5,23;38:8 future (3) 24:11;55:16;66:8	23:11;34:4 generation (1) 17:5 genius (1) 46:18 gentleman (1) 38:6 gentlemen (1) 37:23 George (3) 5:23;7:9;9:3 get-go (1) 41:5 gigantic (1) 54:10 GIS (1) 15:19 given (4) 2:21,24;54:21; 62:14 gives (1) 25:6 Glen (8) 5:25;7:15;10:16; 41:7;42:11;47:23; 48:9,9 Glenn (10) 6:10;7:3,4,6,10; 14:7,22;15:15;47:18, 21 global (1) 40:2 God (1) 39:24 goes (2) 39:3;57:4 Goff (1) 41:20 Good (15) 5:21;7:10;13:14; 44:18;46:10;47:14; 49:10;51:2;52:5; 57:9,16;58:25;61:4; 63:9;64:2 goods (1) 20:23 Google (2) 45:5,5 graded (1) 24:13 grading (1) 24:7 grandparents (1) 40:25 grant (1) 19:23 grave (7) 33:16,22,24,25; 34:3,7,10 gravity (1) 11:8 greased (1) 42:20	greases (1) 42:19 Great (7) 18:19;31:2,2; 34:14;37:7;38:18; 39:22 greater (1) 62:11 greatly (1) 25:15 Green (6) 11:17;39:2;46:11; 51:6;52:11,14 Greg (5) 6:13,22;9:18,21; 13:14 grew (1) 52:17 gross (1) 23:4 ground (1) 42:24 growth (2) 32:21;34:6 guidance (1) 16:20 guide (1) 42:14 gun (1) 56:14 Gutnick (6) 61:24;62:1,2,5,5; 63:1 guys (3) 49:13;51:15;58:13	36:13 hard (3) 46:13;49:13;58:13 harm (2) 34:15;52:24 hate (1) 55:12 hazardous (1) 21:2 HC-2 (6) 3:8;7:23;9:6; 20:21;21:10;22:2 head (1) 53:13 Health (3) 10:25;11:3;20:15 hear (12) 2:23;5:22;22:19; 25:21;32:7;47:21; 52:23;56:6,9,10; 60:2;61:9 heard (10) 14:21;28:18;47:18; 48:5;50:3;51:11; 52:21;53:8,12,13 hearing (12) 2:4,6,20,3;23;5:12, 13,18;14:19;19:18; 31:24;32:4;66:7 hearings (1) 2:25 hears (2) 19:17;50:3 height (7) 9:11,12,15,17; 26:17,18;35:6 heights (1) 15:14 held (2) 3:2,11 Hello (5) 18:22;35:23;36:12; 45:23;56:6 helping (1) 19:19 hereby (2) 2:21,24 Hey (1) 47:14 Hi (7) 32:12;49:10;51:2; 57:21;58:11;59:25; 64:2 hidden (2) 32:3;55:15 high (5) 9:19;54:12;55:8, 21;61:16 higher (1) 26:18 Highway (4) 7:22;31:3;33:11; 63:18
	G		H	
	gallon (7) 10:15,17,23,23; 12:25;41:24;42:9 gallons (5) 10:19,20,22;11:16, 18 gargantuan (1) 53:16 gatherings (1) 29:16 general (2)	grand (1) 24:7 grandparents (1) 40:25 grant (1) 19:23 grave (7) 33:16,22,24,25; 34:3,7,10 gravity (1) 11:8 greased (1) 42:20	habitation (1) 30:3 Hal (3) 49:5,6,9 half (2) 12:24;42:9 Hall (1) 3:3 Hamaspik (1) 33:5 Hamlet (2) 6:3;34:8 hand (4) 25:18;60:21,25; 61:24 handle (1) 50:21 happen (7) 18:17,17;35:14; 37:16;38:4,13;60:16 happening (2) 19:20;48:14 happens (1) 54:12 Happy (1)	

HILL (75) 2:1;3:1,5,8,8;4:1; 5:1;6:3;7:2,14,16,18, 22;8:5;9:23;10:3,4, 14;11:10,12,13; 12:11,12;13:8;20:5; 26:2,21,22;27:12,20, 21,23;28:3,11;29:22; 30:14,17;32:7,13; 33:2,8;34:4;36:4; 42:22;44:19,19,22, 23;46:2;47:15;48:7, 8,12,18,19,23;49:18; 50:12,13,22;51:6,7, 20;52:13,25;53:2; 56:13;58:17,21;59:6, 10,18;62:6;63:22; 66:1 Hillary (1) 45:22 Hill's (1) 29:5 Historic (1) 16:2 history (2) 26:6;29:5 hit (3) 14:18;36:21;37:25 HOA (1) 43:17 Hold (2) 43:11;44:4 holds (1) 42:14 hole (5) 41:9,11,12,14;42:9 Holt (1) 6:19 home (7) 38:11;49:19;52:11, 13,14;56:19;62:6 homeowner (1) 51:9 homes (5) 30:17;42:4,7;43:4; 57:7 hometown (2) 50:17,18 honey (1) 43:20 hope (2) 50:3,11 hopefully (1) 37:8 horrendous (2) 33:19;62:24 horrible (1) 54:4 horrific (1) 33:21 hour (2) 26:25;27:2 hours (1)	40:13 house (2) 38:7;40:15 houses (2) 51:10;57:7 housing (1) 26:19 Howell (6) 56:5,6,8,11,13;57:1 HOYT (2) 2:9,13 huge (5) 50:6;54:21;63:16; 64:18;65:4 hundred (4) 7:17;29:5;41:10,11 hundreds (1) 30:4 husband (1) 45:25 hydrants (2) 13:7;47:20	14:8,14,14,14;15:3, 8,24;20:15;23:24; 24:15;25:13;32:25; 34:17 impervious (1) 11:25 important (3) 31:14;45:2;59:22 importantly (1) 20:17 improper (1) 24:17 improvements (1) 17:9 improving (1) 24:16 inaudible (5) 34:9;43:23;44:3, 14;57:6 incessive (1) 26:13 incidental (1) 21:8 include (1) 65:2 included (4) 24:12;26:12;47:22; 52:22 includes (2) 8:15;30:7 including (3) 20:23,25;33:3 incorrectly (1) 28:23 increase (3) 16:19;33:20;54:22 increased (2) 15:12;51:23 increases (1) 53:24 incredible (1) 57:3 incremental (1) 32:20 indicate (2) 21:23;63:6 indicated (2) 16:2;25:7 individual (1) 59:22 industrial (24) 28:13;29:2,3,19,21, 24;30:18,23;32:6,8; 34:2,8;38:22;39:23; 44:20;46:4,14,20; 52:20,23;53:6;57:11, 12;59:14 information (8) 13:16,18,21;14:5; 17:15,18;25:11;47:9 ingresses (1) 33:10 in-person (1)	66:5 installation (1) 17:10 installed (1) 11:11 instance (2) 14:22;37:19 Instead (1) 42:2 interacting (1) 6:22 interconnected (1) 13:10 interest (3) 14:19;16:7;19:6 intersection (4) 36:25;39:16;48:19, 19 intersections (1) 17:11 into (19) 7:2;9:23;13:10; 14:17;32:6,25;34:8; 35:5;38:10;39:7; 43:2;44:22;45:24; 46:20;47:17;48:11; 49:14;56:18;61:6 introduce (4) 4:6,8;6:4,9 introduced (1) 52:13 inundated (1) 50:5 involves (3) 12:6;22:24,25 iPad (2) 60:20,22 iPhone (2) 49:6;57:19 Iroquois (1) 20:5 irrefutable (1) 38:2 irreparable (2) 44:13;52:24 irresponsible (1) 31:10 irrevocably (1) 53:6 isolated (1) 15:2 issue (13) 9:17;12:22;19:22; 23:25;31:14,16; 48:17,21;62:12,16, 25;63:2,2 issues (1) 64:18 ITE (1) 17:4 items (2) 15:24;20:25	J jaded (1) 26:6 jams (2) 33:19;57:24 January (5) 2:3;3:3,17;32:2,3 Jay (1) 65:14 Jeff (1) 50:25 Jeffrey (1) 51:3 jeopardized (1) 52:19 Jessica (2) 59:24,25 job (1) 58:13 jobs (5) 37:8,8;39:22; 46:17;50:17 John (1) 36:12 joined (1) 6:10 journals (1) 63:6 July (2) 53:23;65:22 June (3) 53:23;65:19,25 jurisdiction (1) 22:4 jurisdictional (1) 14:24
K Katrina (1) 48:18 keep (3) 5:14;47:5,6 kept (1) 27:2 Keystone (2) 6:11;12:5 kidding (1) 39:19 kids (1) 56:21 KNAPP (3) 2:14;66:9,12 knowing (1) 34:24 knowledge (1) 30:22 knowledgeable (2) 33:7;49:16 known (1) 28:21				

knows (5) 7:13;22:16;47:3,5,9 Kohl's (1) 27:9 Krissy (1) 44:18 Kroeger (1) 33:6 Kruger (1) 41:19	laying (1) 45:9 layout (3) 8:8;15:4;16:17 LCA (3) 20:13;24:22;25:14 lead (5) 6:9,19;14:5;18:13,15 leaders (1) 53:14 least (6) 23:15,23;33:11;35:10;36:25;38:13 leave (3) 7:3;28:17;63:8 Lee (1) 61:4 left (4) 8:23;36:20,22,24 legal (1) 24:23 leisure (1) 51:16 less (5) 8:18,19;10:22;12:19;23:2 letter (13) 16:5;19:8;20:8,18;32:14;43:21;47:25;51:15,15;52:22;58:16;61:5;65:5 letters (1) 50:5 level (4) 22:5;41:24;42:7,8 levels (3) 17:12,13;61:12 Lieberman (4) 6:13;9:18;13:14,15 life (10) 34:4;51:11,14,18;52:19;53:7;54:25;59:5;61:7;64:18 lifestyle (4) 49:21,22,25;50:19 light (2) 33:21;56:21 lightposts (1) 34:12 likely (5) 5:14;21:24;23:14,19;54:22 limit (2) 26:25;27:21 limited (2) 20:23;33:3 line (2) 16:18;45:7 list (1) 7:11 listed (1) 21:12	Listen (1) 49:14 little (12) 8:17,19;11:19;12:19;23:8;36:14;40:14;41:21;46:22;53:4;57:8;60:12 live (24) 26:2;28:11;36:4;38:25;40:10,10,14,20,23;44:18;46:11,22;47:7;49:23;56:13;57:21;58:16;59:6,6,6;61:4;62:5;64:9,20 lived (2) 28:14;50:12 lives (2) 51:12;59:22 living (1) 40:14 Livingston (1) 41:20 load (1) 21:5 loading (1) 21:23 local (10) 30:2,15;31:12;33:9,15,23;34:6,25;53:11,20 located (2) 3:7;21:19 location (10) 22:13,16;38:19;39:20;58:6,7,19;63:13,19,22 locations (1) 16:13 long (5) 8:25;9:22;32:4,21;63:11 longer (1) 59:14 look (6) 15:13;37:13;38:17;42:9;45:6;48:6 looked (1) 9:19 looking (8) 14:2;15:14,16;21:20,21;45:8;62:22;64:10 loopholes (1) 47:2 lost (2) 15:5;30:16 Lot (20) 3:9;7:24;9:6,7,9,10;18:25;19:5;26:10;27:7;37:19;42:10,16,20;43:7;49:16;52:21;59:13;64:3,14 loudly (1)	5:22 Louise (7) 20:3;33:9;36:4,19;38:25;39:11;43:17 love (3) 30:17;52:15;64:18 low (4) 10:21;11:16;23:12;30:15 lower (1) 27:21 ludicrous (2) 61:9,13 lunch (1) 35:11	Marc (1) 18:22 Marcie (2) 32:11,12 margins (1) 24:9 Marie (7) 20:4;33:10;36:5,19;39:2,11;43:17 Mario (1) 6:16 Market (1) 40:9 massive (4) 33:17;34:11,14;45:11 Masten (1) 20:4 master (1) 29:18 materials (1) 21:2 Matt (3) 3:20;6:11;18:4 matter (1) 22:6 Matt's (1) 12:4 Max (2) 20:9,11 maximum (4) 9:6,11,12,15 may (5) 15:15;21:6,8;27:7;53:23 maybe (2) 14:18;45:15 McGoey (2) 41:17;42:3 meal (1) 27:8 mean (8) 29:22;36:16;37:4;38:17;45:9;60:6;61:14;63:3 meaning (1) 22:4 meant (1) 48:20 measured (1) 16:13 measures (3) 14:8,11,11 mechanical (1) 9:14 medical (4) 33:4;51:7,21,23 Medline (1) 36:16 meet (2) 29:18;54:21 meeting (12) 2:2,3,4;3:10,14,17;
L			M	
lack (1) 30:22 lacks (1) 54:5 ladder (1) 13:3 LaGuardia (1) 6:16 Lake (17) 19:25;20:3,4,4,4,4,13;33:9;36:4,19;38:25,25,25;39:11;43:17;46:7;58:16 lakes (2) 29:6;38:24 Lakeview (1) 62:6 Land (11) 5:25;14:14;21:17;29:10;30:12,19,21;40:24,24;60:15;62:19 Landsdale (1) 59:24 lane (4) 17:9;40:21,23;42:5 Lansdale (4) 59:25,25;60:1,4 LARA (3) 2:15;66:10,13 large (9) 12:23;14:24;24:6,10,11;25:7;27:13;29:9;50:21 largest (1) 51:6 Larry (4) 4:16;18:7;19:19;66:6 last (2) 31:24;38:13 Lastly (3) 12:23;16:24;31:22 later (2) 9:19;26:16 Law (2) 3:12;5:23 layers (1) 35:6			Madison (1) 38:10 magically (1) 32:5 magnitude (2) 31:2;37:18 mailed (1) 32:3 mailings (1) 3:23 main (4) 11:8,11;29:21;40:2 maintained (2) 17:12;61:12 major (3) 53:9;54:24;63:17 makes (3) 40:14;55:15;58:25 making (2) 30:11;32:24 Mall (1) 63:15 malls (2) 29:12,14 manage (1) 12:7 management (1) 12:15 Manhattan (1) 52:10 manhole (1) 11:12 Manor (1) 41:20 many (16) 26:5,5,6;27:23;30:13;34:25;37:12;46:3,17;54:24;56:24;58:18,18;63:14,14,14 map (2) 7:21;28:8 mapping (1) 13:24 Maps (1) 45:5	

21:16;31:23,25;32:2; 66:6,8 Meetings (1) 3:12 MEMBER (14) 2:9,10,12,13,14,15, 16;21:15;31:12;66:9, 10,12,13,14 members (8) 18:25;20:2;25:14, 14;49:11;50:11;59:8; 63:10 memo (3) 14:7;15:24;21:21 memorandum (9) 14:4;16:6,23;20:9; 23:19;24:5;55:3,4; 62:8 mention (2) 26:24;27:13 mentioned (5) 14:12;22:19;35:10; 38:22;66:6 mere (1) 36:25 methodologies (1) 55:6 Michael (2) 52:4;60:23 middle (1) 56:20 might (4) 18:9;34:24;46:25; 63:11 Mike (2) 61:24;62:5 mile (7) 7:18;12:13;15:10, 12,16,18;62:22 miles (2) 26:25;27:2 MILLER (7) 52:1,4,5;53:1;54:1; 55:1;56:1 million (5) 8:18,20;12:25; 62:18,23 mine (1) 42:8 minimum (1) 7:24 minus (1) 45:7 minute (7) 10:15,17,20,22,23, 23;41:24 misleading (1) 55:5 mission (1) 54:21 mitigate (1) 12:8 mitigation (4)	14:11;16:22;17:9; 23:21 MLG (1) 6:15 Mobile (1) 36:19 model (1) 17:7 modeled (1) 16:16 modeling (3) 15:19;16:15,17 modest (1) 17:9 MOGEL (11) 19:13,15,17,24; 20:1;21:1,17;22:1; 23:1;24:1;25:1 Mogel's (1) 35:4 moment (3) 4:21;25:24;28:7 Mommy's (1) 44:4 monitors (1) 20:6 Montgomery (1) 41:8 month (1) 40:21 months (4) 11:22;24:4;55:9,21 Monticello (3) 3:3;19:25;27:17 monument (1) 29:25 more (14) 11:5;14:19;22:25; 23:4;25:19;27:7,11; 28:2;31:4;33:14; 34:11;39:13;49:16; 64:14 mornings (1) 40:9 Morton (3) 60:20,21;61:2 Morton's (2) 60:20,22 most (6) 8:22;10:7;20:17; 21:24;23:2;59:5 mostly (3) 5:13;40:22;64:16 mother-in-law (1) 19:17 motion (6) 2:8,9,18;66:5,9,16 Mountain (2) 64:3,6 move (3) 4:22;48:24;49:20 moved (6) 37:14;46:22,23;	49:18,22,24 moving (1) 4:23 much (13) 5:19;8:20;10:9; 12:10;13:13;18:19; 19:9,13;35:2,17; 38:6;61:5;63:23 multi-level (1) 16:12 multiple (1) 56:18 music (3) 40:9,10,10 must (1) 5:4 myriad (1) 52:25 myself (2) 24:24;45:25	neighbors (2) 30:13;64:17 neighbor's (1) 36:22 Nelson (3) 20:10;23:18;24:5 nervous (1) 32:16 Neversink (2) 12:12;45:6 New (18) 3:3,8,12;5:2;7:16; 13:5;16:20;21:2; 31:4,9;34:6;36:13; 37:4;43:25;44:5; 47:24;63:17;65:20 Newberg (1) 48:12 next (5) 28:14;41:7;42:4; 49:7;56:14 nice (1) 43:20 night (3) 2:3;31:24;32:2 nightmare (7) 39:4;53:3,4;54:17, 17,18;58:3 nightmares (2) 33:16;54:2 nights (1) 40:7 nobody (3) 39:11;45:20;50:4 noise (7) 6:20,21;33:21; 40:6,13;51:13;54:7 noisy (1) 64:6 non-community (1) 11:2 nonetheless (1) 29:7 nonjurisdictional (1) 15:3 nonresidential (1) 22:23 nontransient (1) 11:2 nor (2) 31:25;62:8 north (3) 10:10;40:15;57:22 note (1) 30:19 noted (1) 66:17 Notice (6) 2:21,24;3:10,16; 31:24;32:3 number (5) 20:3,14;21:22; 30:5;35:10	numbers (1) 17:8 numerous (2) 28:19;51:12 NYCRR (1) 22:20
O				
obligated (1) 44:17 obviously (2) 22:16;23:9 occupancy (1) 10:19 occur (1) 12:20 occurred (1) 6:7 October (1) 6:8 off (8) 9:23;11:14,14; 33:6;35:23;42:21; 62:8;63:17 offer (1) 58:15 Office (4) 16:2;19:24;29:12, 15 offices (1) 18:23 often (4) 14:3;26:25;27:2; 53:20 omit (1) 19:21 omitted (1) 47:24 once (2) 37:25;57:4 one (33) 2:6;4:24;7:24; 8:17;10:14,23;11:19; 14:17,25;15:10; 23:15,16;30:19; 32:15;38:4,5;39:9,9; 41:9,22,23;44:25,25, 25;50:3;53:13;54:3, 17;55:25;57:24; 63:12;64:7;66:4 ones (1) 14:19 only (11) 20:20;25:18;32:15; 33:19;37:24;39:9; 41:10;48:4;50:20; 55:14;58:24 onto (1) 26:15 open (7) 2:2;3:12;5:14;8:4; 18:6,20;40:11				

operations (2) 9:25;28:24	owner (2) 5:24;45:10	18:3;65:9,10,14,14	11:22	pm (3) 3:4,18;66:17
opinion (3) 21:22;23:22;57:16	ownership (1) 10:16	patients (1) 33:13	pets (1) 33:23	point (9) 4:23;5:8;8:17; 19:18;28:7,12;39:12; 46:2;61:5
opportunity (4) 3:25;44:22;52:6; 56:3	P	paved (2) 9:23;12:2	phases (2) 26:5,11	points (1) 28:22
opposed (2) 32:20;60:12	pad (2) 8:18;34:11	pay (1) 31:9	Philip (1) 40:4	policy (1) 16:21
opposite (1) 10:4	pads (1) 8:24	paying (2) 31:4;48:13	physical (2) 22:24;23:5	political (1) 31:16
opposition (1) 31:14	page (2) 32:16;60:24	PCV (1) 11:8	piece (2) 29:9;63:16	pollution (4) 12:3;33:21;51:13; 54:8
Orange (1) 37:13	paid (1) 47:8	peak (1) 65:23	piled (1) 45:8	ponds (1) 12:7
order (3) 3:20;21:7;25:19	Pam (1) 28:14	pedestrian (2) 27:22;28:2	pipe (2) 11:11;45:9	Pope (3) 20:10;23:18;24:5
organization (1) 20:6	pan (1) 45:6	people (23) 13:9;19:5;23:2; 25:19;27:23;40:11, 12;42:25;46:3,13,17, 25;48:5;49:23;50:2, 8;51:12;58:18,18; 59:3,5,12,17	pit (1) 8:17	population (2) 31:12;35:8
original (4) 6:6;8:5;53:15;60:9	pancake (1) 42:13	per (10) 9:2;10:15,19,20; 26:25;27:2;33:11,14; 46:15;47:4	Pizza (3) 36:23;39:15;40:12	portion (2) 22:5;66:5
originally (1) 47:22	panic-stricken (1) 39:8	percent (7) 9:7,8;11:19;24:8; 37:25,25;55:14	place (13) 4:20;37:10,21; 38:10;39:22;46:4,7; 50:7;54:23;57:14,16; 59:7;63:15	Pos (1) 24:2
others (3) 32:7;33:6;54:24	paperwork (1) 64:11	perfect (1) 50:15	places (3) 5:16;38:20;50:14	pose (1) 53:9
otherwise (1) 61:21	par (2) 42:25;43:8	perform (1) 28:25	plan (18) 3:5;5:11;7:25; 10:6;12:4,5,15;13:9; 19:23;21:11;28:16; 29:18,19;31:6;32:23; 34:18;55:24;62:18	Possible (2) 30:2;35:9
out (24) 10:20;15:10;16:12, 13;18:16;19:8;20:18; 28:7,12;35:11,11,13, 14;39:9,12;41:8,25; 42:15,17,24;44:25; 47:23;48:12;64:13	parallels (1) 7:16	perimeter (2) 13:8;16:14	planned (2) 32:20;62:23	possibly (4) 29:20;33:6,11,14
outdoor (3) 40:8,9;52:16	parcel (1) 10:16	perhaps (1) 63:21	planner (3) 20:10;23:22;25:2	Post (2) 36:21;40:8
outdoors (1) 40:12	parcels (1) 7:21	permanent (2) 34:15;49:20	Planning (14) 2:21;3:2,10,16,20; 4:18;6:12;7:25; 18:13,18;28:20; 34:16;44:8;59:8	postage (1) 45:11
outfit (3) 41:5,16,21	PARK (14) 2:1;3:1,5;4:1;5:1; 6:3;28:13,24;32:19, 24;35:12;59:14; 60:15;66:1	permanently (1) 49:19	planning@townofthompsoncom (1) 3:15	postdevelopment (2) 12:17,18
outlines (1) 15:24	parked (1) 45:15	permissible (4) 20:19;21:11,13; 22:16	Plans (5) 3:19;31:5;35:17; 47:24;62:22	potential (6) 25:13;27:3,5; 33:20;34:14;44:10
outside (5) 40:12;48:8;59:15, 16;64:20	parking (11) 8:14;10:6,7,9;12:3; 22:25;23:7;27:11; 35:12,16;37:19	permit (11) 3:6;5:11;7:25; 12:22;19:23;21:11; 22:9;29:4;30:25; 32:5;60:11	plant (4) 11:17,19,20;31:19	potentially (6) 4:4;15:17;26:17; 27:12;44:7,24
over (16) 7:11,15;8:23; 19:12;20:11;22:6; 23:6,9;37:15;38:23, 23;39:8;41:18;42:21; 51:10;57:15	parks (3) 15:17,18;29:13	permits (1) 7:23	Plaza (1) 63:15	practice (1) 52:10
overburdened (1) 53:20	part (7) 9:21;11:2;21:8; 22:20;24:21;26:13; 28:10	permitted (5) 3:11;21:10;22:2,9, 13	Please (16) 3:10,16;4:12; 25:23;26:20;27:19, 21,21;32:7,7;36:6,11; 47:11;49:8;60:16; 65:11	pray (1) 50:11
over-densify (1) 43:5	particular (2) 16:7,8	person (3) 3:11;49:7;50:3	plenty (4) 38:20;49:15;50:14, 21	predevelopment (1) 12:19
overdevelopment (2) 37:15;39:25	partner (1) 6:2	personal (3) 28:13,19;30:5	plural (1) 62:10	prefer (1) 19:15
overwhelm (1) 53:19	Partners (1) 6:2	perspective (2) 10:2;59:20	plus (3) 9:13;27:10;64:14	preparation (2) 23:12;24:2
own (3) 25:12;28:13;43:18	Partnership (1) 18:23	Peter (1) 36:12		prepared (6) 11:22;12:4;13:16, 25;16:10;55:10
owned (2) 28:14;52:11	pass (1) 30:11	petition (1)		preparing (1) 24:2
	past (2) 10:3;47:16			prescribed (1) 14:14
	PATEL (5)			present (4)

6:24;7:4,6;24:10 presentation (17) 4:15;5:20;6:1;7:1; 8:1;9:1;10:1;11:1; 12:1;13:1;14:1;15:1; 16:1;17:1,23;29:2; 47:19 presentations (1) 28:19 presented (3) 14:7;16:11,22 presenting (2) 6:13;61:19 presently (1) 51:5 Preservation (1) 16:2 President (2) 18:22;51:5 presumption (2) 23:13,14 pretty (5) 8:20;10:9;12:10; 14:13;17:15 prevention (1) 12:4 previous (1) 24:12 previously (3) 20:20;23:8;24:4 Primarily (3) 4:23;5:7;29:11 principal (3) 21:8,24;23:11 principally (1) 22:8 Prior (3) 2:6;10:13;26:11 private (1) 18:24 probably (3) 25:18;45:20;48:14 probe (3) 42:6,13,15 problem (1) 36:9 problems (2) 53:17;54:5 procedural (2) 4:3;5:17 proceed (1) 5:18 process (2) 4:21;17:17 produced (1) 41:24 products (2) 20:24,25 professional (2) 20:10;54:25 professionals (1) 13:25 progress (1)	33:2 project (59) 5:20;6:15,24;7:7, 20;10:13;13:18,25; 14:9,16;15:11;16:2, 14;19:7;20:14,22;17; 26:5,10,11,14,16; 27:3,20,25;28:23; 29:24;30:11,18; 31:13,18;32:6,8,19, 24;33:14;34:24; 37:18;44:8,21;45:17; 46:12;47:18,22;48:2, 15,22;49:21;50:4,22; 52:20;53:14;55:2,11, 23;58:6,60;13;61:8; 64:4,11 projects (2) 31:9;34:14 project's (1) 20:20 promoted (1) 29:18 proper (1) 24:24 properly (2) 5:16;55:10 properties (1) 29:9 property (36) 3:7;7:13,14,20,22; 8:3,7,14,23,24;9:24; 10:7,13;11:21;12:9, 14,18,20,24;13:11; 16:18;20:19;21:24; 22:7;28:8,16;34:2; 39:2;41:7;42:5; 45:10;56:24;58:22; 60:6,7;63:17 proposal (9) 24:4,12;46:14; 52:24;53:16;55:19; 60:9,9;64:12 propose (1) 55:18 proposed (24) 6:24;9:12;11:9; 12:2;14:11;15:14,14; 16:15;20:7,18;22:7; 23:21;24:6;26:5; 27:10,25;28:13; 32:19;33:2,5,5; 34:20;54:3;55:2 proposing (2) 11:7;56:15 prove (1) 30:25 provide (4) 3:25;13:4;14:4; 55:22 provided (7) 6:14;14:16;15:9; 16:5,25;17:16;25:11	Provident (1) 6:17 Provision (3) 2:22,24;22:22 public (71) 2:4,6,20,25;3:13, 22,24;4:17,20;5:12; 7:12;14:19;15:17; 17:11;18:1,6,8,20; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1,16; 30:1;31:1,23;32:1; 33:1;34:1;35:1;36:1; 37:1;38:1;39:1;40:1; 41:1;42:1;43:1,21; 44:1;45:1;46:1;47:1; 48:1;49:1;50:1;51:1; 52:1,8;53:1;54:1; 55:1;56:1;57:1;58:1; 59:1;60:1;61:1;62:1; 63:1;64:1;65:1;66:4, 7 publication (1) 3:22 published (1) 65:20 pull (1) 42:15 pulled (1) 41:25 pump (11) 11:4,9,10;31:19; 41:14,22,22,25;42:2, 10,14 pumped (1) 41:23 pumps (1) 42:2 purpose (2) 14:3;44:11 pursuant (3) 2:22,24;22:3 put (16) 30:18;37:10,19; 38:19,21,23,23; 39:19,20;41:14,22, 25;43:5;50:19;55:12; 57:7 putting (3) 27:22;39:18;45:24	quantity (1) 11:4 quarter (3) 7:18;9:8;12:13 quiet (3) 31:13;46:22;64:19 quite (4) 10:5,21;11:16; 35:14 quote (1) 24:5 R radius (5) 15:10,12,12,16,18 rainfall (2) 12:8,20 raise (2) 25:17;61:24 raised (2) 60:22,25 ramp (2) 11:14;44:9 ramps (1) 44:10 range (1) 57:23 rather (2) 19:3;27:8 RE (5) 2:1;3:1;4:1;5:1; 66:1 read (4) 32:15;51:15;62:8; 63:6 ready (1) 7:5 real (1) 53:16 reality (1) 62:14 realize (1) 48:14 really (23) 10:21;13:18;15:4; 16:11;20:17;21:23; 22:11;27:4;43:8; 45:9,14;46:8;53:21; 55:25;59:19,21; 61:18;62:19;63:5,20, 20;64:22;65:2 rear (2) 10:10;13:2 reason (5) 18:13;19:21;46:19, 23;47:7 reasons (2) 19:8;22:21 received (1) 20:9 recently (2) 29:18;30:8	receptors (2) 15:17;16:18 record (4) 32:18;45:25;46:5; 65:12 recreation (1) 52:16 recreational (1) 64:23 reduced (3) 31:19,20;53:15 refer (1) 21:20 referred (3) 14:4;16:4;22:6 reflect (2) 14:17;65:21 regard (4) 4:18,20;5:12;18:10 regarding (4) 47:17,19;48:4; 51:17 regular (1) 26:24 regulation (1) 5:11 regulations (3) 21:13,18;34:22 reiterate (1) 51:17 related (3) 14:8;20:25;27:15 relatively (1) 17:9 relevant (1) 20:12 remain (1) 61:11 remaining (1) 25:14 remark (1) 55:4 remember (3) 24:3;39:5,25 render (1) 14:5 rendering (1) 17:19 renderings (1) 21:21 renders (1) 21:22 repeat (2) 4:11;62:7 reports (1) 53:25 represent (4) 19:25;34:8;35:3; 43:18 representatives (2) 31:12,17 represented (1) 54:24
		Q quaint (2) 38:9;45:12 qualified (1) 13:25 Quality (15) 5:2;11:4;13:20,23; 14:6;33:24;34:4; 51:11,13,18;52:18; 53:6,10;61:7;64:18		

representing (1) 13:15	15;7:25;8:5;11:3; 13:19,20,23;14:3,6; 18:12,16,18;19:23; 25:13;28:20;43:16	38:8	58:5	seven (4) 3:4,17;9:8;13:24
request (5) 3:19;9:16;13:8; 32:23;34:23	reviewed (2) 13:9;17:17	roof (1) 13:4	seasonal (2) 53:22;65:21	several (4) 8:6;12:6;22:21; 23:23
requesting (1) 11:23	revised (1) 53:15	room (2) 4:5;35:21	second (8) 2:10;10:15;36:18; 45:5;52:13;60:4,20; 66:10	severe (2) 51:18;62:15
require (5) 9:16;23:16;24:2; 31:21;34:17	revisions (1) 6:7	rouses (1) 39:12	secondary (1) 47:21	severely (2) 51:10;52:19
required (6) 3:23;4:25;16:22; 23:17;28:17;55:22	RHODES (3) 40:1,4,5	Route (4) 3:3;7:16;11:14; 44:6	secrecy (1) 36:17	sewage (2) 11:9,17
requirement (3) 9:10;12:21;13:5	riding (1) 64:18	Rowe (1) 6:11	Section (1) 3:9	Sewer (5) 11:7,21,23;31:19; 53:10
rerun (1) 17:7	right (29) 2:19;7:15;8:3,16; 13:14;17:11;24:24; 25:21,25;26:3;27:25; 35:2;36:4,20,20,21; 38:3;39:20;40:8,20; 42:3;46:7;49:24; 50:11,13;57:19,23, 25;63:17	rubric (1) 14:14	sector (1) 18:24	SHEELEY (3) 40:20,21;41:3
Research (2) 6:12;13:15		ruin (2) 30:2;59:4	seems (2) 31:10;55:13	Shelley (6) 40:21,23;41:1; 42:1,5;43:1
residences (1) 30:6		ruined (1) 64:22	segmentation (2) 24:17;63:2	shells (1) 63:9
residential (3) 29:9,20;34:7		runoff (5) 11:25;12:8,12,18, 19	sell (1) 62:13	shifts (1) 37:8
residents (1) 34:5	rise (1) 4:5	S	selling (1) 62:13	shoe (1) 37:17
resolution (1) 55:20	River (1) 12:13		send (1) 47:17	shooting (1) 57:23
resort (6) 29:5,20,22;33:5; 38:12,24	Road (38) 6:2;7:15,19;9:23; 10:16;14:25;26:3,24; 33:6,10,10;36:19; 38:6,6;39:11;40:15; 41:7,20;42:12;43:15; 44:25;45:3,6,14; 46:2;47:22,23,23; 48:9,10;58:16;60:2, 13;61:5;63:17;64:3, 6,9	sacrifices (1) 52:8	sense (6) 23:22;25:7;29:17; 55:15;58:20,25	shop (1) 38:8
Resorts (1) 64:5		safety (3) 20:16;30:16;33:22	sensitive (1) 15:17	shopping (1) 29:14
resources (2) 15:25;16:4		sake (1) 22:15	sent (4) 11:22;43:21;51:15; 62:8	Shore (1) 40:15
respect (3) 14:22;15:7;16:24		SALINO (10) 35:23;36:1,4,7,9, 12,12;37:1;38:1;39:1	separate (1) 7:21	shoulder (1) 11:12
respectfully (1) 58:15		Sam (1) 57:21	September (1) 53:24	showed (1) 16:17
respond (3) 51:23,24;54:15	roads (3) 33:15;53:20;64:19	same (7) 10:16;27:19;31:22; 42:2,3;50:12;63:8	SEQRA (12) 13:23;14:13,15; 17:19;18:12,15,18; 19:22;22:17,20; 24:18;62:25	showing (3) 12:23,24,25
responders (2) 48:21;51:20	roaring (2) 59:16,17	Saratoga (2) 41:5,16	series (3) 13:23;17:8;29:6	shown (1) 13:6
response (1) 49:4	robust (1) 17:15	sat (2) 48:9;62:11	seriously (1) 55:7	shows (1) 10:6
rest (2) 6:15;60:15	ROCK (77) 2:1;3:1,4,8,8;4:1; 5:1;6:3,25;7:14,16, 18,22;8:5;9:23;10:3, 4,14;11:9,12;12:11, 12;13:8;20:5;26:2, 21,22;27:12,20,21, 23;28:3,11;29:4,22; 30:14,16;32:6,13; 33:2,8;34:4;36:4,23; 39:15;40:12;44:18, 19,22,23;46:2;47:15; 48:7,8,12,17,19,23; 49:18;50:12,13,22; 51:6,7,20;52:13,25; 53:2;56:13;58:17,21; 59:6,10,17;62:6; 63:22;66:1	saying (2) 46:3;56:16	serve (2) 9:24;51:7	SICKLER (1) 18:5
restaurant (1) 36:23		scale (2) 24:25;45:11	service (7) 11:7;17:12;29:14; 52:8,9;53:13;56:2	side (11) 7:15,15,17;8:5,16, 22,24;10:4,10,10; 32:13
restaurants (1) 29:15		Scarborough (1) 32:13	services (2) 53:12;54:9	sides (1) 28:16
restriping (1) 17:10		schedule (1) 21:12	serving (1) 36:15	sidewalk (1) 27:22
result (6) 5:4;8:19;23:23; 52:24;53:5;54:5		scheduled (1) 32:4	set (7) 9:6;13:20;17:15; 29:8;47:24;49:6; 50:20	sight (1) 56:22
resulting (1) 53:18		Schneider (3) 57:21,21;58:1	sets (1) 9:11	signals (1) 17:10
retained (1) 6:20		school (3) 33:4;58:4,5	setting (2) 14:19;16:8	significance (1) 5:15
retention (1) 12:16		scope (2) 24:3,21		significant (8) 15:20,22;17:13; 23:16,20;48:18;53:2, 18
review (21) 4:21,24,25;5:2,10,	rods (1)	scoped (1) 24:19		
		season (1)		

Similarly (1) 15:7	24:25;38:22;52:7	42:23;55:9	Steven (2) 56:5,13	subsequent (1) 6:7
SIMON (4) 49:1,5,10;50:1	someplace (1) 50:19	Springs (3) 20:5;41:6,16	stickler (1) 28:21	substantial (1) 24:6
simple (1) 19:21	sometimes (1) 57:2	square (14) 6:25;8:11;9:2,3; 23:4,9,10;24:14;25:3, 5;62:17,19,21,23	still (1) 66:7	sudden (1) 39:9
simply (1) 6:4	somewhat (1) 53:15	SR (4) 3:8;20:21;21:11; 22:2	stop (1) 64:8	suffer (1) 46:8
single (2) 27:15;30:10	somewhere (2) 47:10;63:21	Stach (1) 20:9	stopped (1) 48:10	suggestion (1) 63:12
sink (1) 38:11	somewheres (1) 40:20	Stach's (1) 21:21	stops (1) 42:25	Suite (1) 19:25
sit (5) 19:15;35:12;48:8; 59:15,16	son (1) 41:12	staff (1) 6:18	storage (5) 12:24,25;13:10; 20:23;21:7	suited (1) 57:15
site (27) 3:5;5:11;7:11,20, 24;8:8,22;9:7;12:10; 13:8;15:6,11,13; 16:14;19:23;21:10, 21;24:6,7,16;28:13, 25;31:5;32:2;46:14, 20,20	sorts (1) 60:16	stagging (2) 48:13;53:25	storm (1) 48:10	Sullivan (2) 18:23;30:7
sitting (1) 37:20	sound (10) 16:8,9,11,13,15,21, 23;61:14,15;64:25	stamp (1) 45:11	Stormwater (5) 11:25;12:3,5,8,15	summarized (1) 16:23
six (8) 11:7;16:19;23:19, 21;35:6;41:20;45:8, 15	sounds (2) 35:16;61:12	stand (2) 7:6;29:25	straightforward (1) 61:18	summary (2) 13:22;65:24
six-inch (3) 41:12,13;42:8	source (1) 33:7	stand-alones (1) 13:24	strain (1) 54:8	Summer (4) 20:5;35:7;55:9; 59:13
size (3) 7:24;23:3;30:8	south (2) 8:5;12:10	standpoint (2) 15:23;59:11	streamline (1) 31:11	summertime (2) 27:24;64:21
skip (1) 28:10	southwest (1) 12:11	Staples (1) 37:20	street (1) 36:22	Sunday (1) 40:9
slope (1) 24:10	space (2) 50:21;62:23	start (1) 43:11	strip (1) 29:12	supply (1) 10:12
slow (1) 44:13	spaces (5) 10:6,7,8;23:7; 27:11	started (3) 4:14;43:5,8	strongly (1) 46:3	support (7) 13:17,19,24;16:5; 19:7;31:11,14
small (4) 33:9;50:17;57:8; 65:2	SPCA (3) 30:7,12;57:25	starts (1) 25:3	structure (2) 20:22;21:17	supposed (2) 30:25;42:5
smaller (2) 27:13;31:18	speak (6) 4:11;35:23;44:17; 48:5;50:2;51:4	State (23) 3:12;4:12;5:2; 7:16;12:21;13:5,19, 23;14:6,24;15:17,25; 16:20;20:12;21:3; 36:11;43:25;44:5,9; 48:16;50:16;65:12, 20	structures (1) 25:8	sure (8) 25:12;26:7,20; 31:6;36:7;43:13; 50:5;62:16
smelled (1) 64:7	speaker (1) 61:8	statement (3) 35:24;55:10,20	studied (1) 15:10	surprised (1) 60:8
Smith (12) 6:10;7:3,5,9,10; 25:7;28:7,11;29:1; 30:1;31:1;32:1	speaking (2) 4:8;5:22	static (2) 41:23;42:7	studies (6) 6:14;11:6;14:16; 28:17;61:10;63:6	surrounded (2) 29:6,8
snow-melt (2) 12:9,21	special (11) 2:4;3:6;4:18;5:11; 7:25;19:23;21:11; 29:4;30:25;32:5; 60:11	stated (4) 23:8;28:22,25; 29:14	study (25) 9:18,20;13:24; 16:8,9,10,11,23,25; 23:13,18;26:20; 27:20;30:20;34:17; 48:5,7;53:21;55:6,8, 21;61:14,16;64:25; 65:16	surrounding (1) 29:20
so-called (1) 43:3	specialists (1) 15:19	statement (3) 35:24;55:10,20	stuff (2) 43:2,7	surveys (1) 47:8
social (1) 64:23	species (1) 30:3	station (4) 11:9,10;31:20; 36:19	subdivision (2) 39:8,10	SUSH (54) 2:2,11,17,19;3:21; 5:19;7:8;13:13; 17:21,24;18:4,6,19; 19:9,11,14,16;25:16, 22;28:5;32:11;35:21; 36:2,6;40:4,18;43:10, 13;44:15;45:19; 47:13;49:2,5;50:24; 52:2,4;56:4,5,7,10; 57:18;58:9;59:24; 60:3,18,25;61:23; 62:3;63:24;65:7,11; 66:3,11,15
sold (1) 41:3	specific (3) 13:25;14:13,16	stenographer (2) 4:9;65:13	submit (3) 19:4;47:25;65:5	suspicion (1) 30:23
SOLLER (3) 47:14,15;48:1	specifically (2) 15:16;20:14	step (1) 36:7	submittal (1) 6:7	suspiciously (1)
somehow (1) 31:10	speed (2) 26:25;27:21	Stephanie (2) 25:20;26:2	submitted (14) 5:4,6;6:6,21;13:16, 18;18:10;20:8;32:14; 52:22;53:21;55:5; 58:15;61:5	
someone (3)	spelled (2) 19:8;20:18	Steve (4) 18:21;19:11,24; 35:4		
	spoke (4) 38:7;49:23;50:2; 61:8			
	spots (1) 35:12			
	spring (2)			

31:13 switch (2) 19:11;55:13 SWPPP (1) 12:4 system (1) 11:2	thinking (3) 39:7,18;52:12 third (5) 24:10,12,14,15,20 this'll (1) 37:16 Thompkins (1) 41:7 Thompson (18) 2:21,25;3:2,7,18, 20;20:21;32:23; 34:19;37:22;38:20; 41:18;46:19;50:14; 55:24;59:11;63:20; 65:23 thorough (2) 34:17;55:19 thought (3) 4:19;36:25;45:24 thoughtfully (1) 34:23 thoughts (2) 32:17,18 thousand (1) 46:25 three (9) 10:20,22;15:12,16, 18;16:13;17:11;37:8; 41:11 threshold (4) 16:21;23:6,10,12 thresholds (1) 22:23 thus (1) 17:13 Timber (2) 46:2;61:4 timely (2) 54:16,21 times (3) 42:16;45:16;56:18 tiny (1) 34:7 titled (1) 28:23 today (5) 6:9,16,20;15:21; 62:18 told (3) 25:2;33:7;39:17 Tompkins (1) 41:22 Tompkin's (1) 41:12 tonight (8) 4:2;14:21;28:12; 31:22;49:12,23;50:4; 56:3 took (2) 35:5;42:8 top (6) 9:14;11:13;45:8; 54:17;56:16;62:20	topics (3) 14:2,12;16:7 tore (1) 64:9 torque (1) 42:14 total (4) 7:21;8:7;9:3;24:8 touch (1) 9:18 toward (2) 12:11;36:24 towards (2) 10:16;12:11 tower (2) 34:11;45:7 TOWN (76) 2:1,21,25,25;3:1,2, 3,5,7,7,18,20;4:1;5:1; 6:14;7:25;9:6,9,11, 17;11:12,19,21,22, 24;14:4;15:9;16:11, 25;17:16,18;18:11, 18;20:21;23:2,3; 26:7,9,14;28:2; 29:18;31:4,23,25; 32:2,23;34:19;37:21; 38:12,20;43:16;45:4, 11;46:19,22,24;47:6, 10;50:14,15;55:24; 56:18,21;59:9,10,20; 60:9,10,11,14,15; 63:20,20,22;65:23; 66:1 townhomes (3) 26:12,13,15 townhouses (1) 43:2 Town's (9) 5:11;6:23;7:22; 11:17;13:19;15:11; 17:2,7;29:18 tractor (10) 26:23;27:13;36:25; 38:5;44:24;45:14,15; 48:11;56:17;57:24 trades (1) 37:5 Trading (2) 36:21;40:8 traffic (68) 2:7,8;6:18,19; 16:24,24;17:3,4,10, 12;26:20,21;27:6; 28:3;30:10,11,15; 33:9,16,18,19;35:9; 44:7;45:15;48:5,7,8, 10,11,16,20,22,22; 50:19;51:13,19,24; 53:3,4,18,19,21,22, 24;54:2,5,7,14,22; 55:6,7,9,20;56:17,21; 57:24;58:4;61:7,10,	11,11;63:18;64:12; 65:16,17,19,20,23 trailer (3) 45:15;48:11;56:17 trailers (7) 26:23;27:14;37:2; 38:5;44:25;45:15; 57:24 transfer (1) 60:15 transferred (1) 21:6 transform (1) 32:5 transition (1) 49:20 transpired (1) 6:5 transpiring (1) 4:22 transport (1) 21:7 transportation (3) 14:15;16:9;17:14 travel (1) 65:3 treacherous (1) 36:24 treatment (1) 11:17 tree (3) 8:13;39:10;45:7 trees (1) 46:21 trip (1) 17:4 trips (5) 30:4,5;33:11; 64:13,15 truck (10) 10:7,7;13:3;30:4; 33:18;35:12;48:20; 53:19;64:13,15 trucking (1) 9:25 trucks (7) 21:5;27:13;40:13; 59:15,16;64:5;65:2 true (1) 59:7 try (1) 8:21 trying (3) 43:7,11;61:24 turn (9) 2:23;4:7;6:5; 25:22;36:20,24; 38:10;39:7;43:4 turned (1) 57:12 turning (4) 34:8;43:2;57:5,19 Twenty-some (1)	40:24 two (20) 4:24;6:25;9:4,12; 10:8,12;11:4;16:7; 17:11;23:8;25:4; 28:16;33:11;37:21; 41:6,17;42:2;57:24; 62:17;64:12 type (6) 22:18,19,21;23:14; 30:17;63:19 typically (1) 2:3
T				U
table (1) 44:22 talk (2) 40:5;65:9 talked (4) 49:15;62:25;63:2; 64:12 talking (5) 23:5;25:4,6;44:4,7 tall (1) 56:16 tank (3) 12:24,25;13:10 Tavern (3) 36:21;39:15;40:10 tax (3) 7:21;31:8;63:4 taxes (3) 31:9;38:14,16 team (2) 6:4,15 technical (11) 5:10;7:2;14:4,7; 15:24;16:5,23;28:19; 49:14;55:3,4 telling (1) 39:19 ten (9) 8:4,7;9:13;10:14, 22;22:24;23:6;37:25, 25 tenant (3) 27:3,5;30:22 tenth (1) 15:3 term (1) 63:11 termed (1) 15:2 terms (3) 17:3,19;22:18 test (3) 41:16,17;42:18 tested (1) 10:17 testing (2) 41:6,21 tests (1) 11:4 Thanks (1) 57:17 therefore (3) 15:22;22:9;23:16	unable (1) 34:25 unacceptable (1) 38:2 under (18) 5:2,10;9:2,4,10; 10:16;11:19;13:19, 23;14:6;15:3;16:19; 17:19;19:22;22:19, 20,21;24:17 undoubtedly (1) 53:5 unfathomable (1) 37:3 unimaginable (1) 30:10 unincorporated (1) 20:2 unionized (1) 37:6 unless (1) 55:15 unlikely (1) 5:12 unload (1) 21:5 unmapped (1) 8:6 unnoticed (1) 24:12 untold (1) 30:4 up (41) 2:2;7:4;8:10,18; 9:23;11:12;18:6,20; 26:3,4,21,24;27:12, 16,19,23;29:8;36:3,7; 37:2,14;39:18;41:5, 16,20;42:22,25;43:8; 46:20;49:6,18;50:20; 52:17;56:21;62:14; 63:13;64:5,9,14,17, 20 updated (2) 13:17;16:24 upon (14) 3:19;14:10,10,11,			

20;15:11;16:17,20, 25;17:6,6,7,8;20:15 urge (2) 23:25;34:16 use (23) 3:6;7:25;17:18; 19:23;20:18,19;21:8, 11,12,24;22:7,9,12, 16;29:4,10,11;30:12, 25;32:5;34:20;52:23; 60:11 used (6) 17:5,6;21:18; 40:24;63:14;65:22 uses (2) 29:14,16 usually (1) 30:15 utilized (1) 20:22	viewsheds (1) 15:13 visibility (4) 9:18;15:8,15,21 visible (1) 31:2 visioning (1) 29:19 visit (1) 62:14 visitors (2) 33:13;59:13 visual (6) 15:8,19,23;34:10; 61:16,17 visually (2) 15:17;45:2 VOGEL (3) 61:1,3,4 volume (3) 17:5;55:9,21 voluntary (1) 54:19 volunteer (3) 47:16;51:7,21 Vorhees (1) 20:10	wastewater (1) 11:15 Water (16) 10:12,18;11:2,4,4; 12:23;14:14;33:25; 41:6,13,24;42:7,7,9, 10;53:9 way (13) 17:11;32:20;34:6; 39:9,9;42:4;44:25, 25;48:23;50:12; 55:12;59:4;61:19 ways (3) 10:5;26:6;52:25 weather (1) 40:7 web (1) 32:2 Wednesday (2) 3:17;40:7 weeks (2) 48:9;62:11 WEINSTEIN (4) 51:1,2,3;52:3 welcome (1) 34:6 welfare (1) 20:16 wells (7) 10:12;11:4,6;41:6, 8,17;42:2 west (2) 10:10;12:13 westerly (1) 8:24 western (1) 40:23 wet (2) 12:7;42:22 wetland (5) 8:10;14:25,25; 15:2;42:21 wetlands (8) 8:6,6,9;14:22,24; 15:6;37:25;57:15 whatnot (1) 37:9 what's (9) 7:12;9:9;15:21; 16:4;24:23,23,24; 38:13;58:25 wheeled (1) 42:19 wheels (1) 42:19 Whenever (1) 7:5 Wherever (1) 19:16 Whoa (3) 39:16,17,17 whole (2) 8:8;59:9	who's (2) 6:16;52:7 wide (3) 8:25;9:22;31:11 Wieder (3) 46:10,10;47:1 wife (5) 28:14;30:13;38:7; 49:18;52:12 Wikipedia (1) 29:10 Wild (14) 5:25;7:15;10:16; 32:12,12,12;33:1; 34:1;35:1;41:7; 42:12;47:23;48:9,9 wildlife (2) 33:23;56:25 windows (1) 40:11 wintertime (1) 39:10 within (8) 15:15,18;16:19,21; 17:10;30:11;38:20; 64:25 Without (2) 14:17;31:11 Wolf (2) 20:4;38:25 WOLINSKY (3) 4:16,17;18:9 Wonderful (2) 19:9;52:16 wondering (2) 18:16;56:16 wood (1) 20:25 wooded (1) 8:3 Woodridge (1) 48:12 words (2) 14:13;61:11 work (6) 15:4;19:2;35:11; 49:12,13;65:14 workers (1) 17:6 working (1) 41:18 works (2) 10:20;35:17 worry (1) 4:10 worse (2) 37:9;38:18 writing (2) 19:4;32:17 written (3) 3:13;35:24;66:7 wrong (10) 42:4;46:25;47:3,3,	5,10,10;50:7,8;55:17 Wurtsboro (3) 27:17;64:3,6	
V		Y			
vacation (2) 49:19;56:19 value (1) 34:2 values (3) 15:6;38:11;39:2 variance (4) 9:16,16;26:17,18 variety (1) 19:7 various (3) 14:2;20:23;26:11 vehicle (3) 27:15;30:5;33:18 vehicles (10) 9:24;20:24;21:6; 22:25;26:24;27:7,11, 14;33:13,14 vehicular (1) 33:20 vein (2) 42:3,6 venues (1) 29:15 verbal (1) 49:4 version (1) 15:9 via (4) 3:11,18;4:6;48:12 vicinity (1) 11:13 video (3) 3:11;25:22;43:12 view (1) 31:3 views (2) 28:12;43:17 viewshed (2) 15:8,14	W	Yankee (1) 20:4 yard (1) 50:10 yards (2) 8:18,20 year (2) 29:5;36:13 years (15) 28:15;29:8;37:14, 21;39:6;40:24;41:20; 43:8;46:23;49:19; 52:12;56:20,25;58:7; 63:14 yesterday (1) 32:2 York (13) 3:3,9,12;5:2;7:16; 13:5;16:20;21:3; 31:9;37:4;43:25; 44:5;65:20	Z		
		walk (2) 27:23;30:16 walked (1) 56:24 walking (3) 36:10;56:21;64:18 walks (2) 30:14;38:7 walls (1) 13:2 WALSH (3) 44:17,18;45:1 Wanasink (3) 20:4;38:25;58:16 wants (10) 45:10,21;58:22,25; 59:15,16;60:5,6; 63:20,20 warehouse (16) 6:25;8:11,24;9:25; 10:4;20:22;25:4; 32:8;33:5;34:20; 36:15;37:7;39:18; 54:10;58:2;62:17 warehouses (12) 7:24;8:16;9:12; 13:2;21:7;25:4; 26:18;27:5,15;33:17; 38:17;64:12 warehousing (1) 21:10 warm (1) 40:7	west (2) 10:10;12:13 westerly (1) 8:24 western (1) 40:23 wet (2) 12:7;42:22 wetland (5) 8:10;14:25,25; 15:2;42:21 wetlands (8) 8:6,6,9;14:22,24; 15:6;37:25;57:15 whatnot (1) 37:9 what's (9) 7:12;9:9;15:21; 16:4;24:23,23,24; 38:13;58:25 wheeled (1) 42:19 wheels (1) 42:19 Whenever (1) 7:5 Wherever (1) 19:16 Whoa (3) 39:16,17,17 whole (2) 8:8;59:9	who's (2) 6:16;52:7 wide (3) 8:25;9:22;31:11 Wieder (3) 46:10,10;47:1 wife (5) 28:14;30:13;38:7; 49:18;52:12 Wikipedia (1) 29:10 Wild (14) 5:25;7:15;10:16; 32:12,12,12;33:1; 34:1;35:1;41:7; 42:12;47:23;48:9,9 wildlife (2) 33:23;56:25 windows (1) 40:11 wintertime (1) 39:10 within (8) 15:15,18;16:19,21; 17:10;30:11;38:20; 64:25 Without (2) 14:17;31:11 Wolf (2) 20:4;38:25 WOLINSKY (3) 4:16,17;18:9 Wonderful (2) 19:9;52:16 wondering (2) 18:16;56:16 wood (1) 20:25 wooded (1) 8:3 Woodridge (1) 48:12 words (2) 14:13;61:11 work (6) 15:4;19:2;35:11; 49:12,13;65:14 workers (1) 17:6 working (1) 41:18 works (2) 10:20;35:17 worry (1) 4:10 worse (2) 37:9;38:18 writing (2) 19:4;32:17 written (3) 3:13;35:24;66:7 wrong (10) 42:4;46:25;47:3,3,	ZBA (1) 22:6 Zone (11) 3:8;7:23;9:7;20:19, 20,21;21:12,13;22:2; 30:18;38:22 zoned (1) 50:20 Zoning (13) 7:23;9:9,11,16; 18:11;22:3;34:21; 46:15,19;47:4;55:20; 61:7;63:2 zonings (1) 47:6 Zoom (8) 3:18;4:7,7,8;19:12; 25:17;44:21;60:19
0		0			
0.07 (1) 8:9		1			
1 (1) 3:9 1.1 (2) 8:18,20 1.4 (1) 62:18 10 (1)					

3:9 10,000 (1) 25:3 100,000 (2) 23:4,10 107 (1) 33:6 109 (4) 11:14;26:22;27:16; 48:12 110 (1) 26:22 111 (4) 10:7;35:12;39:6,14 125 (1) 34:12 13 (4) 9:4;25:9;35:16; 37:14 14 (2) 42:4;58:16 140 (2) 10:17,23 1400 (1) 26:12 142 (1) 57:22 145 (1) 28:11 15 (2) 43:15;55:14 150,000 (1) 23:2 155 (1) 64:13 156 (1) 64:13 164 (1) 18:25 16A (1) 19:25 17 (5) 7:16;11:14;39:7; 44:6;49:19 176 (1) 7:21 18 (1) 32:2 18th (2) 31:4,5 19 (2) 2:3;3:17 19th (2) 3:4,17	2.5 (1) 62:22 20 (1) 43:8 2007 (2) 10:13,17 2008 (1) 26:4 2021 (5) 6:7,8;65:19,22,25 2022 (2) 3:4,17 214 (1) 60:2 24-foot (1) 9:22 25 (1) 52:11 250 (1) 2:22 250-11 (1) 3:6 250-2 (2) 20:21;21:4 250-46 (1) 22:3 250-55 (1) 2:24 250-6A (1) 21:14 250-7 (1) 3:6 27 (1) 32:13 28 (2) 8:15;58:7 280,000 (1) 24:14 281,000 (1) 9:2	373 (1) 10:6 39 (1) 46:2	7 (1) 3:9 75 (5) 9:15,19;54:12; 56:15;61:16 760 (1) 51:10 7th (1) 32:3	
		4		
		4 (2) 40:14;62:6 4,000 (2) 10:19;11:15 4:30 (1) 3:14 40 (4) 24:8;26:25;27:2; 28:15 400 (1) 33:8 4052 (1) 3:3 410,000 (1) 11:18 42 (1) 3:3 45 (1) 41:24 457 (1) 19:24	8	
			8:38 (1) 66:17 800 (5) 8:25;41:9,9,13; 44:24 81 (1) 64:3 86 (1) 39:7	
			9	
		5	9.2 (1) 3:9 90 (7) 8:13;23:6;35:15; 42:8;46:21;55:14,16 90's (1) 41:4	
		50 (3) 30:11;41:2;56:20 500 (3) 10:3;22:25;44:24 500,000 (1) 62:21 556 (1) 23:7 56 (4) 25:6;35:4,6;45:9 560,000 (1) 62:17 561,000 (3) 6:25;23:9;25:5 561,600 (1) 9:3		
	3			
	3,000 (1) 8:10 30 (2) 9:7;24:8 300 (3) 27:10,11;64:15 31 (2) 11:25;56:13 311 (1) 64:13 32 (1) 3:9 32-year (1) 47:16 35 (1) 9:11 350 (1) 8:25 358 (1) 26:2	6		
2		6 (2) 3:9;22:20 60 (1) 42:8 617.4b6 (1) 22:20 62 (1) 41:19 65 (1) 9:13		
2,000 (3) 9:22;33:14;64:14 2,800 (1) 11:10 2,860 (1) 64:11		7		