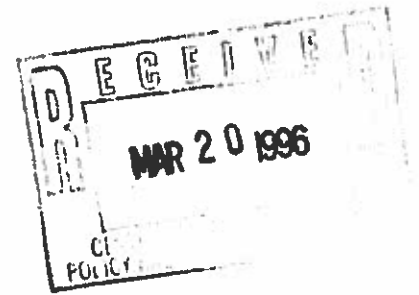


JOSEPH FREDERICK GAZZA

ATTORNEY AT LAW
P.O. Box 969 5 OGDEN LANE
QUOGUE, New York 11959
(516)653-5766 (DAY AND EVENING)



March 18, 1996

Pine Barrens Credit Clearinghouse
P.O. Box 587
3525 Sunrise Highway Second Floor
Great River, New York 11739-0587

Re: Appeal of Credit Allocation to parcels itemized below

Dear Commission Members,

Thank you for computing the Pine Barrens credits on several of the parcels of Core Pine lands owned by the undersigned. I respectfully request reconsideration of your determinations as set forth below and would like to appear before your Commission to present orally my appeal. This request is made in accordance with Pine Barrens Credit Program Handbook p.9.

Re: SCIM#900-215.2-1-28 PEC=.24 PEC Requested=1
Reasons: Parcel is a 1.33 ac. single and separate lot on a filed subdivision map with roads provided

Re: SCIM#900-238-2-4 PEC=3.07 PEC Requested=3.78
Reason: Parcel has two road frontages and CR-200 lots could be created without new roads thus 200,000 s.f. should equal 1 development right.

Re: SCIM#900-280-2-51 PEC=.10 PEC Requested = 1
Reason: Parcel is a .28 ac. single and separate lot on a filed subdivision map with roads provided.

Re: SCIM#900-280-2-53 PEC=.10 PEC requested = 1
Reason: Parcel is a .05 acre single and separate lot on a filed subdivision map with roads provided.

Re: SCIM#900-280-2-55 PEC =.10 PEC requested = 1
Reason: Parcel is a .05 acre single and separate lot on a filed subdivision map with roads provided.

Re: SCIM#900-280-2-61 PEC = .10 PEC requested = 1
Reason: Parcel is a .25 acre single and separate lot on a filed subdivision map with roads provided.

Re: SCIM#900-304-3-1 PEC =6.47 PEC requested = 7.83
Reasons: Parcel has extensive road frontage and also numerous dead end streets on adjoining subdivision map which could be additional access for further subdivision of the CR-200 zoned tract.

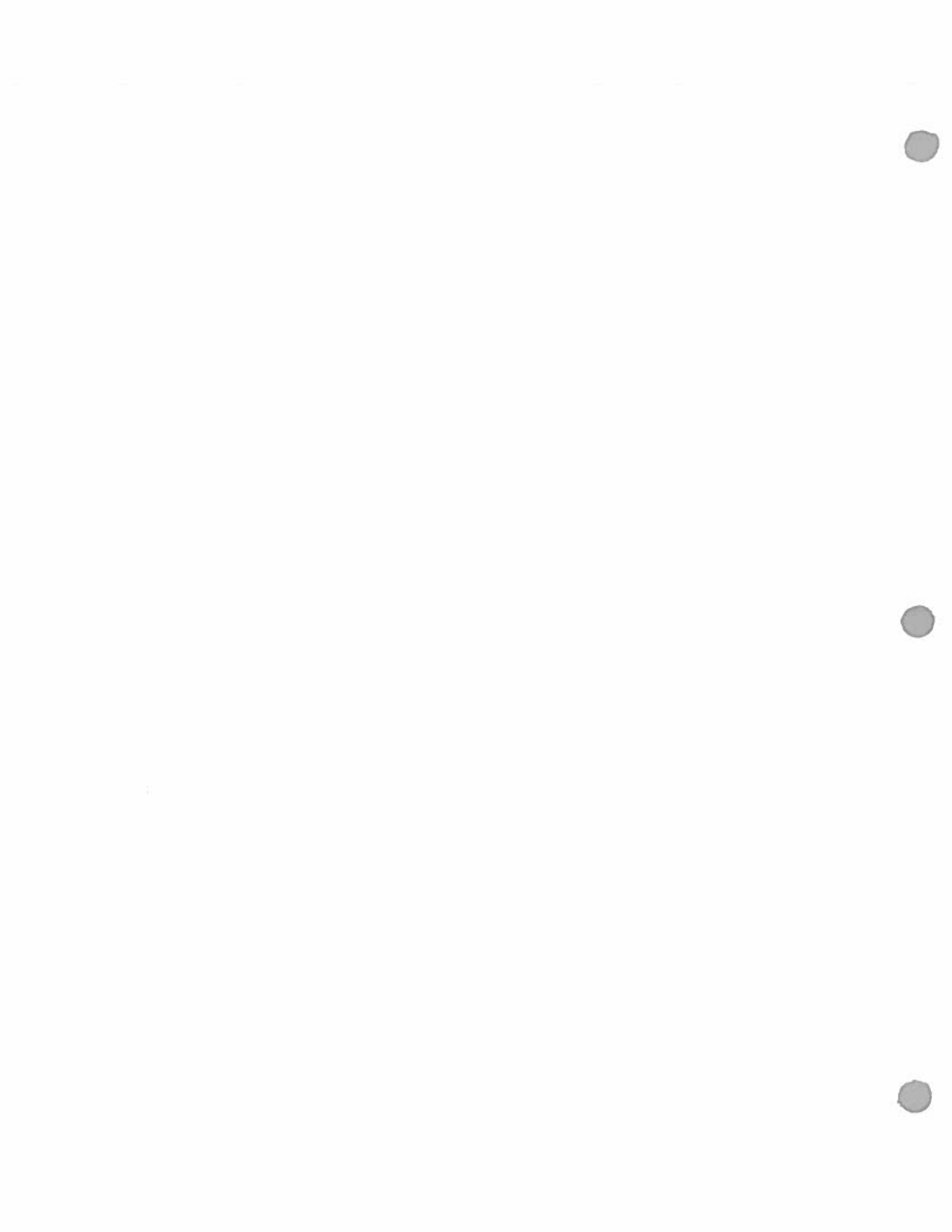
Re: SCIM#900-334-1-21 PEC 1.79 PEC requested = 2.16
Parcel is a 9.92 ac. tract with three dead end streets on adjacent subdivision map which could be utilized for future subdivision of this CR-200 zoned tract.

I oppose having to pay for a title search on my various properties to satisfy your Clearinghouse. I am prepared to give you a Bargain & Sale Deed and an Affidavit of Title but it has always been the buyer's expense to obtain a title certification.

For example, for me to obtain your suggested .10 PEC for my .28 ac. parcel 900-280-2-51 the paperwork alone will cost me:

- (1) 30 year title abstract.....\$400.00(minimum)
- (2) Possibly a survey..... ?
- (3) Preparation of the Conservation Easement.....Legal Fees
- (4) Filing Fee with County Clerk.....\$52.00 +
- (5) Certified copy provided by Title Co. of easement to Commission.....\$100. ±

\$552 minimum +



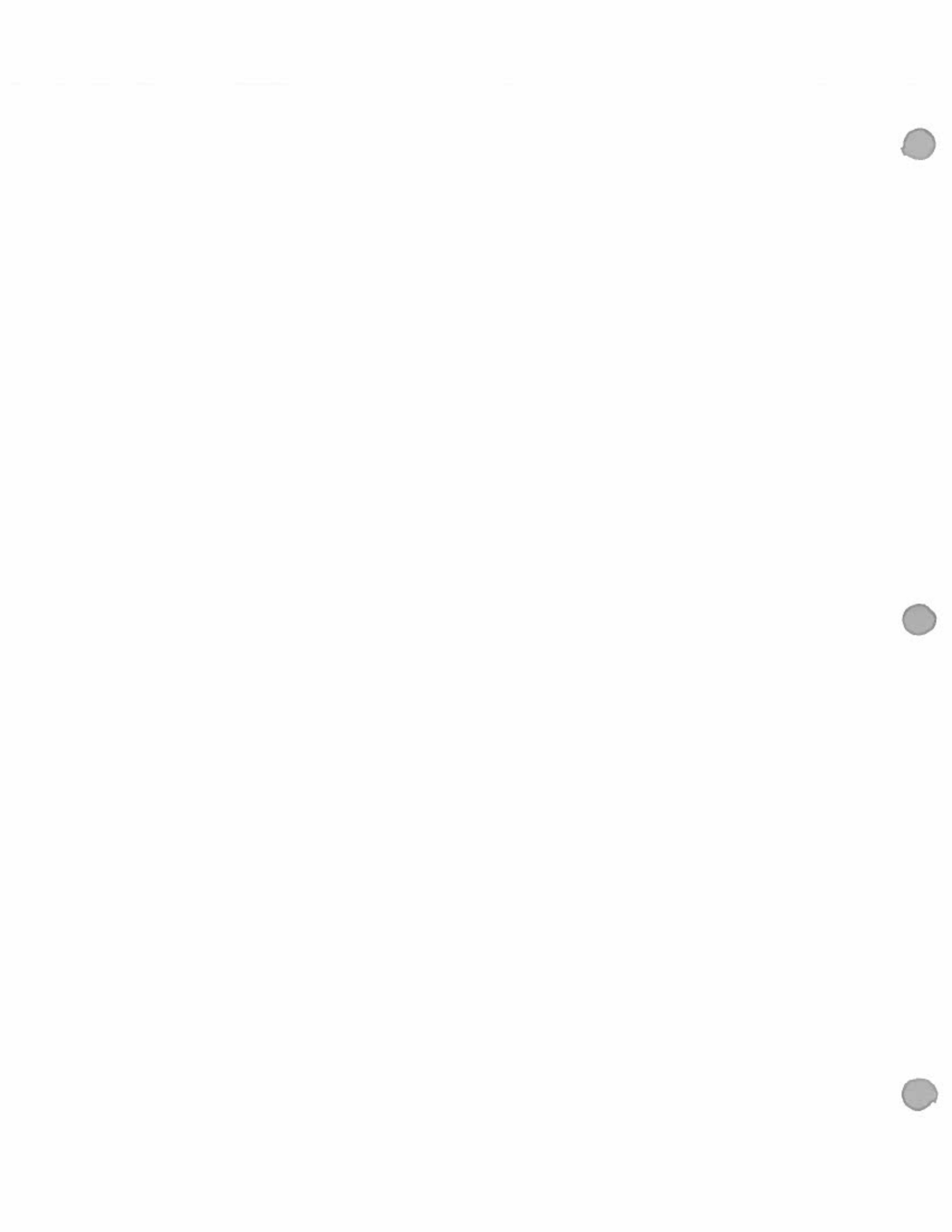
Is it the intent of your Commission for participants in this program to proceed with various legal documents without consulting an attorney. What attorney is going to spend the time and effort to complete a PEC application for less than \$1000.00? Thus at an absolute minimum it's going to cost \$1552.00 in paperwork for .10 of PEC. For this reason it is necessary to give more credits for owners' land and then to develop better receiving areas if the program is going to work.

Respectfully submitted,

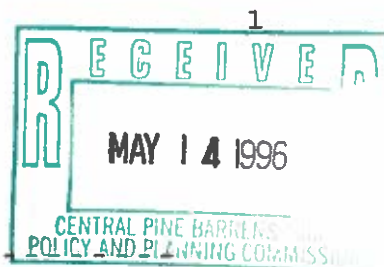


JOSEPH FREDERICK GAZA

cc: file



PINE BARRENS
CREDIT CLEARINGHOUSE



In the Matter of the
Public Hearing on the Appeals of
JOSEPH GAZZA

3525 Sunrise Highway
Great River, New York 11739

April 23, 1996
4:50 p.m.

PUBLIC HEARING

* * * *

A P P E A R A N C E S:

BOARD OF ADVISORS

JAMES TRIPP - Chairman

JACK HANLEY - Member

ROBERT DUFFY - Member

MITCHELL PALLY - Member

JOHN MILAZZO - Attorney

DORIS ROTH- General Counsel

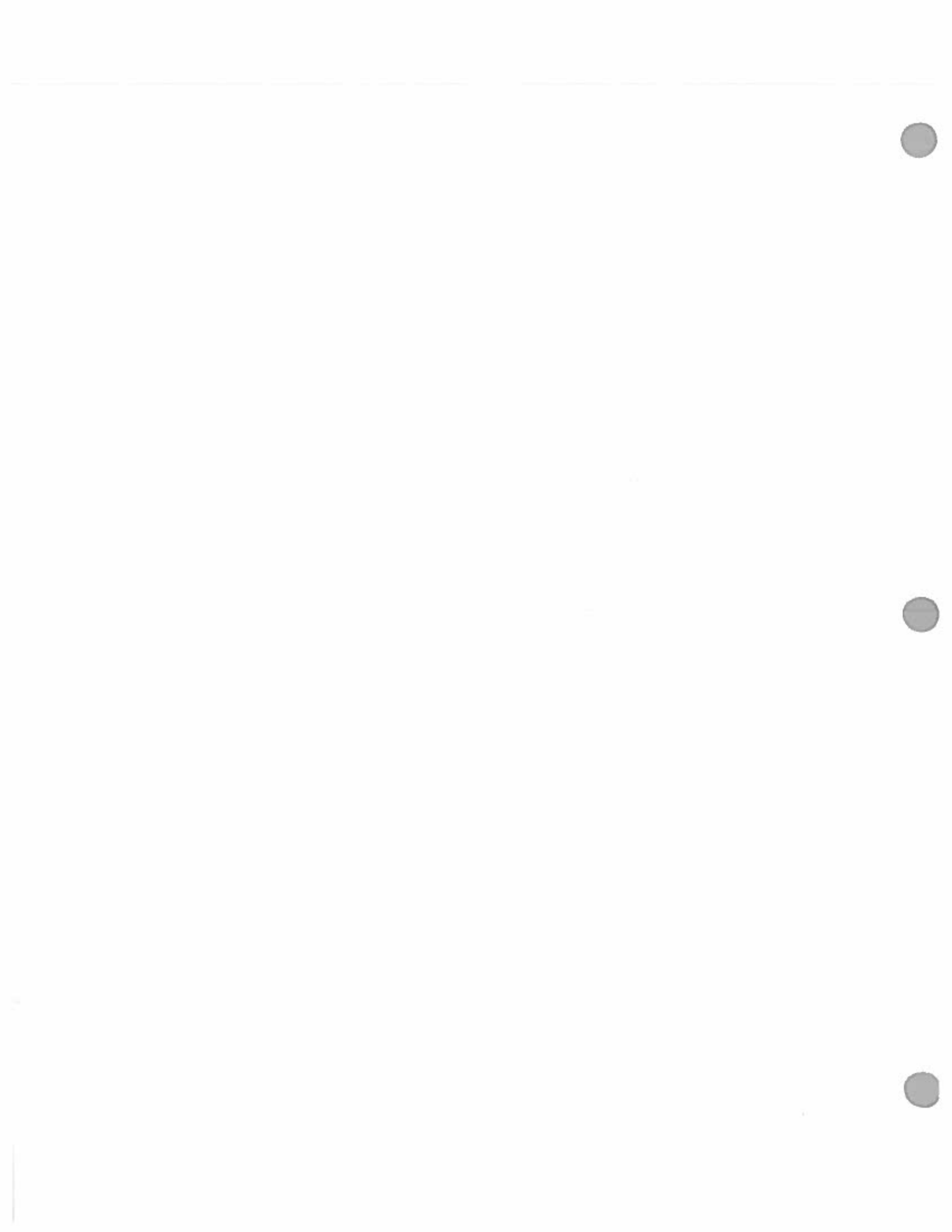
RAY CORWIN

WILLIAM SPITZ- DEC

ALSO PRESENT:

LORRAINE TREZZA

DONNA PLUNKETT



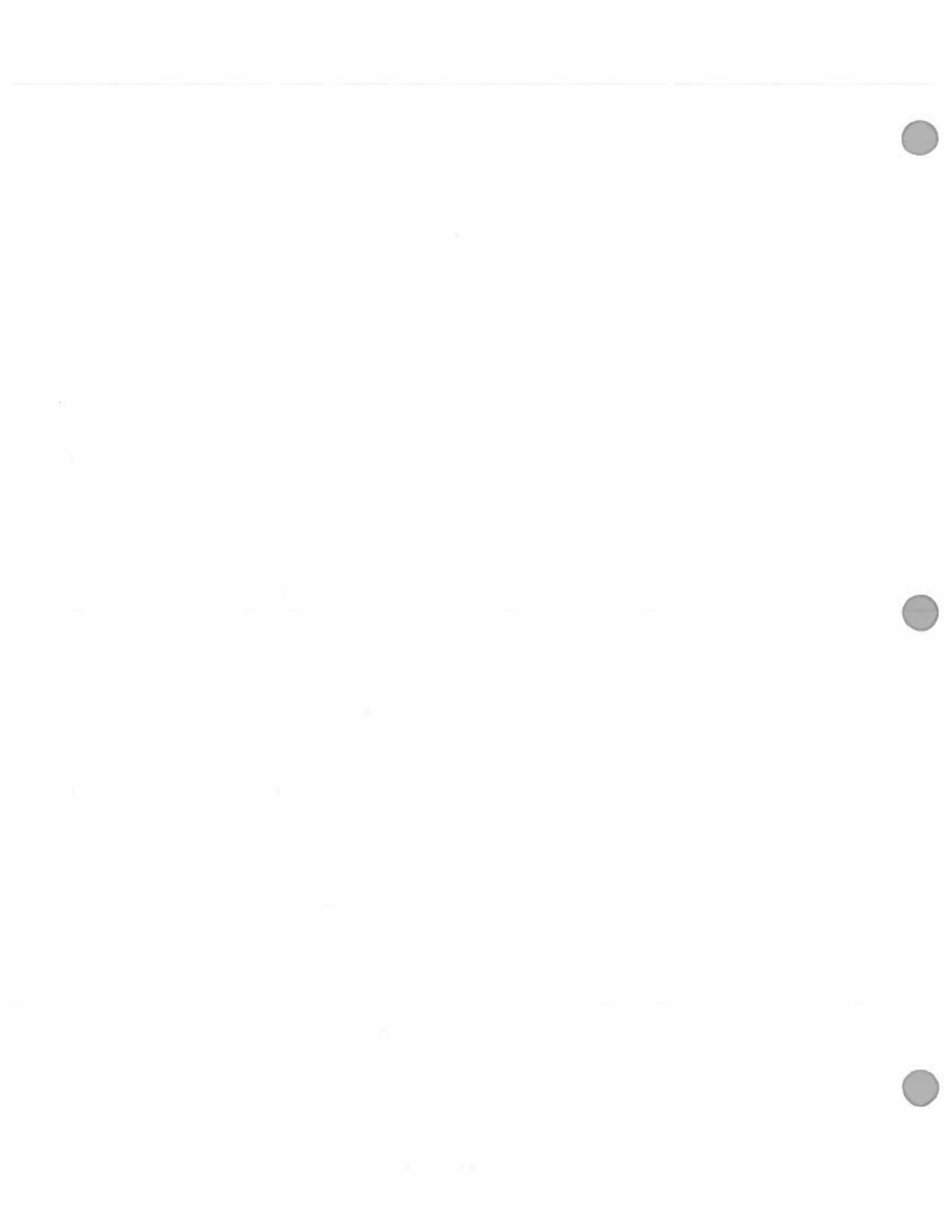
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2 MR. TRIPP: We are going to
3 commence the hearing concerning the
4 appeal of Joseph Fredrick Gazza.
5 It's the same notice as for the
6 preceding hearing.

7 MS. ROTH: This is a separate
8 transcript.

9 MR. TRIPP: The notice is
10 Exhibit 1 for this proceeding.

11 MR. GAZZA: Mr. Chairman,
12 Joseph Fredrick Gazza appearing.
13 Thank you for the opportunity to
14 attest your accreditation of the
15 parcels. I would like to consider
16 it not a contest but a review.

17 I know we are at early stages
18 in determining what Pine Barrens
19 credits are going to be allocated,
20 certainly very early stages as to
21 what Pine Barren credits are worth.
22 As you are aware, I submitted a
23 list of twenty parcels within the
24 Town of Southampton that I own for
25 determination as to credits.

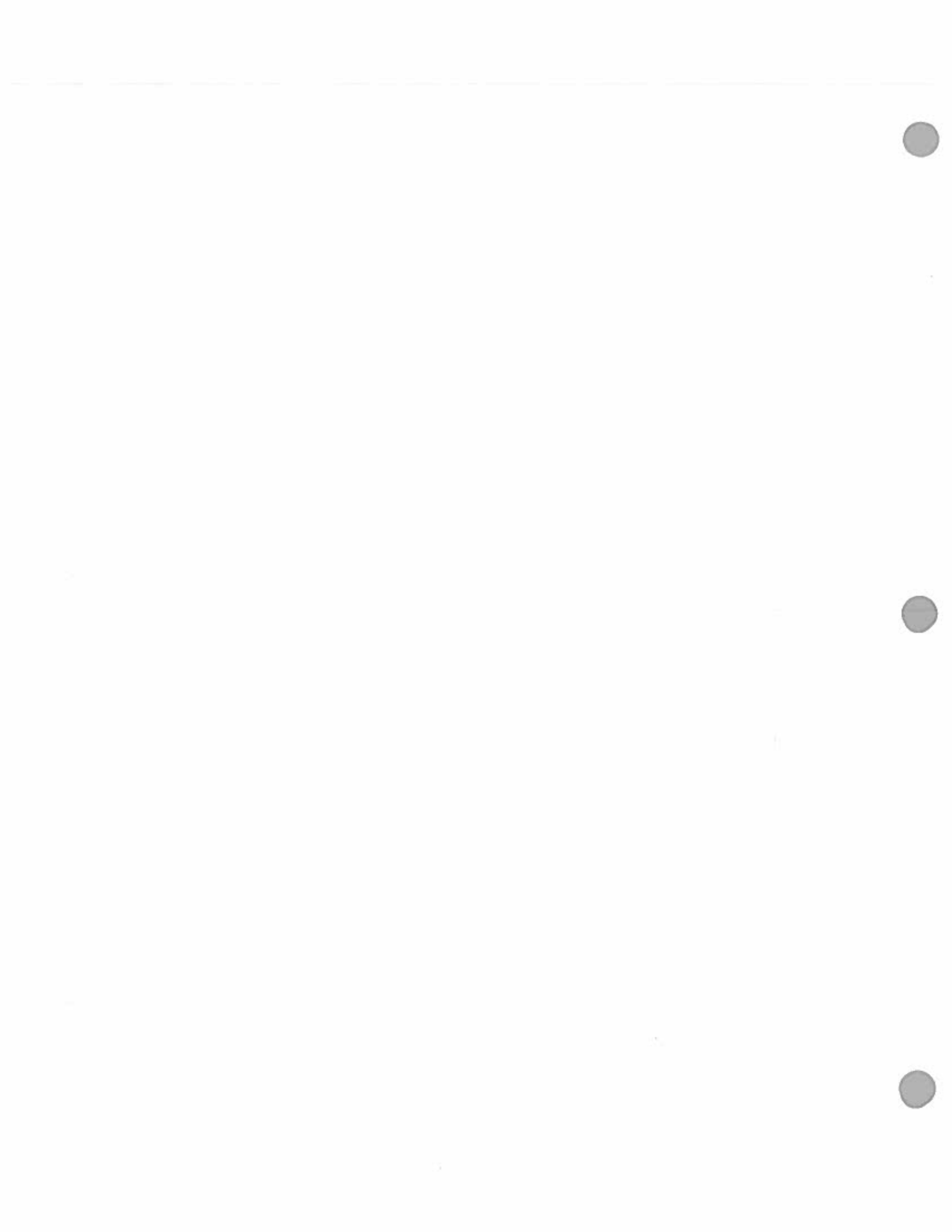


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2 I have distributed a little
3 cover letter outlining four points
4 that I am going to ask the
5 Commission about, ask your
6 Commission about pertaining to
7 these twenty parcels. And I have a
8 list attached to this cover letter
9 which outlines the twenty parcels
10 that I own, their sizes, their
11 zone, it's PBC, Pine Barrens
12 Credits that the Commission
13 determined would be appropriate.
14 And the requested PBC that I felt
15 would be more appropriate as a
16 larger number, of course.

17 MR. TRIPP: Do you have an
18 extra copy of this that we can mark
19 as an exhibit?

20 MR. GAZZA: Certainly.

21 MR. TRIPP: Could we mark as
22 Exhibit 2 the appeal letter for Mr.
23 Gazza, dated April 23, 1996 which
24 he has just described with an
25 attachment titled, Letters of



1
2 Interpretation concerning Pine
3 Barrens credits of the lands of
4 Joseph Frederick Gazza concerning
5 lands within the core of the Pine
6 Barrens.

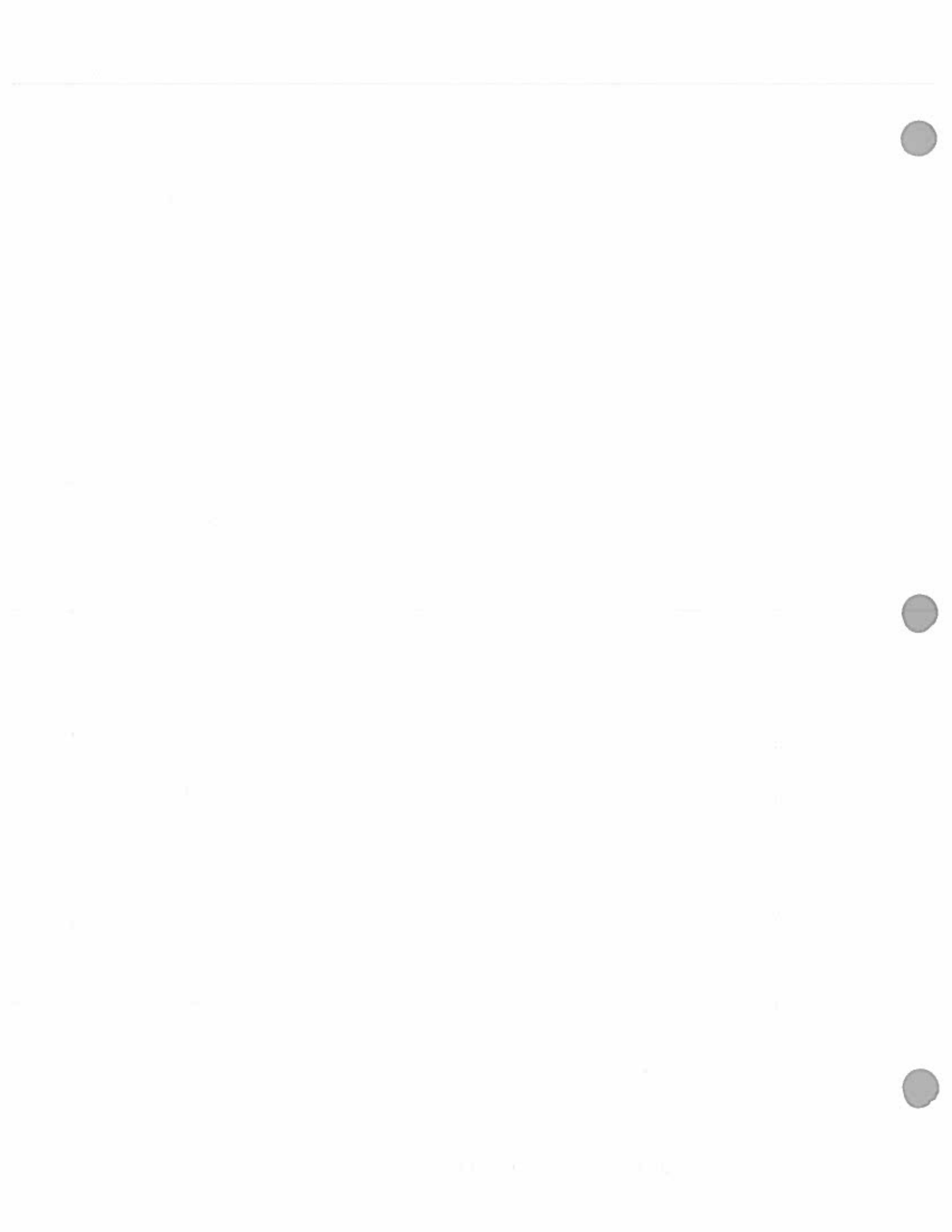
7 Just so I know where we are
8 going; you have received Letters of
9 Interpretation which would award
10 you 19.46 credits?

11 MR. GAZZA: That is right
12 on the money.

13 MR. TRIPP: You are
14 requesting, you would like a
15 total of 29.09, approximately 9
16 and-a-half more?

17 MR. GAZZA: That's correct,
18 Mr. Chairman. That increase in
19 credits would follow if the Board
20 went along with my items 1 to 4
21 which I will go into right now.

22 Item Number 1 doesn't pertain
23 to credit numbers, it pertains to
24 credit cost. When I sit down and I
25 try to determine what it's going to



1
2 cost me to get a credit to go
3 through the process, I reviewed the
4 booklet, I know that you were
5 originally called for a title
6 certification. You say that a
7 survey may be necessary, you talk
8 about a conservation easement which
9 is in the pamphlet, the booklet
10 that can be modified, that can be
11 reviewed, that must be recorded
12 against the title to the property.
13 That this document, a certified
14 copy of this document must be made
15 available for the Commission, and
16 an update on the title just as with
17 a regular closing. All the
18 documentation has to be in order in
19 order to eventually get that
20 certificate from the Commission and
21 whoever is going to sign it.

22 I am not sure yet stating
23 that I have this certain amount of
24 credits with each parcel. Each
25 parcel is a separate application.



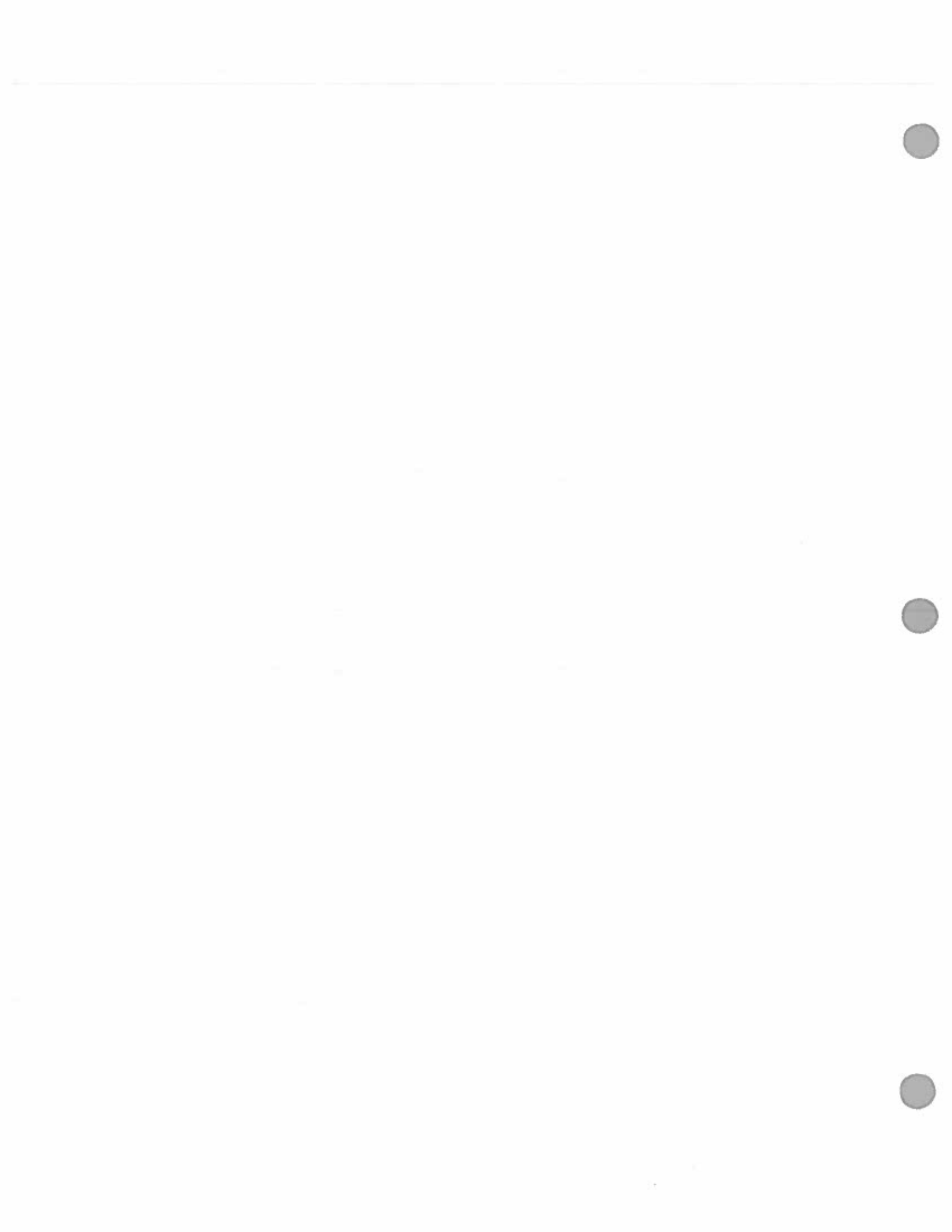
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2 Now I have tried to figure out how
3 much the total --

4 MR. TRIPP: Let me just
5 interrupt you for a moment.

6 We have made a recommendation
7 to the Commission on this very
8 subject. It was discussed at the
9 last Commission meeting.

10 Commission members had a few
11 comments and the Commission is
12 going to my understanding, is adopt
13 a policy with respect to whether
14 title reports will be required or
15 assurance and under what
16 circumstances, when we would pay
17 for it. We could give you a copy
18 of that, but I think that
19 discussion which isn't immediately
20 germane to the immediate question
21 here today, we could discuss more
22 efficiently if you had a copy of
23 that policy.

24 MR. GAZZA: Okay. To conclude
25 on that point, it comes out a



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2 little over \$1,500.00 in my opinion
3 to obtain each credit. Or not a
4 full credit, but each letter
5 stating that you have so much of a
6 credit per parcel. \$1,500.00 rule
7 of thumb if you have to go through
8 the process.

9 And that does allocate a
10 \$1,000.00 fee for an attorney to
11 handle the matter to appear before
12 the various meetings, to review the
13 title certification, to review the
14 easement to be placed on the
15 property, to handle the recording.
16 I don't know of many attorneys that
17 would undertake a client for less
18 than \$1,000.00 in any matter. So,
19 I think that is a reasonable
20 assumption.

21 So, moving onto point two,
22 the single and separate status of
23 lots. The Committee put together a
24 formula as I can relate to the Town
25 of Southampton, where my property

1
2 is located, that if you have 5.55
3 acres, you get one right. I know
4 you use a decimal point but it
5 comes out 5.555. And I feel that
6 that is an arbitrary way of looking
7 at this because there is different
8 types of property and you just
9 can't put a blanket number on it,
10 you have to look at property
11 individually.

12 And, you have to look at a
13 parcel that may be a single and
14 separate parcel, that may have
15 rights, different than 100 acre
16 track. And the formula -- this
17 blanket formula doesn't sit right
18 when you look at the 100 acre track
19 and the 5 acre track or the
20 half-acre lot. It just doesn't sit
21 right.

22 If you are going to recognize
23 that a parcel has some legal rights
24 if it's under size, and I don't
25 know whether you will or you won't,

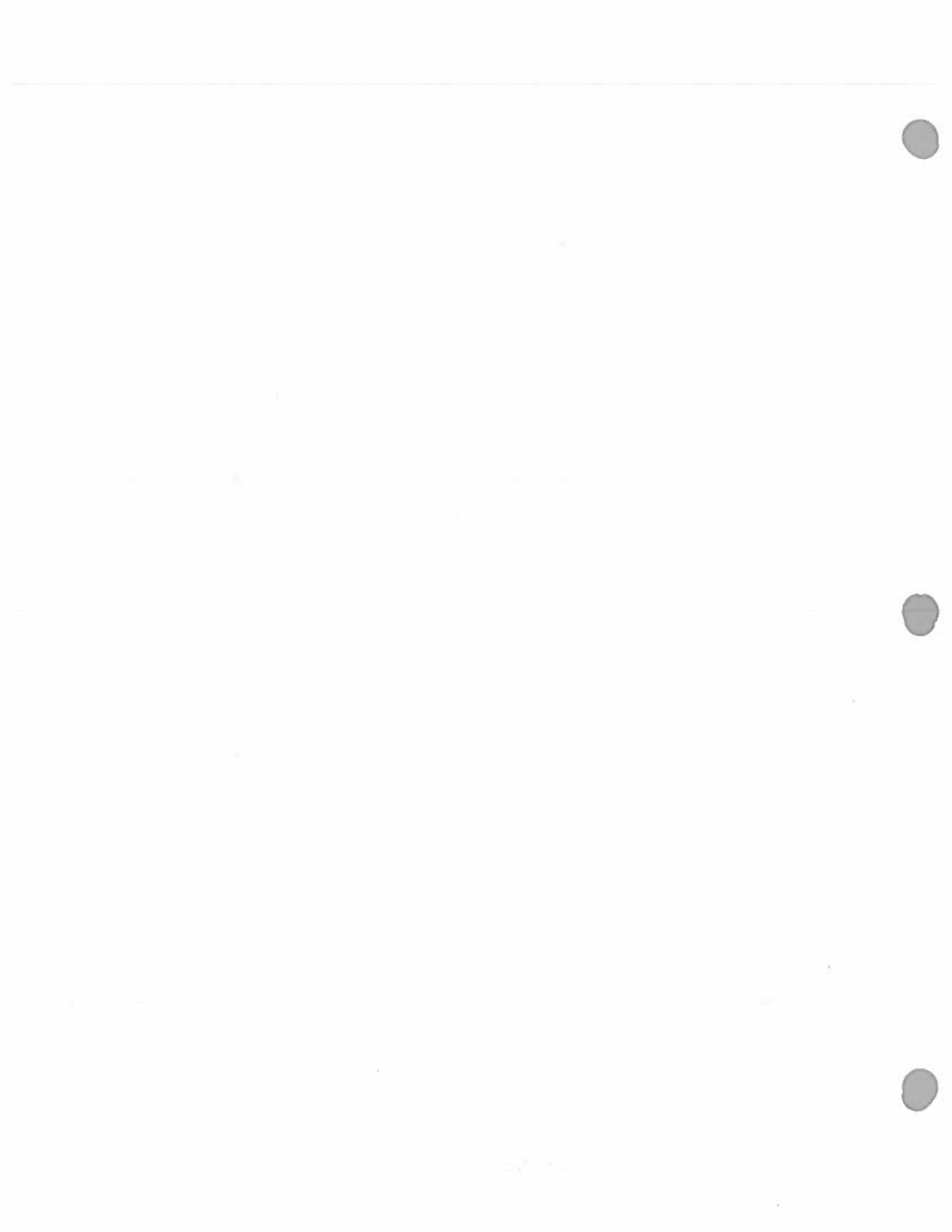


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2 but if you are going to you are
3 going to have to establish first a
4 date, a date of when single and
5 separate is going to count.

6 And talking back and forth, I
7 heard other applicants, you just
8 can't pick dates out of the air or
9 Southampton's date or Brookhaven's
10 date. You've got to get a date and
11 then people can work from that date
12 and say if my land was a single and
13 separate lot from this day forward,
14 maybe I have certain rights. And if
15 it wasn't, I don't have certain
16 rights.

17 MR. GRECCO: Mr. Gazza, isn't
18 it true that each town has
19 different areas and each area has
20 different dates?

21 MR. GAZZA: That's correct.
22 And they have many complaining in
23 their zoning and different parcels
24 have to go back to different dates.
25 And if you are going to have to



1
2 review three towns and thirteen
3 dates, it's going to become a
4 nightmare, you are not going to
5 know.

6 MR. GRECCO: But you are
7 looking to establish single and
8 separate; right?

9 MR. GAZZA: As to who though,
10 that is my question.

11 MR. GRECCO: You are looking
12 to establish single and separate?

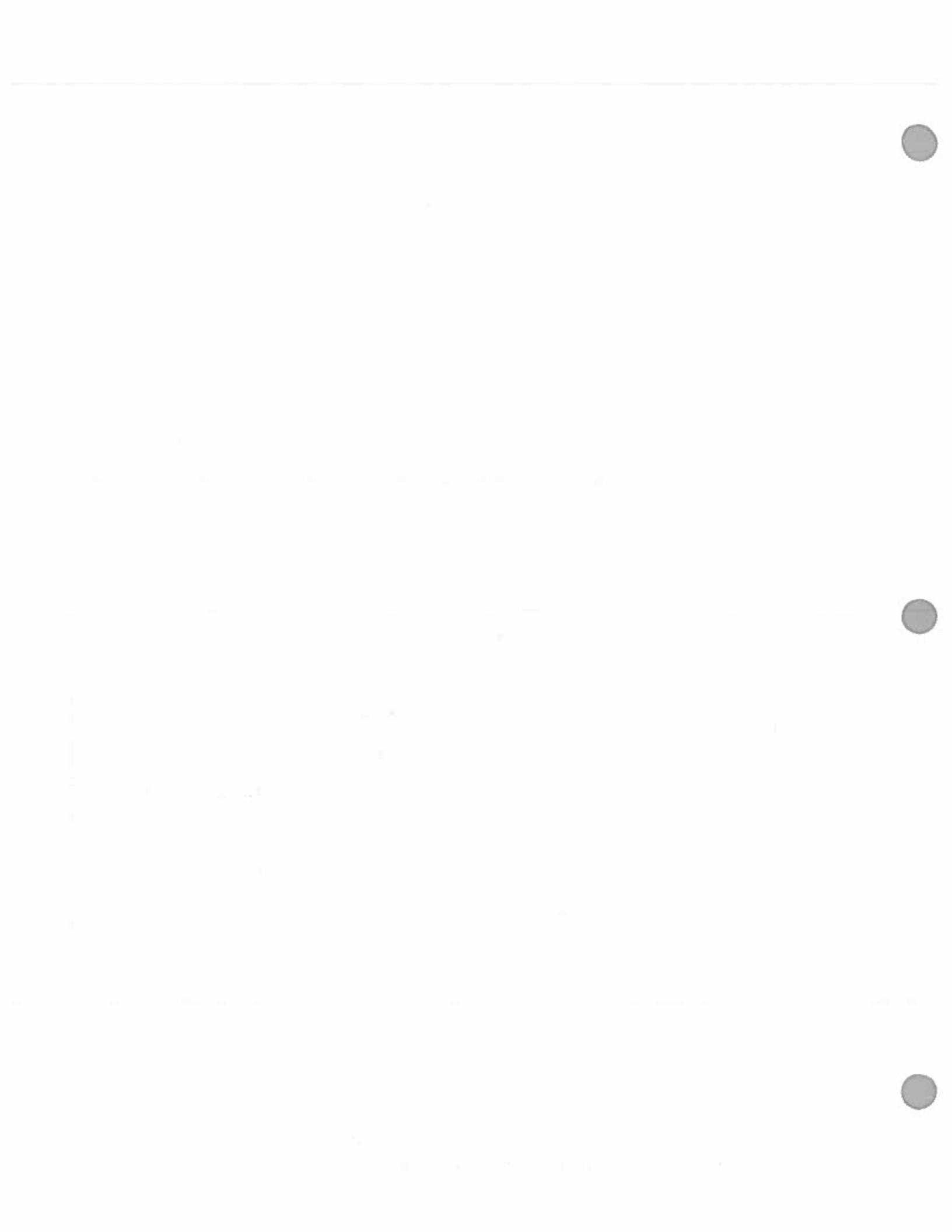
13 MR. GAZZA: My lots are
14 single and separate.

15 MR. GRECCO: You are looking
16 to convince us of this?

17 MR. GAZZA: Correct.

18 MR. GRECCO: Wouldn't it then
19 be incumbent upon you to tell us
20 what date is the controlling date
21 for single and separate as to what
22 date the Town for this area
23 up-zoned it, wouldn't it be?

24 MR. GAZZA: If I was applying
25 for a variance.



1
2 MR. GRECCO: You are an
3 attorney; is that right?

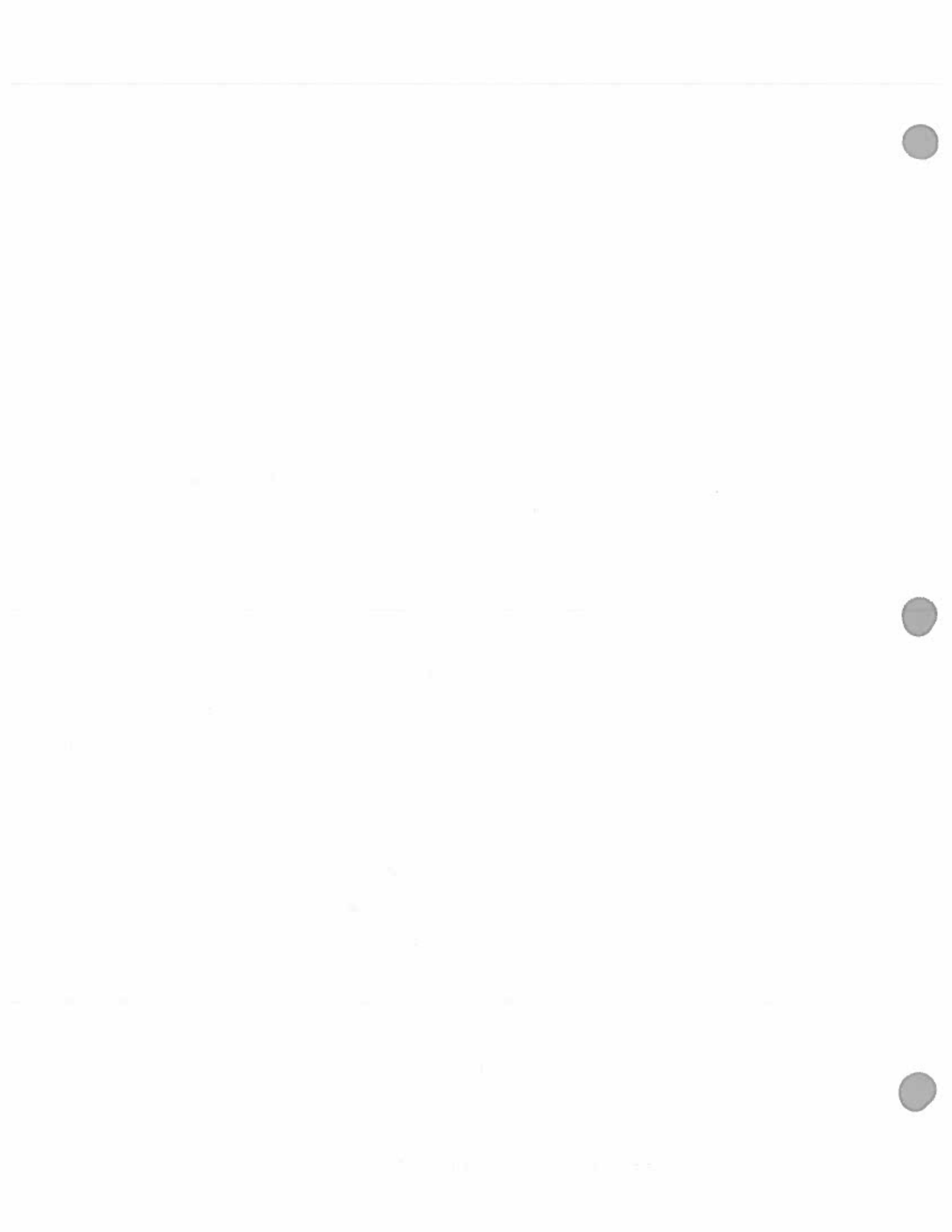
4 MR. GAZZA: That's correct.
5 If I was applying for a variance to
6 the Board of Appeals, a
7 Certification of Title for the
8 exact dates of nine parcels would
9 be provided.

10 MR. GRECCO: Whose burden
11 will that be?

12 MR. GAZZA: The applicant's
13 burden.

14 MR. GRECCO: Why would it not
15 be your burden before this Board?

16 MR. GAZZA: That would be the
17 absolute minimum it goes up from
18 there for a title determination
19 only. As an attorney, I can certify
20 titles and I am prepared to because
21 I know that my parcels are single
22 and separate and I can take my
23 parcels prior to 1957 when there
24 was no zoning in the Town of
25 Southampton to satisfy everyone's



1
2 concern, Health Department
3 included.

4 But my question to you is,
5 possibly your authority doesn't go
6 back to '57 in Southampton, or '62
7 in Brookhaven, maybe your authority
8 is somewhat different.

9 MR. GRECCO: Wouldn't it seem
10 to be that you would come to us,
11 tell us this is the date because of
12 whatever reason? Just like you
13 would go before this Town Board and
14 sit, you know.

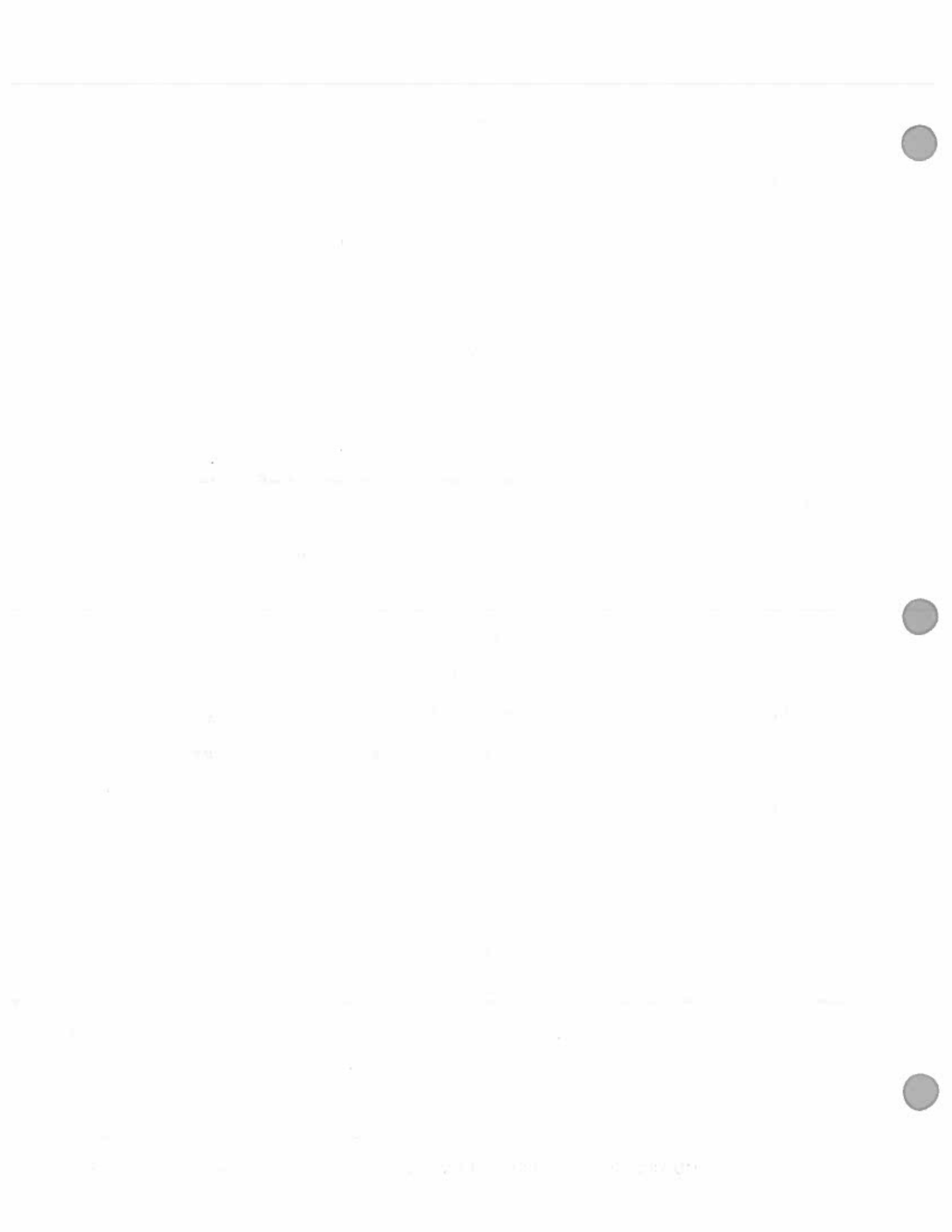
15 You were an attorney when you
16 picked up these parcels; right?

17 MR. GAZZA: That's correct.

18 MR. GRECCO: At that point
19 you had convinced yourself they
20 were single and separate not just
21 on the word of a prior owner?

22 MR. GAZZA: No, I did my own
23 examination or had a title company.

24 MR. GRECCO: Why couldn't you
25 then come back to us with your



1
2 position as to what date is
3 controlling and all your
4 documentation which you have?

5 MR. GAZZA: Okay. Would you
6 like a certification on the twenty
7 parcels that they go back to 1957
8 for single and separate; would that
9 satisfy your concerns on the issue
10 of single and separate ownership?

11 MR. GRECCO: I am not certain
12 that I would take, with all do
13 respect, a certification from an
14 attorney/owner.

15 MR. GAZZA: I have been
16 through this before.

17 MR. GRECCO: Joe, with all do
18 respect, you are wearing two hats.

19 MR. GAZZA: The law states
20 that attorneys can certify titles,
21 I can certify my title.

22 MR. GRECCO: That is correct.

23 MR. GAZZA: I have
24 insurance. I carry liability on my
25 shoulders like Mr. Chairman does,

1
2 and many other attorneys do. So,
3 that is a decision that should come
4 from maybe the whole Commission.

5 MR. GRECCO: Because of the
6 unusual circumstances, you being
7 the owner and the attorney, I think
8 I would defer that question to the
9 Board. But when you bought it,
10 someone gave you a single and
11 separate search?

12 MR. GAZZA: Title search, I
13 didn't do single and separate on
14 all twenty, some I did myself. You
15 know, I analyze properties myself,
16 I don't retain a title company for
17 every purchase. I buy a lot of
18 land.

19 MR. GRECCO: But you want a
20 certificate from us that has to be
21 based on certain amounts of
22 evidence for an administrative
23 board and the burden is with you,
24 okay.

25 MR. GAZZA: Now we have this



1
2 on the table, what year would you
3 would you like to go back to; would
4 you like to go back to the
5 beginning of the zoning from
6 Southampton?

7 MR. GRECCO: I would like to
8 hear from Mr. Milazzo on that one.

9 MR. MILAZZO: I would have to
10 see how the Town of Southampton
11 decides what single and separate
12 is.

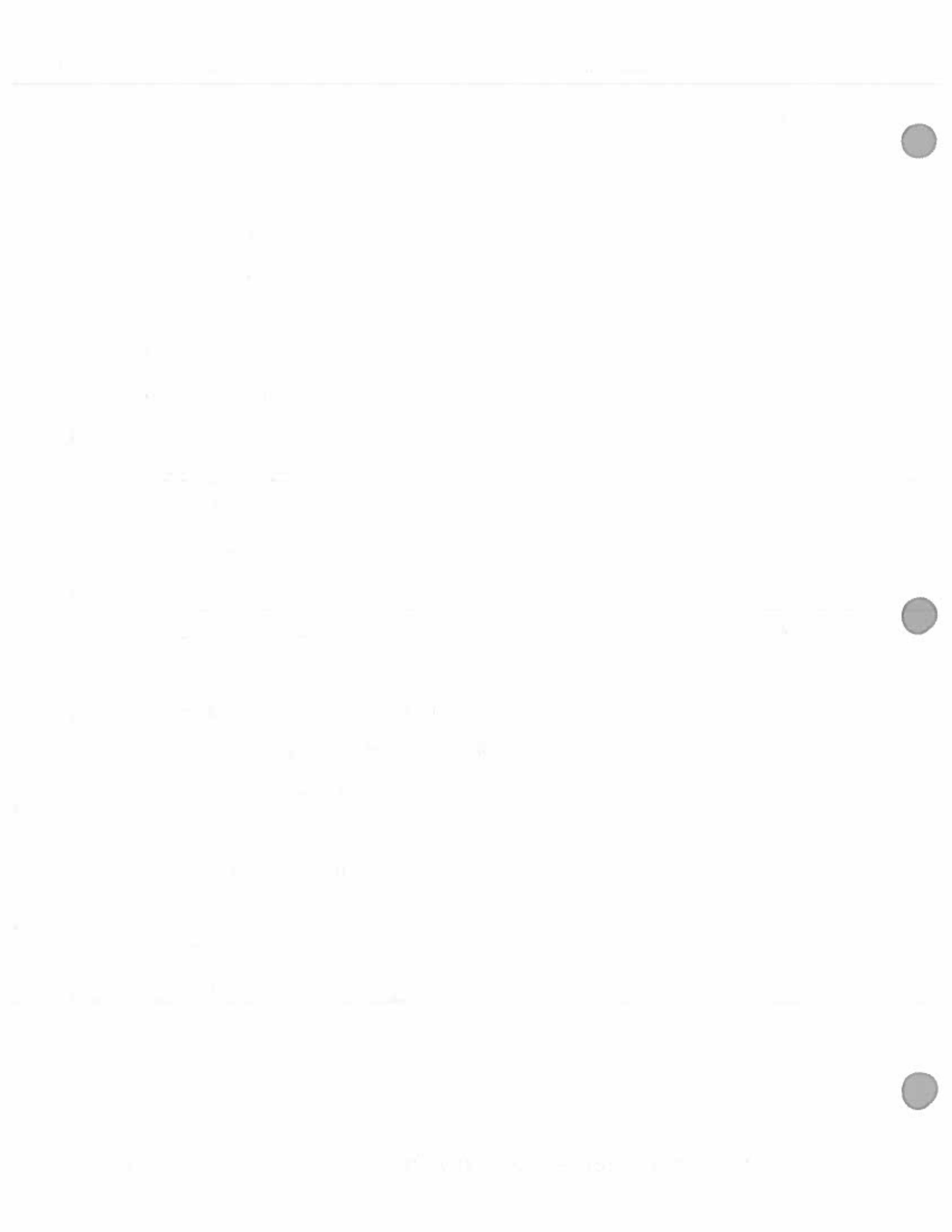
13 MR. GAZZA: Mr. Duffy, as a
14 representative, we haven't had
15 zoning before '57?

16 MR. DUFFY: That's correct.

17 MR. GRECCO: There was no
18 zoning in Southampton before 1957.

19 MR. DUFFY: If that was the
20 date that the first zoning code was
21 adopted.

22 MR. GRECCO: Single and
23 separate back to 1957 they would
24 have a right to build
25 notwithstanding the up-zoning; is



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that correct?

MR. DUFFY: That's correct.

MR. GRECCO: It might be later in certain areas?

MR. DUFFY: In some cases it would be, correct.

MR. GRECCO: So, it would be no further back to 1957.

MR. DUFFY: That is the starting date for zoning in the Town.

MR. MILAZZO: Does the Town attorney have to pass for single and separate?

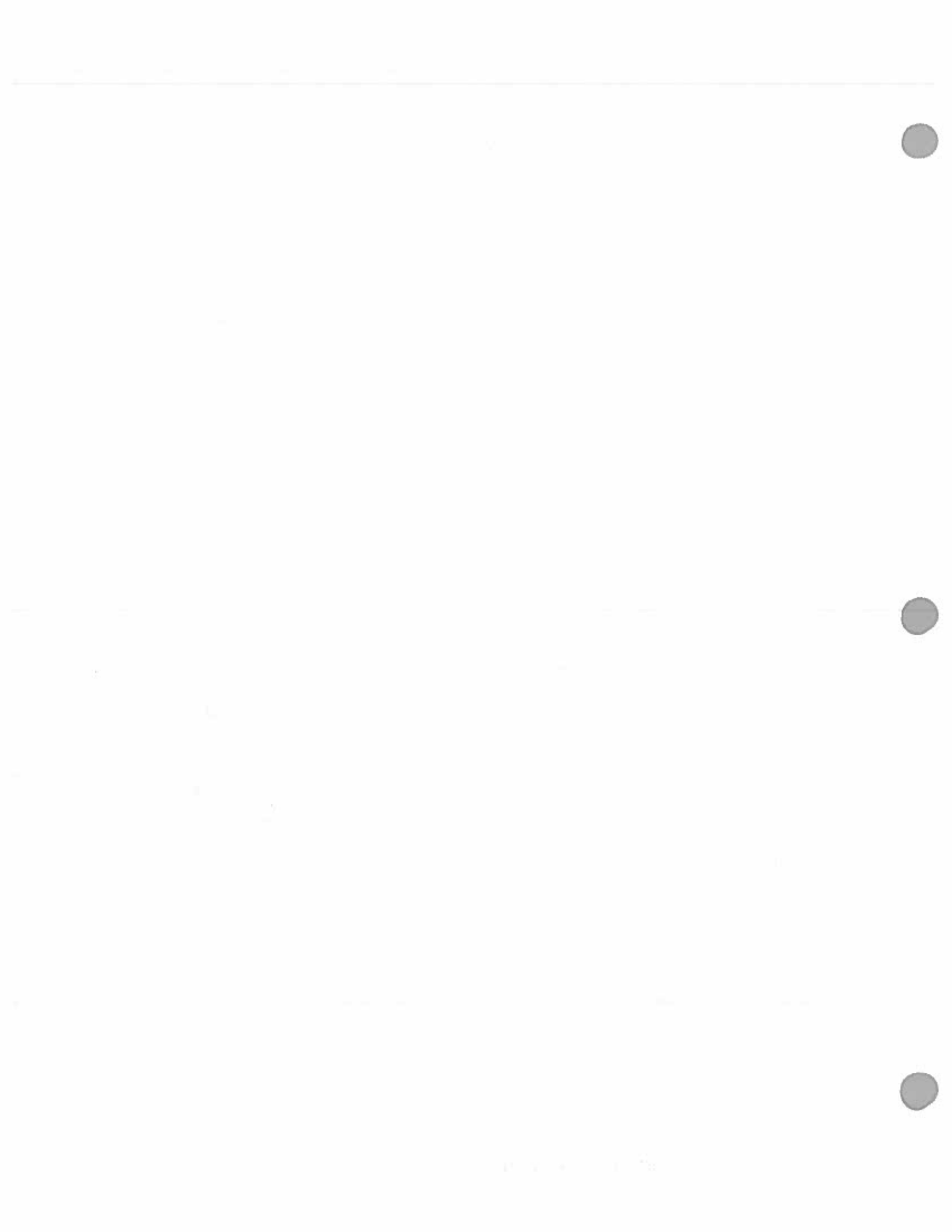
MR. DUFFY: In some cases they do.

MR. MILAZZO: So, there is no Town attorney involvement?

MR. DUFFY: You have, yes.

MR. GRECCO: So we established a date.

MR. GAZZA: We put the earliest date, it could make it easier for me. Let's take '57, I



1
2 like that date.

3 Next question, we established
4 single and separate on a 20 by 100
5 lot. Is that a sufficient size lot
6 to grant a development right based
7 on single and separate ownership?

8 MR. TRIPP: Not necessarily.

9 MR. GAZZA: I agree.

10 MR. GRECCO: Okay.

11 MR. MILAZZO: If I can
12 interrupt for a second. I think
13 today's is an appeal and what we
14 want to do is give you a chance to
15 present your case, get your record
16 developed. And I don't know if you
17 want to have a free-forming dialog
18 between the applicant, that is up
19 to you. I just want to point that
20 out. The goal is to have a hearing
21 and have the applicant present his
22 case.

23 MR. GRECCO: Do you have any
24 other evidence regarding those lots
25 which you say should be single and

1. Introduction

2. Methodology

3. Results

4. Discussion

5. Conclusion

6. References

7. Appendix

8. Acknowledgements

9. Contact Information

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separate?

MR. GAZZA: I have three 20 by 100 lots in item number 280-02-052, 053 and 055.

MR. PALLY: Wait a minute.

MR. GAZZA: Page 2, Section 0900, 280 block 2, they are in numerical order, 280-2 to 52, 53 and 55 are 20 by 100 lots.

Now, I do not believe that those lots could ever be developed in the area that they are in, it would never pass Health Department.

MR. PALLY: So, you are not appealing those three?

MR. GAZZA: No, I have them down as a tenth. I am not appealing those.

MR. PALLY: Okay.

MR. GAZZA: I want to be fair, I am not asking for a full right on a 20 by 100.

MR. GRECCO: Which ones are you appealing on a single and



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separate?

MR. GAZZA: If you look at the list almost all the others. I recognize the 20 by 100.

MR. PALLY: The second one, forget the numbers, the second one on the list, you are appealing on a single and separate?

MR. GAZZA: That's correct.

MR. PALLY: The third one, the fourth one, the fifth one.

MR. GAZZA: Correct.

MR. PALLY: The sixth one.

MR. GAZZA: The sixth one is 17.03 acres.

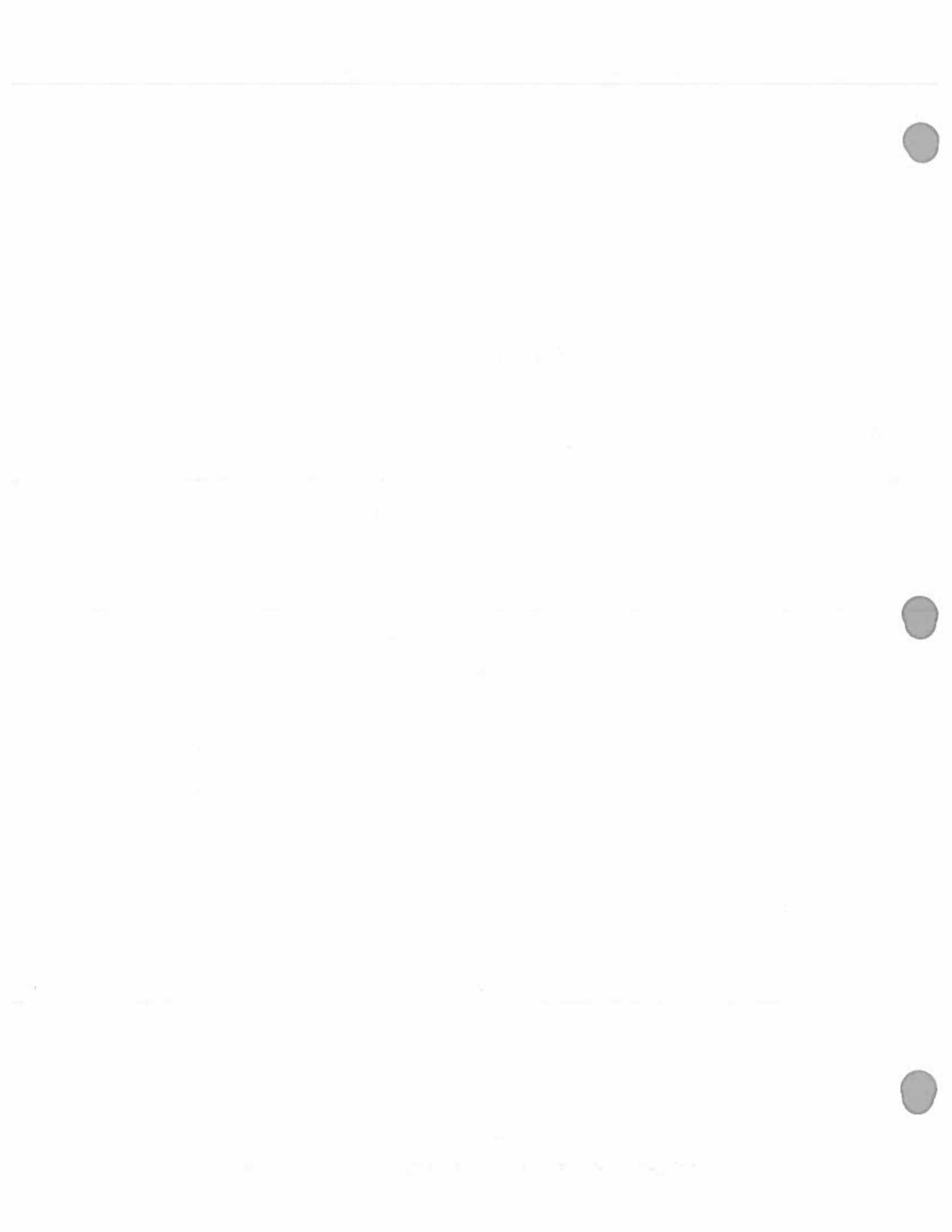
MR. PALLY: Forget that.

MR. PALLY: How about the 6.5 acres?

MR. GAZZA: That is another question. The next one I am appealing.

MR. PALLY: On single and separate?

MR. GAZZA: Lot 51, yes.



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MR. PALLY: The rest of them are all --

MR. GAZZA: Lot 61 I am appealing on single and separate.

MR. GRECCO: Six of them, Mr. Gazza?

MR. GAZZA: That's correct.

MR. PALLY: On single and separate issue?

MR. GAZZA: Well, there is multiple issues.

MR. PALLY: I understand that.

MR. GAZZA: Single and separate.

MR. MILAZZO: So, the first page should be changed from nine to six.

MR. TRIPP: Yes, the answer is yes.

MR. GRECCO: What evidence are you presenting to this Board in connection with your application that these are, in fact, single and

1
2 separate?

3 MR. GAZZA: Do you want to
4 take a sworn statement from me as
5 an attorney and able to certify
6 titles in the State of New York, or
7 would you like something in writing
8 from me in the form of an abstract
9 of title?

10 MR. GRECCO: An abstract of
11 title would be sufficient.

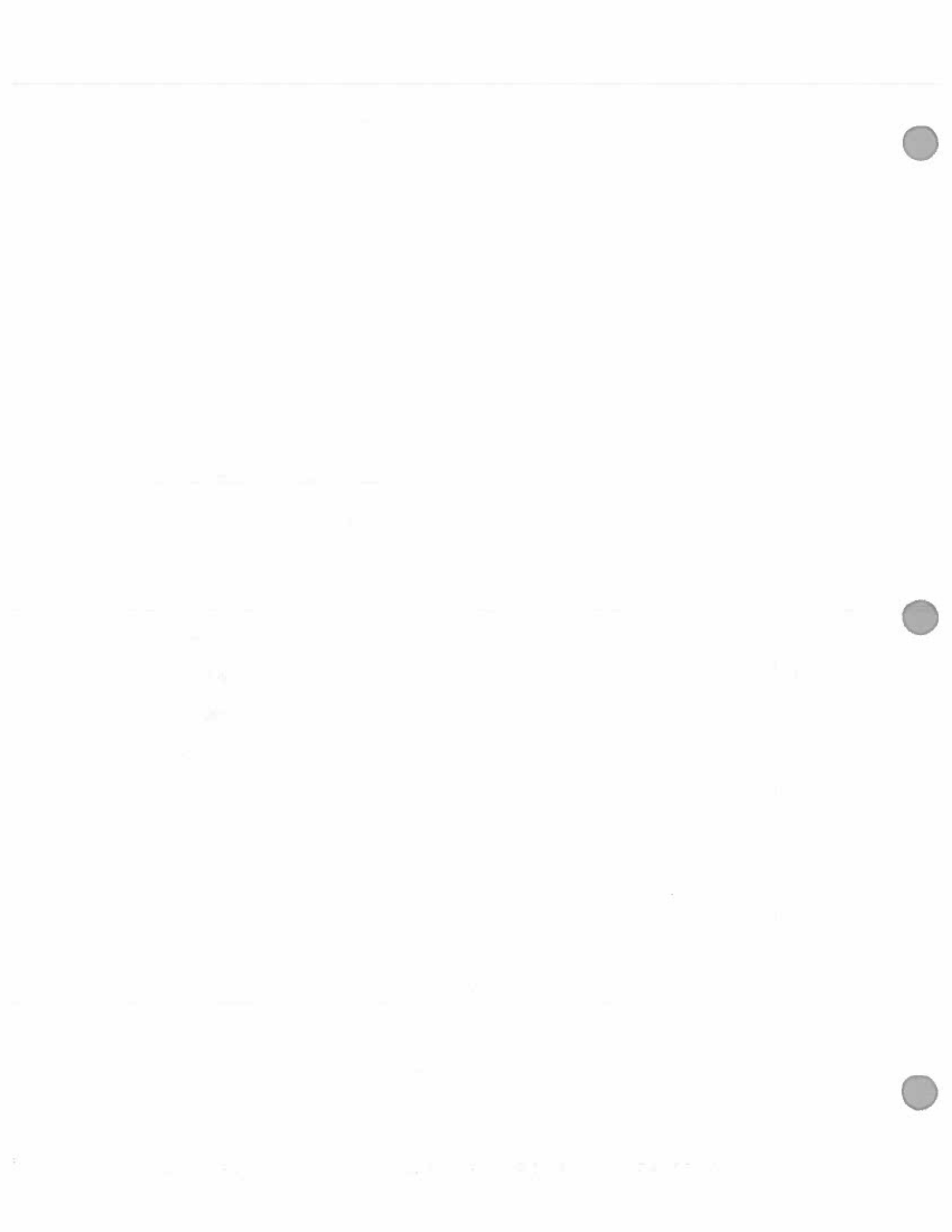
12 MR. TRIPP: I think if we
13 were going to do something and we
14 assumed single and separate we are
15 also going to need a determination
16 from the Town of Southampton.

17 MR. GAZZA: From the Town
18 attorney, he would be reviewing any
19 abstract.

20 MR. PALLY: Right, if that is
21 the appropriate official for the
22 Town of Southampton, right.

23 MR. GRECCO: Obviously, we
24 need it as of a certain date.

25 MR. GAZZA: Abstract of title



1
2 back to '57.

3 MR. GRECCO: Reviewed by
4 someone in the Town.

5 MR. GAZZA: Maybe Mr. Duffy,
6 since he is related to this Board
7 and he is right here, he might be
8 the appropriate person to direct it
9 to.

10 MR. DUFFY: We will review it
11 with the Town attorney, Joe.

12 MR. GRECCO: On six of those
13 parcels.

14 MR. GAZZA: I wrote down
15 nine, I am sure, for example,
16 parcel number 286-02-010 is a
17 single and separate lot.

18 MR. GRECCO: Why don't we go
19 to the third point.

20 MR. GAZZA: We covered single
21 and separate. If we could back up
22 on single and separate, I am
23 conceding that a 20 by 100 lot does
24 not warrant a development right
25 because it would not pass Health.

1
2 But if I could put a well and a
3 sanitary system with a hundred foot
4 separation, would you concede that
5 that is a buildable lot from an
6 environmental point of view?

7 MR. TRIPP: Well, another
8 question, we are leaving single and
9 separate for the time being.

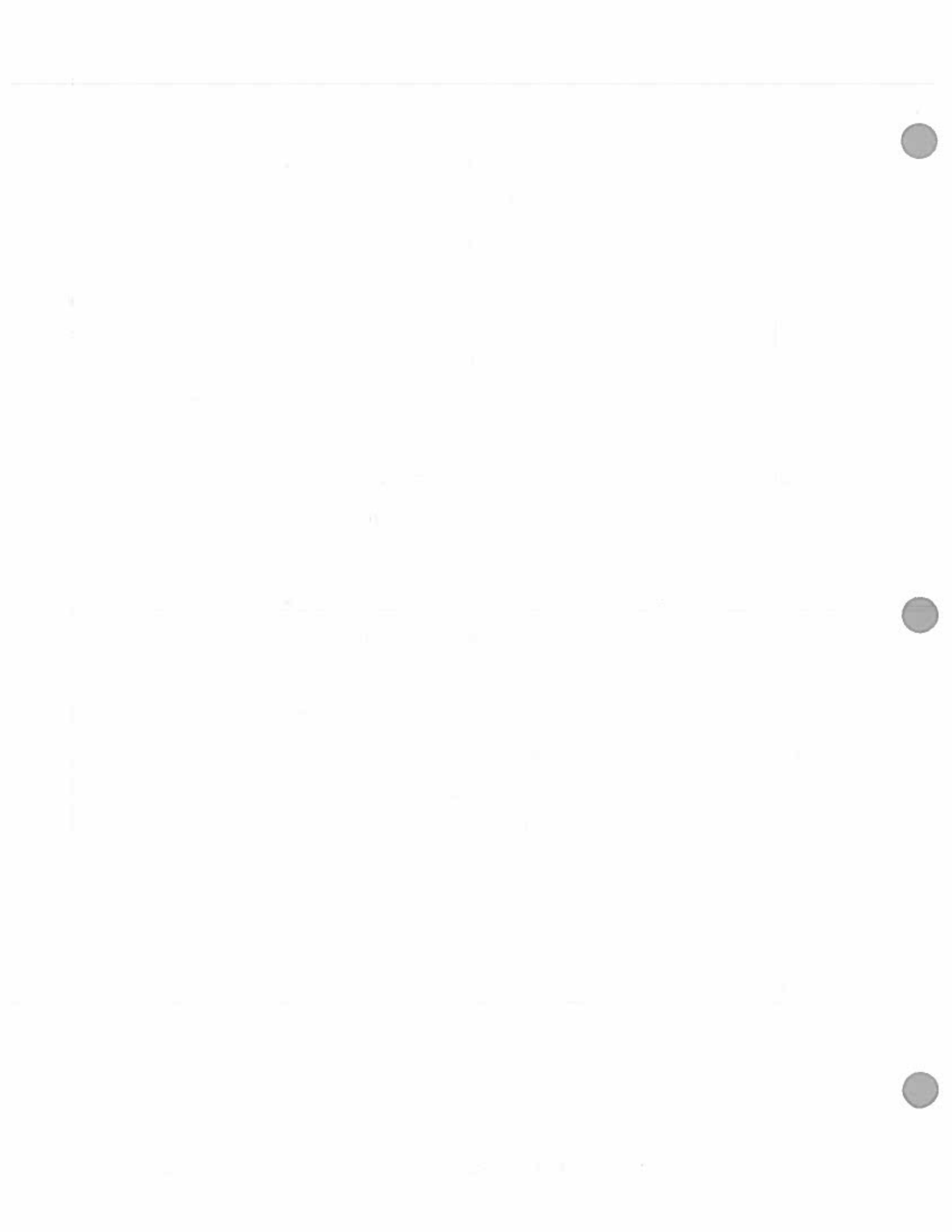
10 MR. GAZZA: No, it's all
11 related. See, we have a parcel, I
12 can get my separation for Health
13 Department, I get my hundred feet.

14 MR. TRIPP: Dennis Moran,
15 have you seen this?

16 MR. MORAN: I haven't seen
17 the document.

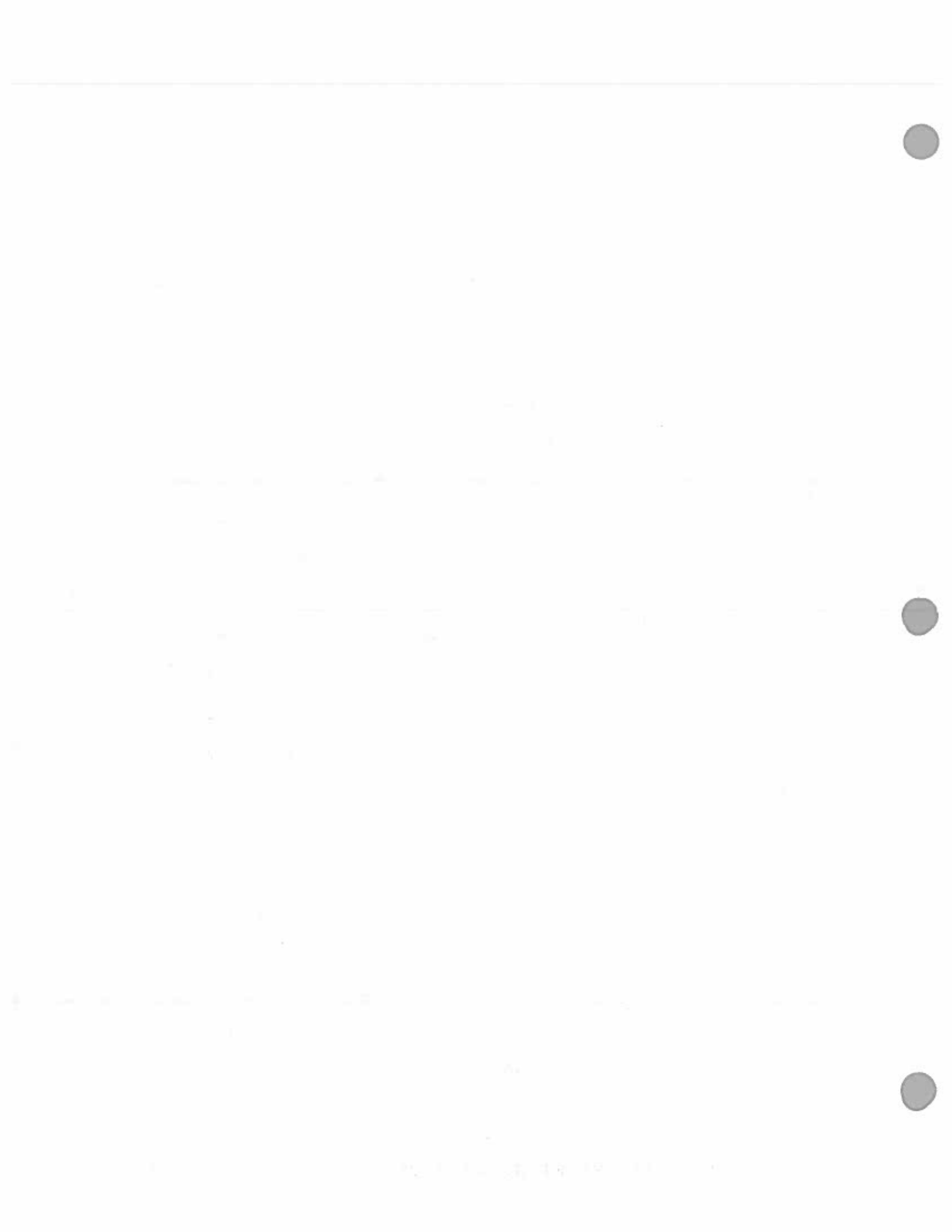
18 MR. TRIPP: Can you look at
19 Exhibit 2, and you may want some
20 time but the question is: How does
21 Article 6 pertain to these lots?

22 MR. MORAN: If these lots are
23 single and separate then they are
24 exempt from Article 6 with the
25 exception if they are a common



1
2 scheme in a similar area and there
3 is five or more lots being
4 developed at one time on a single
5 application. Assuming if they were
6 to be single and separate the
7 Department would review these in
8 conformance with construction
9 standards.

10 Well, basically, what the
11 Department would look at is the
12 size of the lot to see if they
13 could comply with separation, this
14 is a problem with surface waters,
15 wetlands. And then separation is
16 going to be, I am assuming it would
17 be an area that has no public
18 water, therefore, your separation
19 distance is between your well and
20 sanitary system it might be a
21 minimum of one hundred feet. So,
22 basically, what you would be
23 looking at is lots that probably
24 would require at least probably
25 10,000 square feet to be sure to

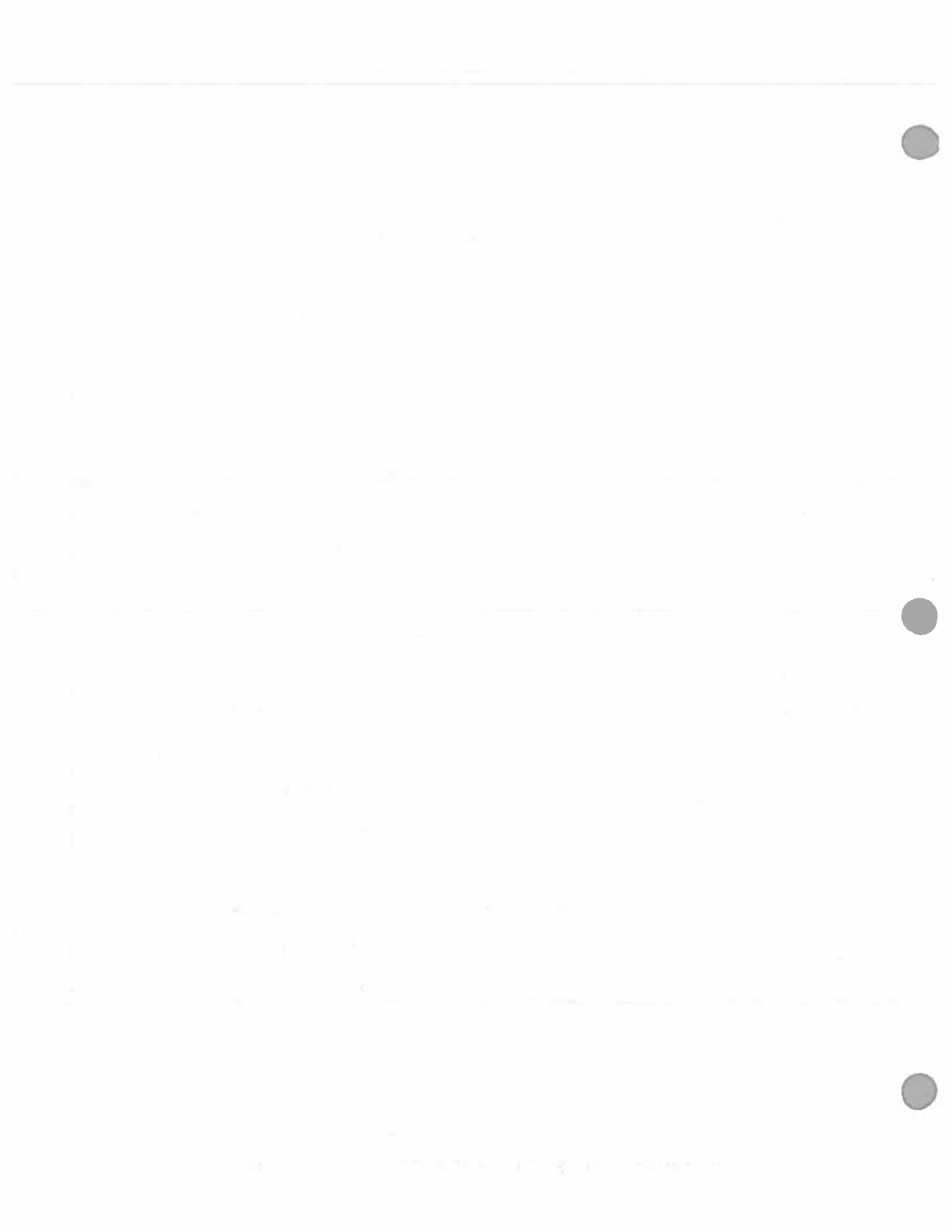


1
2 assure that you could put a well
3 and an on-site sanitary system.

4 MR. TRIPP: Let me just ask a
5 question. Given the fact that Mr.
6 Gazza is the owner of all these
7 lots, under what circumstances
8 would you look at them as a common
9 scheme?

10 MR. MORAN: We would look at
11 them as a common scheme if an
12 application is made one time more
13 than five or more lots, or if they
14 were less than five lots the
15 Department may look at the records
16 for the titles for adjacent lots.

17 If it's determined that the
18 adjacent lots are owned by the same
19 individuals, then they will fall
20 under the requirements of Article 6
21 which would mean that he would have
22 to prepare a plan, and in Zone 3
23 what you would be allowed is one
24 dwelling unit per 40,000 square
25 feet.



1
2 MR. GAZZA: Just to clarify
3 that point, if you look at the tax
4 map numbers, my parcels are
5 scattered; Westhampton, Riverhead,
6 Eastport. They are not on one map,
7 they are within the 23,000 acres
8 and they are scattered. There is no
9 more than four or five that are
10 contiguous; four, I think.

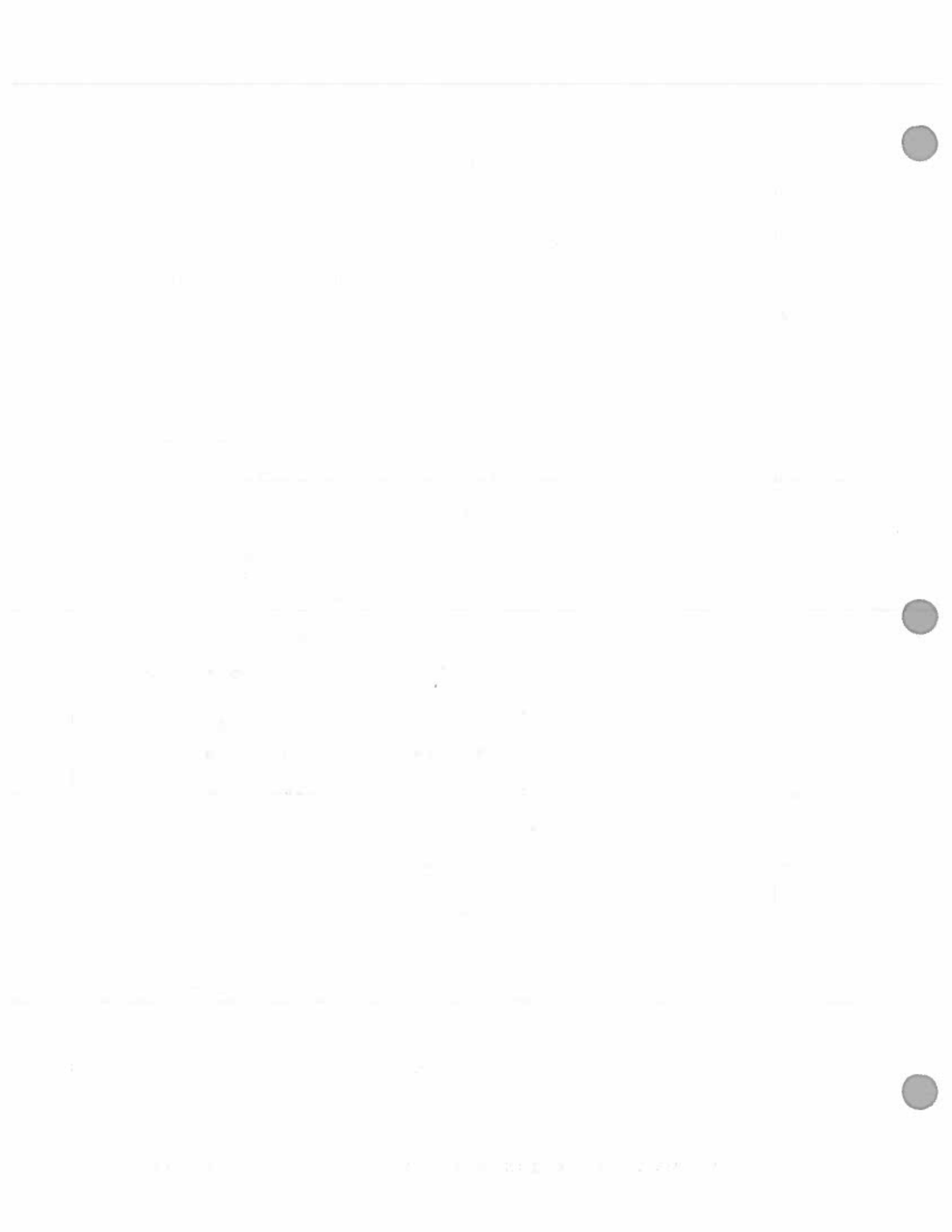
11 MR. PALLY: So, that
12 exception issue may not be related
13 because of the location issue.

14 MR. GAZZA: The location
15 issue would negate this more than
16 five year issue.

17 MR. TRIPP: When you say four
18 or five are reasonably close
19 together?

20 MR. GAZZA: They are on
21 contiguous, they are all on the tax
22 map. We are four contiguous parcels
23 on the same file map; 2.1 acres,
24 2.1.

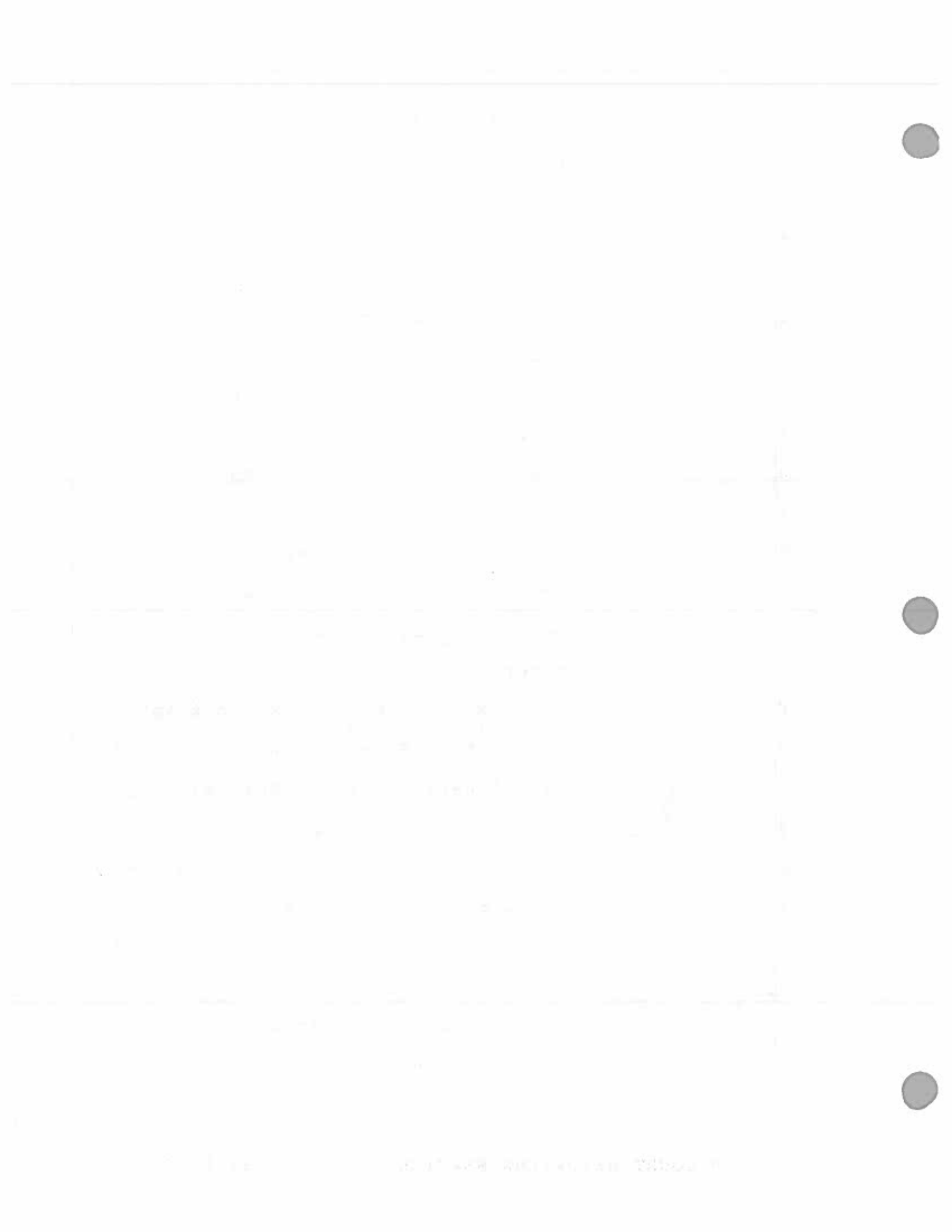
25 MR. TRIPP: Would you



1
2 identify yourself.

3 MR. DITTMER: My name is
4 Henry R. Dittmer, D-i-t-t-m-e-r. I
5 just want to state that I am the
6 owner of a house in Ocean Beach,
7 Fire Island that is on a 25 by 80
8 feet lot. This is by Court order,
9 it was an Appellate Court case, it
10 was five to nothing. So that there
11 is a history that you can build on
12 25 by 100. I don't know about 20
13 by 100, but 25 by 100 you can
14 because I got it through Court
15 order.

16 Also, I would like to point
17 out that on Fire Island they build
18 with Artesian wells. Now, wells go
19 down sometimes three, four, five
20 hundred feet, so that they measure
21 the depth instead of the horizontal
22 line. So that if you go down three
23 hundred feet you are more than
24 three hundred feet from your -- you
25 are three hundred feet from your



1
2 cesspool. So that the measurement
3 can be done vertically instead of
4 horizontally with an Artesian well
5 and I have done so.

6 So, build on small lots and
7 you can put in Artesian wells
8 because I have done it. Possibly 20
9 by 100 might not be a lot because
10 25 by 100 is, because I have done
11 so.

12 MR. TRIPP: Just so I get
13 back so I understand it, the
14 parcels on the common map, that
15 includes the first four.

16 MR. GAZZA: The first four
17 and also if we drop down to section
18 0900-285-02, about two thirds of
19 the way down, I have four parcels
20 that are also contiguous, different
21 names but they are contiguous
22 parcels, they are in different
23 family names.

24 Block two, 29.2, 30.2, 31.2
25 and 32.2. They are contiguous,



1
2 checkerboarded, prior zoning single
3 and separate parcels.

4 MR. GRECCO: We gave you one
5 for each.

6 MR. GAZZA: I am not arguing
7 those.

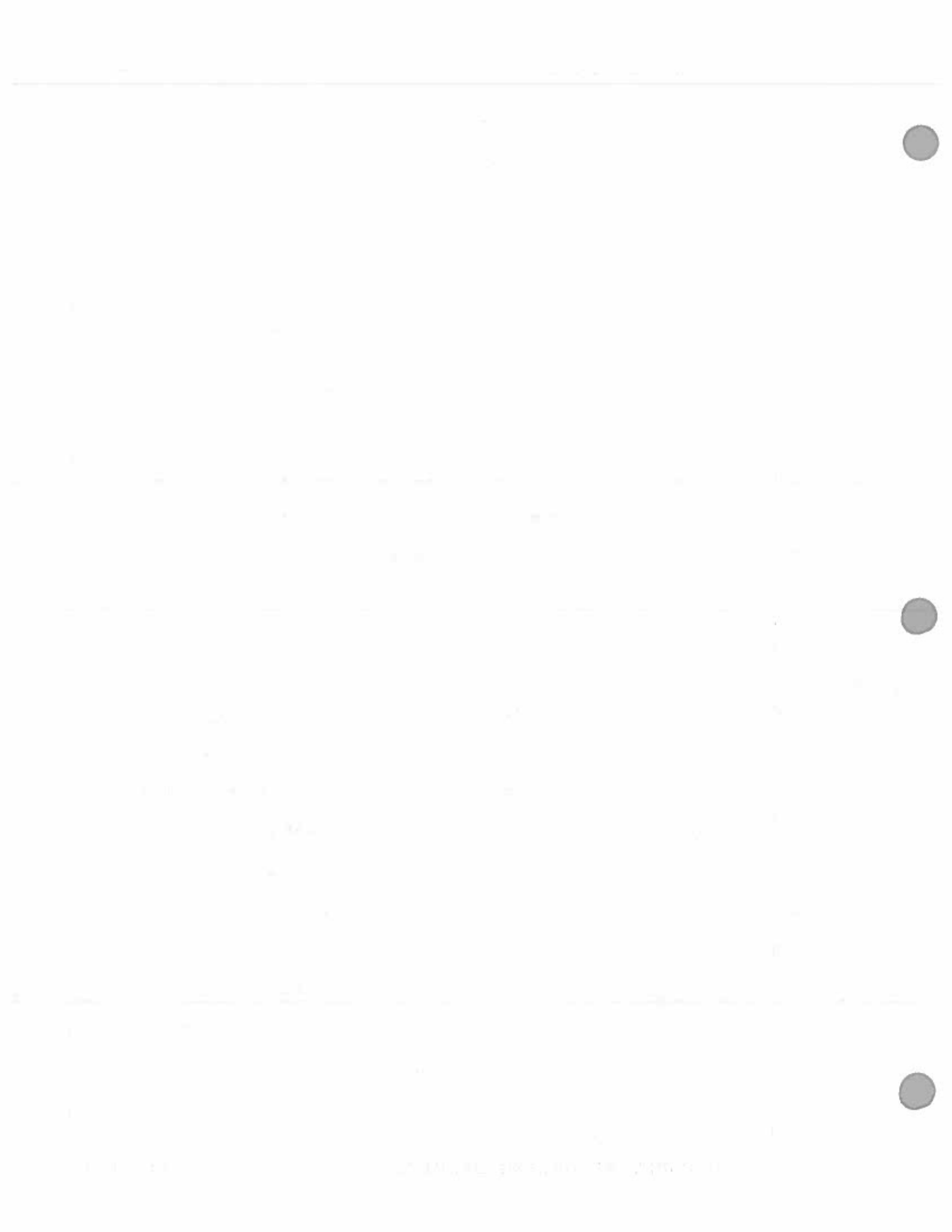
8 MR. GRECCO: Right, those are
9 okay.

10 MR. TRIPP: Should we go to
11 the next issue or have we exhausted
12 single and separate at the time?

13 MR. GRECCO: You know what
14 you have to do.

15 MR. GAZZA: I am going to
16 provide the abstract, John. If I
17 am going to provide it on all of
18 the parcels or not, if there is a
19 feeling that I am wasting my time
20 on 20 by 100 lots I will prepare it
21 on a lot as Mr. Moran said on
22 10,000 feet or larger, if the Board
23 feels that is appropriate.

24 MR. GRECCO: It would seem
25 that the six that we discussed



1
2 before which are greater than the
3 20 by 100, you indicate are single
4 and separate ones, maybe you should
5 concentrate on.

6 MR. GAZZA: So, I won't do
7 the abstracts on 20 by 100.

8 MR. GRECCO: It doesn't
9 appear --

10 MR. GAZZA: I am conceding
11 that.

12 MR. TRIPP: Don't waist your
13 time.

14 MR. GRECCO: Let's concede.

15 MR. GAZZA: Point number
16 three; yield factor, zoning. The
17 most restrictive zoning in
18 Southampton Town is known as the
19 CR-200. The 200 stands for 200,000
20 square feet of lot area.

21 Now, if you have an acreage
22 parcel such as, we will turn to my
23 list, the sixth parcel down, we
24 have a 17 acre parcel. This parcel
25 fronts on two roads. I would say

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

Additionally, it is noted that regular audits are essential to identify any discrepancies or errors early on. This proactive approach helps in maintaining the integrity of the financial statements and prevents any potential issues from escalating.

The second section focuses on the role of technology in modern accounting. It highlights how software solutions have revolutionized the way financial data is processed and analyzed. Automation of routine tasks not only saves time but also reduces the risk of human error.

Furthermore, the use of cloud-based systems has made it easier for businesses to access their financial information from anywhere, at any time. This flexibility is particularly beneficial for companies with multiple locations or those that operate in a global market.

In conclusion, the document stresses that a strong foundation in accounting principles is crucial for the success of any business. By adhering to best practices and leveraging technology, organizations can ensure that their financial records are accurate, reliable, and compliant with all relevant regulations.

It is hoped that this information will be helpful to all those involved in the financial management of their respective organizations.

1
2 that the parcel could be subdivided
3 without building roads, it has two
4 road frontages already. Why apply
5 the 5.555 acre formula to one right
6 when I could squeeze two 100,000
7 square foot lots out of this and be
8 in compliance.

9 MR. GRECCO: Can I have Mr.
10 Milazzo's comment on that.

11 MR. MILAZZO: The comment
12 which I said before, the question
13 we have is when you divide those
14 larger tracks would you have to put
15 in roads and, and I guess it goes
16 to would the Town allow you to
17 provide a 35 acre parcel without
18 providing some recharge basin or
19 some internal road networks.

20 MR. PALLY: We are on the 17
21 acre parcel.

22 MR. MILAZZO: 17 acre parcel,
23 same argument for the 35 acre
24 parcel. What his claim is, if it
25 adjoins a dead-end street you won't

1.1

1.2

1.3

1.4

1.5

1.6

1.7

1.8

1.9

1.10

1.11

1.12

1.13

1.14

1
2 have to put any roads in and we
3 would just question whether the
4 Town would allow that.

5 MR. DUFFY: I can't answer
6 that this afternoon, that will be
7 subject to the Planning Board.

8 MR. MILAZZO: That is
9 something the Town may require.

10 MR. GAZZA: The Town of
11 Southampton, I had a nice square
12 piece with plenty of road
13 frontage. They said we don't want
14 that, we don't want any lots off
15 the road, we want an internal road
16 system.

17 But in the same token, the
18 Town says please prepare a yield
19 map to determine the number of
20 lots. And my surveyor, who doesn't
21 look at the internal road system,
22 simply looks at the road frontage,
23 cuts it up into two 100,000 square
24 foot lots to the square foot and he
25 comes up with quite a few extra



1
2 lots. My point for your Commission
3 is if I have land that fronts on
4 two roads, why not give me the two
5 100,000 square foot equals a lot,
6 unless you are going to start doing
7 fancy planning like the Town.

8 MR. GRECCO: That is not our
9 concern. What evidence do you have
10 that you could build on those
11 existing roads? Already you told
12 us that they tell you you have to
13 use interior roads, doesn't really
14 give you a greater yield.

15 MR. MILAZZO: Are all the
16 roads improved?

17 MR. GAZZA: Sunrise Highway
18 is improved, the service road is
19 not. Middle Line Highway is dirt,
20 Middle Country Road is improved.

21 MR. GRECCO: Aren't some of
22 them limited access roads, too?

23 MR. GAZZA: The service road
24 is not there but it is a legal
25 road. I don't know if you want to

1
2 do planning and design, you want to
3 create developments and take over
4 the job of Southampton Planning
5 Board.

6 MR. DUFFY: I don't think the
7 Board wants to do that.

8 MR. GRECCO: That is not our
9 function.

10 MR. GAZZA: Let's look at the
11 lot, if I can provide a diagram
12 that I can meet the front footage
13 requirement on a road, Southampton
14 allows 40 feet frontage for lots,
15 20 feet for flag loss.

16 MR. TRIPP: I think that
17 initial determination is going to
18 be a matter for the Town.

19 MR. GAZZA: Mr. Chairman, if
20 I have to go before the Town to
21 find out how many lots --

22 MR. TRIPP: We may do this
23 insofar as we are retaining the
24 authority to do this but there are
25 a variety of conditions that might

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1
2 have to be met.

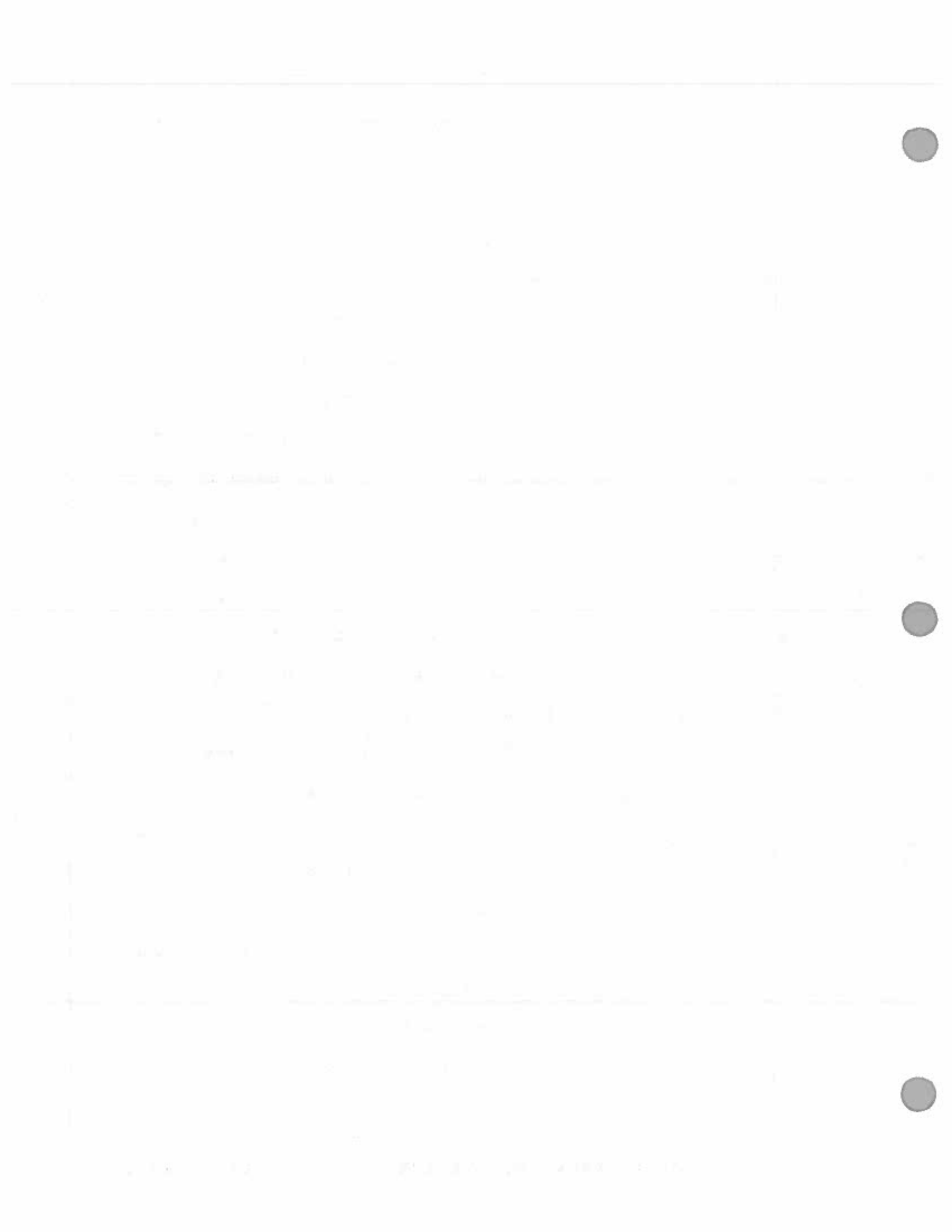
3 If we decided, for example,
4 you might be entitled to some
5 additional credits, on the
6 condition that the Town of
7 Southampton is saying that you
8 could, in fact, build 3.7 units in
9 17 parcels, you will go to the Town
10 knowing that you have been approved
11 that and the Town supported you,
12 you might get the additional
13 credits that you were seeking.
14 But, we are not going to give them
15 to you. If you can't do that then
16 you are going to 3.07.

17 MR. GAZZA: If you don't have
18 enough for four lots.

19 MR. TRIPP: You already got
20 3.07, Joe, if you want us to go
21 down to 3?

22 MR. GAZZA: No, I am looking
23 for a formula.

24 MR. PALLY: Let me see if I
25 understood what the two of you just



1
2 talked about in that regard. So
3 your point on that parcel taking in
4 the 17.3 acre parcel is that no
5 matter what you do you can't get
6 four lots?

7 MR. GAZZA: Unless I get a
8 variance.

9 MR. PALLY: Assuming you
10 don't get a variance you can't get
11 four lots?

12 MR. GAZZA: Not under current
13 zoning.

14 MR. PALLY: So, therefore,
15 the most you could get is three
16 lots?

17 MR. GAZZA: That is correct.

18 MR. DUFFY: Conceivably.

19 MR. PALLY: Right, the most.
20 So, therefore, the difference
21 therefore is us give you 3.07
22 credits for three lots conceivably,
23 or 3.78 credits for three lots
24 conceivably because no matter what
25 you do without a variance you can't

一、 $\frac{1}{x^2} = x^{-2}$ の導関数は $-2x^{-3} = -\frac{2}{x^3}$ である。

二、 $\frac{1}{x^3} = x^{-3}$ の導関数は $-3x^{-4} = -\frac{3}{x^4}$ である。

三、 $\frac{1}{x^4} = x^{-4}$ の導関数は $-4x^{-5} = -\frac{4}{x^5}$ である。

四、 $\frac{1}{x^5} = x^{-5}$ の導関数は $-5x^{-6} = -\frac{5}{x^6}$ である。

五、 $\frac{1}{x^6} = x^{-6}$ の導関数は $-6x^{-7} = -\frac{6}{x^7}$ である。

六、 $\frac{1}{x^7} = x^{-7}$ の導関数は $-7x^{-8} = -\frac{7}{x^8}$ である。

七、 $\frac{1}{x^8} = x^{-8}$ の導関数は $-8x^{-9} = -\frac{8}{x^9}$ である。

八、 $\frac{1}{x^9} = x^{-9}$ の導関数は $-9x^{-10} = -\frac{9}{x^{10}}$ である。

1
2 get the four.

3 MR. GAZZA: I can't get the
4 four with current zoning.

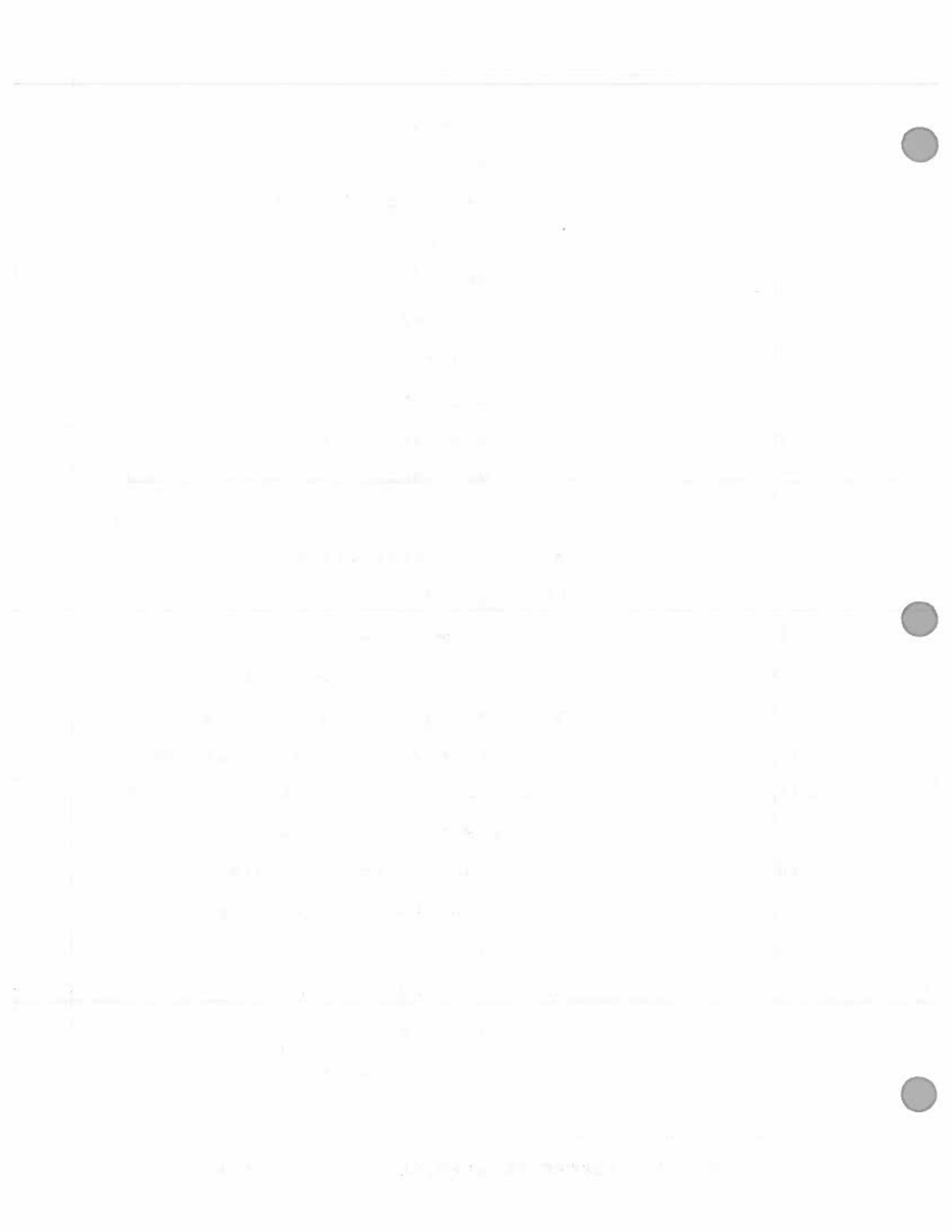
5 MR. PALLY: Okay.

6 MR. GAZZA: I could cut off
7 two acres and attach it to a
8 neighboring property, I have got
9 two acres left over.

10 MR. PALLY: But that you can
11 do, that is not our issue. You can
12 do that whether there is us or not,
13 that is a decision you have to make
14 in your own hand.

15 MR. GAZZA: But, if I am
16 going -- only going to get three
17 credits, why sever two acres off my
18 17 acres today so I can only throw
19 15 acres into preservation and I
20 will save two acres? This is the
21 provision that is giving the
22 decimal point down to the
23 hundredth, not Joe Gazza.

24 You are talking about
25 hundredths, I am using your method



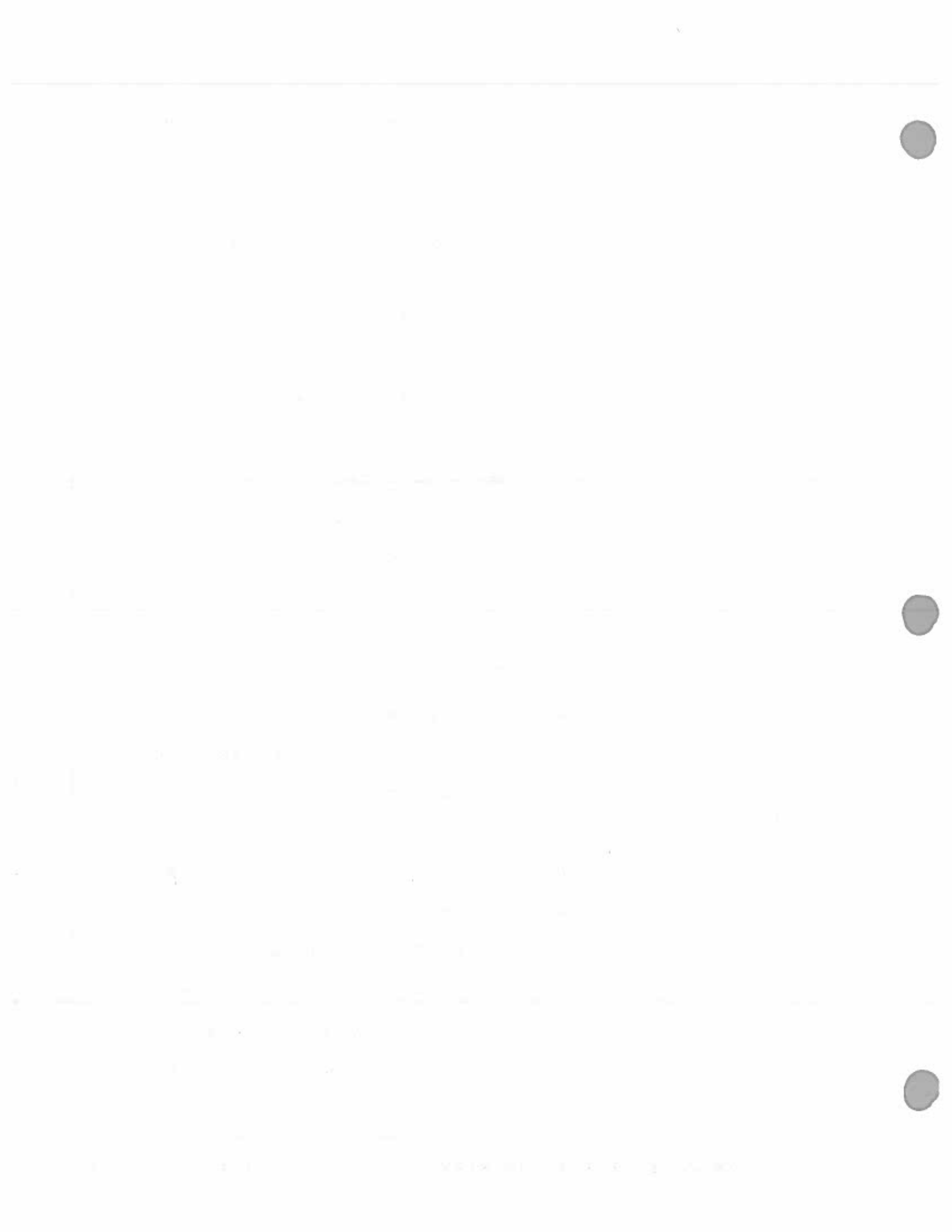
1
2 and I got 3.78. I am trying to
3 develop some type of a formula that
4 we can look at on both sides of the
5 table.

6 MR. TRIPP: We have a
7 formula.

8 MR. GAZZA: Yes, 5.555.

9 MR. TRIPP: The formula
10 assumes that there is some
11 reduction in the usable amount of
12 square footage based on the
13 infrastructure. Okay.

14 MR. GAZZA: We talked about
15 the 17 acre, the described parcel.
16 Using the same yield factor let's
17 talk about the -- let's see parcel
18 number Section 280, block 02, lot
19 051, eighth one down on my
20 list, .28. This parcel appears on
21 a file subdivision map. The streets
22 are paper streets but they are
23 designed for access to all the
24 lots. This subdivision map even has
25 a park, I know this, in the 1910



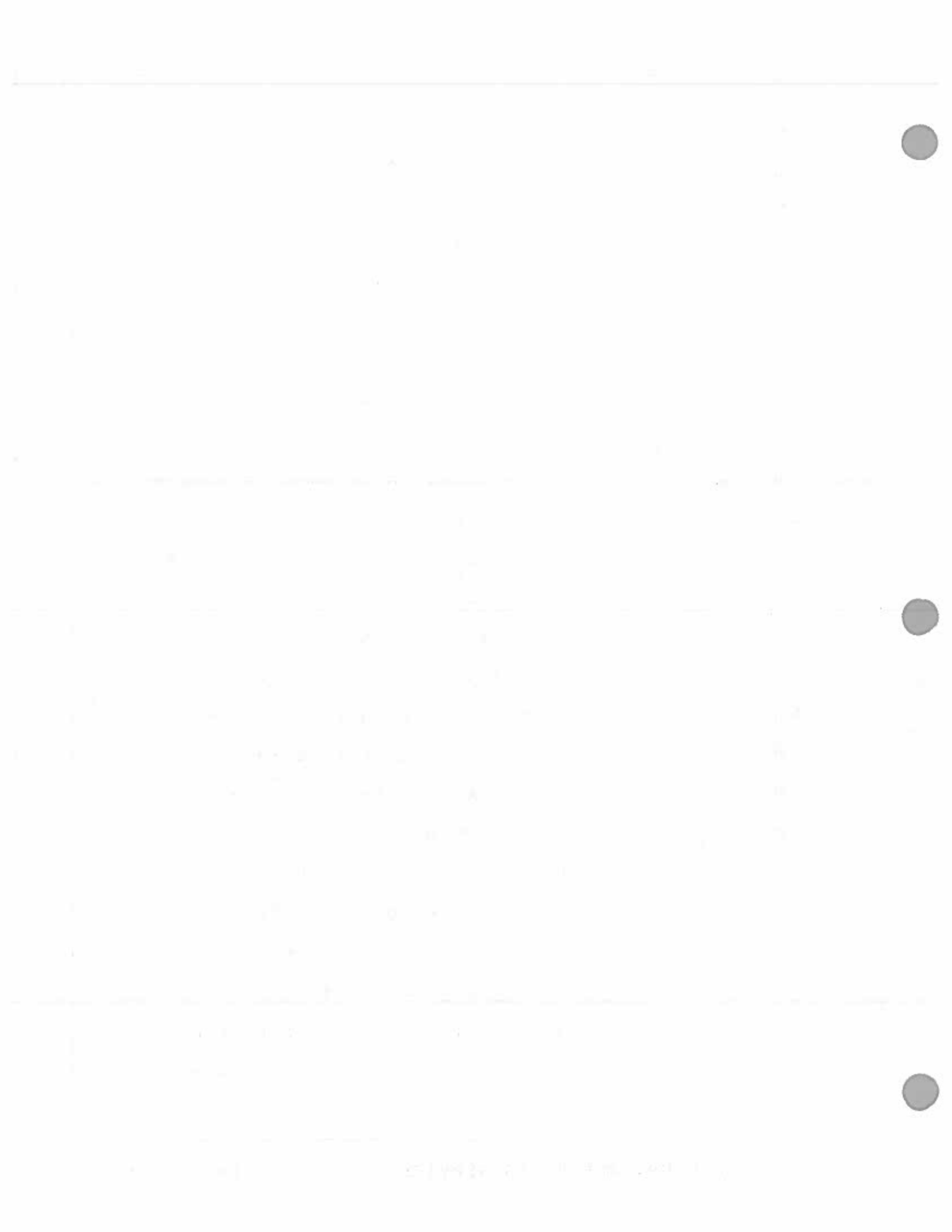
1
2 filing of this map they did a hill
3 layout for this park area,
4 subdivision streets and all the
5 amenities to sell these lots.
6 There is no infrastructure needed
7 other than improvements to the
8 road, but the land is there for the
9 road.

10 Summit Boulevard is 60 feet
11 wide. That is certainly wide
12 enough for any highway. How are we
13 going to look at that? Are we
14 going to look at it and say it
15 has .1 or one tenth of a
16 development right?

17 See, other factors come in,
18 you have the single and separate
19 issue, we have a yield factor, we
20 have a multitude of things coming
21 in, not just one, so they cross.

22 MR. GRECCO: I thought you
23 were going to utilize the single
24 and separate theory on that one?

25 MR. GAZZA: Maybe you won't



1
2 like the single and separate theory
3 on that one. You are saying do it
4 and we will look at it, you are
5 giving me homework to do.

6 MR. GRECCO: Right, it is
7 your burden.

8 MR. GAZZA: I am going to do
9 the homework but I expect to get a
10 grade if I get my homework right,
11 and I expect the grade to be a
12 hundred percent.

13 MR. GRECCO: You don't get a
14 grade before you turn a paper in.
15 Come on.

16 MR. GAZZA: It's coming. We
17 are narrowing down what the paper
18 is going to entail and then I am
19 going to do it for you. So when we
20 meet the next time we will have a
21 chance to review the paper towards
22 getting a grade.

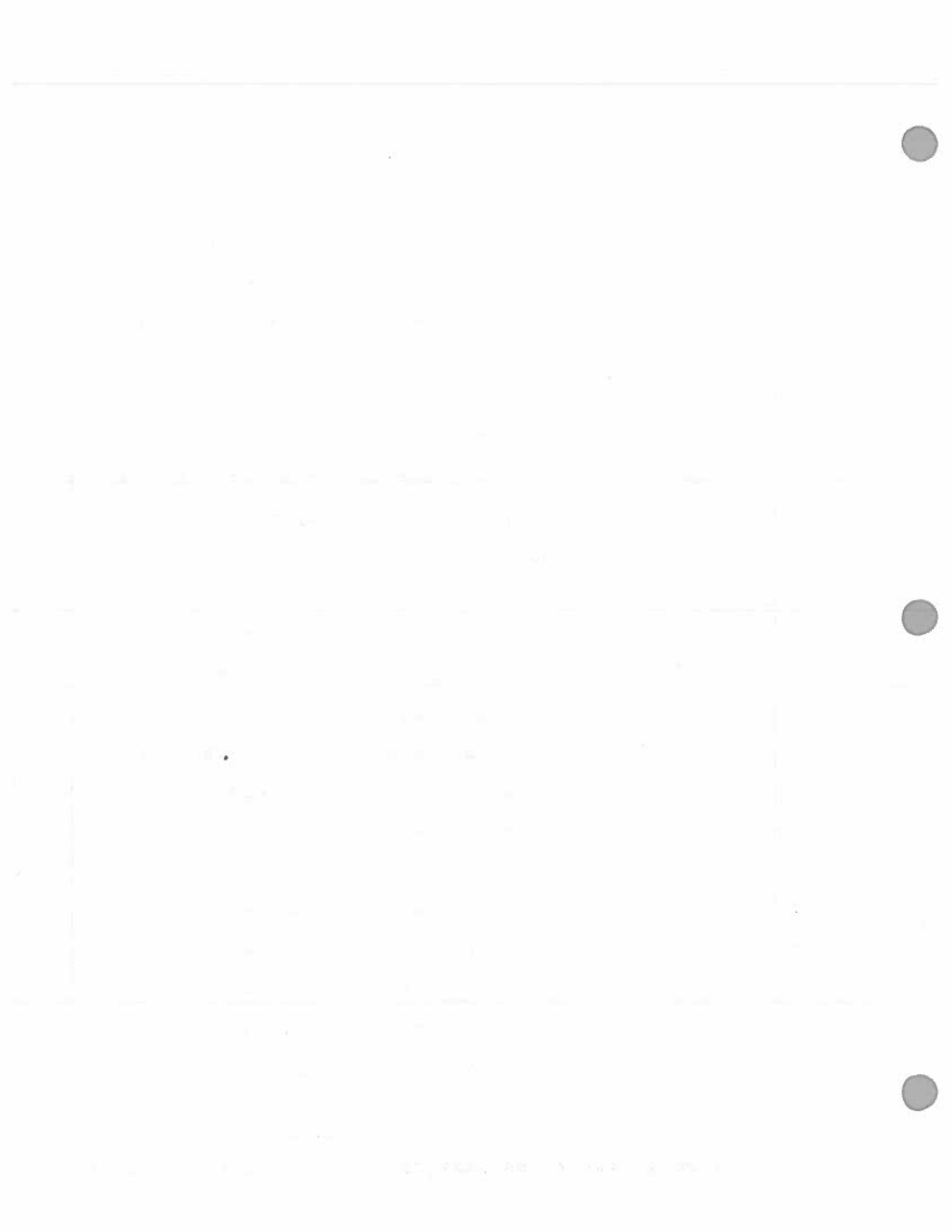
23 MR. PALLY: Okay.

24 MR. GAZZA: Back to yield.
25 There is a difference between

1
2 described property and map
3 property. You are not looking at
4 it. The formula which you apply,
5 the 5.555, you apply that to the
6 5.28 acre parcel, you are getting
7 different computations in your
8 decimal percentages.

9
10 Number four, this is a
11 difficult one and it's not going to
12 apply to probably anyone else in
13 the Town of Southampton. It's the
14 peculiar situation where I
15 transferred development rights
16 before there was a Pine Barrens
17 Commission with the Town.

18
19 The Town has been doing this
20 for a period of years. And the
21 transfer was made, the land was
22 donated to the Town after the
23 transfer was made, the fee title,
24 and I possessed these Transfer of
25 Development rights, TDR's. You
call them PBC's, the Town called
them TDR's, I possess these. Right



1
2 now they are sitting on one of my
3 pieces of property.

4 MR. GRECCO: One of these in
5 the core?

6 MR. GAZZA: They are sitting
7 on parcels 1, 2, 3 and 4 on the
8 list.

9 MR. GRECCO: I see.

10 MR. GAZZA: Now I have
11 about -- the Town does it in square
12 footage, their TDR. And, I
13 believe, that there is about
14 700,000, I am guessing about
15 700,000 square feet of land that I
16 TDR'd.

17 MS. PLUNKETT: 678,000 to be
18 exact.

19 MR. GAZZA: Thank you.
20 678,000 square feet of land I have
21 TDR'd before there was this
22 Commission.

23 MR. GRECCO: So you
24 basically, sanitized or gave to
25 the Town of Southampton some other



1
2 property and what was it that you
3 transferred to these first four
4 parcels, what rights did you
5 transfer?

6 MR. GAZZA: The full
7 development rights.

8 MR. GRECCO: Meaning what?

9 MR. GAZZA: Meaning all forms
10 of development for single family
11 dwelling.

12 MR. GRECCO: On the parcels
13 that you gave to the Town, you
14 moved whatever rights you have
15 there and added them to this?

16 MR. GAZZA: Yes.

17 MR. DUFFY: Is it fair to say
18 you transferred your residential
19 development rights from those
20 properties?

21 MR. GAZZA: That's correct,
22 the residential development rights.
23 Those are residential zoned lands.
24 Would you like to give me a
25 residential summary of the

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author details the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews, while secondary data was obtained from existing reports and databases.

The third section describes the statistical analysis performed on the collected data. This involved using various statistical tests to determine the significance of the findings. The results indicate that there is a strong correlation between the variables being studied.

The fourth section presents the findings of the study. It highlights the key trends and patterns observed in the data. One of the most significant findings is the impact of external factors on the internal processes. This suggests that organizations should be more proactive in monitoring their environment.

The fifth section discusses the implications of the study. It provides practical recommendations for how the findings can be applied in real-world scenarios. These recommendations are based on the evidence gathered during the research process.

Finally, the document concludes with a summary of the research and a list of references. The references include a mix of academic journals, books, and industry reports that were consulted during the study.

The overall goal of this research was to provide a comprehensive overview of the current state of the field. By identifying the key challenges and opportunities, the study aims to inform future research and practice. The author hopes that the findings will be useful to a wide range of stakeholders.

The data presented in this report is based on a sample of 100 participants. While the sample size is relatively small, it was carefully selected to ensure representativeness. The results should be interpreted with caution, as they may not be generalizable to all populations.

The author would like to thank the following individuals for their assistance and support during the course of the study: [Name], [Name], and [Name]. Their contributions were invaluable in making this project a success.

The research was funded by the [Organization Name], which provided the necessary resources and support. The author is grateful for their trust and confidence in this project.

The author can be contacted at [Email Address] or [Phone Number] for any further information or inquiries.

1
2 Southampton process?

3 MR. GRECCO: We will talk
4 about the burden of proof,
5 Counselor Joe.

6 MR. TRIPP: My understanding,
7 at least your position is prior to
8 the adoption of this Plan you would
9 have been able on each of these
10 first four parcels to construct two
11 dwellings?

12 MR. GAZZA: One dwelling unit
13 on each parcel.

14 MR. TRIPP: One dwelling unit
15 on each parcel.

16 MR. GAZZA: And I had extra
17 rights in addition to the one unit.

18 MR. TRIPP: What could you
19 have done with the right?

20 MR. GAZZA: Moved them to
21 another parcel and build more
22 homes.

23 MR. DUFFY: Just let me just
24 ask you a question. The resolution
25 that the Planning Board passed

The first part of the paper is devoted to a general discussion of the problem. It is shown that the problem is equivalent to the problem of finding a function $f(x)$ which satisfies the conditions

$$f(x) = \int_0^x f(t) dt + g(x)$$

where $g(x)$ is a given function. It is shown that the function $f(x)$ is uniquely determined by the conditions

$$f(0) = g(0)$$

and

$$f'(x) = f(x) + g'(x)$$

The second part of the paper is devoted to the study of the properties of the function $f(x)$. It is shown that the function $f(x)$ is continuous and differentiable. It is also shown that the function $f(x)$ is bounded on the interval $[0, 1]$.

1
2 in '92 I believe it allowed you to
3 transfer those rights and I will
4 call it landbank those rights on
5 those parcels; is that correct?

6 The Planning Board did not give you
7 the right to build or construct on
8 those parcels at that point in
9 time?

10 MR. GAZZA: That's correct.
11 The Commission may remember that is
12 the application I made on the
13 hardship provision that I had four
14 lots that I reviewed since 1989 I
15 started with the Planning Board. I
16 went through all the process, I
17 abandoned streets, I have had nine
18 lots originally, I had seven or
19 nine.

20 MS. PLUNKETT: Nine.

21 MR. GAZZA: I narrowed it
22 down to four and it includes a
23 development map plan which was part
24 of the record of the Planning
25 Board.

$\frac{1}{x^2} = x^{-2}$
 $\frac{d}{dx} x^{-2} = -2x^{-3} = -\frac{2}{x^3}$

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$\frac{d}{dx} \frac{1}{x^2} = -\frac{2}{x^3}$

$\frac{d}{dx} \frac{1}{x^2} = -\frac{2}{x^3}$

1
2 MR. DUFFY: I just want to
3 make one thing clear. The Planning
4 Board, at no time, began the
5 process to formally approve or
6 consider the subject map on these
7 properties.

8 MR. GRECCO: The ones you
9 transferred to.

10 MR. DUFFY: That's correct.

11 MR. GRECCO: Are these TDR's
12 able to be transferred again off of
13 these properties?

14 MR. DUFFY: That's correct.

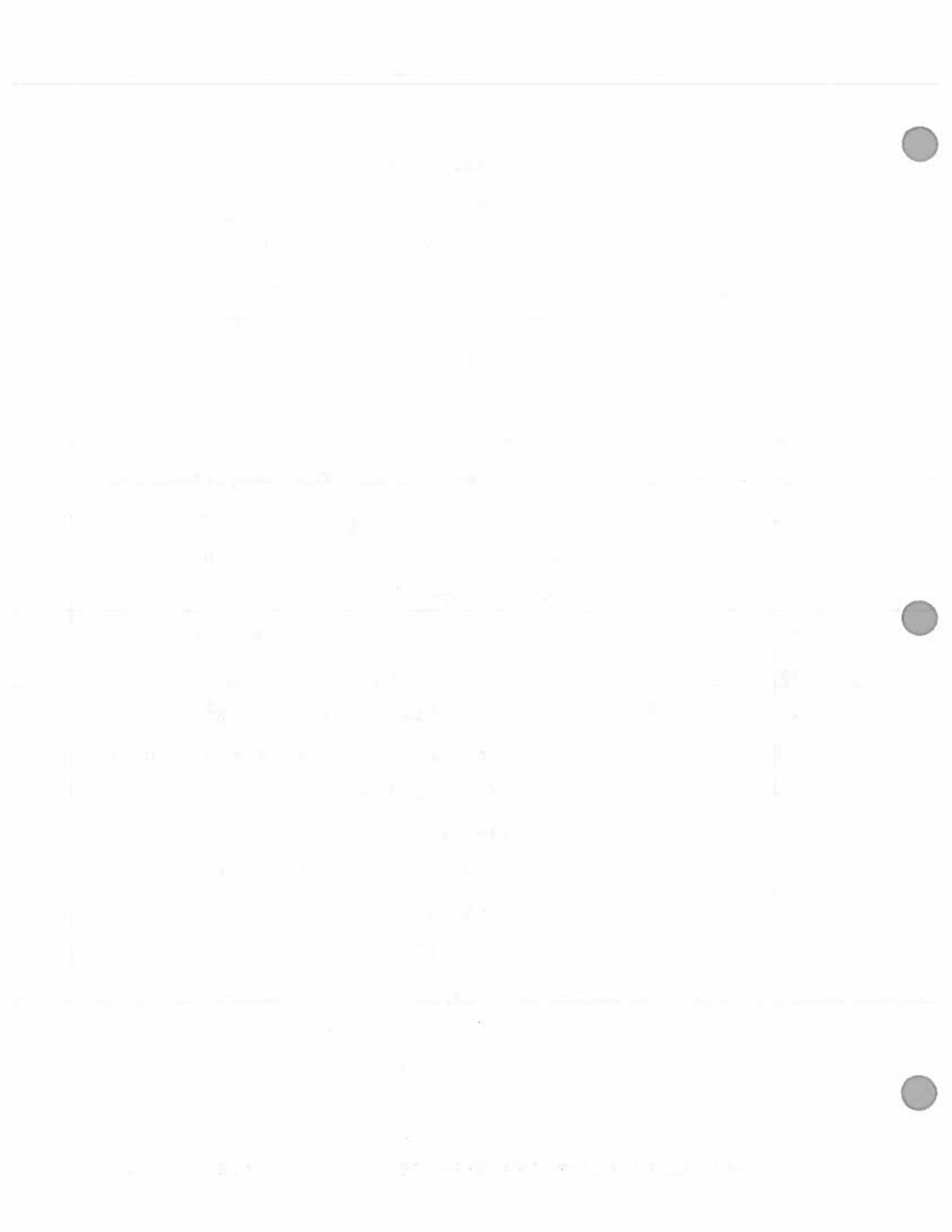
15 MR. GRECCO: So, that is not
16 something that runs with the land.

17 MR. GAZZA: They are attached
18 to the land. The Town of
19 Southampton --

20 MR. GRECCO: At the moment.

21 MS. PLUNKETT: Right.

22 MR. GRECCO: In other words,
23 do you have the ability to move
24 these TDR's from these parcels to
25 somewhere else?



1
2 MR. GAZZA: I would have to
3 go back to Planning Board.

4 MR. DUFFY: Mr. Gazza, does
5 that right under the old TDR
6 program for the Town, that is how
7 the Planning Board was adopted.

8 MR. GRECCO: So those TDR's
9 do not attach to the land, it is
10 really a covenanted by Mr. Gazza.

11 MR. GAZZA: No.

12 MR. DUFFY: They are assigned
13 to those specific parcels but the
14 resolution specifically did not
15 give Mr. Gazza the right to develop
16 those rights on that specific piece
17 of property. It would be subject
18 to further consideration by the
19 Planning Board.

20 MS. ROTH: They were severed
21 from the sending parcel and the
22 sending parcel was then conveyed
23 and the rights are being held so to
24 speak, but they cannot be utilized
25 by the subject parcel.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It is essential to ensure that all entries are supported by appropriate documentation and receipts.

3. Regular audits should be conducted to verify the accuracy of the records and to identify any discrepancies.

4. The second part of the document outlines the procedures for handling any identified errors or discrepancies.

5. It is important to investigate the cause of any errors and to implement corrective measures to prevent recurrence.

6. The third part of the document provides a detailed overview of the accounting system used by the organization.

7. This includes a description of the various accounts and how they are maintained and updated.

8. The fourth part of the document discusses the role of the accounting department in providing financial information to management.

9. This information is used to make informed decisions about the organization's financial health and future prospects.

1
2 MR. DUFFY: They are
3 essentially landbanked.

4 MR. GRECCO: Can they be
5 moved?

6 MR. TRIPP: Yes. And you own
7 land within the Town which you can
8 conceivably move all these Town
9 rights?

10 MR. GAZZA: No, no longer.
11 Because the only parcel that I have
12 that is capable of being developed
13 in the school district with the
14 program that is in place is the
15 parcel down on Old Country Road. On
16 this parcel I already have, I think
17 this is the one I have an excess of
18 a million square feet of rights
19 sitting on this that I have
20 transferred with the Town of
21 Southampton over the years.

22 MS. ROTH: Mr. Gazza, are
23 those rights assignable, or can
24 they be utilized only by you?

25 MR. GAZZA: I don't know.

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133 134 135 136 137 138 139 140 141 142 143 144

1
2 MS. ROTH: Mr. Duffy, do you
3 know?

4 MR. DUFFY: That is the a
5 question you should ask the Town
6 attorney, but I believe they could
7 be assignable. We never had the
8 chance to explore that. I don't
9 believe Mr. Gazza had approached
10 the Town Planning Board to discuss
11 that possibility.

12 MR. GAZZA: Just to
13 summarize, I had a lot of land and
14 I couldn't use my land and the tax
15 burden became overburdening, and I
16 went to the Town and I said Town,
17 you have the Environmental Impact
18 Study since 1985 that is strangling
19 me. I can't use any of my lands, I
20 can't go through the process, I
21 can't get an exception, I can't do
22 this, that, yet I have to pay those
23 taxes. You are telling me I am
24 never going to be able to use these
25 lands because they are in

1
2 environmentally sensitive areas.

3 What am I going to do?

4 They are saying we are going
5 to use them as development rights
6 just as this Board is going to look
7 at it now. So I took all of my land
8 that were off in the road, back in
9 areas that were of less value and I
10 lifted the rights and I put them on
11 parcels that the Planning Board
12 felt were appropriate receiving
13 sites at the time.

14 And then I took the title and
15 I deeded it either to Nature
16 Conservancy or the Town of
17 Southampton, they each divided up.
18 I had certain ideas about what
19 areas they want, I gave up my title
20 to all of these lands.

21 Now I have these rights, they
22 are sitting. A million square feet
23 are sitting on this parcel and
24 678,000 square feet are sitting on
25 this parcel.

The first part of the document discusses the importance of maintaining accurate records. It states that proper record-keeping is essential for ensuring the integrity and reliability of the data collected. This involves regular audits and updates to the database.

In the second section, the author describes the methodology used for data collection. This includes the selection of participants, the design of the survey, and the procedures for data entry and analysis. The goal is to ensure that the data is representative and that the results are statistically valid.

The third section presents the results of the study. The data shows a clear trend in the variables being measured, which supports the hypothesis. The statistical analysis indicates that the differences between the groups are significant.

Finally, the document concludes with a summary of the findings and their implications. It suggests that the results have practical applications in the field and provides recommendations for further research.

The following table summarizes the key findings of the study. The data shows a strong correlation between the variables, with a p-value of less than 0.05. This indicates that the results are statistically significant.

The study also identified several limitations, including the potential for bias in the sample and the need for larger-scale validation. Despite these limitations, the findings provide valuable insights into the phenomenon being studied.

In conclusion, the research demonstrates the effectiveness of the methodology used and the importance of the variables being measured. The results are consistent with previous studies and offer new perspectives on the topic.

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MR. GRECCO: Do you have these rights or does the land have these rights?

MR. GAZZA: They are attached to the land.

MR. GRECCO: I'd like to see them.

MR. MILAZZO: I have the resolution.

MR. GRECCO: The land has these rights, so it would be your position that because of the unique character of these parcels you would think you would be entitled to more credits.

MR. GAZZA: Well, are you going to recognize the Towns' credits, that's the question.

MR. GRECCO: I am asking you, what is your theory? You are going on the theory of uniqueness.

MR. GAZZA: That is a zoning term, this is different. This is a Town action where I centralized and

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In addition, the document outlines the procedures for handling discrepancies. If there is a difference between the recorded amount and the actual amount, it is crucial to investigate the cause immediately. This could be due to a clerical error, a missing receipt, or a change in the terms of the agreement.

The second part of the document provides a detailed breakdown of the financial data. It includes a table showing the monthly income and expenses over a period of six months. The data indicates a steady increase in income, which is primarily due to the expansion of the business operations.

The table below summarizes the key financial metrics:

| Month | Income | Expenses | Net Profit |
|-------|--------|----------|------------|
| Jan | 1000 | 600 | 400 |
| Feb | 1100 | 650 | 450 |
| Mar | 1200 | 700 | 500 |
| Apr | 1300 | 750 | 550 |
| May | 1400 | 800 | 600 |
| Jun | 1500 | 850 | 650 |

Overall, the financial performance has been positive, with a clear upward trend in both income and net profit. This is a result of the strategic decisions made and the consistent effort put into the business.

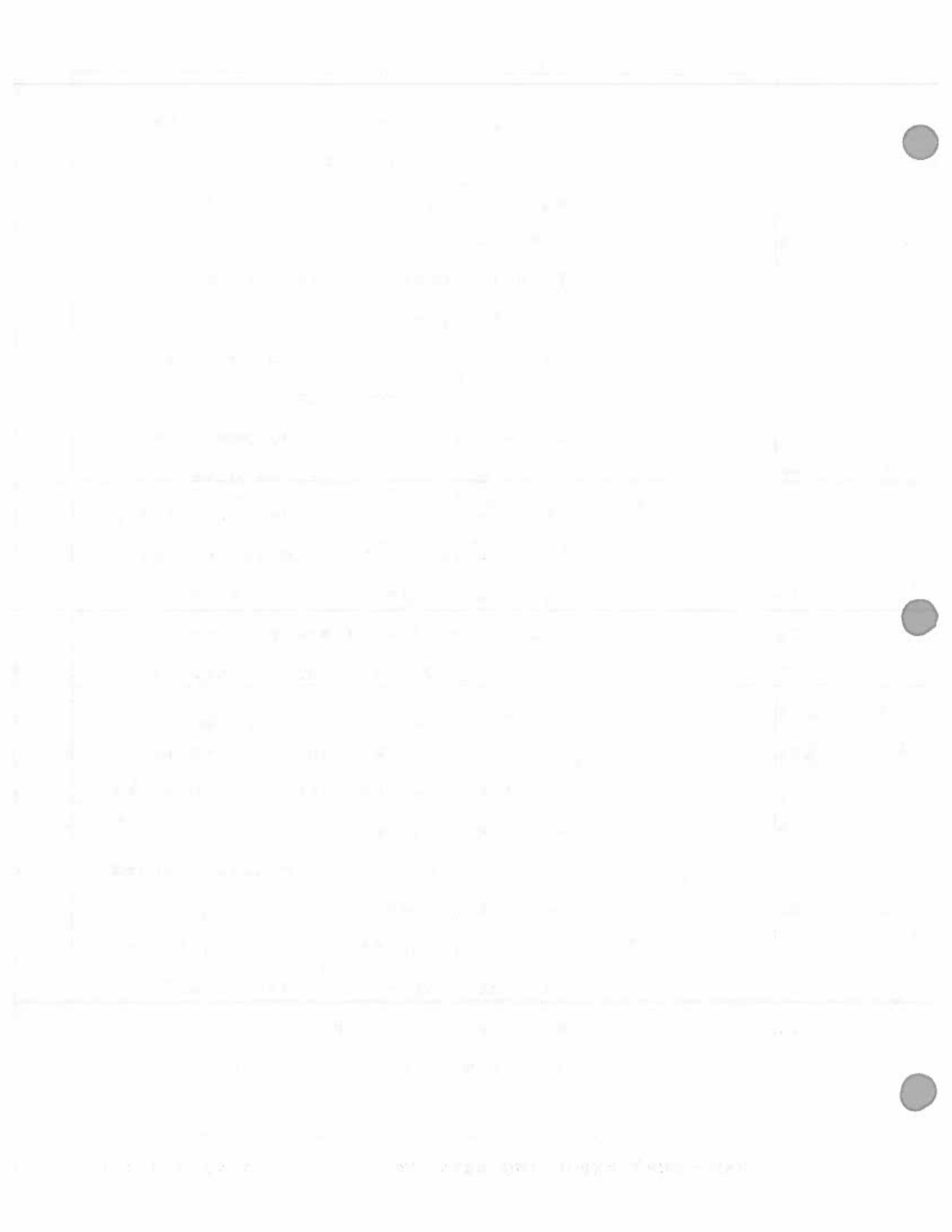
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2 gave up fee title to 1,600,000
3 square feet of my land and I have
4 some pieces of paper signed by the
5 Planning Board Chairman that tells
6 me this is what I got for all my
7 land. And if this Commission is
8 not going to recognize this piece
9 of paper, I am in a bad position.

10 MR. TRIPP: Let me give you
11 at least my perspective. We really
12 haven't talked about this, but my
13 perspective is the Town has a
14 program or did have a program.

15 MR. DUFFY: And the program
16 still exists.

17 MR. TRIPP: And the program
18 still exists under the Town program
19 for Town rights which I do not
20 equate on a one-on-one basis handed
21 on that parcel.

22 So, the first question in my
23 mind is whether the Town Planning
24 Board can accommodate, can enter
25 into some kind of arrangement to



1
2 use those rights in some other
3 parcel under the Town program, yes
4 or no.

5 I don't know the answer to
6 that and I am prepared to assume
7 that the Town Planning Board is not
8 going to jerk you around. If, in
9 fact, those Town rights can't be,
10 there is no practical way for you
11 to use them through the Town but if
12 there is no practical way for you
13 to use them in the Town in some
14 reasonable period of time, then my
15 view is that we will, we may not
16 honor them on a one-to-one basis,
17 but my own view is you are entitled
18 to some additional credits. That is
19 my view.

20 But, I will want you, at the
21 very least, to go back and sit down
22 as soon as possible with the Town
23 Planning Board and figure out if
24 the Town is prepared to do
25 anything, yes or no. By that, I

1
2 mean, a very specific plan where
3 you really know that you can use
4 these rights.

5 MR. GAZZA: The answer is you
6 have to have a piece of land to use
7 them on. I have two or three such
8 pieces and they are all loaded with
9 rights already.

10 MR. TRIPP: We heard all
11 kinds of things already from Mr.
12 Duffy, maybe they could be used on
13 some other parcel somewhere else.
14 All I am saying from my point of
15 view, before we are going to say
16 that okay, we will give you extra
17 credits for these Town rights, I
18 would want a, sort of a clear
19 statement from the Town Planning
20 Board, yes, we can and we have made
21 some other arrangement with these
22 rights under the Town program. Or,
23 no, we haven't and we are not about
24 to or we are not going to be able
25 to do it at any time soon.

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MR. GAZZA: From the Planning Board.

MR. DUFFY: From the Planning Board.

MR. GAZZA: So, I will direct a letter to the Planning Board.

MR. TRIPP: I think more than a letter, I urge you to sit down with them and see what happened so it doesn't take you a long amount of time.

MR. GAZZA: I have the rights.

MR. TRIPP: I understand that. The first priority, so to speak, is you know the Town program and if the Town program is no longer working, can't accommodate them the way it is supposed to, then we will have to do something.

So, I will like some evidence from both, you know, the Planning Board and from you as to whether or not the Town can accommodate them

The following table shows the results of the experiment. The data is presented in a clear and concise manner, allowing for easy comparison of the different conditions. The results are as follows:

| Condition | Result 1 | Result 2 | Result 3 |
|-------------|----------|----------|----------|
| Condition A | 1.2 | 1.5 | 1.8 |
| Condition B | 1.0 | 1.3 | 1.6 |
| Condition C | 0.8 | 1.1 | 1.4 |
| Condition D | 0.6 | 0.9 | 1.2 |
| Condition E | 0.4 | 0.7 | 1.0 |

The data indicates that the results are significantly affected by the different conditions. The highest values are observed in Condition A, while the lowest values are observed in Condition E. This suggests that the conditions have a strong influence on the outcome of the experiment.

In conclusion, the experiment has shown that the results are highly dependent on the conditions. The data is clear and consistent, and the results are as expected. The conditions have a significant impact on the outcome, and the results are as follows:

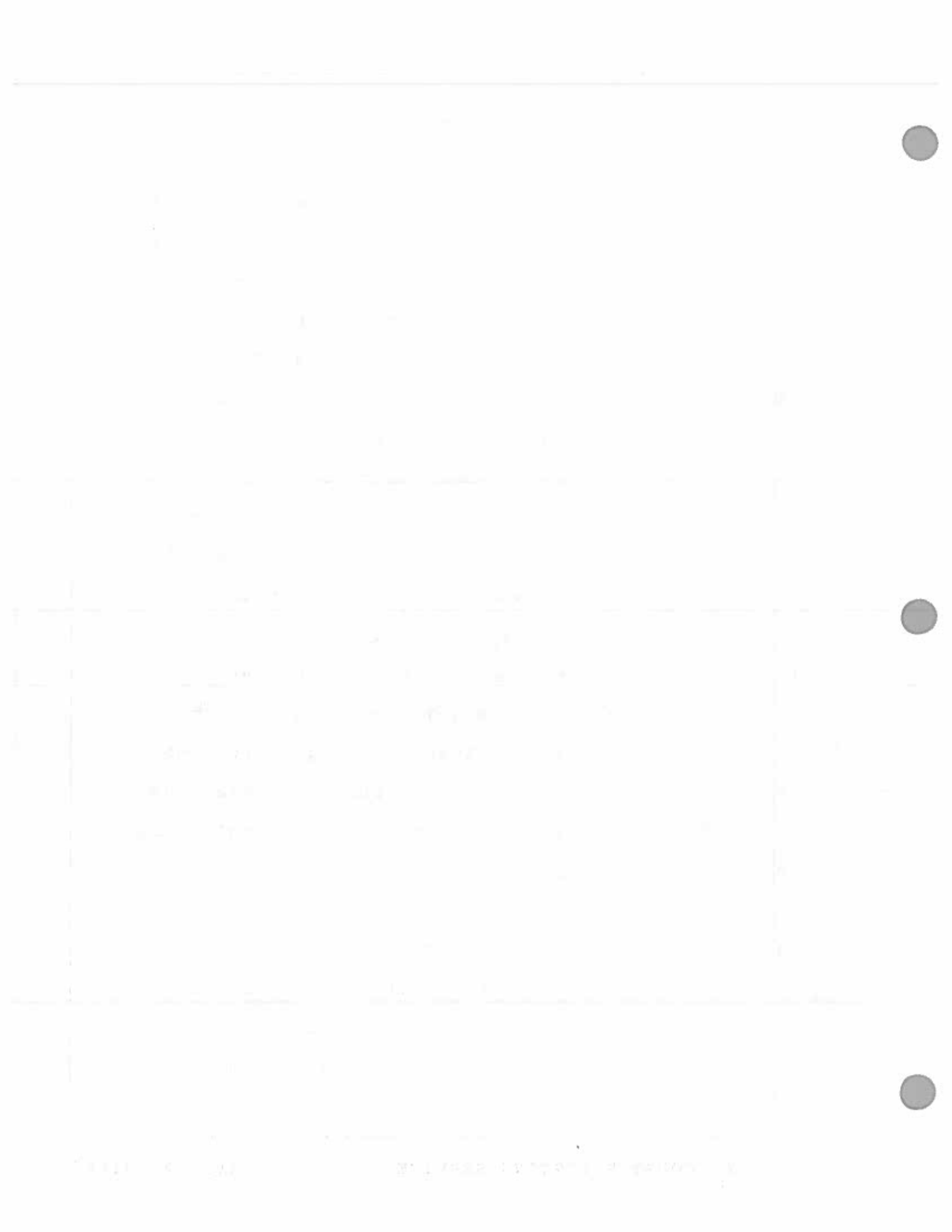
1
2 in their own program.

3 MR. DUFFY: I suggest we do
4 this, Joe. I assume this hearing
5 is going to be left open within 60
6 days. Within that period of time we
7 will sit down with the Planning
8 Board in a work session and revisit
9 that past resolution from '92 and
10 make a determination if that
11 program is still workable, which I
12 believe it is, and how we might
13 accommodate those old file map
14 TDR's and we will do that, Mr.
15 Chairman, within that peer.

16 MR. TRIPP: And I would say
17 if the Town Planning Board comes
18 back to us or the Commission and
19 says we prefer you to handle these
20 as Pine Barren Credits, then we
21 will act accordingly.

22 MR. GAZZA: Okay.

23 MR. TRIPP: Your request
24 here, just so I am understanding
25 this, is for a total of 29.09



1
2 credits. If we awarded you, will
3 you feel satisfied that the four
4 rights have been taken care of?

5 MR. GAZZA: No. The 29.09
6 plus the TDR's.

7 MR. GRECCO: What numbers in
8 addition to the 29.09 are you
9 looking for in addition to the four
10 TDR's?

11 MR. GAZZA: I am looking for
12 whatever rights that property
13 suggests.

14 MR. MILAZZO: If I could
15 interrupt you. There are two
16 options that the Clearinghouse may
17 want to consider. The first would
18 be to look at the 33 parcels and
19 figure out what each parcel would
20 have received.

21 MR. TRIPP: I don't think we
22 are going to do that.

23 MR. MILAZZO: The second one
24 would be multiply 678 and divide it
25 by 43.6, and divide the acres

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author details the various methods used to collect and analyze the data. This includes both manual and automated processes. The goal is to ensure that the data is as accurate and reliable as possible.

The third section provides a detailed breakdown of the results. It shows that there is a significant correlation between the variables being studied. This finding is supported by statistical analysis and is consistent with previous research in the field.

Finally, the document concludes with a series of recommendations for future research. It suggests that further studies should be conducted to explore the underlying causes of the observed trends. This will help to refine the current model and provide a more comprehensive understanding of the phenomenon.

The following table summarizes the key findings of the study. It shows the relationship between the independent and dependent variables across different categories.

| Category | Variable 1 | Variable 2 | Variable 3 |
|----------|------------|------------|------------|
| Group A | 12.5 | 34.2 | 56.7 |
| Group B | 18.3 | 41.1 | 62.4 |
| Group C | 22.1 | 48.9 | 71.3 |
| Group D | 27.6 | 55.3 | 78.5 |
| Group E | 31.4 | 61.2 | 84.6 |

The data indicates a clear upward trend in all three variables as the categories progress. This suggests that the factors being measured are interrelated and influence each other in a predictable manner.

The final part of the document discusses the implications of these findings. It highlights the need for continued research and the application of these results in practical settings. The author hopes that this work will contribute to a better understanding of the subject matter.

1
2 because it was all CR-200 and it
3 comes out to be 2.8 Pine Barrens
4 Credits under that method. It's
5 roughly 15 acres of land; 678 once
6 you divide by 43 equals 15.56
7 acres.

8 MR. GAZZA: 33 parcels.

9 MR. DUFFY: CR-200.

10 MR. MILAZZO: That's correct.

11 MR. DUFFY: Five acre zoning.

12 MR. MILAZZO: That's correct.

13 MR. GAZZA: So, I will apply
14 single and separate on those that
15 exceed 30,000 square feet.

16 MR. MILAZZO: Do you own
17 those parcels?

18 MR. GAZZA: No, but I will
19 provide single and separate at the
20 time that I transferred them, so I
21 can get more than 2.8 credits,
22 maybe I am entitled to 6 or 8
23 credits, 10 credits.

24 MR. TRIPP: My own view is I
25 just don't think this body is going

1
2 to do that, we are not going to
3 look back at the 33 parcels.

4 MR. GAZZA: You are not?

5 MR. TRIPP: No. The question
6 is you have something that landed
7 on this parcel which is 678,140
8 square feet. The question is:
9 What are we going to do with them?
10 That is the question.

11 MR. GAZZA: Okay.

12 MR. TRIPP: At least from my
13 part -- I am not going to ask
14 everyone here.

15 MR. GAZZA: I am going to
16 close. Just on the last paragraph
17 in my letter.

18 I have one parcel that is in
19 the light industrial zone, there
20 has been no determination on
21 credits for that parcel.

22 MR. TRIPP: That is a correct
23 statement.

24 MR. GAZZA: Can you make a
25 statement to me about the light

1
2 industrial zoned parcels, if there
3 is a plan, can you enlighten me on
4 that?

5 MR. TRIPP: We are in the
6 process. When I say "we," I mean
7 the Commission and/or the
8 Clearinghouse, you know, with the
9 Town for that matter, have
10 initiated a ^{SCWA} SCWA process we will
11 look at what the allocation formula
12 would be for that zone. And what
13 kind of environmental impacts will
14 flow from a that.

15 Those environmental impacts
16 were not assessed in the initial
17 planning process because whatever
18 reason the allocation formula was
19 not developed and it is our intent
20 to complete the process
21 expeditiously.

22 So, today, we are not in a
23 position to tell you, you know,
24 what the allocation would be, from
25 which you did not appeal, what the

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2 initial allocation would be. But,
3 at least it will be my hope that
4 that process would be completed
5 within four to five months from
6 today.

7 MR. GAZZA: Okay. Thank you.

8 MR. MILAZZO: Could I ask one
9 question. Are we looking for an
10 extension on his time line for a
11 decision if he has to report back
12 with some additional information?
13 Decision deadline is May 20th.
14 It sounds like you asked him to
15 provide some additional
16 information. I don't know how
17 fast you can turn that around.

18 MR. GAZZA: We have to go to
19 Planning Board.

20 MR. DUFFY: Which might be
21 able to finish in that time frame.
22 Mr. Gazza has a right to ask for an
23 extension.

24 MR. TRIPP: Right, I think
25 the purpose of a date sort of

1. The first part of the document is a letter from the Secretary of the State to the Governor, dated 12th March 1870.

2. The second part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

3. The third part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

4. The fourth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

5. The fifth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

6. The sixth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

7. The seventh part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

8. The eighth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

9. The ninth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

10. The tenth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

11. The eleventh part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

12. The twelfth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

13. The thirteenth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

14. The fourteenth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

15. The fifteenth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

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17. The seventeenth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

18. The eighteenth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

19. The nineteenth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

20. The twentieth part is a report from the Secretary of the State to the Governor, dated 12th March 1870.

1
2 imposes a time constraint on
3 everyone. So, I would hope
4 Planning Board and you would be
5 able to.

6 MR. GAZZA: I meet with the
7 Planning Board every Thursday, two
8 o'clock.

9 MR. MILAZZO: The only reason
10 I bring it up, and I will also
11 direct Mr. Hoffstaetter, are you
12 planning on meeting before May
13 20th, because that is his
14 deadline. And Mr. Hoffstaetter,
15 your client's deadline is May 10.

16 So, is the Clearinghouse
17 planning on having a meeting before
18 then? If not, we probably need an
19 extension or you will have to make
20 a decision. I think we talked
21 about moving it to have a joint
22 meeting in May on the 15th, with
23 the Nichols report.

24 MR. TRIPP: Off the record.

25 (Whereupon, an off-the-record

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Second main body of handwritten text, continuing the cursive script.

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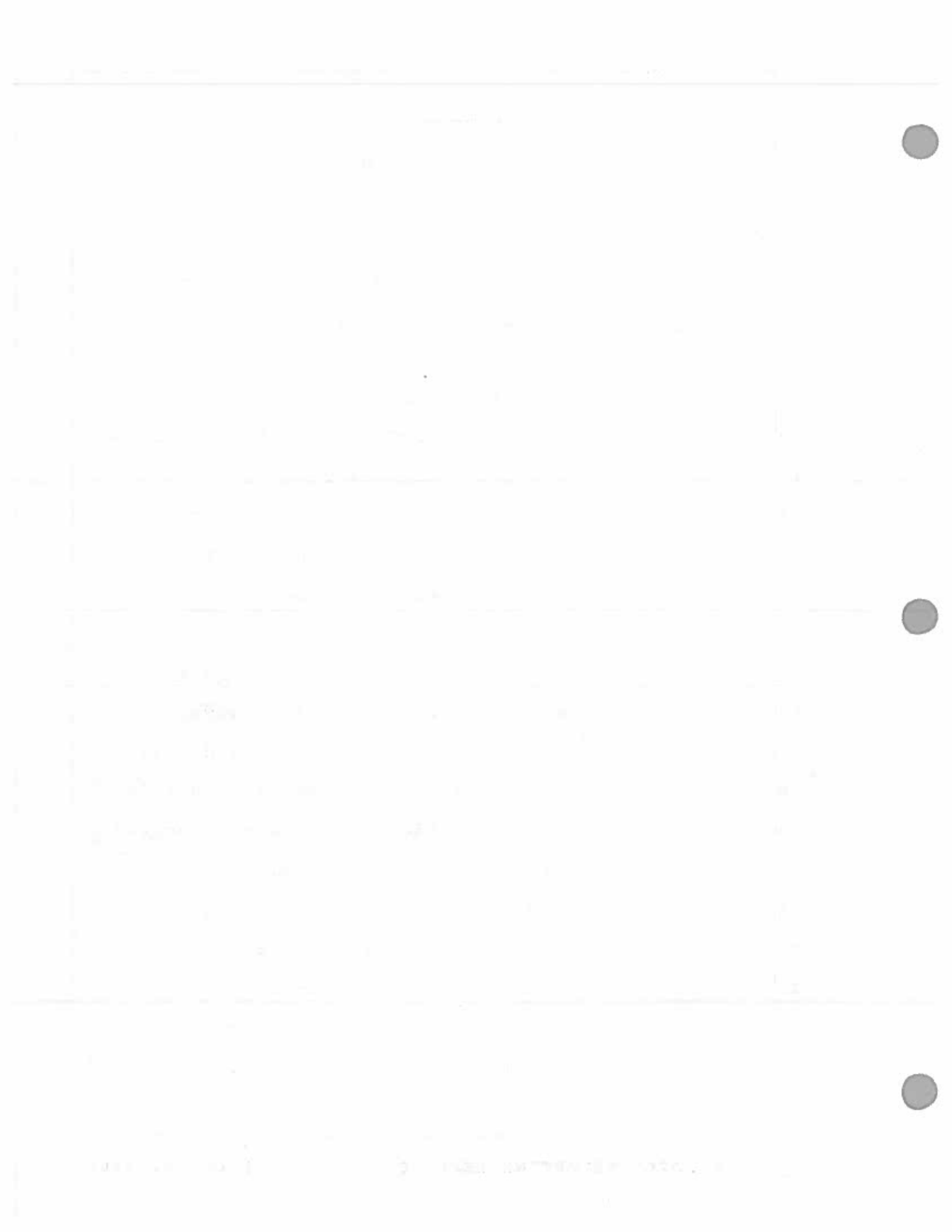
1
2 discussion was held.)

3 MR. TRIPP: Mr. Gazza, do you
4 have anything further?

5 MR. GAZZA: There is one
6 parcel that we have to come back
7 to, that six and-a-half acre
8 parcel, seventh one down on the
9 list. The PBC's allocated was 1.18
10 and requested was 2.

11 The unusual circumstances
12 pertaining to this one is, that
13 when I acquired the parcel, it
14 shows on this tax map, the
15 Cloverleaf parcel at Exit 63 in
16 Westhampton on Sunrise Highway, it
17 was two parcels and I merged them
18 in anticipation of developing this
19 property which now I cannot because
20 it is in the core area.

21 Now I had two separate
22 parcels, one was 3.3 acres and the
23 other one was 3.2 acres. They were
24 separate lots and I put them
25 together because I was going to use



1
2 the property and I had a plan and
3 now that's all down the river.

4 MR. PALLY: Okay.

5 MR. GAZZA: What do I
6 possess, I had two lots fronted on
7 improved road.

8 MR. TRIPP: Without this plan
9 it's your view you would have been
10 able as a right to develop those
11 parcels?

12 MR. GAZZA: I don't know. I
13 had plans for development which
14 would have involved a lot of
15 planning and zoning and a lot of
16 work, but it was two parcels.

17 MR. GRECCO: And you merged
18 them voluntarily.

19 MR. GAZZA: I had plans for
20 using them, now I can't use it at
21 all except for rights.

22 MR. TRIPP: Okay.

23 MR. GRECCO: Okay.

24 MR. HANLEY: Just a
25 statement. Mr. Gazza might have

The following table shows the results of the experiment. The first column is the time taken for the reaction to occur, the second column is the volume of gas produced, and the third column is the temperature of the reaction mixture.

| Time (s) | Volume of Gas (cm ³) | Temperature (°C) |
|----------|----------------------------------|------------------|
| 0 | 0 | 25 |
| 10 | 10 | 25 |
| 20 | 20 | 25 |
| 30 | 30 | 25 |
| 40 | 40 | 25 |
| 50 | 50 | 25 |
| 60 | 60 | 25 |
| 70 | 70 | 25 |
| 80 | 80 | 25 |
| 90 | 90 | 25 |
| 100 | 100 | 25 |

The results show that the volume of gas produced increases linearly with time, and the temperature of the reaction mixture remains constant at 25°C.

1
2 dealt with a bank that I work for
3 namely the Suffolk County National
4 Bank and I am an executive officer
5 of that bank, and for the record, I
6 will just like to say that I have
7 not had the pleasure of having any
8 dealings with Mr. Gazza.

9 And two, in particular, I
10 have had no dealings on these
11 parcels with Mr. Gazza.

12 MR. TRIPP: From your point
13 of view this isn't any reason for
14 Mr. Hanley to recuse himself?

15 MR. GAZZA: No.

16 MR. DITTMER: I would like to
17 comment. My name is Henry H.
18 Dittmer of CPRS, the Civil Property
19 Rights Incorporated.

20 Mr. Gazza, your parcel down
21 at the bottom, is that a 40 by 100
22 parcel?

23 MR. PALLY: Fourth from the
24 bottom.

25 MR. GAZZA: That is a 40 by

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

2. In the second section, the author outlines the various methods used to collect and analyze the data. This includes both manual data entry and the use of specialized software tools. The goal is to ensure that the data is both accurate and easy to interpret.

3. The third part of the document provides a detailed breakdown of the results. It shows that there has been a significant increase in sales over the period, which is a positive indicator for the business. However, it also notes that certain areas still need improvement, such as reducing operational costs.

4. Finally, the document concludes with a series of recommendations for future actions. These include implementing more robust internal controls, investing in staff training, and exploring new market opportunities. The author believes that these steps will help the business continue to grow and succeed in the long term.

5. The following table provides a summary of the key findings from the analysis. It shows the total revenue, the number of transactions, and the average value per transaction. These metrics are essential for understanding the overall performance of the business.

| Metric | Value |
|-------------------------------|-------------|
| Total Revenue | \$1,250,000 |
| Number of Transactions | 15,000 |
| Average Value per Transaction | \$83.33 |

6. Based on the data, it is clear that the business is performing well, but there are still areas for improvement. The author suggests that focusing on customer retention and increasing the frequency of purchases could lead to further growth. Additionally, streamlining the supply chain could help reduce costs and improve profit margins.

7. The document also highlights the importance of regular audits and reviews. By conducting these checks frequently, the business can identify potential issues early on and take corrective action before they become major problems. This proactive approach is key to long-term success.

8. In conclusion, the analysis shows that the business is on a positive trajectory, but it must remain vigilant and continue to optimize its operations. The author is confident that the recommended changes will lead to a more profitable and sustainable future.

100 parcel, that's correct.

MR. DITTMER: Are you asking for a full Pine Barrens Credit for that parcel?

MR. GAZZA: That is a light industrial parcel.

MR. TRIPP: We are not dealing with that now.

MR. DITTMER: I see.

MR. TRIPP: Any other comments?

(Notice of Public Hearing, was marked as Exhibit 1 for identification, as of this date.)

(A two-page letter, dated April 23, 1996, from Joseph Gazza, was marked as Exhibit 2 for identification, as of this date.)

MR. TRIPP: The record will remain open until May 15th.

(Time noted: 5:50 p.m.)



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I N D E X

E X H I B I T S

| EXHIBIT | DESCRIPTION | DEEMED | MARKED |
|---------|-------------|--------|--------|
|---------|-------------|--------|--------|

| | | | |
|---|------------------------------------|----|----|
| 1 | Notice of Public Hearing | 3, | 67 |
| 2 | Letter, 4/23/96, from Joseph Gazza | 4, | 67 |

3. Staff report

* * * *

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy auditing of the accounts.

In the second section, the author details the various methods used to collect and analyze data. This includes both primary and secondary research techniques. The primary research involved direct observation and interviews with key stakeholders, while secondary research focused on reviewing existing literature and industry reports.

The third section presents the findings of the study. It highlights several key trends and insights that emerged from the data analysis. These findings are crucial for understanding the current market landscape and identifying potential opportunities for growth.

Finally, the document concludes with a series of recommendations based on the research findings. These suggestions are designed to help the organization optimize its operations, improve its financial performance, and stay competitive in a rapidly changing market.

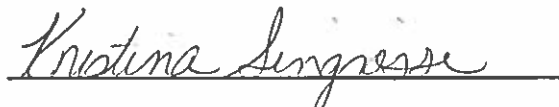
CERTIFICATION

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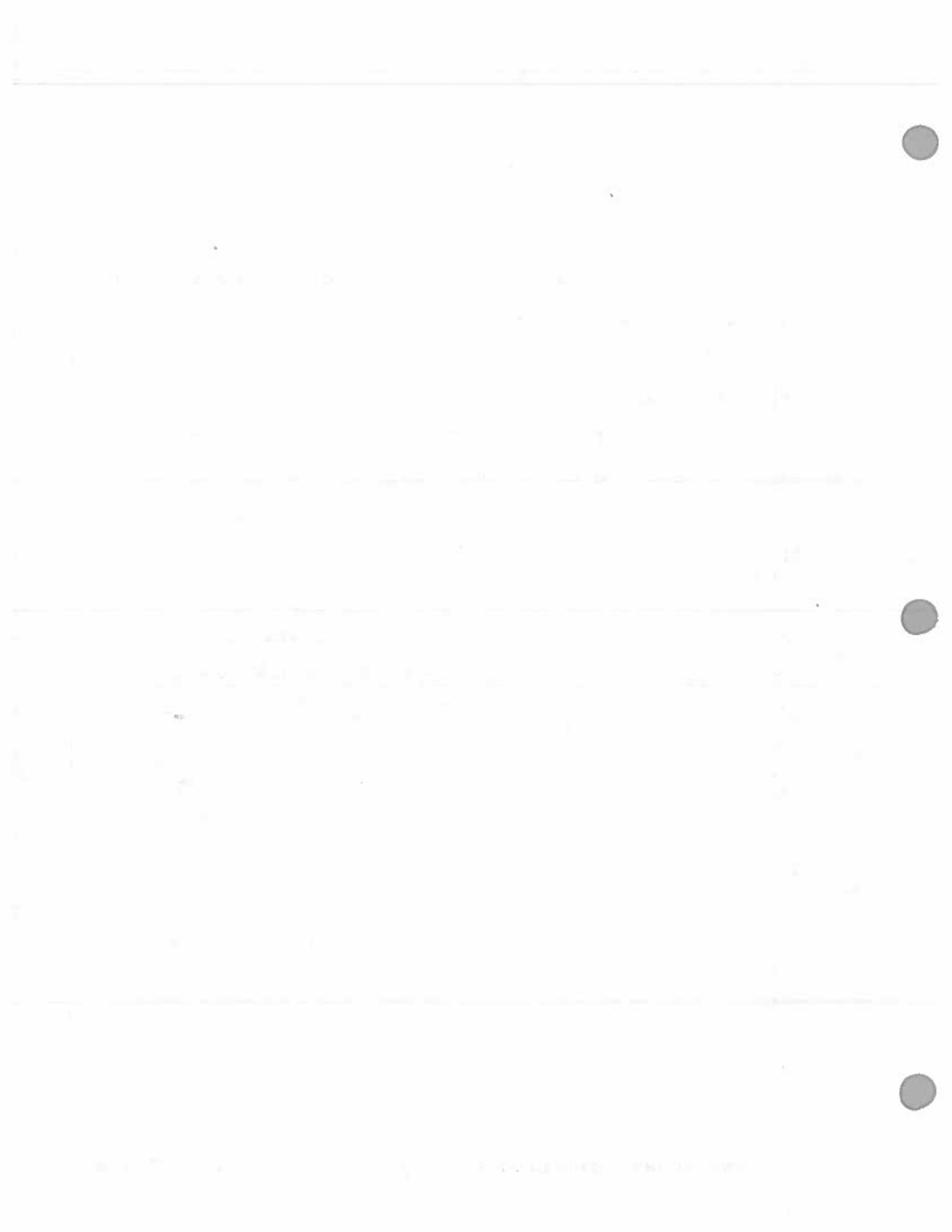
I, KRISTINA SINGROSSI, a Notary Public in and for the State of New York, do hereby certify that:

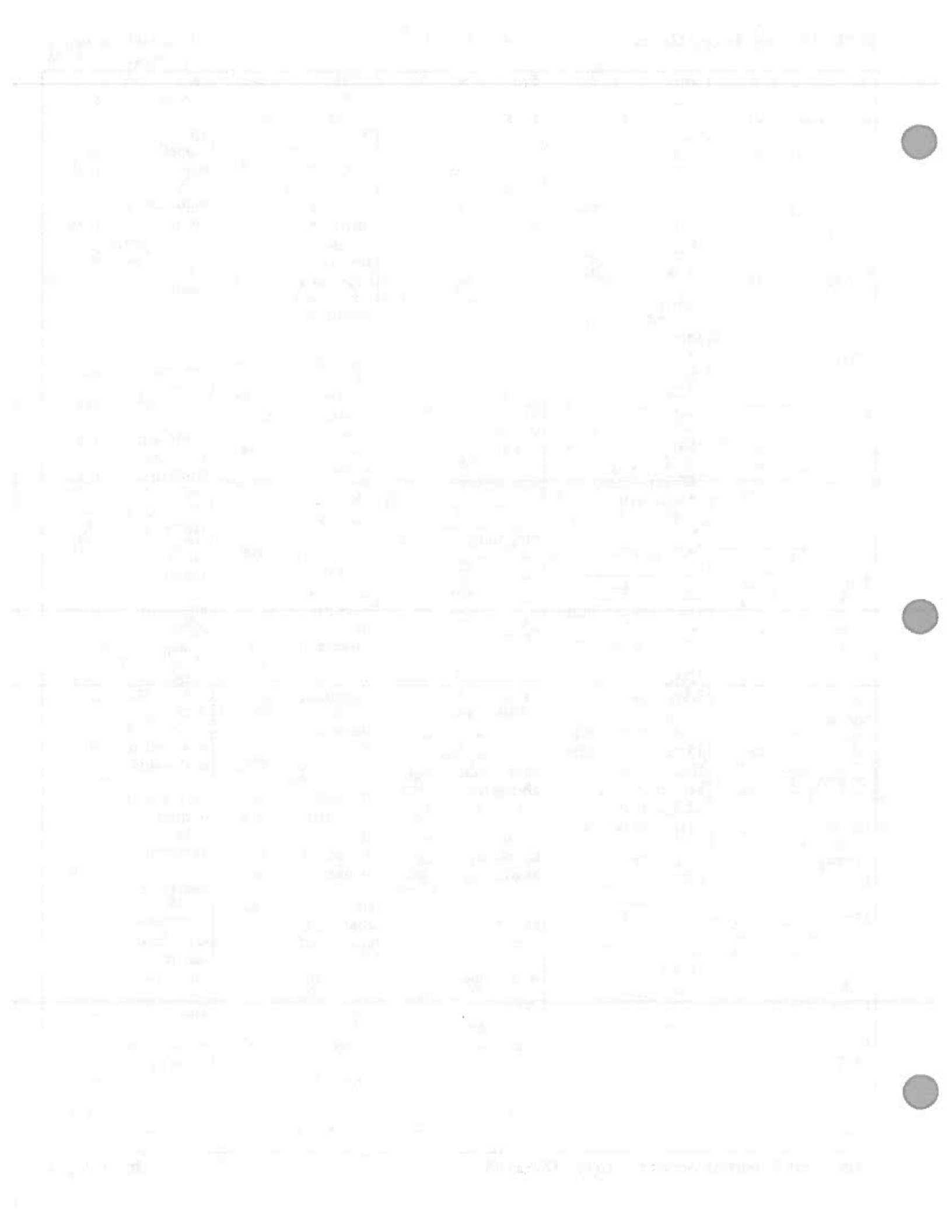
THAT the within transcript is a true record of the testimony.

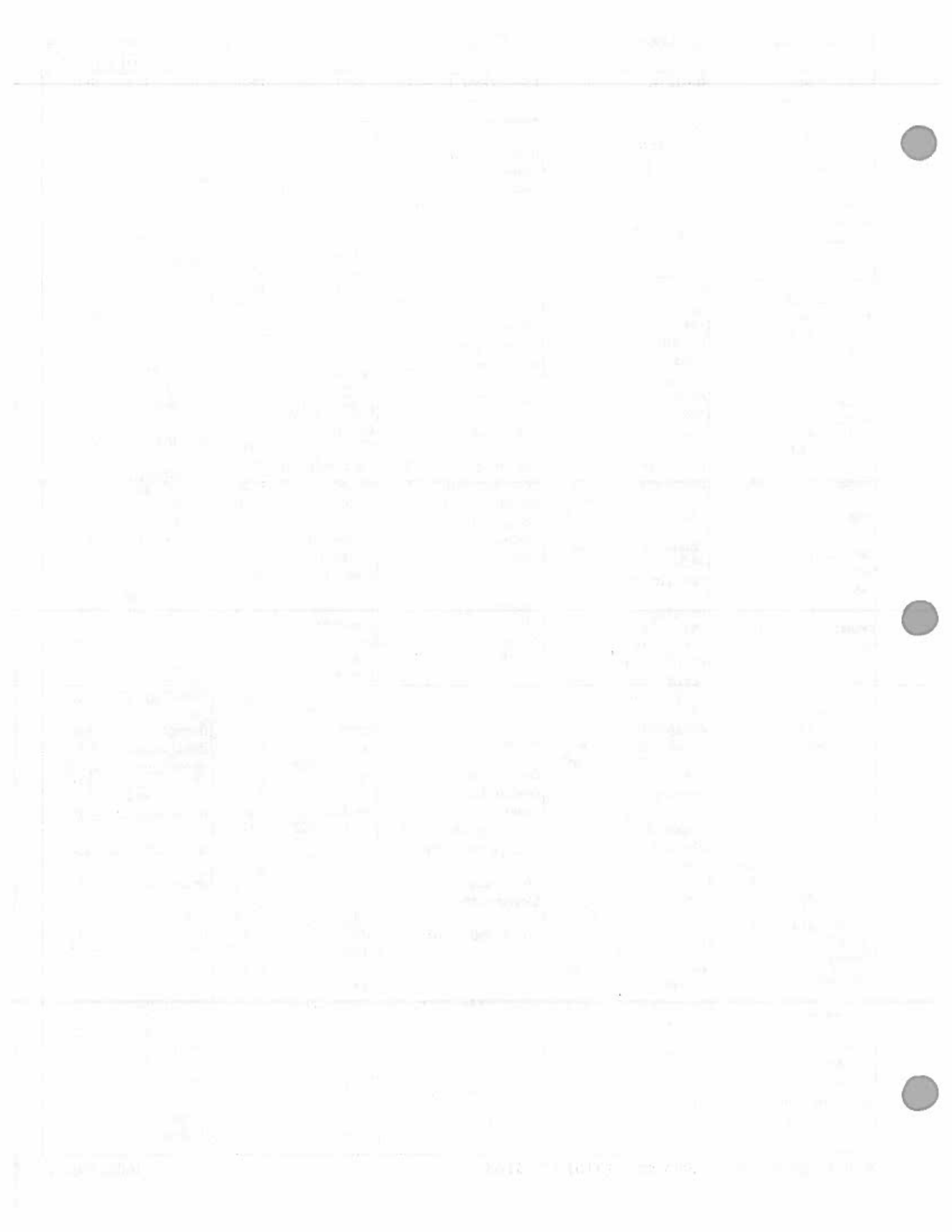
IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of May, 1996.



KRISTINA SINGROSSI







| | | | | | | |
|--|--|--|---|--|--------------------------------------|------------|
| difference [2] 37:20 41:25 | E [4] 2:2 2:2 68:2 68:4 | extra [4] 4:18 33:25 45:16 55:16 | forward [1] 10:13 | 57:22 58:5 58:11 | | |
| different [11] 9:7 9:15 10:19 10:20 10:23 10:24 13:8 29:20 29:22 42:7 52:24 | earliest [1] 17:24 | fact [4] 21:25 26:5 36:8 54:9 | four [22] 4:3 27:9 27:10 27:17 27:22 28:19 29:15 29:16 29:19 36:18 37:6 37:11 38:2 38:4 42:9 44:3 45:10 46:13 46:22 58:3 58:9 62:5 | 59:8 59:13 59:18 60:4 60:11 60:15 60:24 62:7 62:18 62:22 63:6 64:3 64:5 65:5 65:12 65:19 65:25 66:8 66:11 66:15 66:20 66:25 67:6 67:17 68:8 | | |
| difficult [1] 42:10 | casier [1] 17:25 | factor [3] 31:16 39:16 40:19 | fourth [2] 20:12 66:23 | General [1] 2:11 | | |
| direct [3] 23:8 56:6 63:11 | Eastport [1] 27:6 | factors [1] 40:17 | frame [1] 62:21 | germanic [1] 7:20 | | |
| dirt [1] 34:19 | efficiently [1] 7:22 | fair [2] 19:22 44:17 | Frederick [1] 5:4 | Given [1] 26:5 | | |
| discuss [2] 7:21 50:10 | eighth [1] 39:19 | fall [1] 26:19 | Fredrick [2] 3:4 3:12 | giving [2] 38:21 41:5 | | |
| discussed [2] 7:8 30:25 | either [1] 51:15 | family [2] 29:23 44:10 | free-forming [1] 18:17 | goal [1] 18:20 | | |
| discussion [2] 7:19 64:2 | entail [1] 41:18 | fancy [1] 34:7 | front [1] 35:12 | goes [2] 12:17 32:15 | | |
| distance [1] 25:19 | enter [1] 53:24 | fast [1] 62:17 | frontage [3] 33:13 33:22 35:14 | grade [4] 41:10 41:22 41:11 41:14 41:22 | | |
| distance [1] 25:19 | entitled [4] 36:4 52:15 54:17 59:22 | fee [3] 8:10 42:21 53:2 | frontages [1] 32:4 | grant [1] 18:6 | | |
| distributed [1] 4:2 | environmental [4] 24:6 50:17 61:13 61:15 | feeling [1] 30:19 | fronted [1] 65:6 | Great [1] 1:11 | | |
| district [1] 49:13 | environmentally [1] 51:2 | feels [1] 30:23 | fronts [2] 31:25 34:3 | greater [2] 31:2 34:14 | | |
| Dittmer [6] 28:3 28:4 66:16 66:18 67:3 67:10 | equate [1] 53:20 | feet [22] 24:13 25:21 25:25 26:25 28:8 28:20 28:23 28:24 28:25 30:22 31:20 35:14 35:15 40:10 43:15 43:20 49:18 51:22 51:24 53:3 59:15 60:8 | full [4] 8:4 19:22 44:6 67:4 | GRECCO [65] 10:17 11:6 11:11 11:15 11:18 12:2 12:10 12:14 13:9 13:18 13:24 14:11 14:17 14:22 15:5 15:19 16:7 16:17 16:22 17:4 17:8 17:21 18:10 18:23 19:24 21:6 21:22 22:10 22:23 23:3 23:12 23:18 30:4 30:8 30:13 30:24 31:8 31:14 32:9 34:8 34:21 35:8 40:22 41:6 41:13 43:4 43:9 43:23 44:8 44:12 45:3 47:8 47:11 47:15 47:20 47:22 48:8 49:4 52:2 52:7 52:11 52:20 58:7 65:17 65:23 | | |
| divide [4] 32:13 58:24 58:25 59:6 | equality [2] 34:5 59:6 | felt [2] 4:14 51:12 | function [1] 35:9 | guess [1] 32:15 | | |
| divided [1] 51:17 | essentially [1] 49:3 | few [2] 7:10 33:25 | -G- | guessing [1] 43:14 | | |
| document [3] 6:13 6:14 24:17 | establish [3] 10:3 11:7 11:12 | fifth [1] 20:12 | Gazza [140] 1:8 3:4 3:11 3:12 4:20 4:23 5:4 5:11 5:17 7:24 10:17 10:21 11:9 11:13 11:17 11:24 12:4 12:12 12:16 13:17 13:22 14:5 14:15 14:19 14:23 15:12 15:25 16:13 17:23 18:9 19:3 19:7 19:17 19:21 20:3 20:10 20:13 20:15 20:20 20:25 21:4 21:7 21:8 21:11 21:15 22:3 22:17 22:25 23:5 23:14 23:20 24:10 26:6 27:2 27:14 27:20 29:16 30:6 30:15 31:6 31:10 31:15 33:10 34:17 34:23 35:10 35:19 36:17 36:22 37:7 37:12 37:17 38:3 38:6 38:15 38:23 39:8 39:14 40:25 41:8 41:16 41:24 43:6 43:10 43:19 44:6 44:9 44:16 44:21 45:12 45:16 45:20 46:10 46:21 47:17 48:2 48:4 48:10 48:11 48:15 49:10 49:22 49:25 50:9 50:12 52:5 52:17 52:23 55:5 56:2 56:6 56:13 | documentation [2] 6:18 14:4 | established [2] 17:22 18:3 | -H- |
| doesn't [8] 5:22 9:17 9:20 13:5 31:8 33:20 34:13 56:11 | eventually [1] 6:19 | figure [3] 7:2 54:23 58:19 | file [3] 27:23 39:21 57:13 | H [2] 66:17 68:4 | | |
| donated [1] 42:20 | everyone's [1] 12:25 | filing [1] 40:2 | file [3] 27:23 39:21 57:13 | half-acre [1] 9:20 | | |
| done [5] 29:3 29:5 29:8 29:10 45:19 | evidence [5] 15:22 18:24 21:22 34:9 56:22 | finish [1] 62:21 | file [3] 27:23 39:21 57:13 | hand [2] 38:14 69:10 | | |
| DONNA [1] 2:18 | exact [2] 12:8 43:18 | Fire [2] 28:7 28:17 | filing [1] 40:2 | handed [1] 53:20 | | |
| DORIS [1] 2:11 | examination [1] 13:23 | first [10] 10:3 16:20 21:17 29:15 29:16 44:3 45:10 53:22 56:16 58:17 | finish [1] 62:21 | handle [3] 8:11 8:15 57:19 | | |
| down [20] 5:24 19:18 23:14 28:19 28:22 29:17 29:19 31:23 36:21 38:22 39:19 41:17 46:22 49:15 54:21 56:9 57:7 64:8 65:3 66:20 | example [2] 23:15 36:3 | five [10] 25:3 26:13 26:14 27:9 27:16 27:18 28:10 28:19 59:11 62:5 | Fire [2] 28:7 28:17 | Hanley [3] 2:7 65:24 66:14 | | |
| drop [1] 29:17 | exceed [1] 59:15 | flag [1] 35:15 | first [10] 10:3 16:20 21:17 29:15 29:16 44:3 45:10 53:22 56:16 58:17 | hardship [1] 46:13 | | |
| Duffy [31] 2:8 16:13 16:16 16:19 17:3 17:6 17:10 17:16 17:20 23:5 23:10 33:5 35:6 37:18 44:17 45:23 47:2 47:10 47:14 48:4 48:12 49:2 50:2 50:4 53:15 55:12 56:4 57:3 59:9 59:11 62:20 | except [1] 65:21 | flow [1] 61:14 | five [10] 25:3 26:13 26:14 27:9 27:16 27:18 28:10 28:19 59:11 62:5 | hats [1] 14:18 | | |
| dwelling [4] 26:24 44:11 45:12 45:14 | exception [3] 24:25 27:12 50:21 | follow [1] 5:19 | foot [5] 24:3 32:7 33:24 33:24 34:5 | Health [4] 13:2 19:14 23:25 24:12 | | |
| dwelling [1] 45:11 | excess [1] 49:17 | footage [3] 35:12 39:12 43:12 | forget [2] 20:7 20:17 | hear [1] 16:8 | | |
| -E- | executive [1] 66:4 | form [1] 22:8 | form [1] 22:8 | heard [2] 10:7 55:10 | | |
| | executive [1] 66:4 | formally [1] 47:5 | formally [1] 47:5 | | | |
| | exempt [1] 24:24 | forms [1] 44:9 | forms [1] 44:9 | | | |
| | exhausted [1] 30:11 | formula [11] 8:24 9:16 9:17 32:5 36:23 39:3 39:7 39:9 42:4 61:11 61:18 | formula [11] 8:24 9:16 9:17 32:5 36:23 39:3 39:7 39:9 42:4 61:11 61:18 | | | |
| | exhibit [7] 3:10 4:19 4:22 24:19 67:14 67:18 68:5 | forth [1] 10:6 | forth [1] 10:6 | | | |
| | existing [1] 34:11 | | | | | |
| | exists [2] 53:16 53:18 | | | | | |
| | Exit [1] 64:15 | | | | | |
| | expect [2] 41:9 41:11 | | | | | |
| | expeditiously [1] 61:21 | | | | | |
| | explore [1] 50:8 | | | | | |
| | extension [3] 62:10 62:23 63:19 | | | | | |

| Year | Month | Day | Time | Location | Activity | Remarks |
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| 1998 | Jan | 31 | 08:00 | Home | Woke up | |

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|---|---|--|---|--|
| hearing [8] 1:7 1:15 3:3 3:6 18:20 57:4 67:13 68:7 | 61:2 67:7 information [2] 62:12 62:16 infrastructure [2] 39:13 40:6 initial [3] 35:17 61:16 62:2 initiated [1] 61:10 insofar [1] 35:23 instead [2] 28:21 29:3 insurance [1] 14:24 intent [1] 61:19 interior [1] 34:13 internal [3] 32:19 33:15 33:21 Interpretation [2] 5:2 5:9 interrupt [3] 7:5 18:12 58:15 involved [1] 65:14 involvement [1] 17:19 Island [2] 28:7 28:17 issue [9] 14:9 21:10 27:12 27:13 27:15 27:16 30:11 38:11 40:19 issues [1] 21:12 item [2] 5:22 19:4 items [1] 5:20 | 52:3 52:6 52:11 53:3 53:7 55:6 59:5 landbank [1] 46:4 landbanked [1] 49:3 landed [1] 60:6 lands [6] 5:3 5:5 44:23 50:19 50:25 51:20 larger [3] 4:16 30:22 32:14 last [2] 7:9 60:16 law [1] 14:19 layout [1] 40:3 least [6] 25:24 45:7 53:11 54:21 60:12 62:3 leaving [1] 24:8 left [2] 38:9 57:5 legal [2] 9:23 34:24 less [3] 8:17 26:14 51:9 letter [9] 4:3 4:8 4:22 8:4 56:7 56:9 60:17 67:16 68:8 Letters [2] 4:25 5:8 liability [1] 14:24 lifted [1] 51:10 light [3] 60:19 60:25 67:6 limited [1] 34:22 line [3] 28:22 34:19 62:10 list [8] 3:23 4:8 20:4 20:8 31:23 39:20 43:8 64:9 loaded [1] 55:8 located [1] 9:2 location [2] 27:13 27:14 longer [2] 49:10 56:19 look [20] 9:10 9:12 9:18 20:3 24:18 25:11 26:8 26:10 26:15 27:3 33:21 35:10 39:4 40:13 40:14 41:4 51:6 58:18 60:3 61:11 looking [10] 9:6 11:7 11:11 11:15 25:23 36:22 42:3 58:9 58:11 62:9 looks [1] 33:22 LORRAINE [1] 2:17 loss [1] 35:15 lots [36] 8:23 11:13 18:24 19:4 19:10 19:12 24:21 24:22 25:3 25:23 26:7 26:13 26:14 26:16 | 26:18 29:6 30:20 32:7 33:14 33:20 33:24 34:2 35:14 35:21 36:18 37:6 37:11 37:16 37:22 37:23 39:24 40:5 46:14 46:18 64:24 65:6 -M- map [14] 27:4 27:6 27:22 27:23 29:14 33:19 39:21 39:24 40:2 42:2 46:23 47:6 57:13 64:14 mark [2] 4:18 4:21 marked [3] 67:14 67:18 68:5 matter [7] 1:6 8:11 8:18 35:18 37:5 37:24 61:9 may [17] 6:7 9:13 9:14 24:19 26:15 27:12 33:9 35:22 46:11 54:15 58:16 62:13 63:12 63:15 63:22 67:21 69:10 mean [3] 26:21 55:2 61:6 Meaning [2] 44:8 44:9 measure [1] 28:20 measurement [1] 29:2 meet [3] 35:12 41:20 63:6 meeting [4] 7:9 63:12 63:17 63:22 meetings [1] 8:12 Member [3] 2:7 2:8 2:9 members [1] 7:10 merged [2] 64:17 65:17 met [1] 36:2 method [2] 38:25 59:4 Middle [2] 34:19 34:20 might [10] 17:4 23:7 25:20 29:9 35:25 36:4 36:12 57:12 62:20 65:25 Milazzo [19] 2:10 16:8 16:9 17:13 17:18 18:11 21:17 32:11 32:22 33:8 34:15 52:9 58:14 58:23 59:10 59:12 59:16 62:8 63:9 Milazzo's [1] 32:10 million [2] 49:18 51:22 mind [1] 53:23 minimum [2] 12:17 | 25:21 minute [1] 19:6 MITCHELL [1] 2:9 modified [1] 6:10 moment [2] 7:5 47:20 money [1] 5:12 months [1] 62:5 Moran [5] 24:14 24:16 24:22 26:10 30:21 most [3] 31:17 37:15 37:19 move [2] 47:23 49:8 moved [3] 44:14 45:20 49:5 moving [2] 8:21 63:21 MS [7] 3:7 43:17 46:20 47:21 48:20 49:22 50:2 multiple [1] 21:12 multiply [1] 58:24 multitude [1] 40:20 must [2] 6:11 6:14 -N- N [2] 2:2 68:2 name [2] 28:3 66:17 namely [1] 66:3 names [2] 29:21 29:23 narrowed [1] 46:21 narrowing [1] 41:17 National [1] 66:3 Nature [1] 51:15 necessarily [1] 18:8 necessary [1] 6:7 need [3] 22:15 22:24 63:18 needed [1] 40:6 negate [1] 27:15 neighboring [1] 38:8 networks [1] 32:19 never [3] 19:14 50:7 50:24 New [3] 1:11 22:6 69:6 next [4] 18:3 20:21 30:11 41:20 nice [1] 33:11 Nichols [1] 63:23 nightmare [1] 11:4 nine [6] 12:8 21:18 23:15 46:17 46:19 46:20 Notary [1] 69:5 noted [1] 67:22 |
| -I- | -J- | | | |
| ideas [1] 51:18 identification [2] 67:15 67:19 identify [1] 28:2 immediate [1] 7:20 immediately [1] 7:19 Impact [1] 50:17 impacts [2] 61:13 61:15 imposes [1] 63:2 improved [4] 34:16 34:18 34:20 65:7 improvements [1] 40:7 included [1] 13:3 includes [2] 29:15 46:22 Incorporated [1] 66:19 increase [1] 5:18 incumbent [1] 11:19 indicate [1] 31:3 individually [1] 9:11 individuals [1] 26:19 industrial [3] 60:19 | JACK [1] 2:7 JAMES [1] 2:6 jerk [1] 54:8 job [1] 35:4 Joe [6] 14:17 23:11 36:20 38:23 45:5 57:4 John [2] 2:10 30:16 joint [1] 63:21 Joseph [6] 1:8 3:4 3:12 5:4 67:17 68:8 -K- kind [2] 53:25 61:13 kinds [1] 55:11 knowing [1] 36:10 known [1] 31:18 KRISTINA [2] 69:5 69:15 -L- land [2] 10:12 15:18 34:3 40:8 42:19 43:15 43:20 47:16 47:18 48:9 49:7 50:13 50:14 51:7 | line [3] 28:22 34:19 62:10 list [8] 3:23 4:8 20:4 20:8 31:23 39:20 43:8 64:9 loaded [1] 55:8 located [1] 9:2 location [2] 27:13 27:14 longer [2] 49:10 56:19 look [20] 9:10 9:12 9:18 20:3 24:18 25:11 26:8 26:10 26:15 27:3 33:21 35:10 39:4 40:13 40:14 41:4 51:6 58:18 60:3 61:11 looking [10] 9:6 11:7 11:11 11:15 25:23 36:22 42:3 58:9 58:11 62:9 looks [1] 33:22 LORRAINE [1] 2:17 loss [1] 35:15 lots [36] 8:23 11:13 18:24 19:4 19:10 19:12 24:21 24:22 25:3 25:23 26:7 26:13 26:14 26:16 | mean [3] 26:21 55:2 61:6 Meaning [2] 44:8 44:9 measure [1] 28:20 measurement [1] 29:2 meet [3] 35:12 41:20 63:6 meeting [4] 7:9 63:12 63:17 63:22 meetings [1] 8:12 Member [3] 2:7 2:8 2:9 members [1] 7:10 merged [2] 64:17 65:17 met [1] 36:2 method [2] 38:25 59:4 Middle [2] 34:19 34:20 might [10] 17:4 23:7 25:20 29:9 35:25 36:4 36:12 57:12 62:20 65:25 Milazzo [19] 2:10 16:8 16:9 17:13 17:18 18:11 21:17 32:11 32:22 33:8 34:15 52:9 58:14 58:23 59:10 59:12 59:16 62:8 63:9 Milazzo's [1] 32:10 million [2] 49:18 51:22 mind [1] 53:23 minimum [2] 12:17 | |

| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 |
|----------|----------|----------|----------|----------|
| 10 | 110 | 120 | 130 | 140 |
| 20 | 210 | 220 | 230 | 240 |
| 30 | 310 | 320 | 330 | 340 |
| 40 | 410 | 420 | 430 | 440 |
| 50 | 510 | 520 | 530 | 540 |
| 60 | 610 | 620 | 630 | 640 |
| 70 | 710 | 720 | 730 | 740 |
| 80 | 810 | 820 | 830 | 840 |
| 90 | 910 | 920 | 930 | 940 |
| 100 | 1010 | 1020 | 1030 | 1040 |
| 110 | 1110 | 1120 | 1130 | 1140 |
| 120 | 1210 | 1220 | 1230 | 1240 |
| 130 | 1310 | 1320 | 1330 | 1340 |
| 140 | 1410 | 1420 | 1430 | 1440 |
| 150 | 1510 | 1520 | 1530 | 1540 |
| 160 | 1610 | 1620 | 1630 | 1640 |
| 170 | 1710 | 1720 | 1730 | 1740 |
| 180 | 1810 | 1820 | 1830 | 1840 |
| 190 | 1910 | 1920 | 1930 | 1940 |
| 200 | 2010 | 2020 | 2030 | 2040 |
| 210 | 2110 | 2120 | 2130 | 2140 |
| 220 | 2210 | 2220 | 2230 | 2240 |
| 230 | 2310 | 2320 | 2330 | 2340 |
| 240 | 2410 | 2420 | 2430 | 2440 |
| 250 | 2510 | 2520 | 2530 | 2540 |
| 260 | 2610 | 2620 | 2630 | 2640 |
| 270 | 2710 | 2720 | 2730 | 2740 |
| 280 | 2810 | 2820 | 2830 | 2840 |
| 290 | 2910 | 2920 | 2930 | 2940 |
| 300 | 3010 | 3020 | 3030 | 3040 |
| 310 | 3110 | 3120 | 3130 | 3140 |
| 320 | 3210 | 3220 | 3230 | 3240 |
| 330 | 3310 | 3320 | 3330 | 3340 |
| 340 | 3410 | 3420 | 3430 | 3440 |
| 350 | 3510 | 3520 | 3530 | 3540 |
| 360 | 3610 | 3620 | 3630 | 3640 |
| 370 | 3710 | 3720 | 3730 | 3740 |
| 380 | 3810 | 3820 | 3830 | 3840 |
| 390 | 3910 | 3920 | 3930 | 3940 |
| 400 | 4010 | 4020 | 4030 | 4040 |
| 410 | 4110 | 4120 | 4130 | 4140 |
| 420 | 4210 | 4220 | 4230 | 4240 |
| 430 | 4310 | 4320 | 4330 | 4340 |
| 440 | 4410 | 4420 | 4430 | 4440 |
| 450 | 4510 | 4520 | 4530 | 4540 |
| 460 | 4610 | 4620 | 4630 | 4640 |
| 470 | 4710 | 4720 | 4730 | 4740 |
| 480 | 4810 | 4820 | 4830 | 4840 |
| 490 | 4910 | 4920 | 4930 | 4940 |
| 500 | 5010 | 5020 | 5030 | 5040 |
| 510 | 5110 | 5120 | 5130 | 5140 |
| 520 | 5210 | 5220 | 5230 | 5240 |
| 530 | 5310 | 5320 | 5330 | 5340 |
| 540 | 5410 | 5420 | 5430 | 5440 |
| 550 | 5510 | 5520 | 5530 | 5540 |
| 560 | 5610 | 5620 | 5630 | 5640 |
| 570 | 5710 | 5720 | 5730 | 5740 |
| 580 | 5810 | 5820 | 5830 | 5840 |
| 590 | 5910 | 5920 | 5930 | 5940 |
| 600 | 6010 | 6020 | 6030 | 6040 |
| 610 | 6110 | 6120 | 6130 | 6140 |
| 620 | 6210 | 6220 | 6230 | 6240 |
| 630 | 6310 | 6320 | 6330 | 6340 |
| 640 | 6410 | 6420 | 6430 | 6440 |
| 650 | 6510 | 6520 | 6530 | 6540 |
| 660 | 6610 | 6620 | 6630 | 6640 |
| 670 | 6710 | 6720 | 6730 | 6740 |
| 680 | 6810 | 6820 | 6830 | 6840 |
| 690 | 6910 | 6920 | 6930 | 6940 |
| 700 | 7010 | 7020 | 7030 | 7040 |
| 710 | 7110 | 7120 | 7130 | 7140 |
| 720 | 7210 | 7220 | 7230 | 7240 |
| 730 | 7310 | 7320 | 7330 | 7340 |
| 740 | 7410 | 7420 | 7430 | 7440 |
| 750 | 7510 | 7520 | 7530 | 7540 |
| 760 | 7610 | 7620 | 7630 | 7640 |
| 770 | 7710 | 7720 | 7730 | 7740 |
| 780 | 7810 | 7820 | 7830 | 7840 |
| 790 | 7910 | 7920 | 7930 | 7940 |
| 800 | 8010 | 8020 | 8030 | 8040 |
| 810 | 8110 | 8120 | 8130 | 8140 |
| 820 | 8210 | 8220 | 8230 | 8240 |
| 830 | 8310 | 8320 | 8330 | 8340 |
| 840 | 8410 | 8420 | 8430 | 8440 |
| 850 | 8510 | 8520 | 8530 | 8540 |
| 860 | 8610 | 8620 | 8630 | 8640 |
| 870 | 8710 | 8720 | 8730 | 8740 |
| 880 | 8810 | 8820 | 8830 | 8840 |
| 890 | 8910 | 8920 | 8930 | 8940 |
| 900 | 9010 | 9020 | 9030 | 9040 |
| 910 | 9110 | 9120 | 9130 | 9140 |
| 920 | 9210 | 9220 | 9230 | 9240 |
| 930 | 9310 | 9320 | 9330 | 9340 |
| 940 | 9410 | 9420 | 9430 | 9440 |
| 950 | 9510 | 9520 | 9530 | 9540 |
| 960 | 9610 | 9620 | 9630 | 9640 |
| 970 | 9710 | 9720 | 9730 | 9740 |
| 980 | 9810 | 9820 | 9830 | 9840 |
| 990 | 9910 | 9920 | 9930 | 9940 |
| 1000 | 10010 | 10020 | 10030 | 10040 |

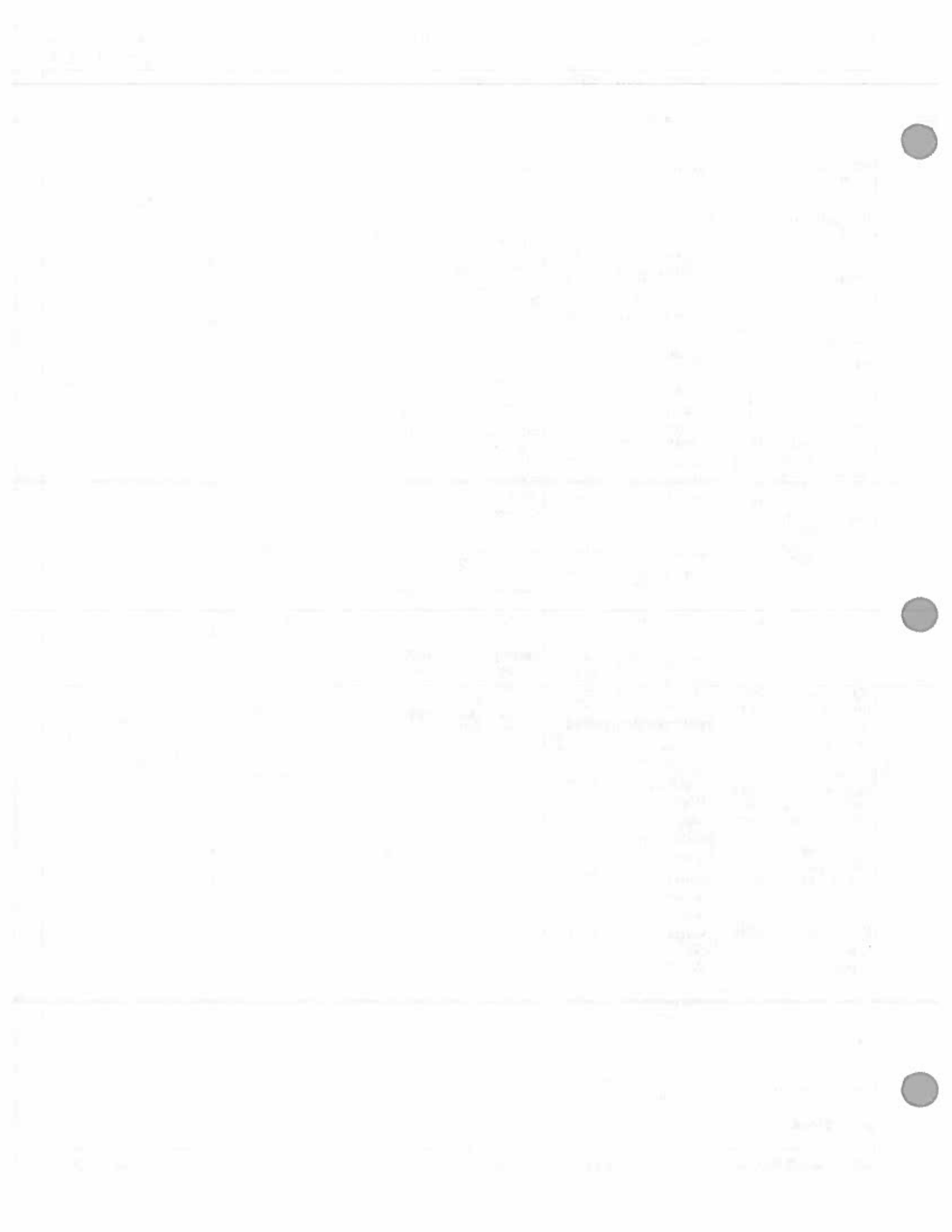
| | | | | | | | | | | |
|-----------------|-------|-------------|-------------------|-------|-------|-----------------|-------|---------------|-------|-------|
| restrictive [1] | 31:17 | 27:8 | 21:15 | 21:25 | 22:14 | starting [1] | 17:11 | tenth [2] | 19:18 | 40:15 |
| retain [1] | 15:16 | scheme [3] | 23:17 | 23:20 | 23:22 | state [3] | 22:6 | term [1] | 52:24 | |
| retaining [1] | 35:23 | 26:9 | 24:8 | 24:23 | 25:4 | 69:6 | | testimony [1] | 69:8 | |
| review [7] | 3:16 | school [1] | 25:6 | 30:2 | 30:12 | statement [5] | 22:4 | Thank [3] | 3:13 | |
| 8:12 | 8:13 | SCWA [1] | 31:3 | 40:18 | 40:23 | 55:19 | 60:23 | 43:19 | 62:7 | |
| 23:10 | 25:7 | search [2] | 41:2 | 44:10 | 59:14 | 65:25 | | theory [4] | 40:24 | |
| reviewed [4] | 6:3 | 15:12 | SINGROSSI [2] | 69:5 | 69:15 | states [1] | 14:19 | 41:2 | 52:21 | 52:22 |
| 6:11 | 23:3 | second [4] | 69:5 | 69:15 | | stating [2] | 6:22 | therefore [4] | 25:18 | |
| 8:12 | 8:13 | 20:6 | sit [7] | 5:24 | 9:17 | 8:5 | | 37:14 | 37:20 | 37:21 |
| 23:10 | 25:7 | 20:7 | 9:20 | 13:14 | 54:21 | status [1] | 8:22 | third [2] | 20:11 | 23:19 |
| 41:21 | | 58:23 | 56:9 | 57:7 | | still [3] | 53:16 | thirds [1] | 29:18 | |
| 6:11 | 23:3 | section [3] | sites [1] | 51:13 | | 57:11 | | thirteen [1] | 11:2 | |
| 46:14 | | 29:17 | sitting [6] | 43:2 | | strangling [1] | 50:18 | thought [1] | 40:22 | |
| 46:14 | | 39:18 | 43:6 | 49:19 | 51:22 | street [1] | 32:25 | three [13] | 11:2 | |
| 22:18 | | 18:12 | 51:23 | 51:24 | | streets [4] | 39:21 | 19:3 | 19:16 | 28:19 |
| 57:8 | | 58:23 | situation [1] | 42:13 | | 39:22 | 40:4 | 28:22 | 28:24 | 28:25 |
| 57:8 | | 19:7 | six [5] | 21:6 | 21:19 | Study [1] | 50:18 | 31:16 | 37:15 | 37:22 |
| 5:11 | | 19:7 | 23:12 | 30:25 | 64:7 | subdivided [1] | 32:2 | 37:23 | 38:16 | 55:7 |
| 9:21 | 9:3 | 29:17 | sixth [3] | 20:14 | 20:15 | subdivision [3] | 39:21 | through [7] | 6:3 | |
| 9:21 | 11:8 | 39:18 | 31:23 | | | 39:24 | 40:4 | 8:7 | 14:16 | 28:14 |
| 13:16 | 16:24 | see [10] | size [3] | 9:24 | 18:5 | subject [5] | 7:8 | 46:16 | 50:20 | 54:11 |
| 19:23 | 22:20 | 16:10 | 25:12 | | | 33:7 | 47:6 | throw [1] | 38:18 | |
| 23:7 | 23:24 | 25:12 | sizes [1] | 4:10 | | 48:25 | | thumb [1] | 8:7 | |
| 32:5 | 37:19 | 26:9 | small [1] | 29:6 | | submitted [1] | 3:22 | Thursday [1] | 63:7 | |
| 41:6 | 41:10 | 26:9 | someone [2] | 15:10 | | such [2] | 31:22 | title [18] | 6:5 | 6:12 |
| 45:19 | 46:7 | 26:9 | 23:4 | | | 22:11 | | 6:16 | 7:14 | 8:13 |
| 48:5 | 48:15 | 26:9 | sometimes [1] | 28:19 | | Suffolk [1] | 66:3 | 12:7 | 12:18 | 13:23 |
| 62:24 | 65:10 | 26:9 | somewhat [1] | 13:8 | | suggest [1] | 57:3 | 14:21 | 15:12 | 15:16 |
| 9:15 | | 26:9 | somewhere [2] | 47:25 | | suggests [1] | 58:13 | 22:9 | 22:11 | 22:25 |
| 9:23 | 10:14 | 26:9 | soon [2] | 54:22 | 55:25 | summarize [1] | 50:13 | 42:21 | 51:14 | 51:19 |
| 42:14 | 42:23 | 26:9 | sort [2] | 55:18 | 62:25 | summary [1] | 44:25 | 53:2 | | 4:25 |
| 44:7 | 44:14 | 26:9 | sound [1] | 62:14 | | Summit [1] | 40:10 | titled [1] | 4:25 | |
| 44:22 | 45:17 | 26:9 | Southampton [20] | 3:24 | 8:25 | Sunrise [3] | 1:10 | titles [4] | 12:20 | 14:20 |
| 46:4 | 48:16 | 26:9 | 3:24 | 8:25 | 12:25 | 34:17 | 64:16 | 22:6 | 26:16 | |
| 49:9 | 49:18 | 26:9 | 13:6 | 16:6 | 16:10 | supported [1] | 36:11 | today [4] | 7:21 | |
| 51:5 | 51:10 | 26:9 | 16:18 | 22:16 | 22:22 | supposed [1] | 56:20 | 38:18 | 61:22 | 62:6 |
| 52:3 | 52:4 | 26:9 | 31:18 | 33:11 | 35:4 | surface [1] | 25:14 | today's [1] | 18:13 | |
| 53:19 | 54:2 | 26:9 | 35:13 | 36:7 | 42:12 | survey [1] | 6:7 | together [3] | 8:23 | |
| 55:4 | 55:9 | 26:9 | 43:25 | 45:2 | 47:19 | surveyor [1] | 33:20 | 27:19 | 64:25 | |
| 55:22 | 56:14 | 26:9 | 49:21 | 51:17 | | sworn [1] | 22:4 | token [1] | 33:17 | |
| 58:12 | 65:21 | 26:9 | Southampton's [1] | 10:9 | | system [5] | 24:3 | too [1] | 34:22 | |
| 1:11 | 65:3 | 26:9 | speak [2] | 48:24 | | 25:20 | 26:3 | took [2] | 51:7 | 51:14 |
| 27:5 | | 26:9 | 56:17 | | | 33:21 | | total [3] | 5:15 | 7:3 |
| 32:4 | 32:19 | 26:9 | specific [3] | 48:13 | | -T- | | 57:25 | | |
| 33:12 | 33:15 | 26:9 | 48:16 | 55:2 | | T [1] | 68:4 | towards [1] | 41:21 | |
| 33:21 | 33:22 | 26:9 | specifically [1] | 48:14 | | table [2] | 16:2 | town [65] | 3:24 | |
| 34:20 | 34:23 | 26:9 | SPITZ [1] | 2:13 | | taking [1] | 37:3 | 8:24 | 10:18 | 11:22 |
| 35:13 | 40:8 | 26:9 | square [18] | 25:25 | | tax [4] | 27:3 | 12:24 | 13:13 | 16:10 |
| 49:15 | 51:8 | 26:9 | 26:24 | 31:20 | 32:7 | 50:14 | 64:14 | 17:12 | 17:13 | 17:19 |
| 31:25 | | 26:9 | 33:11 | 33:23 | 33:24 | taxes [1] | 50:23 | 22:16 | 22:17 | 22:22 |
| 32:3 | 32:15 | 26:9 | 34:5 | 39:12 | 43:11 | TDR [2] | 43:12 | 23:4 | 23:11 | 31:18 |
| 34:4 | 34:11 | 26:9 | 43:15 | 43:20 | 49:18 | 43:21 | | 32:16 | 33:4 | 33:9 |
| 34:16 | 34:22 | 26:9 | 51:22 | 51:24 | 53:3 | TDR'd [2] | 43:16 | 33:10 | 33:18 | 34:7 |
| 2:8 | | 26:9 | 59:15 | 60:8 | | 43:21 | | 35:18 | 35:20 | 36:6 |
| 2:11 | | 26:9 | squeeze [1] | 32:6 | | TDR's [8] | 42:23 | 36:9 | 36:11 | 42:12 |
| 3:7 | 48:20 | 26:9 | stages [2] | 3:17 | | 42:25 | 47:11 | 42:16 | 42:17 | 42:20 |
| 50:2 | 49:22 | 26:9 | 3:20 | | | 48:8 | 57:14 | 42:24 | 43:11 | 43:25 |
| 59:5 | | 26:9 | standards [1] | 25:9 | | 58:10 | | 44:13 | 47:18 | 48:6 |
| 8:6 | | 26:9 | stands [1] | 31:19 | | telling [1] | 50:23 | 49:7 | 49:8 | 49:20 |
| 47:16 | | 26:9 | start [1] | 34:6 | | tells [1] | 53:5 | 50:5 | 50:10 | 50:16 |
| -S- | | 26:9 | started [1] | 46:15 | | | | 50:16 | 51:16 | 52:25 |
| S [2] | 2:2 | 68:4 | | | | | | 53:13 | 53:18 | 53:19 |
| sanitary [3] | 24:3 | | | | | | | 53:23 | 54:3 | 54:7 |
| 25:20 | 26:3 | | | | | | | 54:9 | 54:11 | 54:13 |
| sanitized [1] | 43:24 | | | | | | | 54:22 | 54:24 | 55:17 |
| satisfied [1] | 58:3 | | | | | | | | | |
| satisfy [2] | 12:25 | | | | | | | | | |
| 14:9 | | | | | | | | | | |
| save [1] | 38:20 | | | | | | | | | |
| says [2] | 33:18 | 57:19 | | | | | | | | |
| scattered [2] | 27:5 | | | | | | | | | |

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice to ensure transparency and accountability.

2. In the second section, the author outlines the various methods used for data collection and analysis. This includes both primary and secondary research techniques, as well as the use of statistical software to process large datasets.

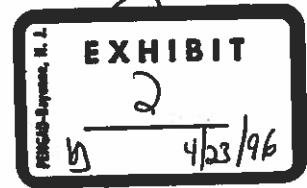
3. The third section provides a detailed overview of the findings from the study. It highlights several key trends and patterns observed in the data, which are discussed in the context of the research objectives.

4. Finally, the document concludes with a series of recommendations for future research and practical applications. It suggests that further exploration of the identified trends could lead to more effective strategies and policies.



JOSEPH FREDERICK GAZZA

ATTORNEY AT LAW
P.O. Box 969 5 OGDEN LANE
QUOGUE, NEW YORK 11959
(516)653-5766 (DAY AND EVENING)



April 23, 1996

Pine Barrens Clearinghouse

Re: Appeal of Credit Allocation

Dear Commission Members:

I have prepared a list (copy attached) pertaining to 20 parcels of Pine Barrens land I own that had been submitted to your Commission for PBC determination. By my letter dated 3/18/96 I appealed to you for reconsideration based upon the following principals, which I shall orally present to your commission on 4/23/96 at 3:30 PM at your Oakdale office:

1. Closing or transferring expenses Are the buyers or grantees expenses. Title, survey, document filing, etc. should not be the burden of the landowner but should be paid for by the Commission. This applies to all 20 PBC applications. You can't discriminate as to parcel size or numbers of parcels.
2. Single & Separate Lots that are zoning size or less should each possess one PBC. This applies to 9 of my lots.
3. Yield Factor should be zoning size of lot divided into total acreage for tracts of land that exceed a zoning sized lot in area. Lots that appear on filed maps or that have road access sufficient for subdivision do not need PBC reduction for development requirements. This applies to 5 of my lots.
4. TDR's granted by the Town of Southampton based on core parcels that were preserved prior to your Commission being in existence should be recognized. This applies to 4 of my lots.

Kindly advise when I may expect a determination of PBC on my LI-40 zoned parcel. I am still of the opinion that unless incentives are given to Pine Barren's owners and the entire town becomes a receiving area, the PBC and TDR program will fail.

Respectfully submitted,


Joseph Frederick Gazza

Enclosures

cc: File

RE: LETTERS OF INTERPRETATION REGARDING PINE BARRENS CREDITS OF THE LANDS OF
JOSEPH FREDERICK GAZZA SITUATE WITHIN THE CORE AREA OF THE PINE BARRENS

| SCIM # | ACREAGE | ZONE | DATE OF APPLICATION | DATE OF DETERMINATION | PBC | REQUESTED PBC ** |
|---------------------|--------------|--------|---------------------|-----------------------|--------------|------------------|
| 0900-212-01-017.008 | 2.1 + TDR | CR-200 | 2-7-96 | 4-2-96 | 1. | 1 + TDR |
| 0900-212-01-017.009 | 2 + TDR | CR-200 | 2-7-96 | 4-2-96 | .36 | 1 + TDR |
| 0900-212-01-017.010 | 2.1 + TDR | CR-200 | 2-7-96 | 4-2-96 | .38 | 1 + TDR |
| 0900-212-01-017.011 | 2.6 + TDR | CR-200 | 2-7-96 | 4-2-96 | .47 | 1 + TDR |
| 0900-215.002-01-028 | 1.33 | CR-200 | 2-7-96 | 3-11-96 | .24 | 1. |
| 0900-238-02-004 | 17.03 | CR-200 | 2-7-96 | 3-11-96 | 3.07 | 3.78 |
| 0900-247-01-004.001 | 6.5 | CR-200 | 2-7-96 | 4-11-96 | 1.18 | 2 |
| 0900-280-02-051 | .28 | CR-200 | 2-7-96 | 3-11-96 | .1 | 1 |
| 0900-280-02-052 | .05 | CR-200 | 2-7-96 | 4-2-96 | .1 | .1 |
| 0900-280-02-053 | .05 | CR-200 | 2-7-96 | 3-11-96 | .1 | .1 |
| 0900-280-02-055 | .05 | CR-200 | 2-7-96 | 3-11-96 | .1 | .1 |
| 0900-282-02-061 | .25 | CR-200 | 2-7-96 | 3-11-96 | .1 | 1 |
| 0900-285-02-029.002 | 2.36 | CR-200 | 2-7-96 | 4-2-96 | 1. | 1 |
| 0900-285-02-030.002 | 1.89 | CR-200 | 2-7-96 | 4-2-96 | 1. | 1 |
| 0900-285-02-031.002 | 1.89 | CR-200 | 2-7-96 | 4-2-96 | 1. | 1 |
| 0900-285-02-032.002 | 1.78 | CR-200 | 2-7-96 | 4-2-96 | 1. | 1 |
| 0900-286-02-010 | .09 | LI-40 | 2-7-96 | | | |
| 0900-304-03-001 | 35.93 | CR-200 | 2-7-96 | 3-11-96 | 6.47 | 7.83 |
| 0900-332-03-030 * | 9.27 | CR-200 | 2-7-96 | | | 2.02 |
| 0900-334-01-021 | 9.92 | CR-200 | 2-7-96 | 3-11-96 | 1.79 | 2.16 |
| | <u>97.47</u> | | | | <u>19.46</u> | <u>29.09</u> |

* Tax Map Correction

** Need Density Incentive & Entire Town as a Receiving Area

VARIANCE SEARCH

State of New York

SS. :

Title No.

County of Suffolk

Joseph Frederick Gazza being duly sworn, deposes and says:
That I reside at 5 Ogden Lane, Quogue, New York, and am over the age of 21 years.

That I am an Attorney at Law, licensed to practice and admitted to the Bar in the State of New York.

That I examined Title to all parcels of land which are contiguous to the subject premises in addition to a complete examination of said premises as described and set forth in the annexed schedules and labelled as follows; to wit:

"All adjoining premises to the North"
"All adjoining premises to the East"
"All adjoining premises to the South"
"All adjoining premises to the West"

That said examination, made to include 12-15-1993 discloses that the subject premises has been in single and separate ownership since 10/20/55, as appears from the chains of title annexed hereto, and that the effective date of the applicable zoning ordinance is 10/14/1957.

That this affidavit is made to assist the Southampton Town Building Department, Planning Board, Zoning Board of Appeals, Central Pine Barrens Commission and or the Suffolk County Health Department to reach any determination which requires as a basis therefore the information set forth herein, and knowing full well that said Boards and or Departments will rely upon the truth thereof. The liability of the undersigned is limited to the fee paid for this search.


Joseph Frederick Gazza
Attorney at Law

Certified on June 1996
Sworn to before me this _____ day
of June 1996


Notary Public

BEVERLY E. STRONG
NOTARY PUBLIC, ST. OF NY
No. 01ST5046737
Qualified in Nassau Cty.
Commission Expires 7/17/97



SUBJECT PREMISES:

All that certain plot, piece of land, situate lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as:

Lots 1-7 Incl. Block One

All as shown on the Map of Southampton Terrace and filed in the Office of the Clerk of the County of Suffolk on August 26, 1916 as Map No. 732 and also filed July 31, 1916 as Map 568.

CHAIN OF TITLE

1. Deed
Liber 4006 page 120
Dated October 20, 1955
Recorded October 31, 1955
Harry Koslow
to
Henry Krochmal, Bertha Bunderoff,
Hortense Field, Joan Warshaw,
Siegfried Billig, Muriel Kamp and
Fannie Billig
2. Deed
Liber 7535 page 559
Dated October 31, 1973
Recorded November 12, 1973
Henry Krochmal, Bertha Bunderoff,
Hortense Field, Joan Warshaw,
Siegfried Billig, Muriel Kamp and
Fannie Billig
to
Norman A. Howard
3. Deed
Liber 10824 page 262
Dated March 10, 1989
Recorded March 27, 1989
Norman A. Howard
to
Joseph Frederick Gazza

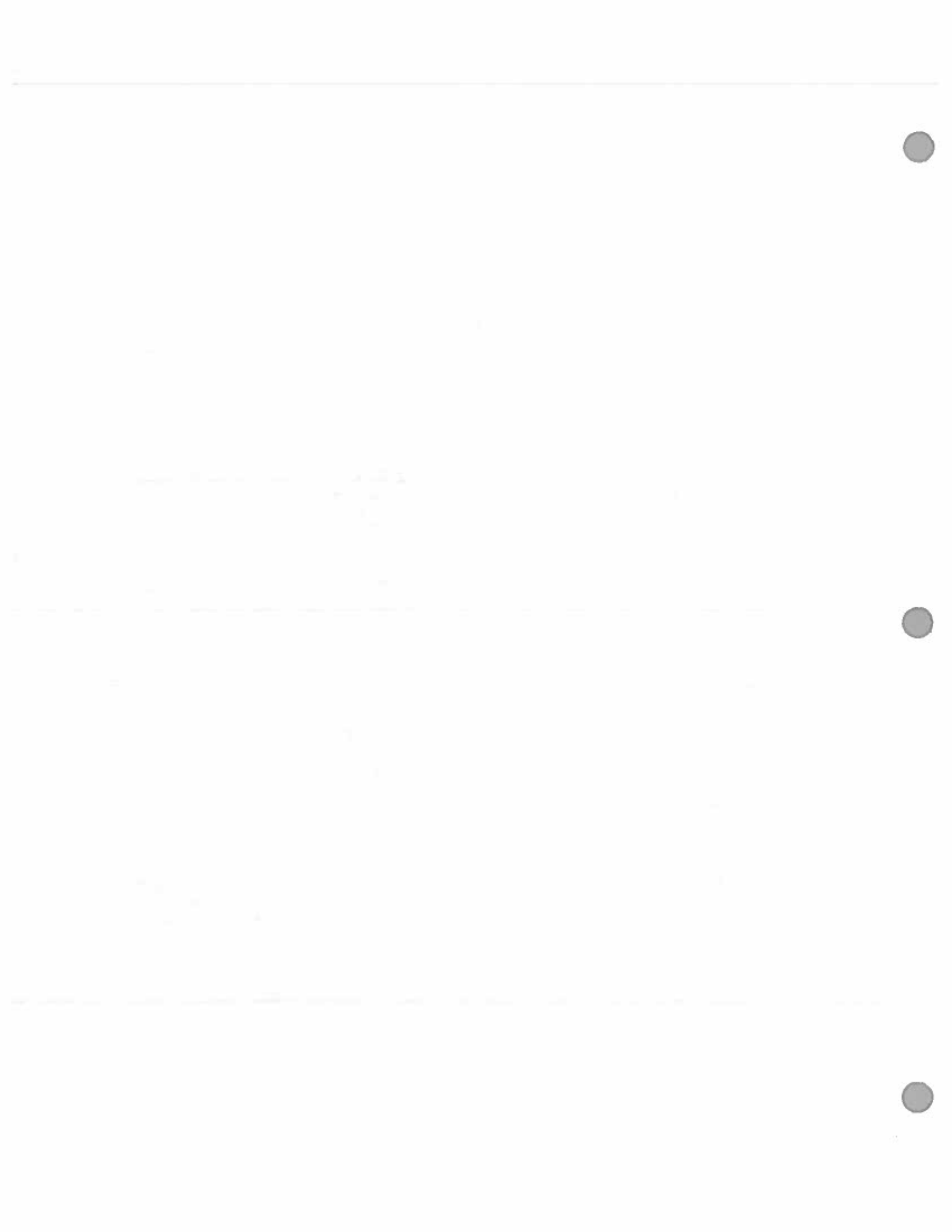
Certificate of Abandonment #3499 filed on 12-15-1993 11:40 A.M. in the Office of Edward P. Romaine - Clerk of Suffolk County, having been accomplished eliminated the following streets:

Riverhead Avenue lying North of Green Street and South of East Moriches-Riverhead Road (CR.31); Young Street lying West of Wildwood Avenue; Thomas Street lying West of Wildwood Avenue; Green Street lying West of Riverhead Avenue.

4. Deed
Liber 11656 page 238
Dated December 15, 1993
Recorded December 15, 1993 11:40 A.M.
Joseph Frederick Gazza
to
Irene Hope Gazza

This conveyance effectuated a re-arrangement and re-design of 9.77979 acres of 7 single and separate blocks of lots into 4 single and separate blocks of lots in accordance with a PRD concept re-development map prepared by the Southampton Town Planning Dept.

LAST DEED OF RECORD



All Adjoining Premises to the North
Moriches-Riverhead Road

All Adjoining Premises to the East
Riverhead Avenue

All Adjoining Premises to the South
Young Street

All Adjoining Premises to the West: SCTM #0900-235-01-058 (27.8 ac.)

Charles G. Smith
to
J. Louis Schaefer

Dated 8-3-1919
Recorded 9-7-1909
Liber 697 page 301

J. Louis Schaefer
to
Temuco Co.

Dated 2-10-1910
Recorded 11-21-1927
Liber 1303 page 558

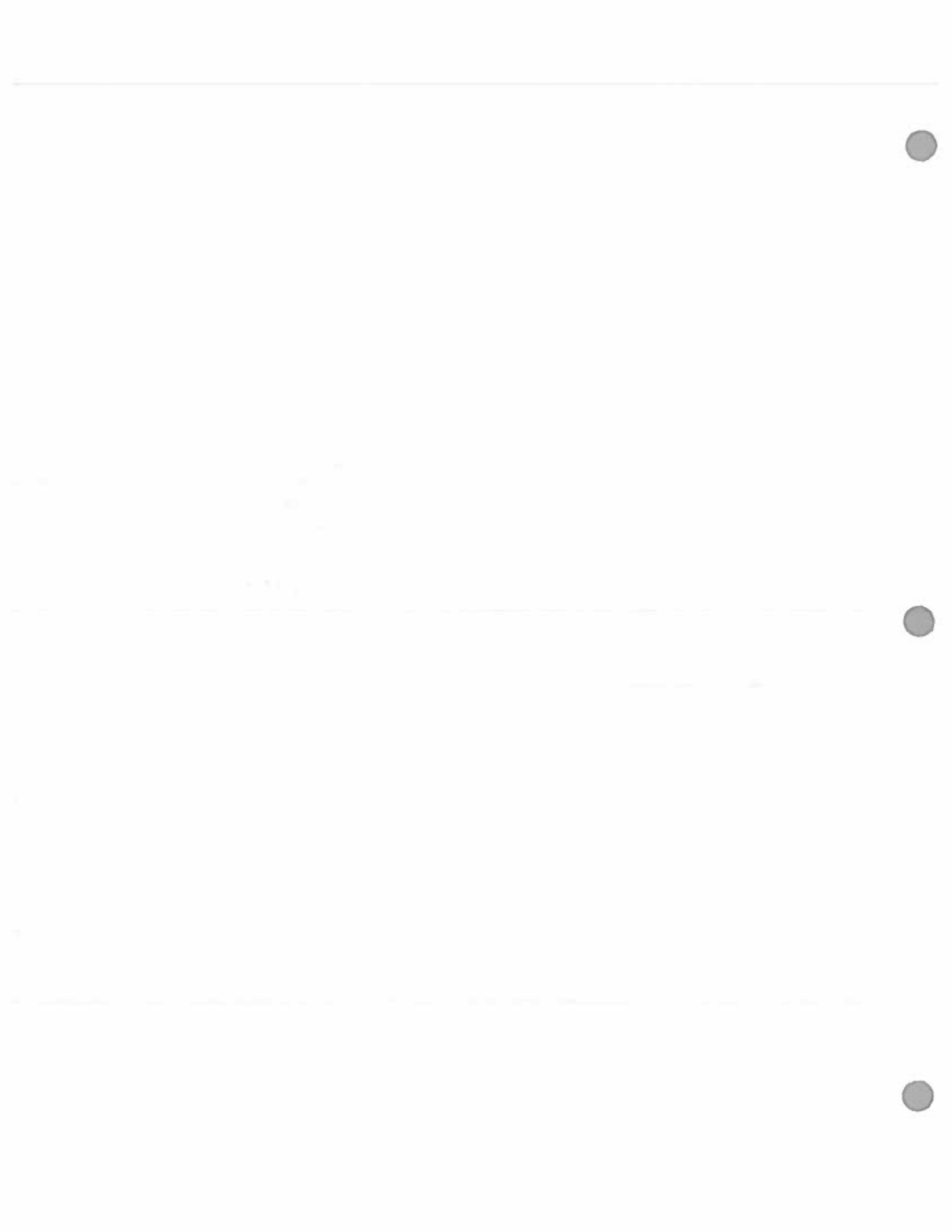
Temuco Co.
to
Joseph P. Grace

Dated 11-26-1927
Recorded 12-2-1927
Liber 1319 page 38

Elise B. Grace (Executor of Joseph P.
Grace, Dec., Nassau
Cty. Probate #030111943)
to
Elise B. Lufkin & Sue Rich Blagden et.al.

Dated 5-14-1991
Recorded 10-3-1991
Liber 11346 page 218

LAST DEED OF RECORD



VARIANCE SEARCH

State of New York

SS. :

Title No.

County of Suffolk

Joseph Frederick Gazza being duly sworn, deposes and says:
That I reside at 5 Ogden Lane, Quogue, New York, and am over the age of 21 years.


That I am an Attorney at Law, licensed to practice and admitted to the Bar in the State of New York.

That I examined Title to all parcels of land which are contiguous to the subject premises in addition to a complete examination of said premises as described and set forth in the annexed schedules and labelled as follows; to wit:

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- "All adjoining premises to the East"
- "All adjoining premises to the South"
- "All adjoining premises to the West"

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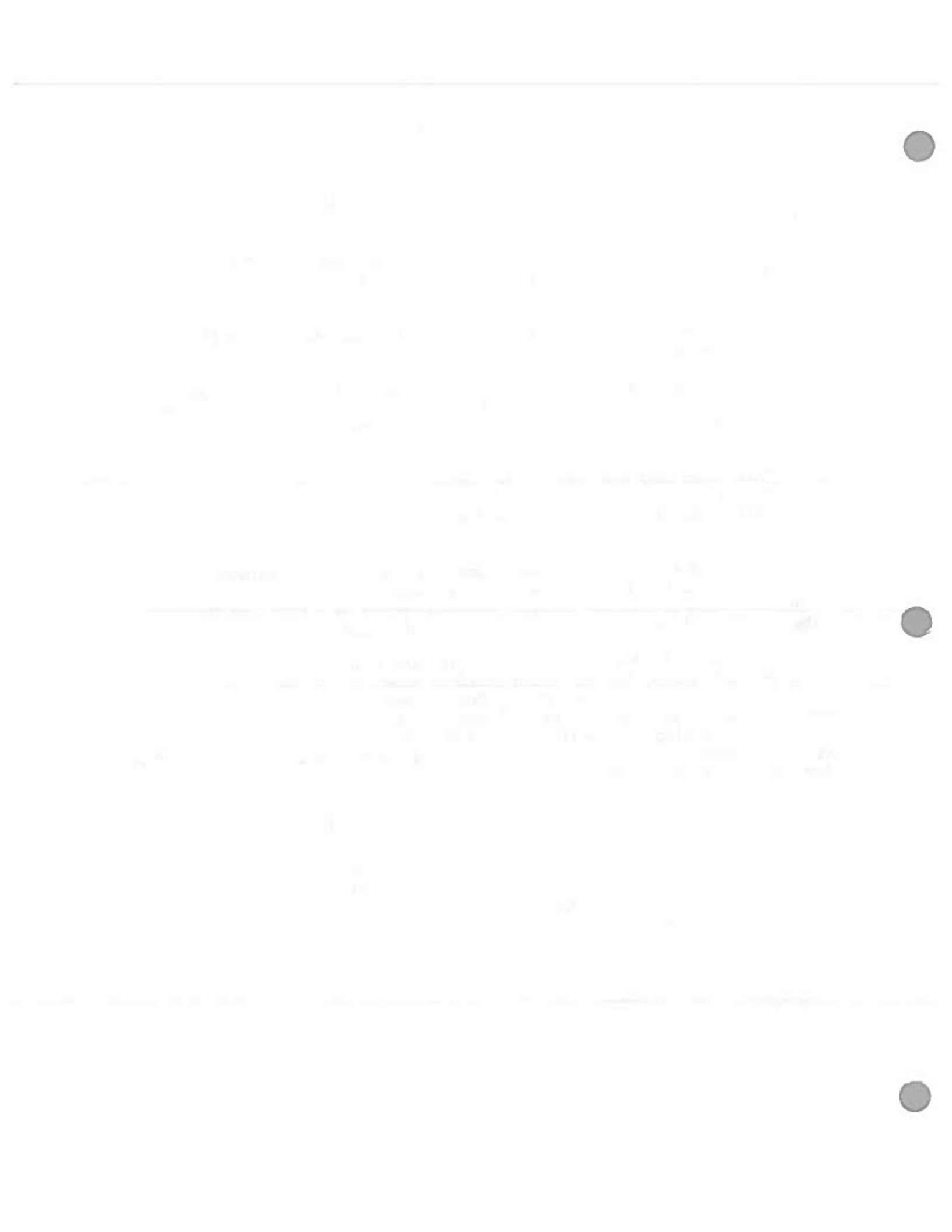
Joseph Frederick Gazza
Attorney at Law

Certified on June 1996
Sworn to before me this _____ day
of June 1996



Notary Public

BEVERLY E. STRONG
NOTARY PUBLIC, ST. OF NY
No. 01ST5046737
Qualified in Nassau Cty.
Commission Expires 7/17/17



SUBJECT PREMISES:

All that certain plot, piece of land, situate lying and being in the Town of Southampton, County of Suffolk and State of New York, known and designated as:

Lots 1-18 Incl. Block Two

All as shown on the Map of Southampton Terrace and filed in the Office of the Clerk of the County of Suffolk on August 26, 1916 as Map No. 732 and also filed July 31, 1916 as Map 568.

CHAIN OF TITLE

1. Deed
Liber 4006 page 120
Dated October 20, 1955
Recorded October 31, 1955
Harry Koslow
to
Henry Krochmal, Bertha Bunderoff,
Hortense Field, Joan Warshaw,
Siegfried Billig, Muriel Kamp and
Fannie Billig
2. Deed
Liber 7535 page 559
Dated October 31, 1973
Recorded November 12, 1973
Henry Krochmal, Bertha Bunderoff,
Hortense Field, Joan Warshaw,
Siegfried Billig, Muriel Kamp and
Fannie Billig
to
Norman A. Howard
3. Deed
Liber 10824 page 262
Dated March 10, 1989
Recorded March 27, 1989
Norman A. Howard
to
Joseph Frederick Gazza

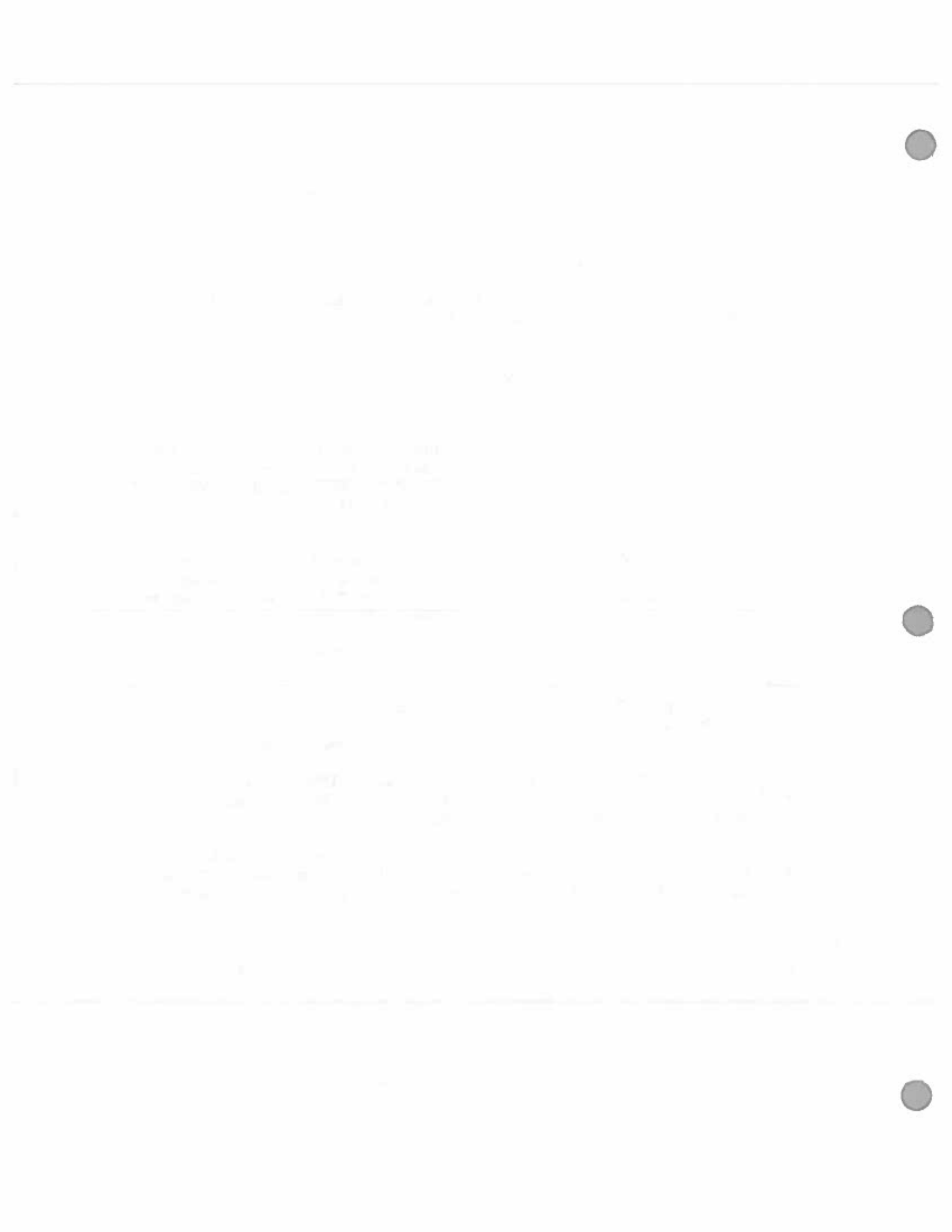
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4. Deed
Liber 11656 page 238
Dated December 15, 1993
Recorded December 15, 1993 11:40 A.M.
Joseph Frederick Gazza
to
Irene Hope Gazza

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LAST DEED OF RECORD



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All Adjoining Premises to the East
Riverhead Avenue

All Adjoining Premises to the South
Thomas Street

All Adjoining Premises to the West: SCIM #0900-235-01-058 (27.8 ac.)

Charles G. Smith
to
J. Louis Schaefer

Dated 8-3-1919
Recorded 9-7-1909
Liber 697 page 301

J. Louis Schaefer
to
Temuco Co.

Dated 2-10-1910
Recorded 11-21-1927
Liber 1303 page 558

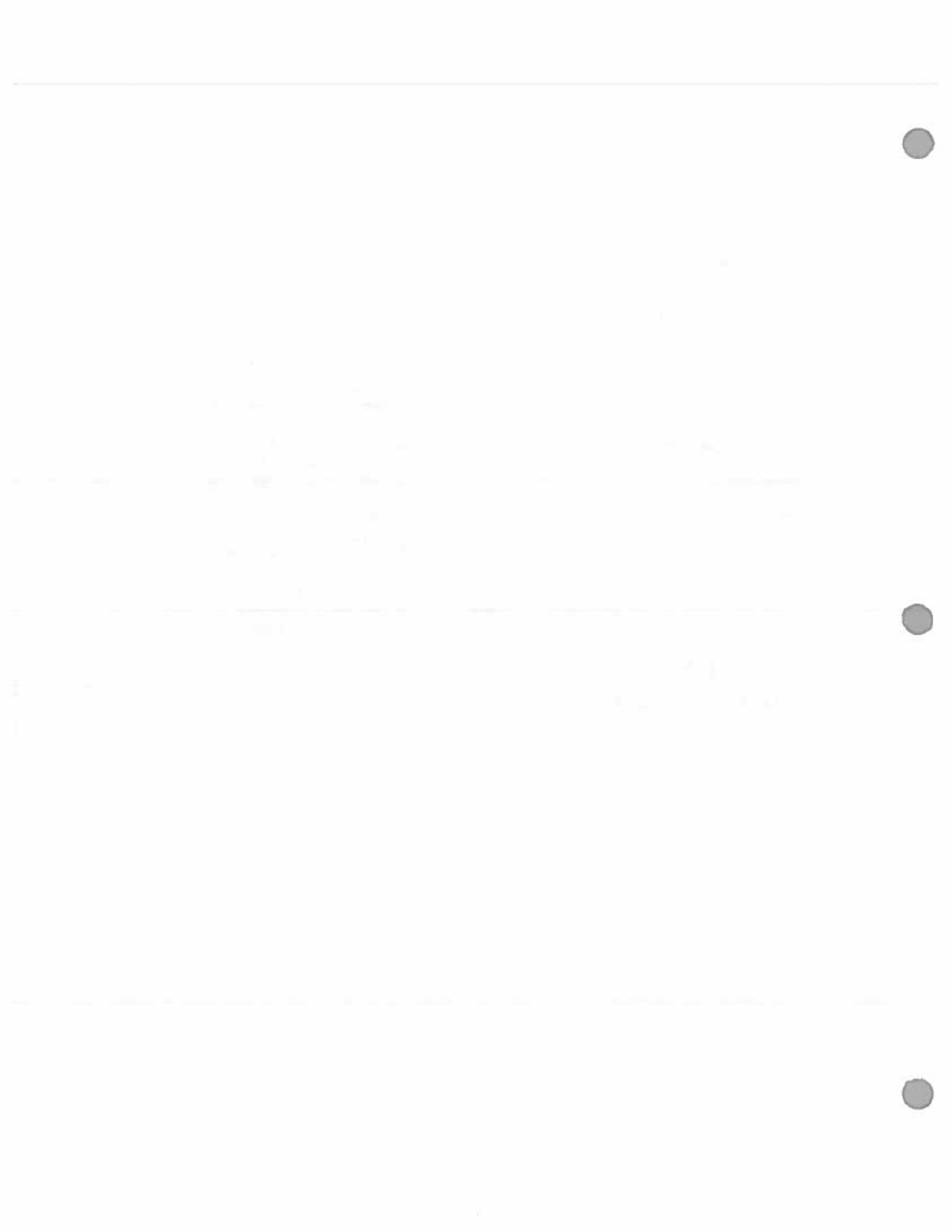
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Elise B. Grace (Executor of Joseph P.
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Cty. Probate #030111943)
to
Elise B. Lufkin & Sue Rich Blagden et.al.

Dated 5-14-1991
Recorded 10-3-1991
Liber 11346 page 218

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VARIANCE SEARCH

State of New York

SS. :

Title No.

County of Suffolk

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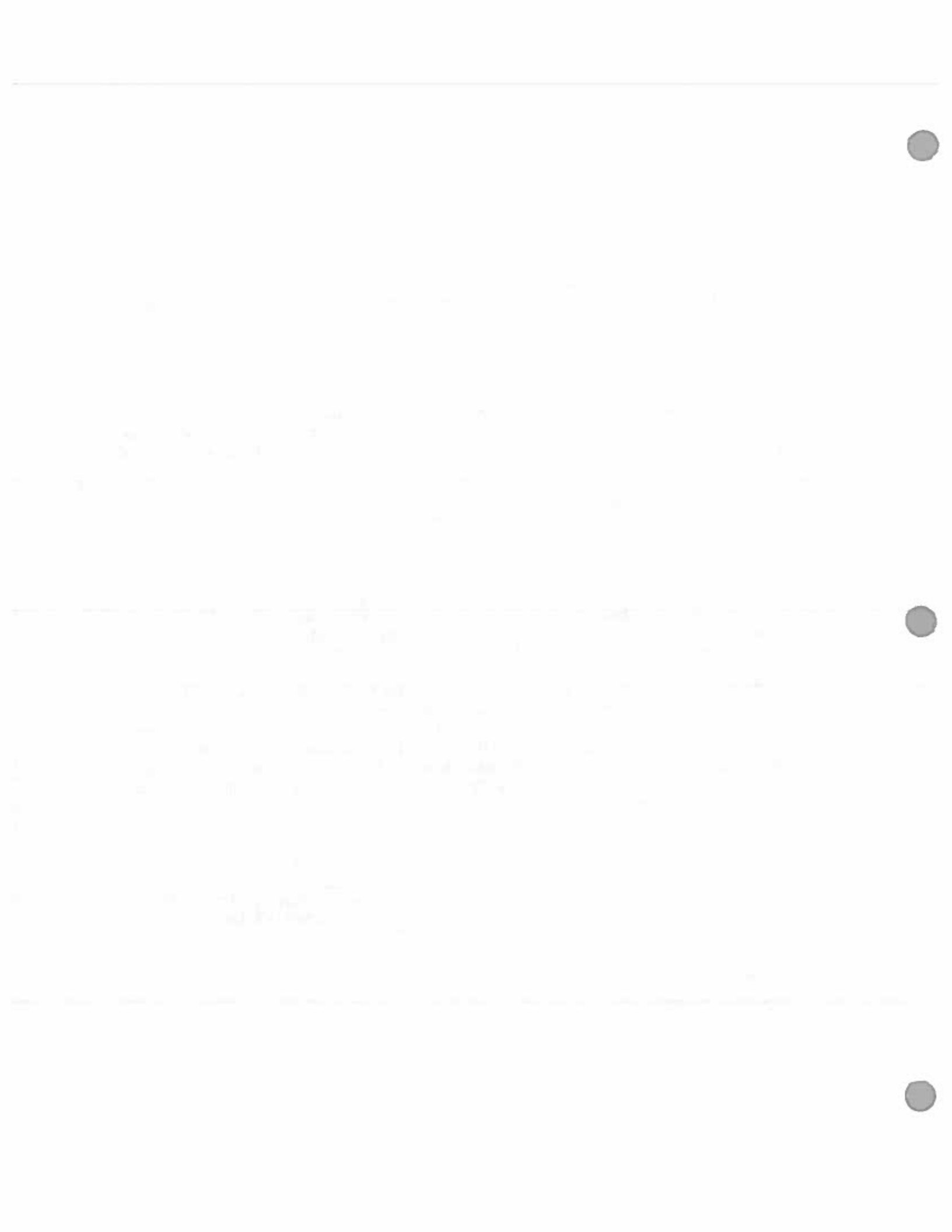
Joseph Frederick Gazza
Attorney at Law

Certified on June 1996
Sworn to before me this _____ day
of June 1996



Notary Public

BEVERLY E. STRONG
NOTARY PUBLIC, ST. OF NY
No. 01ST5046737
Qualified in Nassau Cty.
Commission Expires 7/17/17



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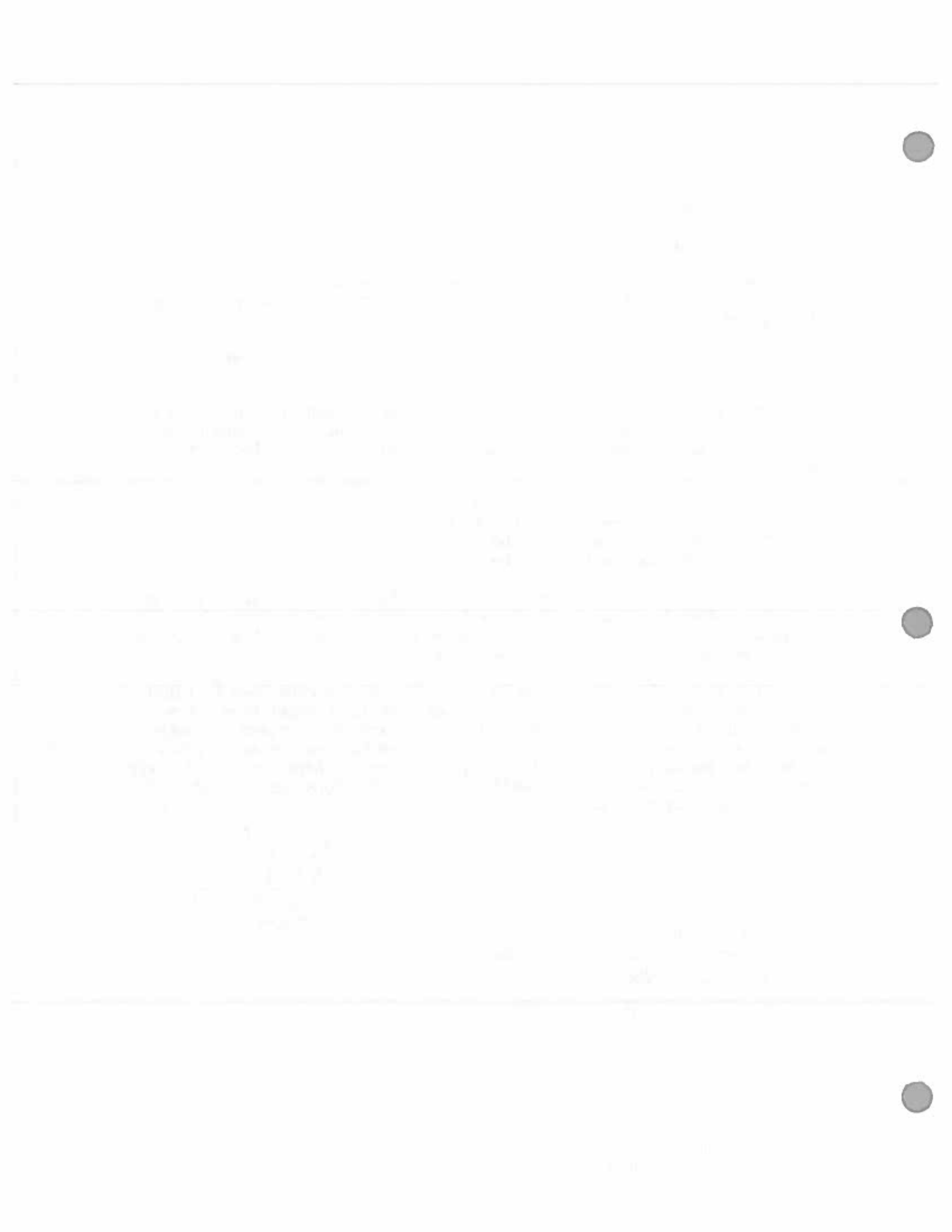
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Norman A. Howard
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Dated March 10, 1989
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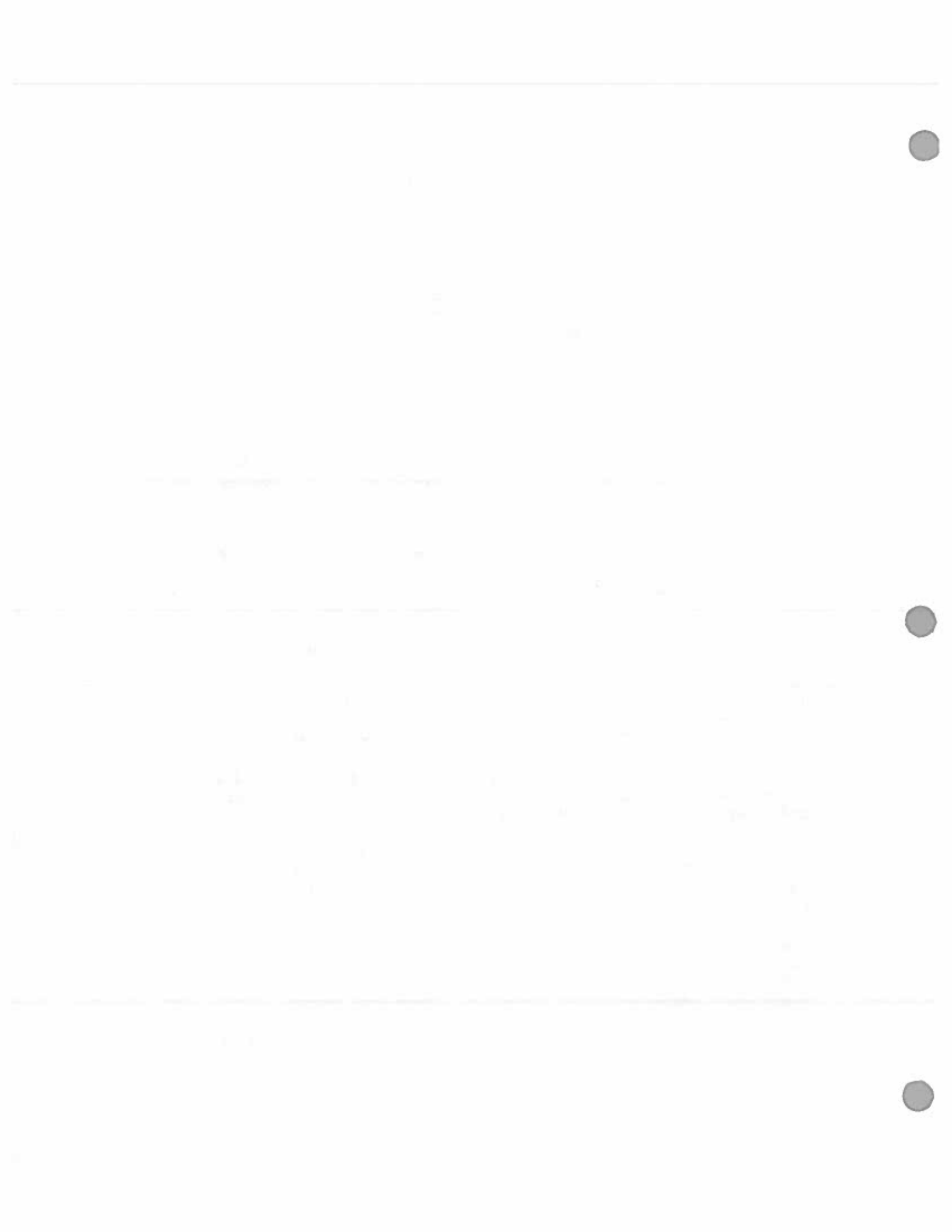
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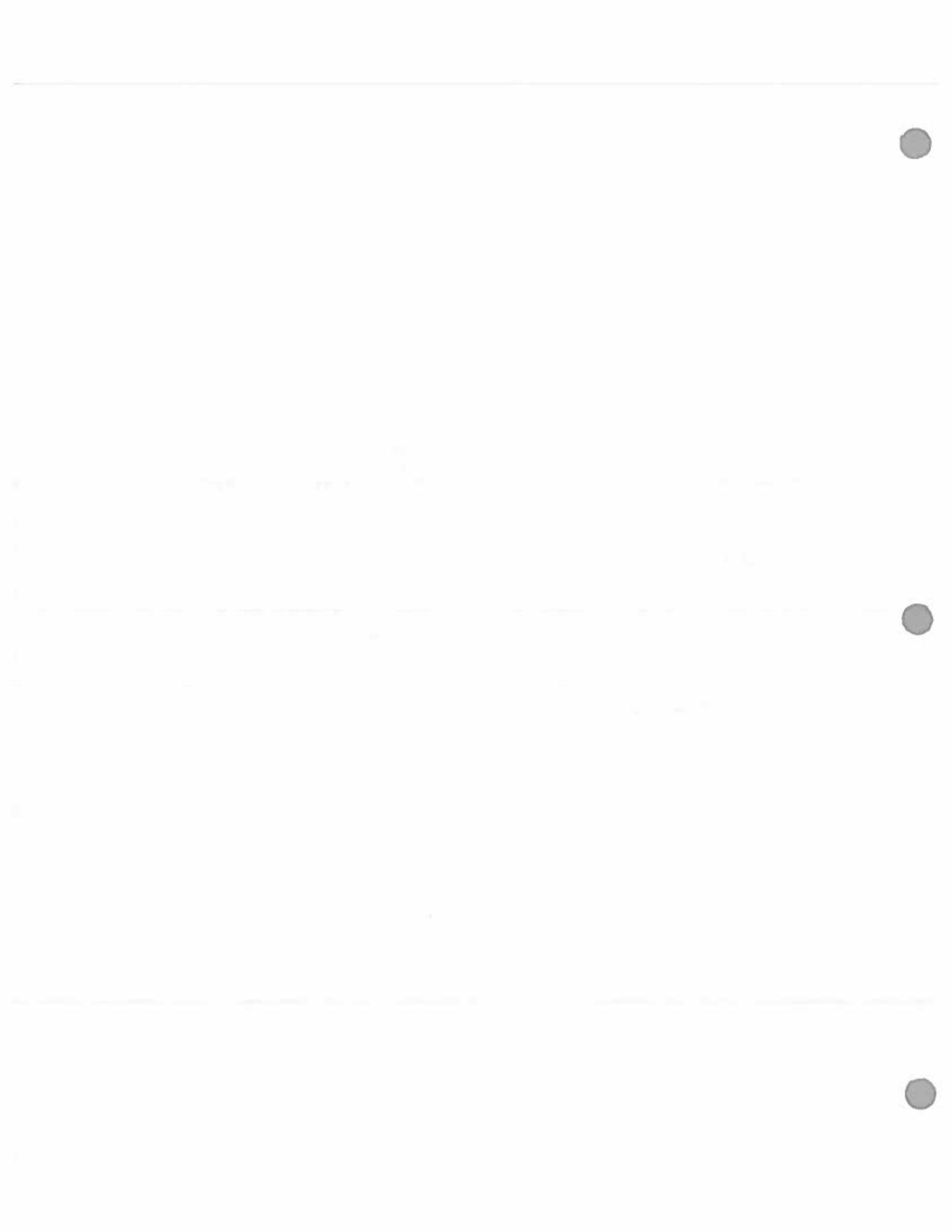
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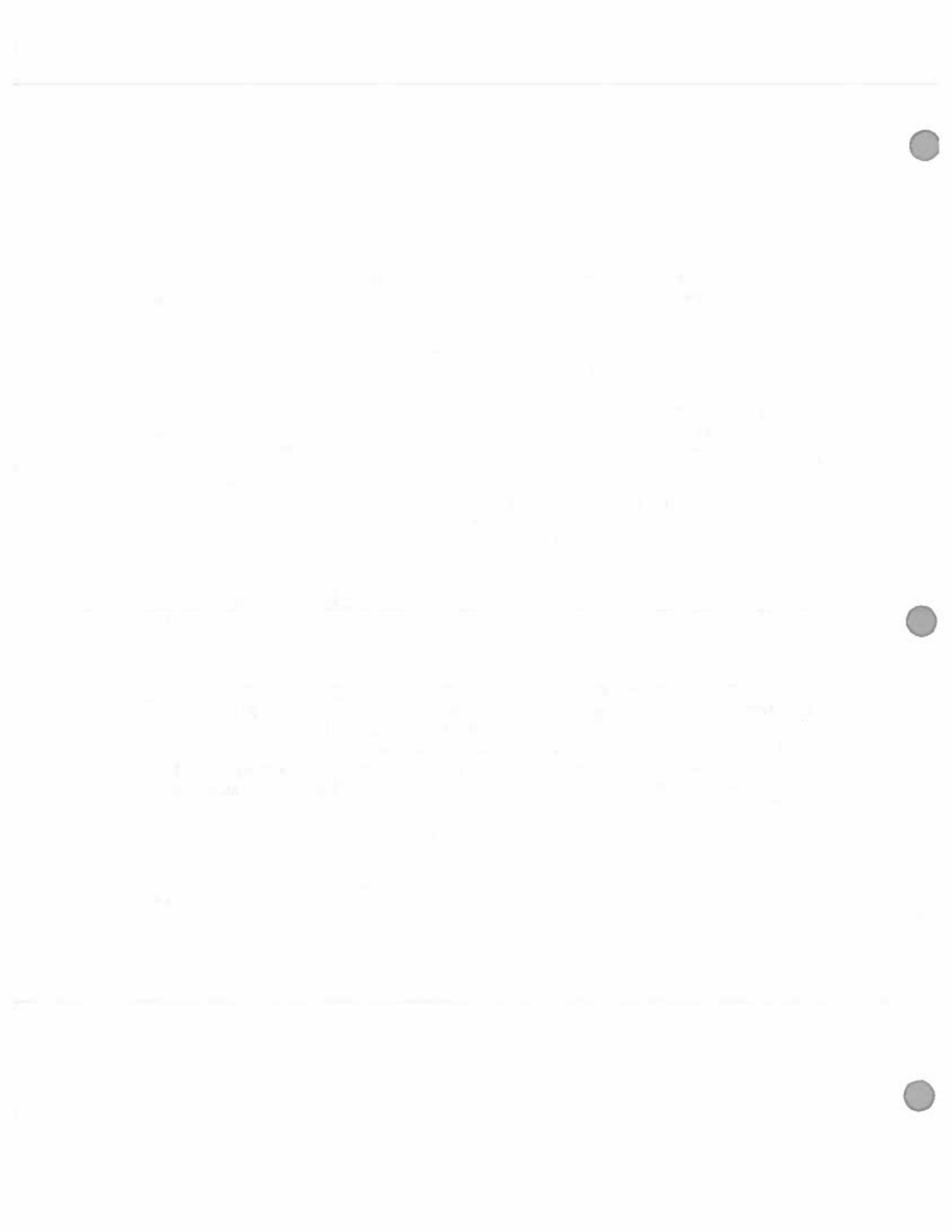
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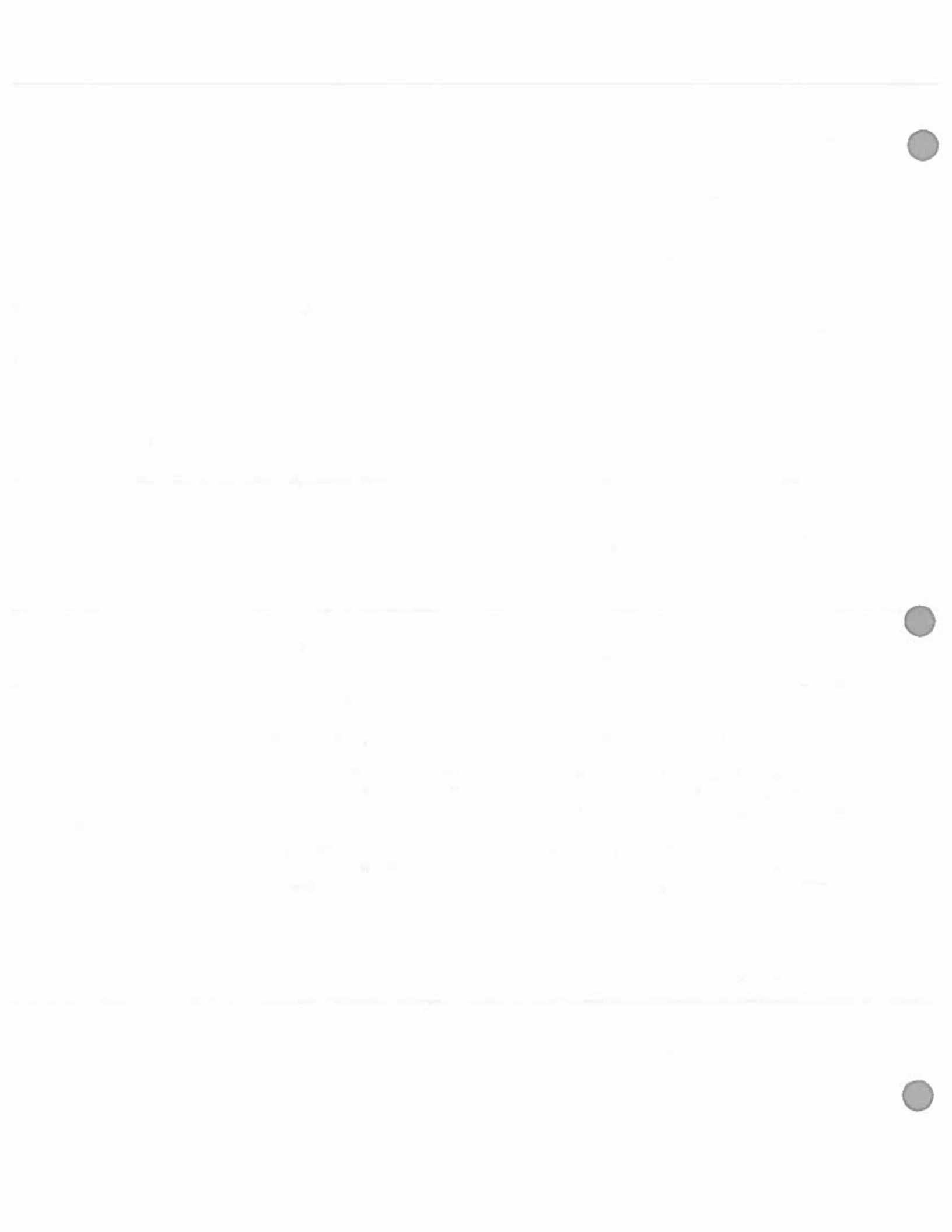
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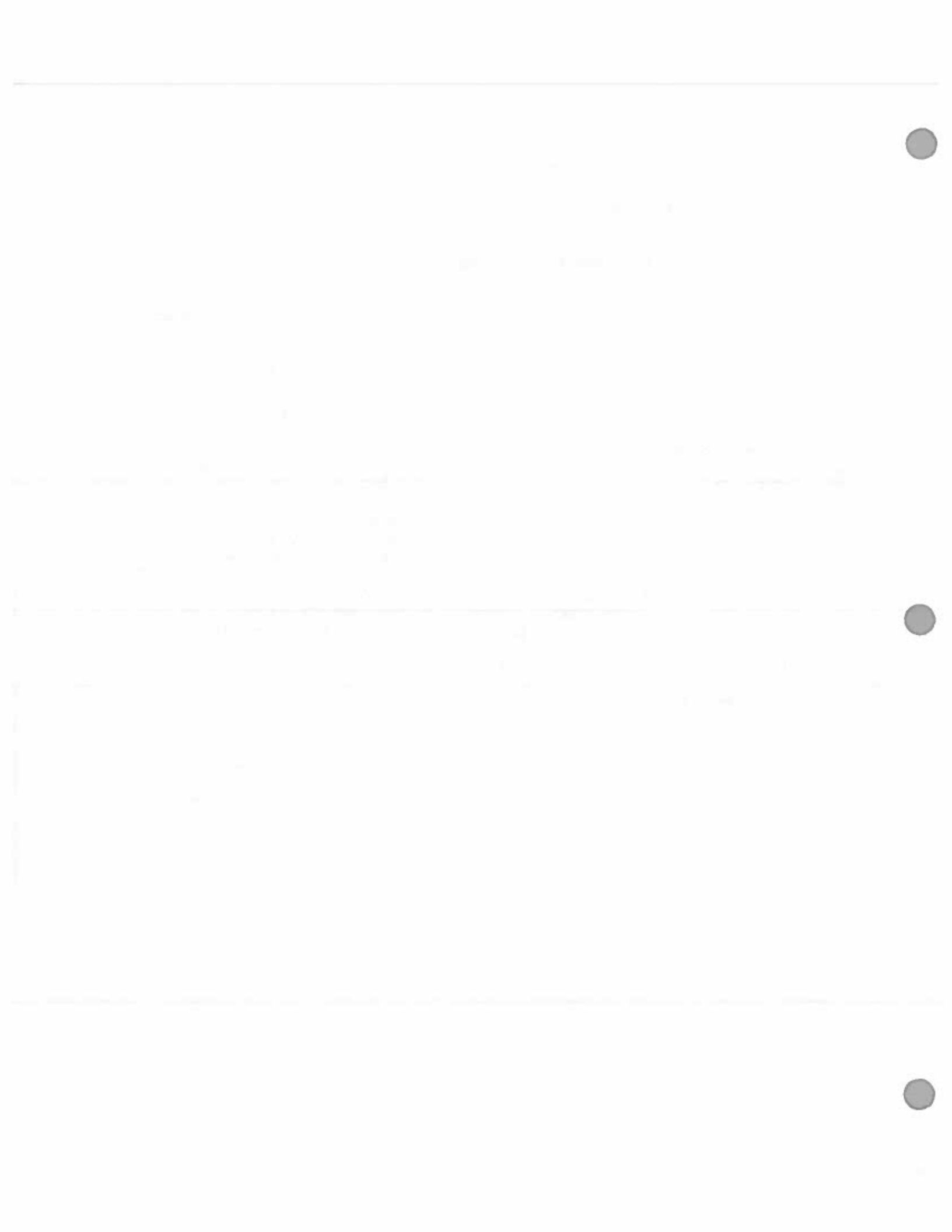
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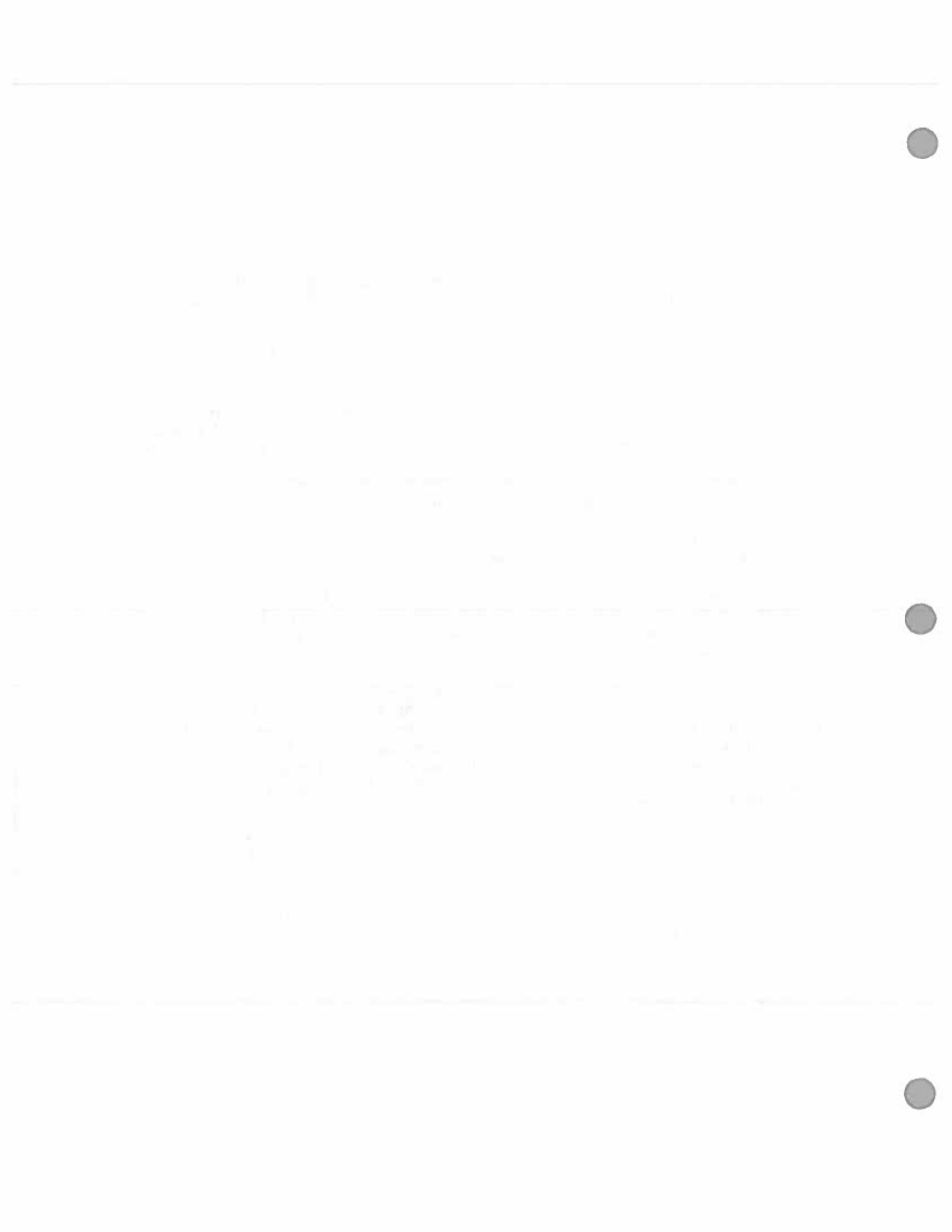
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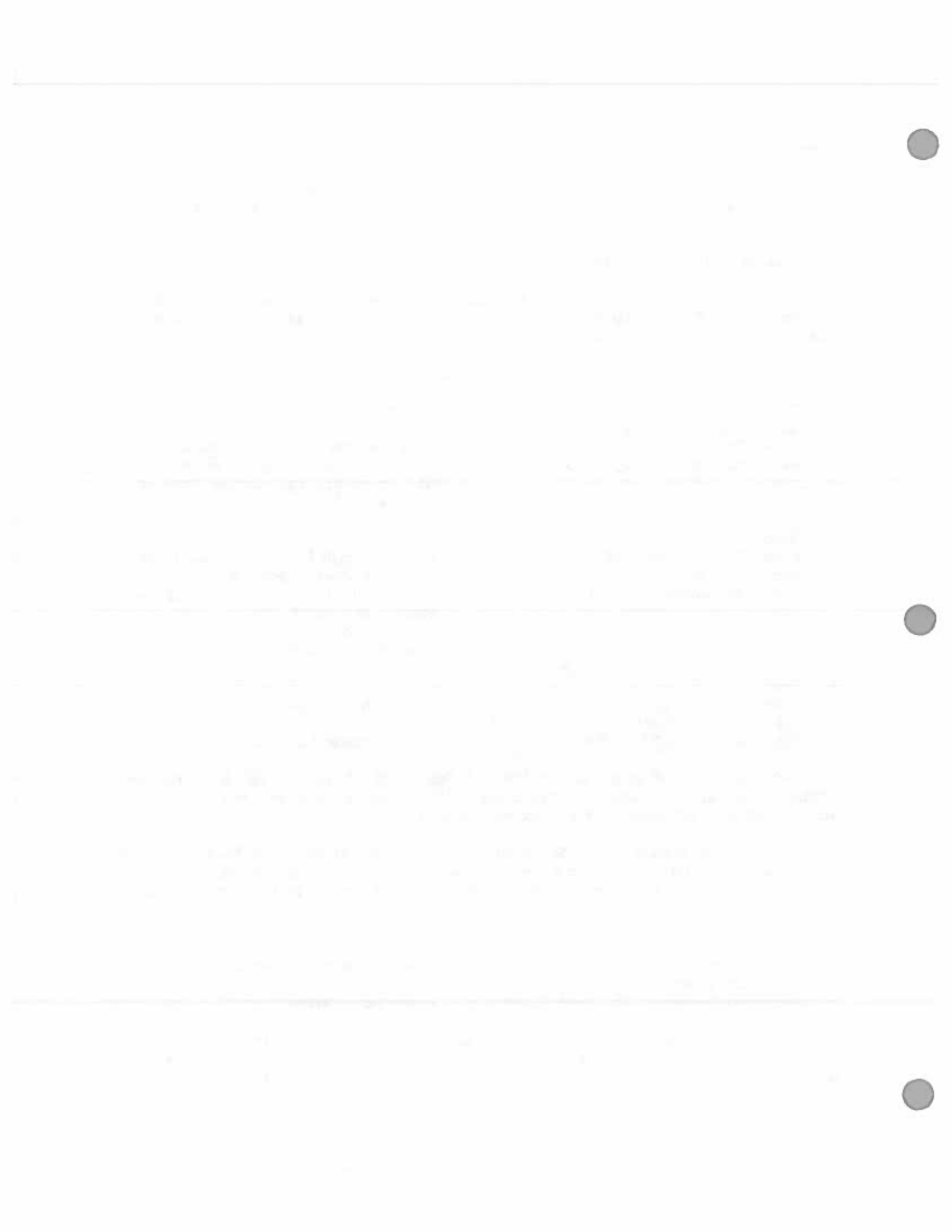
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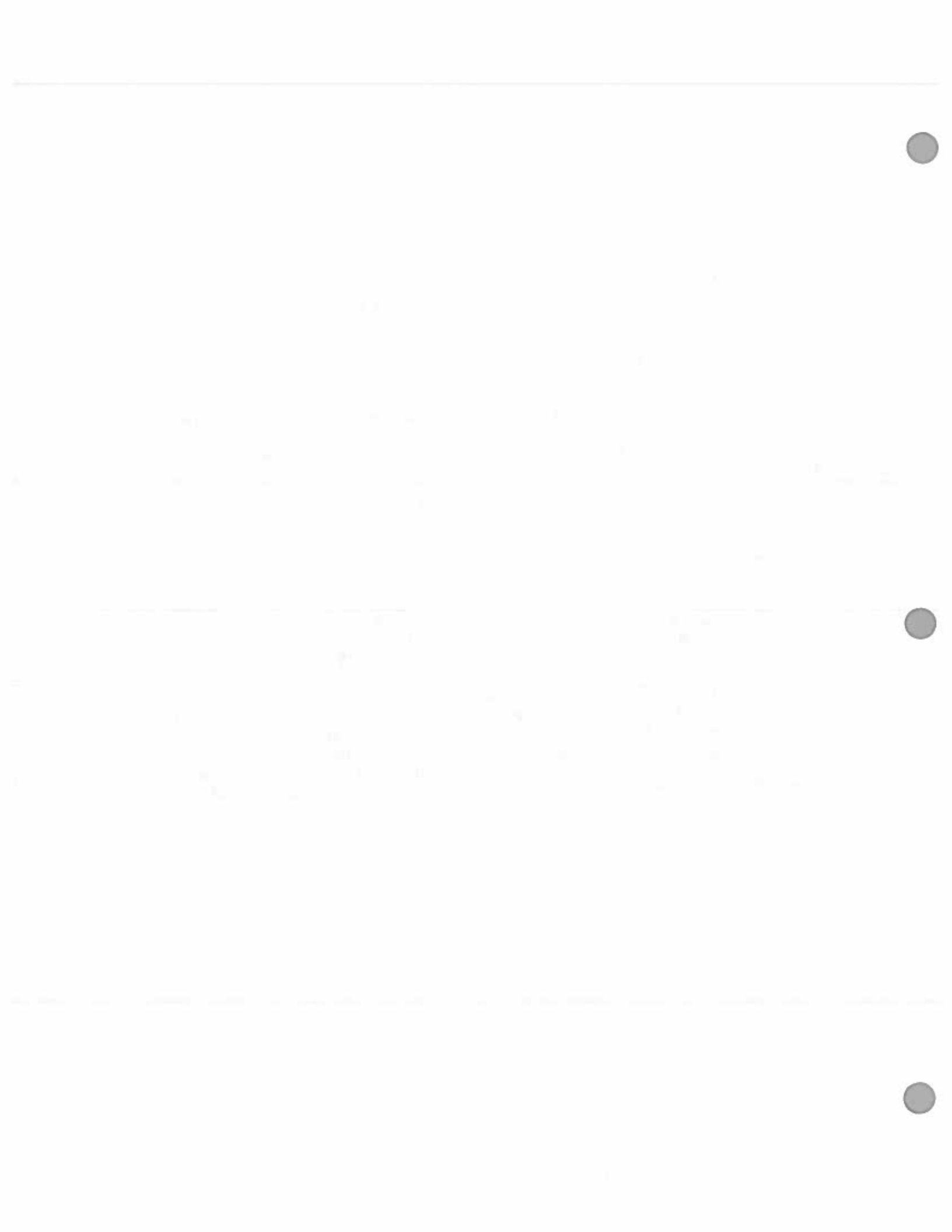
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No. 01ST5048737
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Commission Expires 7/17/97



JOSEPH FREDERICK GAZZA

ATTORNEY AT LAW
P.O. Box 969 5 OGDEN LANE
QUOGUE, NEW YORK 11959
(516)653-5766 (DAY AND EVENING)

June 17, 1996

Pine Barrens Credit Clearinghouse
P.O. Box 587
3525 Sunrise Hwy. 2nd Floor
Great River, New York 11739-0587

Re: Appeal of Credit Allocation

Dear Commission Members,

At the conclusion of our meeting of 4/23/96 wherein I orally presented argument supportive of my letter of appeal regarding credit allocation to 12 out of 20 parcels I own submitted to your Commission for PBC determination, it became apparent to the undersigned that:

Your Commission does not have set policies in place for determining PBCs on the various types and sized parcels situate within the "Core area".

The factors I outlined to your Commission in support of higher PBCs for my parcels are common to other property owners of similar parcels. I recognize that your Commission must develop a uniform plan for PBC allocations and the decision you render on my appeal will be precedent for future appeals of others. Based upon these reasons I respectfully request that a final determination be adjourned until 6/18/96 at such time that your Commission should be fully understanding of my arguments and prepared to apply the same PBC allocation formula established with my parcels to the parcels of others who follow me.

In support of my contention that "Single & Separate lots that are zoning size or less should each possess one PBC, if approvable by the Suffolk Co. Dept. of Health Services for a single family dwelling", I submit the following: Parcel 0900-215.002-01-028 should be allocated 1 PBC not .24 PBC as determined originally by your Commission on 3/11/96. Reasoning: Parcel has an area content of 58000 sq. ft. and measures 200' x 290' as shown on current tax map, copy attached EXHIBIT A.

Parcel is zoned CR-200 calling for newly created residential plots to have an area content of 200,000 sq. ft. However, parcel is a non-conforming lot separately owned and not adjoining any lot or land in the same ownership at the effective date of zoning (see Southampton code 330-115-D, copy attached EXHIBIT B) as proven by Abstract of Title certified by an attorney, copy attached EXHIBIT C. As such, variances may be obtained to utilize parcel for improvement with a single family dwelling.

Parcel complies with dimensional requirements necessary for approval by the SCDHS in that a dwelling may be placed on parcel with associated well and septic system in conformance with current department standards, see sketch attached EXHIBIT D. The owner of parcel owns no other parcels on the subject filed map and has no common plan of development for any other parcels in the area. All other parcels of land within 200 feet of subject parcel are vacant. The soil condition and ground water quality in the area of subject parcel are known to be acceptable to the SCDHS.

It is respectfully submitted that subject parcel could be buildable and therefore should be allocated 1 PBC.

Parcels 0900-212-01-017.8,017.9,017.10,017.11 together which include 678,140 sq. ft. of Pine Barrens Core land area content that was removed from 33 separate tax lot parcels as per Town of Southampton Planning Board Approvals,(17 of the 37 parcels were of sufficient size(10,000 s.f.) or larger to accomodate a conventional septic system with a private well located on the parcel in accordance with current standard established by the SCDHS),should have been granted 24 PBCs not 2.21 plus an undetermined number based on the prior TDRs. The original seven old filed map lots were each single and separate parcels prior to street abandonments, combining and re-configuration as designated by the Southampton Town Planning Department as per 7 single and separate abstracts attached hereto.

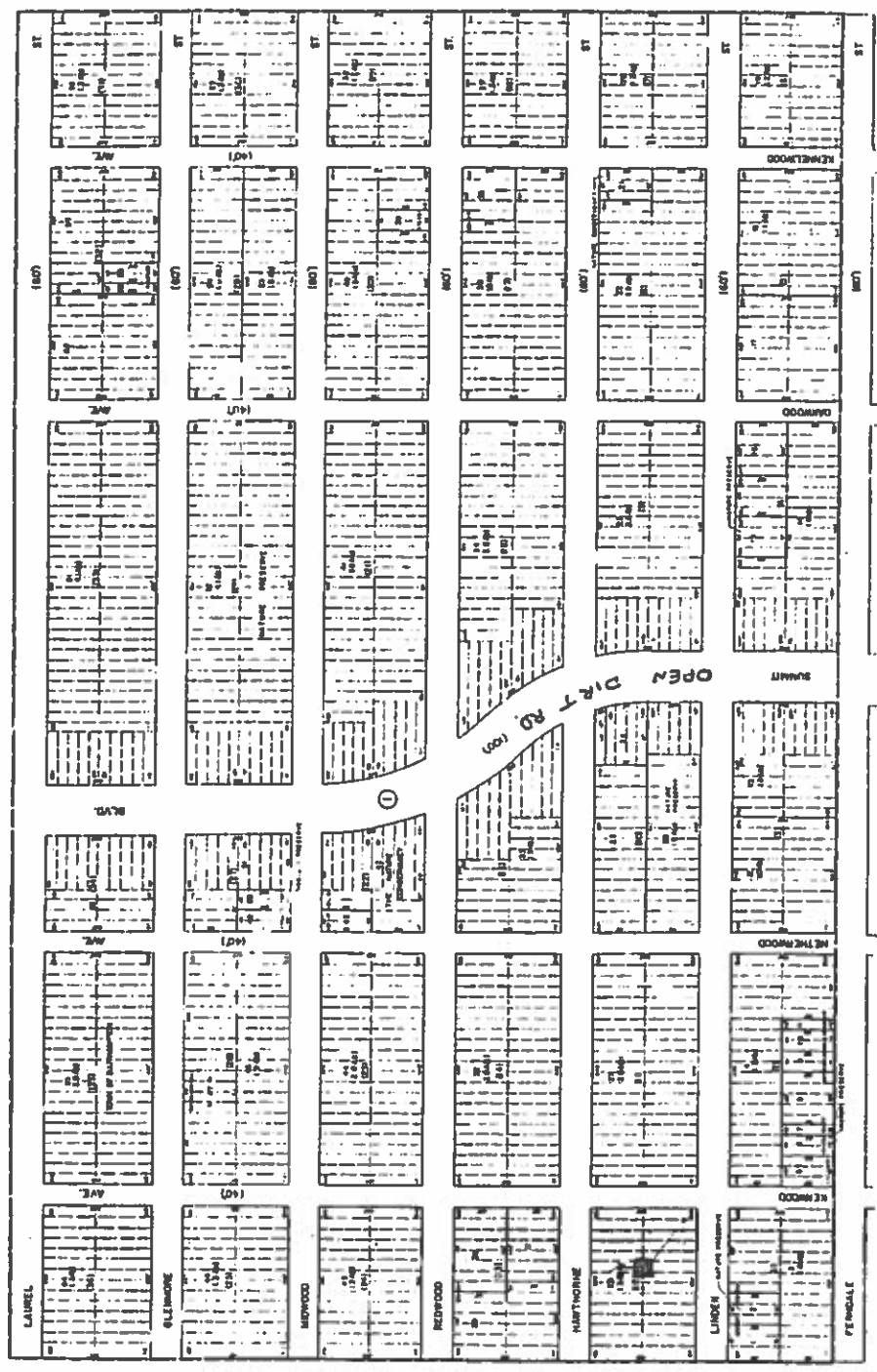
As previously set forth in a hardship application to the PB commission on 10/18/95, I have invested \$151,000.00 of money in this tract with its TDRs going back to 3/10/1989. I am just trying to recoup my investment at this time...forget about any profit...forget about 7 years of taxes...forget about 7 years of lost interest on my investment...I just want my \$151,000.00 back. This tract with TDR totals 1,103,712 sq. ft. of land that's 25.34 acres. @6000/ac = \$151,000, the amount I'm trying to recoup. The County and State using the 1989 Bond Act funds acquired lands in my area over the past four years at price of \$14,617.00 per acre average, see schedule attached. The determination of how many PBC your Commission issues to this project times the price your Commission is going to pay me per PBC should equal \$151,000.00. Alternatively I return to the P.B. Policy Commission to submit a Second Application on this project.

Pending your Commission's determination of the PBCs allocated to the parcels as set forth in this letter I respectfully request that you delay determination of my remaining 8 parcels still in dispute as set forth in my letter of Appeal D.4/23/1996.

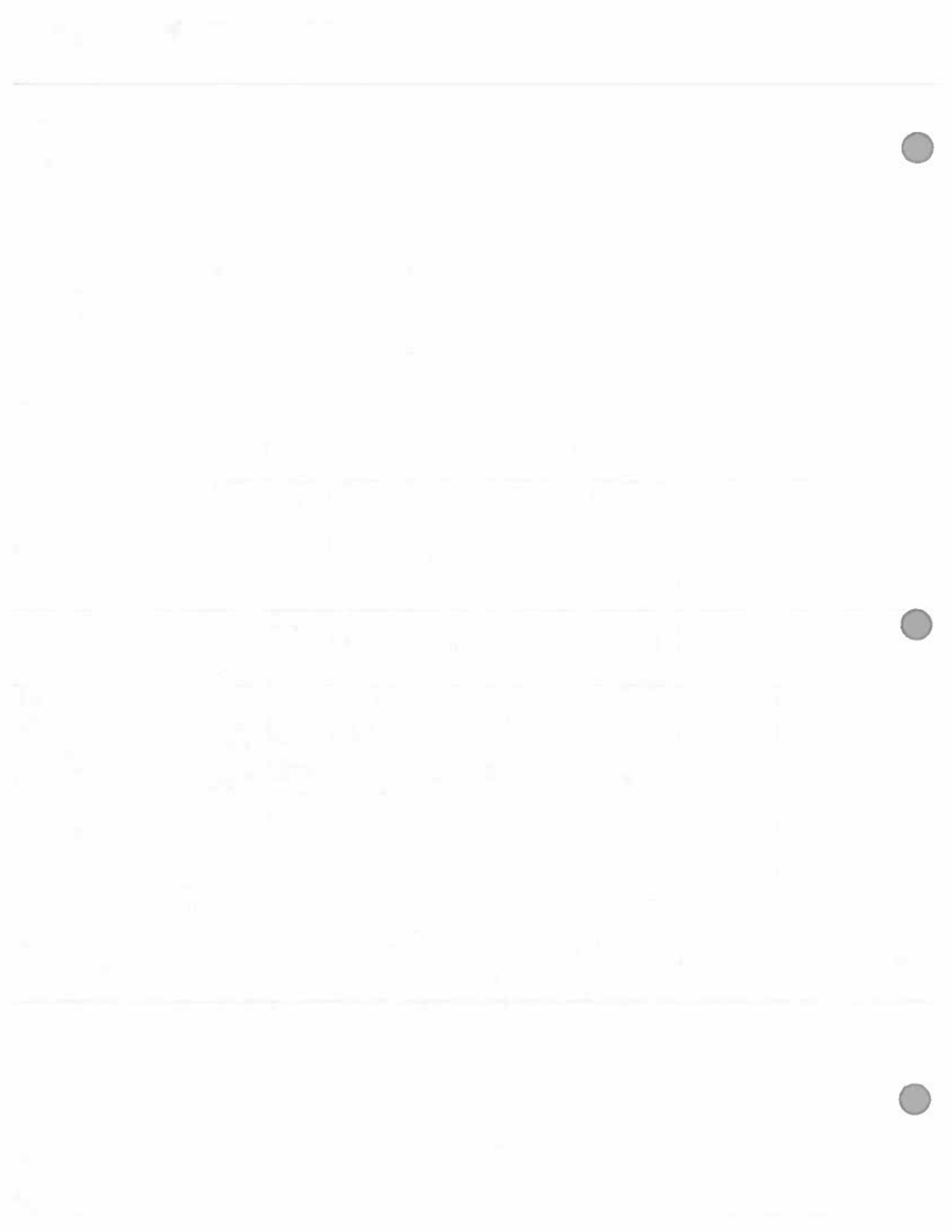
Very truly yours,


JOSEPH FREDERICK GAZZA

cc: file
encl.



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situated may be continued in the building or structure or upon the lot or land so occupied, except as provided in § 330-119.

B. A conforming building or structure used by a nonconforming use shall not be reconstructed, structurally altered, restored or repaired to an extent exceeding one hundred percent (100%) of the gross floor area of such building or structure unless the use of such building or structure is changed to a conforming use.

C. A nonconforming building or structure that is devoted to a conforming use may be enlarged, reconstructed, structurally altered, restored or repaired, in whole or in part, and the provisions of Subsection B shall not apply, except that the degree of nonconformity shall not be increased. [Amended 7-24-1990 by L.L. No. 23-1990; 12-22-1992 by L.L. No. 55-1992]

D. A nonconforming lot separately owned and not adjoining any lot or land in the same ownership at the effective date of this chapter and not adjoining any lot or land in the same ownership at any time subsequent to such date may be used, or a building or structure may be erected on such lot for use, in accordance with all the other applicable provisions of this chapter, provided that proof of such separate ownership is submitted in the form of an abstract of title showing the changes of title to said lot, which abstract shall be in the usual form, shall be certified by an attorney or a company regularly doing such work in Suffolk County or by a corporation duly licensed to examine and insure title to real property in Suffolk County and shall contain a certification that no contiguous property was owned by an owner of the property involved since the date of any previously applicable zoning law. Such lot shall be granted relief for side and rear yard dimensions as follows:

(Cont'd on page 33146.1)

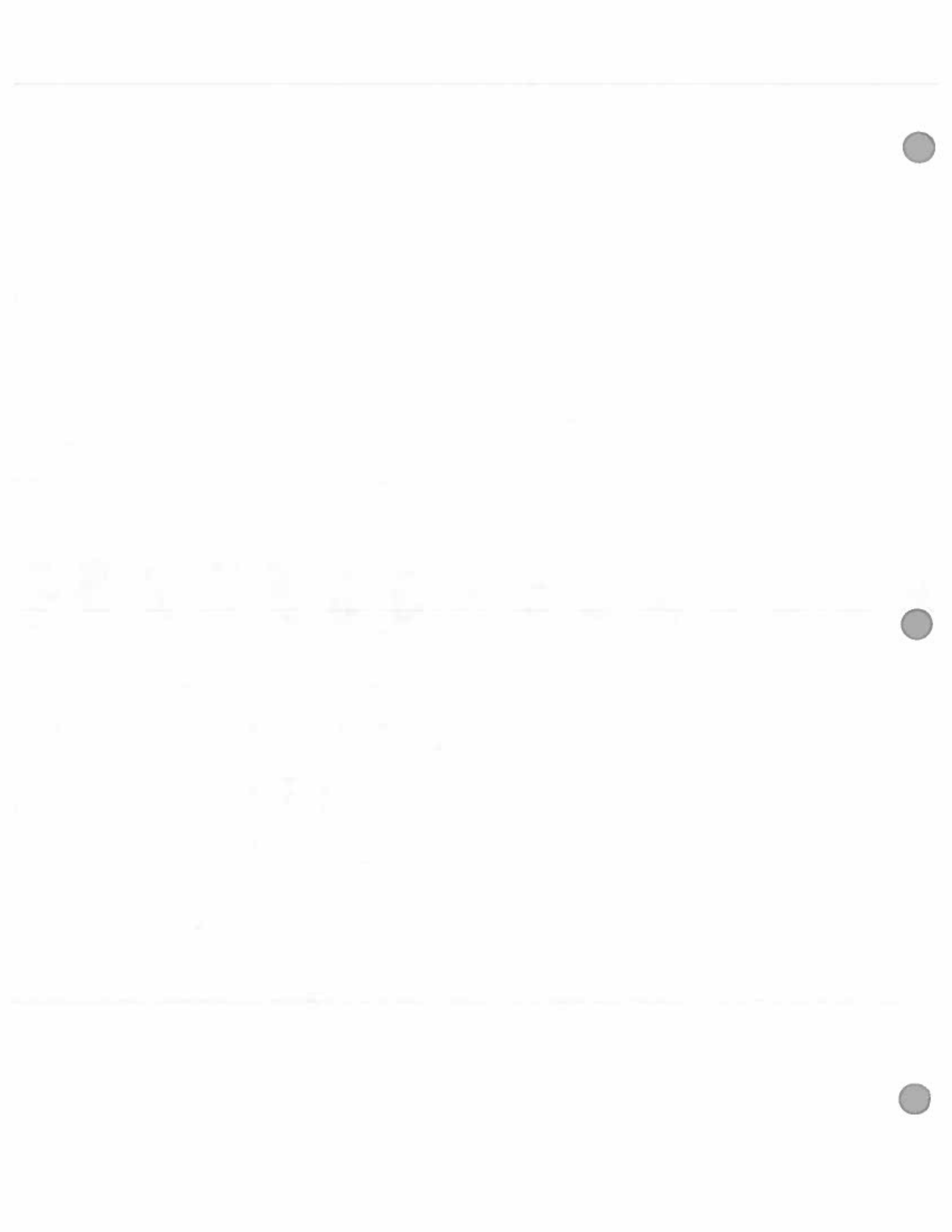
(1) The total dimensions of both side yards for a principal building shall be computed on the basis of four-tenths (0.4) of the lot width; however, no side yard dimension shall be less than four-tenths (0.4) of the total dimensions of both side yards computed as aforesaid, and no side yard dimension shall be less than ten (10) feet.

(2) The total rear yard dimension for a principal building shall be computed on the basis of three-tenths (0.3) of the lot depth; however, no dimension for the rear yard of a principal building shall be less than thirty (30) feet. [Amended 12-9-1986 by No. 20-1986]

(3) In the case of a single and separate lot meeting the requirements of Subsection D of this section for a

(Cont'd on page 33146.1)

"B"



VARIANCE SEARCH

State of New York

SS. :

Title No.

County of Suffolk

Joseph Frederick Gazza being duly sworn, deposes and says:
That I reside at 5 Ogden Lane, Quogue, New York, and am over the age of 21 years.


That I am an Attorney at Law, licensed to practice and admitted to the Bar in the State of New York.

That I examined Title to all parcels of land which are contiguous to the subject premises in addition to a complete examination of said premises as described and set forth in the annexed schedules and labelled as follows; to wit:

"All adjoining premises to the North"
"All adjoining premises to the East"
"All adjoining premises to the South"
"All adjoining premises to the West"

That said examination, made to include 6/10/1996 discloses that the subject premises has been in single and separate ownership since 8/4/1938, as appears from the chains of title annexed hereto, and that the effective date of the applicable zoning ordinance is 10/14/1957.

That this affidavit is made to assist the Southampton Town Building Department, Planning Board, Zoning Board of Appeals, Central Pine Barrens Commission and or the Suffolk County Health Department to reach any determination which requires as a basis therefore the information set forth herein, and knowing full well that said Boards and or Departments will rely upon the truth thereof. The liability of the undersigned is limited to the fee paid for this search.



Joseph Frederick Gazza
Attorney at Law

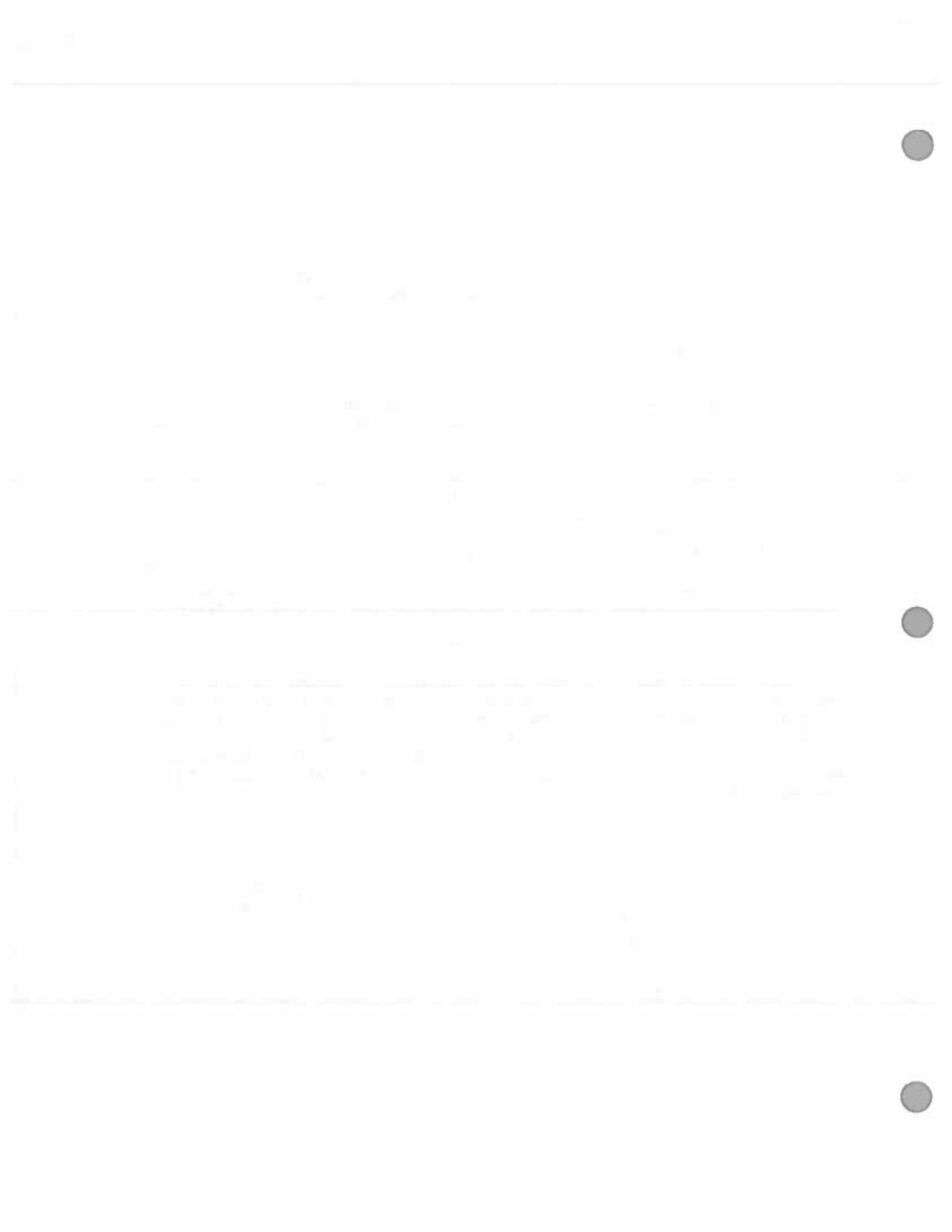
Certified on June 10th, 1996
Sworn to before me this 10th day
of June 1996



Notary Public

BEVERLY E. STRONG
NOTARY PUBLIC, ST. OF NY
No. 01ST5046737
Qualified in Nassau Cty.
Commission Expires 7/17/97

"C"



Subject Premises: SCTM #0900-215.002-01-028

Suffolk County Treasurer having acquired title as per tax sale of 11/17/1919 and 11/29/1920 Liber 1058 Page 41 Dated 11/25/1922 Recorded 11/25/1922

Suffolk County Treasurer
to
Jack Meder

Dated 5/23/1961
Recorded 5/25/1961
Liber 4991 Page 67

Jack Meder
to
Theresa Meder

Dated 9/27/1970
Recorded 10/7/1970
Liber 6819 Page 73

Theresa Meder
to
Mary Meder & Dan Meder Trust

Dated 8/15/1991
Recorded 12/26/1991
Liber 11392 Page 141

Mary Meder & Dan Meder as Trustees
persuant to Trust Agreement of
Theresa Meder
to
Joseph Frederick Gazza

Dated 12/12/1995
Recorded 12/28/1995
Liber 11755 Page 869

LAST DEED OF RECORD

All Adjoining Premises to the North

Hawthorne Street (60 ft.)

All Adjoining Premises to the East

Kenwood Avenue (40 ft.)

All Adjoining Premises to the South

Linden Street (60 ft.)

All Adjoining Premises to the West: SCTM #0900-194-01-014

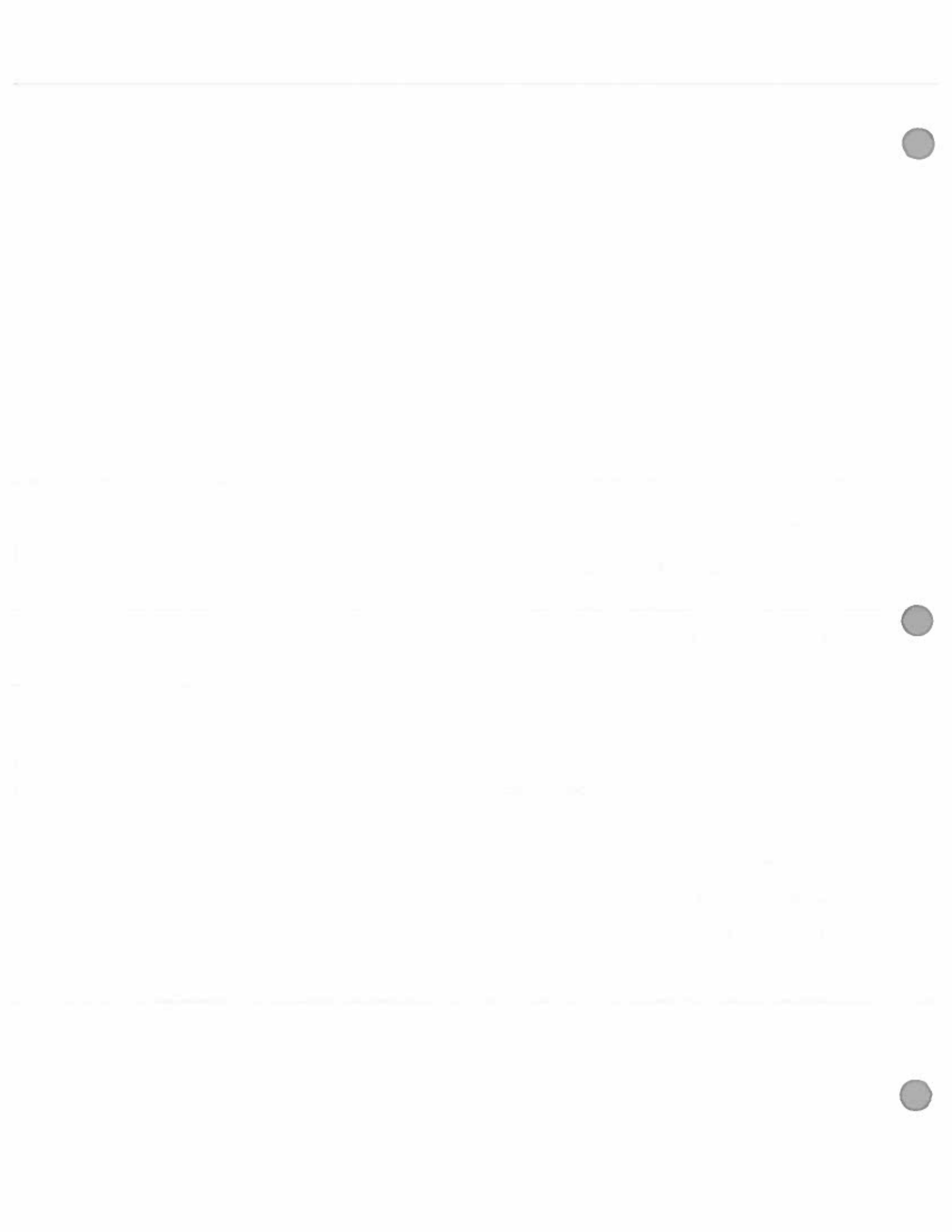
Suffolk County Treasurer
to
James W. Lynch

Dated 8/4/1938
Recorded 9/11/1964
Liber 5612 Page 245

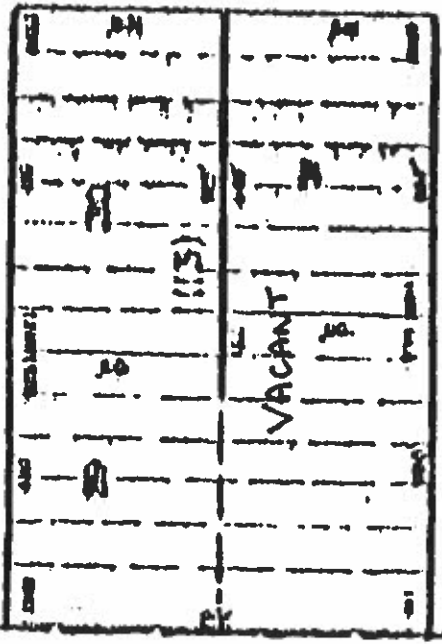
James W. Lynch
to
USA Dept. of Transportation

Dated 1/12/1982
Recorded 3/24/1982
Liber 9159 Page 165

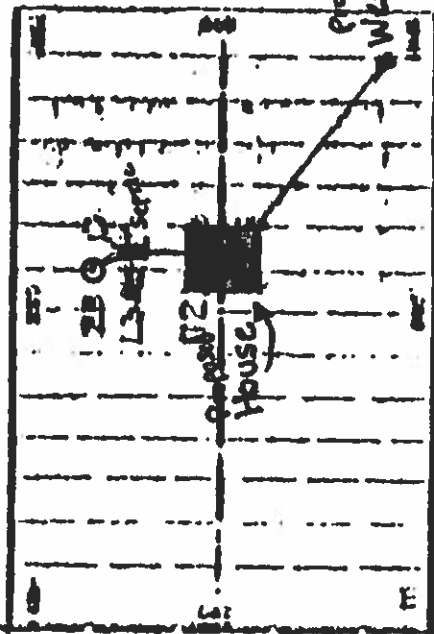
LAST DEED OF RECORD



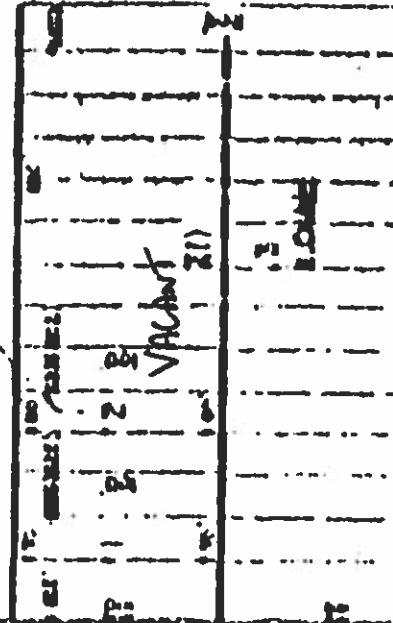
REDWOOD



HAWTHORNE

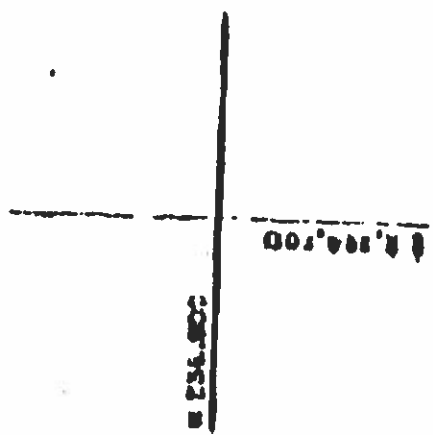


LINDEN - NATURE PRESERVE



VACANT

(NOTE: Well to Septic 150 FT MIN DISTANCE.)



D



18/11/20

Faint, illegible handwriting covering the page, possibly representing a list or notes.

CAN
0718
1991

TABLE 1: Overview Of The Water Quality Protection Program's Annual Reserve Requirements

| | 1989 Actual | 1990 Actual | 1991 Actual | 1992 Actual | 1993 Actual | 1994 Actual | 1995 Estimated | 1996 Projected | 1997 Projected | 1998 Projected | 1999 Projected | 2000 Projected | Total | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------|--------|
| Operating Expenses | \$11,000,967 | \$13,999,114 | \$29,998,192 | \$30,870,037 | \$30,830,895 | \$33,515,537 | \$39,485,800 | \$39,302,002 | \$39,535,791 | \$40,882,591 | \$42,876,710 | \$40,595,741 | \$426,253,047 | 100.0% |
| Personnel | \$5,164,489 | \$3,278,850 | \$29,181,978 | \$30,518,423 | \$30,439,530 | \$32,768,510 | \$34,830,800 | \$36,642,002 | \$38,474,902 | \$40,397,807 | \$42,417,698 | \$40,084,724 | \$391,197,924 | |
| Travel | \$154,435 | \$987,378 | \$308,213 | \$301,634 | \$391,425 | \$748,077 | \$1,695,000 | \$1,690,000 | \$481,889 | \$484,774 | \$539,072 | \$481,077 | \$8,052,103 | |
| Equipment on Investment | \$5,681,133 | \$2,721,867 | \$900,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$9,000,000 | |
| Capital Expenditures | \$5,852,222 | \$29,282,215 | \$23,413,487 | \$48,998,300 | \$27,031,187 | \$26,118,089 | \$25,977,851 | \$26,314,098 | \$30,028,629 | \$28,795,325 | \$27,529,890 | \$25,825,823 | \$268,884,821 | 41.7% |
| Purchase of Five Barriers (b)(4)(7), (2)-(5)(A) | \$2,085,800 | \$14,514,897 | \$12,654,000 | \$15,881,131 | \$15,282,167 | \$14,574,710 | \$13,947,253 | \$19,548,900 | \$18,888,316 | \$15,543,754 | \$14,999,194 | \$14,054,832 | \$170,252,984 | |
| Local Issue Debt Service Payments | \$415,121 | \$16,185,375 | \$12,616,215 | \$12,121,291 | \$11,624,367 | \$11,127,463 | \$10,630,519 | \$12,298,757 | \$12,715,772 | \$11,970,285 | \$11,225,000 | \$10,479,673 | \$123,288,659 | |
| Local Issue Debt Service Payments | \$0 | \$0 | \$0 | \$3,739,840 | \$3,577,799 | \$3,447,267 | \$3,316,734 | \$3,259,144 | \$4,172,544 | \$3,973,399 | \$3,774,194 | \$3,575,019 | \$22,828,911 | |
| Local Funds Needed to Reach 40% Minimum | \$1,630,679 | \$1,630,679 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Discretionary Funding Above 40% Minimum | \$0 | \$0 | \$55,815 | \$0 | \$0 | \$0 | \$0 | \$4,000,000 | \$0 | \$0 | \$0 | \$0 | \$4,055,815 | |
| Cost of Purchased (1)-(5)(B) | \$0 | \$0 | \$1,816,254 | \$0 | \$825,951 | \$35,478 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$3,903,893 | 1.4% |
| General Fund Tax Reduction (b)(7), (1)-(5)(C) | \$2,634,333 | \$2,480,333 | \$3,142,800 | \$14,240,776 | \$2,427,000 | \$7,995,783 | \$3,134,824 | \$30,539,937 | \$2,077,928 | \$3,231,875 | \$3,293,416 | \$3,205,778 | \$96,561,059 | 21.2% |
| Funds Needed to Reach 8% Minimum | \$413,160 | \$2,427,388 | \$2,334,558 | \$2,441,474 | \$2,426,162 | \$2,621,221 | \$2,786,484 | \$2,931,260 | \$3,077,978 | \$3,221,825 | \$3,383,416 | \$3,205,778 | \$31,295,834 | |
| Discretionary or Residual Tax Reduction | \$2,221,173 | \$37,945 | \$2,808,242 | \$11,800,302 | \$1,999,838 | \$5,374,562 | \$348,340 | \$27,608,677 | \$0 | \$0 | \$0 | \$0 | \$65,265,225 | |
| Local Revenue Sharing (2)-(5)(D) | \$1,152,190 | \$12,111,940 | \$3,785,091 | \$8,575,793 | \$8,290,712 | \$7,970,554 | \$7,880,781 | \$7,727,200 | \$9,992,414 | \$9,119,747 | \$8,647,080 | \$9,174,473 | \$92,787,974 | 22.7% |
| Town Land Purchases | \$364,466 | \$4,107,419 | \$1,759,453 | \$3,952,487 | \$3,801,135 | \$3,673,480 | \$3,542,995 | \$3,608,788 | \$4,419,648 | \$4,200,778 | \$3,961,909 | \$3,783,039 | \$41,168,606 | |
| 1989 Board Issue Debt Service Payments | \$46,949 | \$1,828,285 | \$1,427,050 | \$1,370,899 | \$1,314,698 | \$1,258,487 | \$1,202,286 | \$1,290,733 | \$1,428,123 | \$1,353,822 | \$1,289,520 | \$1,182,219 | \$15,086,071 | |
| 1991 Board Issue Debt Service Payments | \$0 | \$0 | \$0 | \$1,910,080 | \$1,827,301 | \$1,780,633 | \$1,682,966 | \$1,629,926 | \$2,131,656 | \$2,029,331 | \$1,927,808 | \$1,825,881 | \$18,785,789 | |
| 2000 Local Accounts Payable | \$317,517 | \$2,279,154 | \$323,353 | \$871,549 | \$839,148 | \$854,360 | \$846,744 | \$828,087 | \$950,489 | \$917,626 | \$784,782 | \$731,929 | \$9,714,745 | |
| Town Revenue Sharing | \$767,724 | \$9,004,521 | \$2,034,638 | \$4,623,295 | \$4,489,577 | \$4,287,073 | \$4,137,785 | \$4,118,474 | \$3,172,787 | \$4,918,999 | \$4,665,171 | \$4,411,374 | \$31,821,289 | |
| Water Quality Protection Program and Enforcement | \$0 | \$795,248 | \$215,414 | \$189,151 | \$210,357 | \$234,564 | \$314,733 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,379,524 | 0.3% |
| Article 17 (2)(1) Section 17(2)-(5)(B) of Article 17 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Residual | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Total | \$5,148,245 | \$4,718,899 | \$8,574,710 | \$18,146,247 | \$1,789,788 | \$7,297,469 | \$11,908,149 | \$20,072,095 | \$9,877,133 | \$12,087,265 | \$15,387,020 | \$14,629,918 | \$11,398,278 | 12.6% |
| Cumulative (GAAP Presentation) | \$3,148,245 | \$9,963,144 | \$18,429,853 | \$1,708,307 | \$2,082,378 | \$9,490,646 | \$20,398,995 | \$39,920 | \$9,264,033 | \$21,351,298 | \$38,738,308 | \$51,388,228 | \$1,398,278 | |

Water Quality Protection Program Constraints:

Section 17, State Tax Reduction (including interest & principal) Over the Life of the Program:

- 4.0% < Meets Required Constraint
- 4.5% < Meets Required Constraint
- 10.5% < Meets Required Constraint

Section 17, State Tax Reduction (including interest & principal) Over the Life of the Program:

- 22.1% < Meets Required Constraint
- 21.7% < Meets Required Constraint
- 0.4% < Meets Required Constraint
- < Meets Required Constraint

| Section 17, State Tax Reduction (including interest & principal) Over the Life of the Program | 1989 Actual | 1990 Actual | 1991 Actual | 1992 Actual | 1993 Actual | 1994 Actual | 1995 Estimated | 1996 Projected | 1997 Projected | 1998 Projected | 1999 Projected | 2000 Projected | Total |
|---|-------------|-------------|-------------|-------------|-------------|-------------|----------------|----------------|----------------|----------------|----------------|----------------|-------|
| Section 17, State Tax Reduction (including interest & principal) Over the Life of the Program | \$1,650,679 | \$4,033,451 | \$2,427,471 | \$3,623,787 | \$3,026,350 | \$1,498,005 | \$1,4,823 | \$280,107 | \$1,498,675 | \$215,389 | \$1,987,885 | \$1,979,257 | |

SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM

RELATED EXPENSES

| ACCOUNT | SITE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | APPRAISAL SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | MISC. | TOTAL |
|---------------------------------|---|----------|--------------|-----------------|------------|------------------|-------------|--------------|-------------|--------------|-----------------|
| 00-006-01-001.1 | Woods, East Hampton | 777.3 | 1/89 | \$17,100,000.00 | 1989 | \$9,500.00 | \$49,300.00 | | \$95,839.40 | \$211,783.90 | \$17,466,423.30 |
| 00-005-01-022 & 023 | Barrons, Southampton & Village of Pine Valley | 215.86 | 07/26/89 | \$1,682,125.00 | 1989 | \$3,000.00 | \$6,108.52 | | \$12,463.94 | | \$1,703,697.46 |
| 00-007-02-003 & 006 | | | | | | | | | | | |
| 00-007-02-007 & 009 | | | | | | | | | | | |
| 00-007-02-011 & 012 | | | | | | | | | | | |
| 00-010-01-033 & 032 | | | | | | | | | | | |
| 00-010-01-030 & 026 | | | | | | | | | | | |
| 00-010-01-028 & 036 | | | | | | | | | | | |
| 00-01-039 & 041 | | | | | | | | | | | |
| 00-057.1 | | | | | | | | | | | |
| 00-062.063 & 061.002 | | | | | | | | | | | |
| 00-14-03-006 thru 009 inclusive | | | | | | | | | | | |
| 00-172-01-051 | Creek, Fenney Pond, Southampton | 50.8 | 08/09/89 | \$1,025,770.05 | 1989 | | \$4,092.00 | \$174.85 | \$132.80 | | \$1,046,729.50 |
| 00-134-01-001 | Farm, Huntington | 89 | 08/25/89 | \$10,750,000.00 | 1989 | | \$37,892.00 | \$18,340.00 | \$18,044.30 | | \$10,942,776.30 |
| 00-134-01-002 | | | | | | | | | | | |
| 00-134-01-005 | | | | | | | | | | | |
| 00-410-02-012.1 | Pine Barrons - Manorville Holding Co. | 31.3 | 08/20/89 | \$313,921.18 | 1989 | | \$1,490.00 | | \$9,899.44 | | \$325,310.62 |
| 00-464-01-004 | Pine Barrons - Cuales, Hector | 498.807 | 11/03/89 | \$5,075,000.00 | 1989 | | \$36,941.00 | \$3,869.64 | \$50,998.90 | | \$5,151,709.54 |
| 00-356-01-003 | | | | | | | | | | | |
| 00-11-05-020 | Pine Barrons - Anthony Tarzia | 24.394 | 05/21/80 | \$295,000.00 | 1989 | | \$1,417.00 | \$80.30 | | | \$298,497.30 |
| 00-237-01-001 | to the Comm. College, Southampton | 197.435 | 10/05/89 | \$2,270,505.00 | 1989 | | \$3,500.00 | \$1,867.05 | \$10,674.08 | | \$2,285,346.13 |
| 00-235-01-048 | Raskin - Five Star Devel. Corp. | | | | | | | | | | |
| 00-05-01-029 | to the Comm. College, Southampton | 550.6845 | 11/22/89 | \$4,839,023.60 | 1989 | | \$16,391.00 | \$515,513.72 | \$16,043.44 | | \$4,873,321.64 |
| 00-05-01-029 | Associates | | | | | | | | | | |
| 00-05-01-024 | | | | | | | | | | | |
| 00-05-01-026 | | | | | | | | | | | |
| 00-05-01-027 | | | | | | | | | | | |

20-1/84

115-1/84

4,873,321.64

886/1/84

7/5 1/84

1/6 1/84

SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM

| ACCOUNT NO. | SIDE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | APPRAISAL | SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | MISC. | TOTAL |
|---|------|----------|--------------|-----------------|------------|-----------|--------|-------------|-------------|-------------|----------|-----------------|
| 010-01-045 & 013-01-026 (1/2) 0900-213-01-026 | | | | | | | | | | | | |
| 010-01-044 & 013-01-059, 1 (1/2) 0900-213-01-059 | | | | | | | | | | | | |
| 010-02-061 010-02-061 | | 37.762 | 01/25/90 | \$1,650,000.00 | 1989 | | | \$6,006.00 | | \$30,521.36 | | \$1,686,527.36 |
| 010-01-027, 3 et al 010-01-027, 3 et al | | 1423.367 | 05/24/90 | \$16,014,713.00 | 1989 | | | \$15,900.00 | \$71,900.00 | \$35,935.00 | \$243.30 | \$16,138,291.30 |
| 010-01-001, 052, 053, 2, 056, 4 010-02-043, 1 | | 148.139 | 04/12/90 | \$4,000,000.00 | 1989 | | | \$4,500.00 | \$13,507.00 | \$11,265.53 | | \$4,029,262.53 |
| 010-01-001, 2, 3 & 4 010-01-007 | | 183.405 | 07/24/90 | \$1,850,189.54 | 1989 | | | \$18,000.00 | \$7,442.00 | \$5,285.04 | | \$1,878,886.68 |
| 010-01-001, 2, 3 & 4 010-01-002 | | 54.835 | 06/28/90 | \$627,350.00 | 1989 | | | \$461.59 | \$2,476.54 | \$5,647.37 | | \$640,141.93 |
| 010-01-001 010-02-001 | | 31.716 | 06/27/91 | \$383,033.00 | 1989 | | | \$1,756.00 | | | | \$384,789.00 |
| 010-01-001 010-01-007 | | 17.188 | 07/17/90 | \$207,768.54 | 1989 | | | \$1,156.00 | \$2,593.00 | | | \$211,517.54 |
| 010-01-001 010-01-007 | | 33.24 | 07/17/90 | \$401,805.12 | 1989 | | | \$1,894.00 | \$6,376.16 | | | \$409,074.28 |
| 010-01-001 010-01-003 | | 24.131 | 08/14/90 | \$315,827.00 | 1989 | | | \$1,522.00 | \$1,569.24 | \$5,874.31 | | \$324,789.55 |
| 010-01-001 010-01-002 | | 71.085 | 08/14/90 | \$752,648.00 | 1989 | | | \$3,108.00 | \$5,376.16 | \$20,105.28 | | \$781,228.44 |

RELATED EXPENSES

11/25/90
1/30/91
2900/90
Dan Fall PA
7/0 SALE

RELATED EXPENSES

| SITE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | APPRAISAL | SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | MISC. | TOTAL |
|--|---------|----------------------|----------------|------------|-----------|--------|---------------------------|-------------|-------------|-------------|----------------|
| Bank River Corridor - Manorville Pine Barrens Manorville Pine Barrens Parcel 8 00-061-02-005.1 & 005.3 | 61.799 | 10/09/90 | \$808,825.31 | 1989 | | | \$1,269.00 | \$1,085.00 | | | \$813,179.31 |
| Bank River Corridor - Manorville Pine Barrens Manorville Pine Barrens Parcel 9 00-507-03-014 00-507-04-014 | 33.17 | 08/07/90 | \$334,619.00 | 1989 | | | \$1,643.00 | \$1,136.20 | \$3,874.70 | | \$341,272.90 |
| Barrens Adjacent to Comm. College, Southampton Barrens & Pellicane 00-238-02-008 & 011 | 14.035 | 01/28/91 | \$50,000.00 | 1989 | | | \$732.00 | \$86.80 | | | \$55,318.80 |
| Barrens Adjacent to Comm. College, Southampton 00-304-03-005 | 8.1 | 01/28/91 | \$25,000.00 | 1989 | | | \$293.00 | \$34.72 | | | \$25,327.72 |
| Bank Preserve Area, Southampton 00-182-01-003 & 090-195.1-01-001 | 98.185 | 01/20/91 | \$1,182,000.00 | 1989 | | | \$4,700.00 | | | | \$1,209,871.71 |
| Bank Woods, Brookhaven & Southampton 00-551-01-004 | 240.962 | 01/14/91 | \$6,000,000.00 | 1989 | | | \$1,650.00 | \$19,522.00 | \$11,318.13 | \$2,400.00 | \$6,036,910.13 |
| Bank Brookhaven & Southampton 00-512-06-001 00-512-06-002 00-512-06-004 00-274-01-001 00-274-01-002 00-300-02-001.001 00-325-01-001 | 477.486 | 12/31/90 01/18/91 | \$4,500,000.00 | 1989 | | | \$5,800.00 \$14,000.00 | | \$45,204.42 | \$10,833.75 | \$4,573,838.17 |
| City of Penny Pond, Southampton 00-172-01-048.099 | 27.3 | 02/08/91 | \$368,550.00 | 1989 | | | | | | | \$368,550.00 |
| Bank Pine Barrens, Amer. Lung Assoc. 00-277-07-015 00-277-10-001 | 0.12 | 06/01/91 | \$1,600.00 | 1989 | | | \$227.00 | \$14.88 | | | \$1,841.88 |
| Bank Pine Barrens, Madden 00-306-01-002 00-280-01-005 00-307-01-001 | 1.9 | 08/05/90 | \$14,200.00 | 1989 | | | \$235.00 | | \$54.70 | | \$14,499.70 |
| Barrens Adjacent to Comm. College, Southampton Bank of Julius Miller | 50.61 | 07/18/91 | \$430,382.70 | 1989 | | | \$1,936.00 | \$1,242.12 | \$4,231.72 | | \$437,791.54 |

Summer 1991
Summer 1991
Summer 1991
Summer 1991

SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM

RELATED EXPENSES

| SITE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | APPRAISAL | SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | MISC. | TOTAL |
|--|---------|--------------|--------------|------------|-----------|--------|------------|-------------|-------------|-------|--------------|
| 00-213-01-060,1 00-010-01-042 | | | | | | | | | | | |
| Barnes Adjacent to Comm. College, Southampton -Helen Francis | 0.75 | 06/27/91 | \$6,750.00 | 1989 | | | \$204.00 | \$57.42 | \$147.65 | | \$7,101.65 |
| Barnes Adjacent to Comm. College, Southampton -David & Irene Francis | 0.75 | 06/27/91 | \$6,750.00 | 1989 | | | \$204.00 | \$57.42 | | | \$7,011.42 |
| 00-214-03-013,1 & 014 00-214-03-012 & 013,2 | | | | | | | | | | | |
| Barnes Adjacent to Comm. College, Southampton -Alexander B. Patrick | 1.75 | 09/17/91 | \$14,000.00 | 1989 | | | \$245.00 | \$238.02 | | | \$14,484.02 |
| 00-213-01-067 00-010-01-036 | | | | | | | | | | | |
| Barnes Adjacent to Comm. College, Southampton -Nova University | 40.39 | 06/06/91 | \$328,000.00 | 1989 | | | \$1,643.00 | \$1,812.25 | \$4,1943.98 | | \$335,999.23 |
| 00-213-01-004,1 00-213-01-006 00-213-01-007 00-213-01-008 00-213-01-010 00-213-01-011 00-213-01-013 00-213-01-015 00-213-01-017 00-213-01-019 00-213-01-020 00-213-01-021 00-213-01-024 00-213-01-025,1 00-214-01-001 00-214-01-004 00-214-01-007 00-214-01-010 00-214-01-011 00-214-01-012 00-214-01-013 00-214-01-015 00-214-01-017 00-214-01-019 00-010-01-017 00-010-01-018 00-010-01-021 00-010-01-023 | | | | | | | | | | | |

SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM

RELATED EXPENSES

| 06-010-01-025 | SIDE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | APPRAISAL | SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | MISC. | TOTAL |
|--|------|---------|--------------|-----------------|------------|------------|--------|-------------|-------------|--------------|--------------|-----------------|
| Woods, Brookhaven | | 42.878 | 10/10/91 | \$428,780.00 | 1989 | \$1,750.00 | | \$1,927.00 | \$1,265.82 | \$5,310.31 | | \$439,033.13 |
| 00-294-01-027 | | | | | | | | | | | | |
| 00-311-01-Pls 001 & | | 346.104 | 10/10/91 | \$2,422,728.00 | 1989 | | | \$8,472.00 | \$2,837.00 | \$18,555.32 | \$51,875.06 | \$2,504,467.38 |
| 00-001-01-Pls 001 | | | | | | | | | | | | |
| Woods, Brookhaven | | 137.311 | 11/22/91 | \$1,597,751.00 | 1989 | | | \$2,500.00 | | \$20,707.74 | \$64,939.80 | \$1,691,763.31 |
| 00-529-01-029 | | | | | | | | | | | | |
| 00-551-01-001 | | | | | | | | | | | | |
| Headlands, Brookhaven | | 215.996 | 11/22/91 | \$1,989,323.00 | 1989 | | | \$7,115.00 | | | \$81,555.53 | \$2,080,193.53 |
| 00-597-02-014,001 | | | | | | | | | | | | |
| 00-268-01-001 | | | | | | | | | | | | |
| Pine Barrens, Brookhaven - F. DeMatteis | | 35.991 | 12/12/91 | \$321,000.00 | 1989 | | | \$1,541.00 | | \$54,957.05 | | \$330,098.05 |
| 00-665-01-003 | | | | | | | | | | | | |
| Pine Barrens, Brookhaven - PDLB Assoc. | | 56.5 | 12/16/91 | \$586,800.00 | 1989 | | | \$1,000.00 | | \$9,287.36 | | \$601,591.36 |
| 00-413-01-001 | | | | | | | | | | | | |
| 00-664-01-002 | | | | | | | | | | | | |
| Barrens Adjac. to Comm. College, Southampton | | 0.05 | 12/17/91 | \$600.00 | 1989 | | | \$177.00 | | | | \$777.00 |
| 00-214-01-006 | | | | | | | | | | | | |
| River Headlands, Riverhead | | 264.973 | 12/23/91 | \$2,437,751.60 | 1989 | | | \$2,700.00 | | \$44,726.49 | | \$2,483,697.09 |
| 00-134-01-008,001 | | | | | | | | | | | | |
| Woods, East Hampton | | 41.757 | 12/23/91 | \$929,093.25 | 1989 | | | \$3,714.00 | \$4,563.32 | | \$3,238.88 | \$949,809.25 |
| 125-02-002,002 | | | | | | | | | | | | |
| Farm, Huntington Station | | 208.4 | 12/31/91 | \$12,425,000.00 | 1989/91 | | | \$37,403.00 | | \$389,891.26 | \$265,038.43 | \$13,117,332.69 |
| 00-080-06-016 | | | | | | | | | | | | |
| 00-134-01-003 | | | | | | | | | | | | |
| 00-134-03-004,1 | | | | | | | | | | | | |
| 00-134-03-004,2 | | | | | | | | | | | | |
| 00-134-03-005 | | | | | | | | | | | | |
| 00-134-03-006 | | | | | | | | | | | | |
| 00-134-04-001 | | | | | | | | | | | | |
| 00-135-02-003 | | | | | | | | | | | | |
| Greenbelt, Southampton | | 99.060 | 02/11/92 | \$1,705,000.00 | 1991 | | | \$4,000.00 | | \$57,050.00 | \$1,896.40 | \$1,810,748.47 |
| 00-55-02-007,001 | | | | | | | | | | | | |

7000/00

1200/00

180/00

SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM

RELATED EXPENSES

| SIDE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | APPRAISAL | SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | MISC. | TOTAL |
|---|---------|--------------|----------------|------------|------------|------------|-------------|-------------|-------------|-------|----------------|
| 20-055-02-010 | | | | | | | | | | | |
| 20-055-01-018.2 & 018.3 | | | | | | | | | | | |
| 20-055-01-019 | | | | | | | | | | | |
| 20-055-01-019 | | | | | | | | | | | |
| 20-055-01-030 | | | | | | | | | | | |
| 20-055-01-025 | | | | | | | | | | | |
| 20-055-01-017 | | | | | | | | | | | |
| course Woods, Brookhaven | 54.450 | 02/11/92 | \$900,000.00 | 1991 | \$3,500.00 | | \$3,589.00 | \$3,203.20 | | | \$910,292.20 |
| 20-055-01-017 | | | | | | | | | | | |
| course Woods, Brookhaven | 101.900 | 03/25/92 | \$3,300,000.00 | 1991 | \$9,500.00 | | \$11,269.00 | \$7,984.52 | | | \$3,323,753.52 |
| 20-055-01-017 | | | | | | | | | | | |
| near Farmingville, Brookhaven | 3.255 | 03/30/92 | \$80,000.00 | 1991 | \$1,500.00 | | \$606.00 | \$32.88 | \$1,747.96 | | \$83,886.84 |
| 20-055-01-017 | | | | | | | | | | | |
| the Line Highway | 110.000 | 04/07/92 | \$1,487,100.00 | 1991 | \$2,500.00 | | \$5,489.00 | \$2,510.33 | \$17,731.58 | | \$1,522,704.59 |
| 20-055-01-018 | | | | | | | | | | | |
| Hampton Airport Area-Peconic Land Trust, East Hampton | 114.100 | 05/08/92 | \$1,925,000.00 | 1991 | \$4,300.00 | | \$6,984.00 | | \$7,098.88 | | \$1,943,387.88 |
| 20-055-01-018 | | | | | | | | | | | |
| Wetlands, Brookhaven | 9.348 | 06/09/92 | \$200,000.00 | 1991 | | | \$1,701.00 | \$338.43 | \$1,054.74 | | \$202,594.17 |
| 20-055-01-018 | | | | | | | | | | | |
| Pine Barrens, Southampton | 23.690 | 12/29/92 | \$995,000.00 | 1991 | \$4,600.00 | \$5,400.00 | \$3,914.00 | | | | \$1,018,815.00 |
| 20-055-01-018 | | | | | | | | | | | |
| Conservation Easement, Huntington | 4.000 | 09/22/93 | \$80,000.00 | 1991 | \$1,500.00 | | \$629.00 | \$77.28 | \$392.32 | | \$82,598.60 |
| 20-055-01-018 | | | | | | | | | | | |
| Highway, Southampton | 2.912 | 06/01/94 | \$65,000.00 | 1991 | | | \$247.55 | | \$479.04 | | \$65,726.59 |
| 20-055-01-018 | | | | | | | | | | | |
| Boris, Southampton | 87.572 | 08/16/94 | \$634,897.00 | 1991 | \$2,400.00 | | \$2,663.00 | \$4,065.10 | \$14,040.42 | | \$658,065.52 |
| 20-055-01-018 | | | | | | | | | | | |
| Theodore Albert, Brookhaven | 35.600 | 12/08/94 | \$277,378.25 | 1991 | \$4,000.00 | | \$1,351.00 | | \$6,463.98 | | \$289,193.23 |
| 20-055-01-018 | | | | | | | | | | | |
| Madison, Brookhaven | 105.470 | 12/16/94 | \$685,555.03 | 1991 | \$2,000.00 | | \$2,850.00 | | \$17,707.44 | | \$708,112.44 |
| 20-055-01-018 | | | | | | | | | | | |
| Industries et al, Brookhaven | | | | | | | | | | | |
| 20-055-01-018 | | | | | | | | | | | |

22521/102
 21397/102
 2470/102
 2470/102
 2470/102
 2470/102

SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM

| SITE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | APPRAISAL | SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | MISC. | TOTAL |
|--|---------|--------------|----------------|------------|-------------|--------|-------------|-------------|-------------|-------------|----------------|
| Hector, Brookhaven | 101.100 | 12/30/94 | \$657,323.55 | 1991 | \$2,000.00 | | \$2,715.00 | | \$17,178.85 | | \$679,217.40 |
| Manonville Assoc., Brookhaven | 40.750 | 03/09/95 | \$305,625.00 | 1991 | \$2,500.00 | | \$1,461.00 | \$1,886.40 | \$3,825.59 | | \$315,297.99 |
| Manonville Assoc., Brookhaven | 26.330 | 03/13/95 | \$220,599.59 | 1991 | \$3,000.00 | | \$1,134.00 | \$815.28 | \$1,883.07 | | \$227,431.94 |
| Gustave & Mary, Brookhaven | 64.232 | 03/10/95 | \$513,856.00 | 1991 | \$2,000.00 | | \$2,243.00 | | \$7,907.70 | | \$526,006.70 |
| Herman, Brookhaven | 24.700 | 04/11/95 | \$162,954.00 | 1991 | \$2,000.00 | | \$914.00 | \$555.00 | \$2,025.12 | | \$168,448.12 |
| Paula et al, Brookhaven | 110.970 | 12/22/94 | \$554,850.00 | 1991 | \$2,300.00 | | \$2,389.00 | | \$9,657.60 | | \$569,196.60 |
| Pine Barren, Old Country Rd Co., Southampton | 48.600 | 12/22/94 | \$777,310.40 | 1991 | \$3,000.00 | | \$3,159.00 | \$7,558.97 | | \$3,779.49 | \$794,807.86 |
| Associates, Southold | 68.825 | 07/19/95 | \$612,542.50 | 1991 | \$3,500.00 | | \$5,500.00 | \$2,586.00 | \$3,201.93 | | \$627,330.43 |
| Pine Barrens, Funa, Russell E. | 89.512 | 07/20/95 | \$984,634.20 | 1991 | \$5,400.00 | | \$4,027.00 | \$4,552.30 | | | \$998,613.50 |
| Drive Trail Connection, Southampton Land | 41.037 | 08/22/95 | \$316,080.00 | 1991 | | | \$1,499.00 | \$1,835.20 | | | \$319,414.20 |
| Pine Barrens, Levaino, Catherine | 30.001 | 02/06/96 | \$480,019.00 | 1991 | \$4,500.00 | | \$4,500.00 | | | | \$484,519.00 |
| Pine Barrens, Michel Fribourg, Omnia Prop. | 105.70 | 12/11/95 | \$924,875.88 | 1991 | \$16,100.00 | | \$19,505.00 | | | \$14,300.00 | \$6,203,930.02 |
| 465-01-002 | 56.42 | | \$484,891.75 | | | | | | | | |
| 465-01-004 | 31.21 | | \$273,114.63 | | | | | | | | |
| 14-01-001 | 70.07 | | \$613,108.13 | | | | | | | | |
| 300-01-005.001 & 005.004 | 318.11 | | \$2,783,482.63 | | | | | | | | |
| 59-01-002 | 123.15 | | \$1,077,552.00 | | | | | | | | |
| 300-01-003.001 & 003.002 | | | | | | | | | | | |

8/20/96
 5/20/96
 7/20/96
 11/20/96
 1/20/96
 3/20/96

SUFFOLK COUNTY DRINKING WATER PROTECTION PROGRAM

14617/4

| SITE | ACREAGE | CLOSING DATE | COST | BOND ISSUE | RELATED EXPENSES | | | | | TOTAL | | |
|--|----------|--------------|------------------|------------|------------------|--------------|-------------|--------------|--------------|----------------|-------------|------------------|
| | | | | | APPRAISAL | SURVEY | TITLE | TAX ADJUST. | TAX PAYMENT | | MISC. | |
| | 8978.790 | | \$131,121,932.50 | | | \$190,000.00 | \$97,111.59 | \$402,212.52 | \$134,827.27 | \$1,084,816.80 | \$74,262.32 | \$133,755,163.00 |
| 199,086.24 came from 1989 Bonding & Title in Progress | | | | | | | | | | | | |