

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

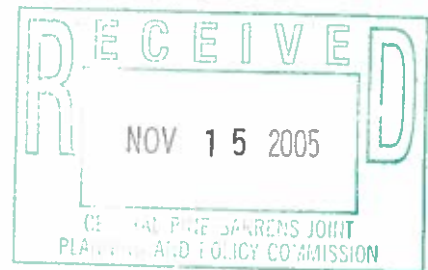
-----X  
CENTRAL PINE BARRENS JOINT PLANNING &  
POLICY COMMISSION HEARING  
-----X

Quogue Wildlife Refuge  
Nature Center  
Old Country Road  
Quogue, New York

October 19, 2005  
2:00 p.m.

HEARING

*(Milwest Associates  
PBC Appeal)*



1

2

2

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

3

4

CHAIRMAN PETER SCULLY - NEW YORK STATE

5

6

JOHN TURNER - TOWN OF BROOKHAVEN

7

8

MARTIN SHEA - TOWN OF SOUTHAMPTON

9

10

MICHAEL DEERING - SUFFOLK COUNTY

11

12

CHRISTOPHER KENT - TOWN OF RIVERHEAD

13

14

JOHN C. MILAZZO - STAFF COUNSEL

15

16

IRVING LIKE, ESQ.

17

18

LEO SPANDORF, ESQ.

19

20

JOSEPH FREDERICK GAZZA, ESQ.

21

22

23

24

25

2

MR. CHAIRMAN: I'd like to  
call the hearing to order.

3

4

I appreciate your patience.

5

6

Please take notice that a  
hearing will be held concerning a

7

credit allocation given in

8

Letters of Interpretation for

9

Milwest Associates. The hearings

10

have been scheduled for October

11

19, 2005 at three p.m. Quogue

12

Wildlife Refuge Nature Center,

13

Old Country Road, Quogue New

14

York. Said appeals are made

15

pursuant to Section 6.7.3.3 of

16

the Central Pine Barrens

17

Comprehensive Land Use Plan (the

18

Plan). The Central Pine Barrens

19

Joint Planning and Policy

20

Commission will be holding the

21

appeal hearing pursuant to

22

Section 6.7.3.4 of the Plan.

23

The appellant Milwest

24

Associates, was allocated 41.84

25

Pine Barrens Credits in 87

2 Letters of Interpretation dated  
3 August 12, 2005 on Suffolk County  
4 Tax Map #900-244, 245, 246, 284,  
5 and 285 (miscellaneous parcels).  
6 The parcels are located just west  
7 of County Route 31 and south of  
8 Sunrise Highway.

9 Mr. Milazzo.

10 MR. MILAZZO: Can I have a  
11 copy of that, Peter.

12 This is a continuation of  
13 the discussion that we had at  
14 your last meeting. Milwest  
15 Associates owns 272 acres in the  
16 Town of Southampton in the core  
17 reservation area. The properties  
18 was granted to Milwest by deed in  
19 1988 which described the parcel.  
20 The property is located in the  
21 core. It's on the east side of  
22 Westhampton-Riverhead Road, CR 31  
23 and south of Sunrise Highway.  
24 It's north of Stewart Avenue.  
25 It's 272 acres of core property.

2

Mr. Like represents

3

Milwest. Mr. Like applied for

4

Letters of Interpretation to the

5

Commission in June or July of

6

this summer representing that he

7

owned 87 separate and distinct

8

Suffolk County tax map parcels.

9

The Commission staff, as an

10

administrative act, granted 87

11

Letters of Interpretation

12

allocating, in total, 41.84 pine

13

barren credits. There's no

14

dispute with respect to those

15

allocations.

16

The issue before us today,

17

or before you today, is an appeal

18

that Mr. Like has been perfecting

19

in a series of letters starting

20

in August of 17th of this year.

21

In August, or on August 17th,

22

Mr. Like submitted a letter which

23

-- off the record for a second.

24

(Whereupon, a discussion

25

was held off the record.)

2                   In the August 17th letter,  
3                   which I'll mark as Commission A,  
4                   Mr. Like saw an increase of pine  
5                   barren credits from 41.84 credits  
6                   to 43.52 arguing that his parcels  
7                   had merged and for purposes of  
8                   the allocation contained in the  
9                   central pine barren plans they  
10                  should be treated as one parcel.  
11                  I have to get a copy of that.

12                  Subsequent to that he  
13                  submitted a letter saying that if  
14                  the parcels are not merged they  
15                  should be additional credits.  
16                  That will be Exhibit A.

17                  His latest correspondence  
18                  which is dated October 3rd,  
19                  Mr. Like commissioned a letter  
20                  seeking anywhere from 51.51 pine  
21                  barren credits up to 54.57 pine  
22                  barren credits. The -- we'll  
23                  call this Exhibit B.

24                  MR. MILAZZO: In the latest  
25                  letter, what Mr. Like's argument

2 has become is that these 87  
3 parcels are distinct parcels and  
4 they each should receive an  
5 allocation of pine barren credits  
6 as an initial matter. And as a  
7 secondary matter, the dispute  
8 being the allocation formula  
9 contained were actually used by  
10 the commission's staff. His  
11 argument rests on one sentence in  
12 the Central Pine Barrens Plans  
13 which states "In the Town of  
14 Southampton" -- I'm  
15 paraphrasing -- "pine barren  
16 credits, when allocated to old  
17 filed parcels, will receive an  
18 allocation which does not reduce  
19 the development yield factor."  
20 And his argument is either one of  
21 two things, which hopefully he'll  
22 clear up today, either A, under  
23 his submission that means you  
24 should allocate on the basis of  
25 point 2 pine barrens credits per

2 acre or alternatively -- and  
3 submissions from Joe Gazza who  
4 has some relationship with the  
5 Milwest principals -- you should  
6 take the acreage of a parcel and  
7 divide it by 200,000 to determine  
8 the number of credits that should  
9 be allocated.

10 The issue I think for the  
11 Commission is, I think that there  
12 are three issues for the  
13 Commission. I think they should  
14 be addressed by the applicant and  
15 they are as follows:

16 First, the source of  
17 Milwest's deed and title, as far  
18 as we can determine, goes back --  
19 there are a series of deeds which  
20 we have chased -- which we have  
21 run back to the 1940s. And each  
22 and every one is described a  
23 problem. There's never been a  
24 deed into Milwest or into Milwest  
25 predecessors where it referenced



2 a map. And when I talk about  
3 map, I talk about a map that's  
4 been filed with the Suffolk  
5 County clerk. His property is  
6 described -- and I can mark that  
7 as Exhibit 3, but I'm going to  
8 mark them and hold them. So what  
9 we have is deeds going back to  
10 the forties, and each deed talked  
11 about described property. The  
12 deed into Milwest was a 1988  
13 conveyance from a company called  
14 Scamran Realty and was for no  
15 consideration. And, again, it  
16 referred to described property  
17 which is in Exhibit 3.  
18 Collectively these are Exhibit 3,  
19 I will give you copies of those,  
20 Mr. Like.

21 So as a threshold matter,  
22 and I think if this matter is  
23 decided in the affirmative we  
24 need not review his other  
25 arguments, and the question is:

2 Does Milwest own old filed  
3 parcels? And their chain of  
4 title indicates they own  
5 described land. And as an aside,  
6 this property, when you look at  
7 the Suffolk County assessor's  
8 database is, according to  
9 documents provided by Milwest to  
10 the Commission, all assessed to  
11 the County. At one point in time  
12 there was a chain of title from  
13 the County, which developed  
14 through tax defaults and  
15 purchases. All of the County  
16 acquisitions refer to maps on an  
17 old filed map, the chain lots on  
18 an old filed map. None of the  
19 counties are described, as far as  
20 we can tell. So, the threshold  
21 issue is: Does he own described  
22 property or old filed lots?

23 Mr. Like has prosecuted a  
24 bar claim, bar title action  
25 against the County asserting

2 superior title to his land and it  
3 rests on his deed, his chain of  
4 title. The County's title rests  
5 on these tax defaults which refer  
6 to these old filed lots. The  
7 County has conceded that Milwest  
8 has superior title to title  
9 deriving from the old title maps  
10 and has conceded that and has  
11 agreed to drop its claim of  
12 ownership to any parcel derived  
13 from the old filed maps.

14 What's interesting is, in  
15 essence what Mr. Like and Milwest  
16 is asking the Commission to do is  
17 to accept that they have superior  
18 title based on deeds which recite  
19 described property. And then at  
20 the same time, once that occurred  
21 and that title is superior to  
22 title deriving from these old  
23 filed maps that the instant after  
24 you accept that proposition then  
25 take the proposition that those

2

maps, which are inferior in title

3

were in effective to subdivide

4

and create 87 separate and

5

distinct tax lots.

6

And the question for the

7

Commission is: Can he have it

8

both ways and if the Commission

9

finds that their described

10

property, I'm not quite sure that

11

the second and third issues need

12

to be raised.

13

The second issue Mr. Like

14

will raise is he will have you

15

accept that dilemma and reconcile

16

those two things and then argue

17

that the Commission used the

18

wrong allocation formula and his

19

argument rests on that one

20

sentence in the plan.

21

And his third argument will

22

be, in the event that you don't

23

use that we still made a mistake

24

in allocating under the formula

25

in the plan based on some parcels

2 which are road-front frontage  
3 which would get one full credit  
4 pursuant to the plan.

5 So I think the issue that I  
6 would have Mr. Like spend most of  
7 his time on is: How do you  
8 reconcile his deed, described  
9 deed with the old filed maps  
10 which he has proven superior  
11 title to.

12 That's all I have. I know  
13 Mr. Like was looking for a  
14 resolution today. I think it's  
15 important for the Commission to  
16 hear from the applicant before we  
17 make a decision, there's nothing  
18 prepared, and then we can decide  
19 whether you want to make an  
20 allocation today or issue  
21 something in the interim until  
22 the next meeting.

23 With that I have nothing  
24 else.

25 MR. CHAIRMAN: Mr. Like.

2

MR. LIKE: Thank you.

3

4

Mr. Spandorf has gotten a pass from the nursing home to be here, he'd like to speak first.

5

6

7

MR. SPANDORF: A little exaggeration.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

I was here last month, last meeting which was held here in September and I informed the board that Milwest Associates, a New York Partnership doing business since 1967 had a number of aging people. In the course of these years I indicated that of the ten original partners six are gone -- five are gone. One gave his interest to his son and there are four left. Of the four who are left, one called me a few weeks ago wanting to know what's happening with our situation here and he says "I'm really calling you today because I've reached ninety years old." I happen to

2 be eighty-five so I am a big  
3 younger than him, but still  
4 eighty-five.

5 Now, the partner who has  
6 the greatest interest, I verified  
7 it yesterday that he was  
8 seventy-eight years old. And the  
9 fourth surviving partner is a  
10 retired professor from Stanford  
11 University.

12 We are looking for a  
13 possible resolution as soon as it  
14 can be done. And from my  
15 understanding of the comments of  
16 the board here, that it would be  
17 held at this particular meeting.  
18 I today am getting the agenda, I  
19 see that the decision rendering  
20 is now November 20, '05. And, of  
21 course, the -- our problem gets  
22 is that we're trying to get  
23 something done at least during  
24 our lifetime of the four  
25 remaining partners and give the

2 families of the deceased partners  
3 their rightful share of the value  
4 of the property. So, if it's  
5 possible to come to a resolution  
6 today it would be most  
7 appreciated because of the time  
8 factor.

9 Now, as far as my own  
10 background, I've been around in  
11 the professional field since  
12 1939. I was -- I am a CPA and  
13 when I retired from the company  
14 called Deloitte Today, which took  
15 over a predecessor company of  
16 which I was a partner, I had to  
17 retire and I didn't want to play  
18 golf everyday so I went to law  
19 school in 1979. Now, I have  
20 graduated Hofstra Law in '82 and  
21 became admitted to the bar in  
22 1983. And since that time I've  
23 been practicing as an attorney.  
24 So, I guess I'm the oldest  
25 practicing attorney around here,



2 but do want to say, and ask for  
3 your understanding, of trying to  
4 get a resolution as soon as  
5 possible.

6 Thank you for hearing me.

7 MR. CHAIRMAN: Thank you,  
8 sir.

9 Mr. Like.

10 MR. LIKE: Yes.

11 I'd like to first start by  
12 indicating what I believe is in  
13 the record before the Commission  
14 today. Mr. Milazzo mentioned a  
15 number of items, I'd like to  
16 complete the record.

17 So No. 1, we have the  
18 Stipulation of Settlement with  
19 the County of Suffolk.  
20 Mr. Milazzo has a copy of that  
21 and it provides very clearly that  
22 in consideration of our quick  
23 claiming our superior title to  
24 the County that the Commission we  
25 will get in return whatever

2

credits the Commission determines  
we're entitled to.

3

4

MR. MILAZZO: Off the  
record.

5

6

(Whereupon, a discussion  
was held off the record.)

7

8

We'll call that  
Appellant's A.

9

10

MR. LIKE: Secondly, we  
have the Howard Young Overlap Map  
of June 6, 2005 which  
incidentally, if you look at that  
map, it shows specifically the  
subdivided lots on the maps of  
Beachmont Park and Westhampton  
Manner. That's very important  
because the map which Mr. Young  
prepared was the basis of the  
title report and you have to then  
read that in in order to  
determine the stays of the  
property, and I will get to  
Mr. Milazzo's arguments. That  
map in and of itself, I believe,

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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

indicates that the property  
Milwest acquired was not simply  
acreage, but was acquired subject  
to file maps that were already in  
existence. It happens that those  
filed maps were filed by  
developers who did not own the  
underlying title. The underlying  
title was acquired by Milwest and  
Milwest traces its source of  
title to the sovereign, the  
trustees of the Town of  
Southampton. And the reason why  
the County conceded was not  
because they were relying on old  
filed maps and taxes and we were  
relaying acreage, we were not  
relying on acreage. Our basic  
legal point was that we had a  
superior title because we traced  
it back to the sovereign and the  
title company certified that we  
were correct.

You also have in the record

2 the file subdivision maps  
3 themselves, and you can take  
4 official notice of them. They  
5 are the maps of Westhampton  
6 Manner and a map of Beachmont  
7 Park filed in 1909 and 1910, they  
8 are within the old file overlake  
9 district of the Town of  
10 Southampton and therefore  
11 entitled to whatever allocation  
12 factors you give when you have  
13 property in the old file  
14 district.

15 MR. MILAZZO: I don't have  
16 those, you'll provide them?

17 MR. LIKE: We'll provide  
18 them.

19 You also have a title  
20 report which was issued by  
21 Abstract Inc. certifying title in  
22 Milwest. You also have in the  
23 file, letters from Abstract Inc.,  
24 one of them stating that when we  
25 acquired -- when Milwest acquired

2 title its acquisition did not  
3 create a single tax lot. And if  
4 you remember the discussion at  
5 the last meeting, Mr. Milazzo  
6 stated at the last meeting that  
7 this was an issue that had to be  
8 resolved, did it create a single  
9 tax lot; and I did my homework, I  
10 got in touch with title company,  
11 and the title company wrote us a  
12 letter which we have forwarded to  
13 Mr. Milazzo, which can also be  
14 marked as an exhibit, which the  
15 title company said, it did not  
16 create a single tax lot. There  
17 was no merger that was created  
18 when Milwest acquired title and  
19 there has never been an  
20 abandonment of the filed maps we  
21 took subject to.

22 We also have in your record  
23 87 tax search reports which we  
24 provided in response to a request  
25 from the staff in order to enable

2 the Commission to calculate the  
3 number of credits. I'm also  
4 asking that you receive, as a  
5 collective exhibit, 87 tax bills  
6 from Suffolk County -- I'm sorry  
7 -- from the Town of Southampton,  
8 tax bills which shows that as to  
9 each of the lots that are  
10 involved in the Milwest property  
11 there is a current tax bill that  
12 continues to be issued by the  
13 Town of Southampton even though  
14 there is no tax pay because title  
15 is in the County. So I will hand  
16 this up to be marked as a  
17 collective exhibit.

18 MR. MILAZZO: We're going  
19 to get that as G and E will be  
20 the --

21 MR. LIKE: You also have in  
22 the record, as Mr. Milazzo  
23 indicated, 87 Letters of  
24 Interpretation which awarded a  
25 total of 41.84 credits and it was

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

from that group of letters that  
Milwest is filing.

You also have in the record  
through correspondence that we  
have submitted either to the  
Commission or to Mr. Milazzo, our  
computations of credits based not  
only upon the Commission's  
regulations, but also using the  
Letter of Interpretation result  
draft of August 17th which we  
understood was provided to us in  
the form of a stretchy by the  
staff as containing the  
methodology that the staff used  
as computing the credits.

MR. MILAZZO: Off the  
record.

(Whereupon, a discussion  
was held off the record.)

MR. LIKE: You also have,  
in addition to the letter which  
Mr. Milazzo identified, a letter  
of October 3rd that we sent to

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

the Commission in which we analyzed the issue of why this property should be considered, not as pure acreage, but as a combination as shown on the Young Overlay Map of acreage and also of lots that have been subdivided on old file maps. And if you look at the Young maps you will see that 190 acres of the 272 acres actually comprises the acreage that has been subdivided into the old lots.

Your records should also contain a letter which I sent on October 18th to Mr. Milazzo which included --

MR. MILAZZO: We're going to call that K and that will be October 18, '05.

Fine. Thank you.

MR. LIKE: Now, the letter of October 18th contained the letter from Abstract Inc. which



2

stated that the property which

3

Milwest owned was part acreage

4

and part subdivided property.

5

And that the fact that the title

6

report described the

7

property as acreage was for

8

convenience only in order to

9

obtain a description and a total

10

of acreage which ca be used for

11

allocation for credit purposes.

12

MR. KENT: The question

13

right there just a minute?

14

MR. LIKE: Sure.

15

MR. KENT: How many acres

16

was shown -- on the Young and

17

Young Overlay Map, how many acres

18

were old file subdivisions?

19

MR. LIKE: I have a

20

calculation that --

21

MR. KENT: I thought you

22

just said a number of 190 --

23

MR. LIKE: 190 approximate

24

acres were the portion of the 272

25

that was old subdivided map.

2

MR. KENT: That would mean  
that the balance was not part of  
the old --

3

4

5

MR. LIKE: The balance of  
the 272 acres are separated tax  
assessed parcels of varying  
sizes, with together with the 190  
acres adds up to 272 acres. And  
they are shown as parcels A  
through N. And it's parcel A on  
the Young Overlay Map which is  
the one that sets forth the  
subdivided lots on the old file  
maps.

6

7

8

9

10

11

12

13

14

15

16

Now, in your record, as I  
just mentioned, the letter of  
October 18th which contains the  
title company's statement that  
what Milwest acquired was not  
acreage only, it was acreage and  
subdivided properties. In fact,  
when Milwest's predecessor in  
interest Scamran, the corporation  
that was mentioned by

17

18

19

20

21

22

23

24

25

2

Mr. Milazzo, acquired this

3

property it got a title policy

4

from Title Guarantee Company, a

5

copy which I sent to Mr. Milazzo

6

with my letter of October 18th

7

which contained a Schedule A.

8

The Schedule A set forth numerous

9

lots on map no. 292. It showed

10

right at that point that this

11

property was not simply acreage,

12

it was acreage plus subdivided

13

lots.

14

MR. MILAZZO: I'm just

15

going to interrupt, because unless

16

I misread that letter and misread

17

the report, and this is an

18

important point, my reading of

19

that title policy exception was

20

the way it worked, and it's in

21

the record, they described

22

parcel, which we agree upon, and

23

then it accepted therefrom, a

24

series of parcels, a series of

25

old filed lots. So your

2

statement that it included those,

3

unless I'm misreading the title

4

report, is incorrect.

5

MR. LIKE: No, if you

6

compare -- it refers to map 292.

7

MR. MILAZZO: Yes, it does.

8

MR. LIKE: Map 292 contains

9

a number lots which are a number

10

of lots that are shown on the

11

Young Overlay Map, 206, 205. Not

12

all of map 292's lots are in

13

that, but those lots that are in

14

map 292 shown in the schedule of

15

the Title Guarantee Report and

16

the map by Young, you can compare

17

and see that they coincide, just

18

a simple comparison. So what I'm

19

saying is that Title Guarantee

20

Company was saying to Milwest or

21

to its predecessor in interest,

22

what you have acquired is subject

23

to these filed maps.

24

Now, as I pointed out

25

before, the hapless owners who

2 bought lots on those maps did not  
3 get good title. Ultimately, many  
4 of them simply defaulted and  
5 that's how Suffolk County became  
6 the owner of numerous lots by  
7 virtue of tax sales. By that  
8 fact, as I indicated in my brief  
9 that I filed, did not result in a  
10 merger, it did not result in  
11 abandonment, and I cited legal  
12 authority in support of my  
13 claims.

14 Now, I want to explain  
15 because I believe at the very  
16 outset Mr. Milazzo suggested that  
17 I was trying to have it both ways  
18 and that at first I sent a  
19 letter, which I did, on August  
20 17th in which I said we are  
21 entitled to at least 43.5 credits  
22 based upon the acreage. Here's  
23 what happened: When we applied  
24 for credits Mr. Milazzo informed  
25 me that the methodology used by

2 the Commission is to search each  
3 separate tax parcel in the  
4 accordance with the regulations.  
5 He then asked me to submit, which  
6 I did, 87 separate tax searches  
7 which were performed by Abstracts  
8 Inc. The response that I got  
9 after doing that was a letter  
10 from the staff indicating that  
11 they had calculated that we would  
12 be entitled to 38 credits based  
13 upon using their method. I  
14 became alarmed at that point  
15 because it became obvious to me  
16 that by only awarding 38 credits  
17 they had not covered all of the  
18 parcels and they had not given  
19 credit for the acreage lines  
20 within the streets. We pointed  
21 this out and correctly and  
22 properly an amended letter was  
23 issued which raised our total  
24 from 38 to 41.84. However, the  
25 Letter of Interpretation that

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

raised it from 41 to 41.84 did not give us any credit for the streets. I was then asked, and I responded, to have Mr. Young calculate the acreage in the paved streets and to provide that to the staff, which I did. I was then asked to have Mr. Young to do an allocation of the acreage in the protective streets to each of the 87 separate parcels, which I did. And all of this information is in your record before you.

Now, what happened with the County? The County conceded that we had the superior title not because we were claiming acreage and because these were lots on old file maps, the County conceded because we showed the County, to their satisfaction, and they had a title company representing them, they had

2 outside counsel, we showed them  
3 that we could trace our title  
4 back to the sovereign source. So  
5 the fact the County required its  
6 property through tax sales and we  
7 acquired it through deeds, which  
8 described the property is really  
9 irrelevant and should not enter  
10 into your calculations as I'm  
11 looking at it both ways.

12 I concede to you that when  
13 I wrote my letter of August 17th  
14 it was uninformed and it was  
15 unsound because I assumed that if  
16 the staff only could come up with  
17 38 credits when we had 272 acres  
18 which would entitled us  
19 automatically to 43.5 that I had  
20 to do something about that, and  
21 what I did was to say if that's  
22 how you're going to proceed then  
23 you better regard everything as  
24 merged and give me my 43 credits.  
25 It seems that we both switched



2 positions. My initial position,  
3 which I concede was wrong because  
4 I assumed that the staff was not  
5 going to give us what the  
6 regulations entitled us to, and  
7 Mr. Milazzo has gone back to my  
8 position, it should be treated as  
9 property. I embrace his position  
10 as being --

11 MR. MILAZZO: And I embrace  
12 yours.

13 MR. LIKE: Now, what I'd  
14 like to do -- one last thing. I  
15 haven't received any response  
16 which disputes any of the legal  
17 points which we raised in our  
18 briefs, we were very careful and  
19 I have to credit Mr. Milazzo, he  
20 made me do my homework, and I  
21 think I've done my homework, we  
22 haven't received any dispute in  
23 terms of a calculation showing  
24 why our calculations are wrong  
25 and why what the staff did is

2 right. I'm certainly interested  
3 if there is some discrepancy  
4 between our numbers and their  
5 numbers working it out, but as of  
6 this moment as I stand here I  
7 know of no dispute on any of the  
8 legal point and I know of no  
9 dispute on any of the facts.

10 And with this, thank you,  
11 I'm going to introduce Mr. Gazza.

12 MR. SPANDORF: I want to  
13 say something.

14 I want to clarify your  
15 statement, Mr. Milazzo. It's  
16 correct, but I'll give you the  
17 background.

18 Milwest did not acquire  
19 title until, I believe, 1988.  
20 When title was acquired it was  
21 put into a nominee corporation  
22 called Scamran, S-C-A-M-R-A-N,  
23 and this was the fashion using  
24 nominee corporations to hold  
25 property at that particular time.

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

The Milwest on its tax returns shows, and I prepared the returns, as I told you I'm a CPA, showed that the land was owned by Milwest even though title was in Scamran. The fact that there's no consideration between Scamran on its transfer of the subject land to Milwest is only because we were dealing with the same parties so therefore no consideration had to be done.

Now, what happened after we received -- we -- transaction by Scamran to acquire the property was in 1969. We were completely aware of the fact that there were underlying lots, and what we did was engage an attorney with a long background in title searches, his name is William Bleen, he's now dead unfortunately, great gentleman, and an avid scholar of the title

1  
2 searches. He started to search  
3 each of the lots which now was  
4 owned by Milwest -- not Milwest  
5 -- Scamran, and I have, and I  
6 should have perhaps brought it  
7 here, a batch of his findings  
8 which indicated the name of the  
9 party on record, the lot numbers  
10 on map 292, the old map, and the  
11 acreage involved or the -- the  
12 acreage involved. If it was 40  
13 by 100 he said 40,000 feet or  
14 something of that sort. Now,  
15 these maps, these sheets  
16 contained information about  
17 mortgages, et cetera, and these  
18 sheets were for every lot we had.

19 MR. MILAZZO: So -- I'm  
20 sorry to interrupt -- when you  
21 purchased it you knew there was a  
22 competing change and you made a  
23 business decision that your  
24 source of title was superior to  
25 that change and you purchased it?

1

MR. SPANDORF: Yes.

2

3

MR. MILAZZO: Okay.

4

MR. SPANDORF: We purchased

5

it subject to --

6

MR. MILAZZO: That's fine.

7

MR. SPANDORF: We found

8

that a lot of -- a good number of

9

people bought these lots from the

10

sponsor of the subdivision which

11

was the Martin family. And we

12

found a lot of -- a good deal of

13

our lots owned by persons who

14

claimed title.

15

MR. MILAZZO: Did the

16

Martin family have title to the

17

property they purported to

18

subdivide?

19

MR. SPANDORF: No, they did

20

not have true title. They

21

claimed to have true title so

22

therefore they -- at that time

23

selling the Brooklyn Bridge was

24

not impossible --

25

MR. MILAZZO: Okay.

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

MR. SPANDORF: -- because in the 19th century there were many chains of title which started by someone who had a farm, sold it and he became -- that -- that seller started a chain of title in 1854.

Now, I -- Mr. Bleen -- they -- each shape and I'll be glad to make an exhibit at the proper time, if I can, from the date of the purchase which was, I'd say, let's say, 1910 until the time he examined it in 1973, we did try to get clear title on the entire parcel from the day we purchased it, but it was a very difficult task. Then -- right then at that point, sometime in the seventies, it's my understanding that the County, that Suffolk County, re-mapped all the land and used the sources of the owners, which in our particular case was the

2

map 292, and carried it over to  
their present designations.

3

4

MR. MILAZZO: I'm sorry to  
interrupt again, I have one more  
question. Does your deed recite  
any reference to map 292; yes,  
no? And I have the answer in  
Exhibit A, the answer is no.

5

6

7

8

9

10

MR. SPANDORF: I hear what  
you're saying. I don't --

11

12

MR. MILAZZO: The deed  
speaks for itself. The answer is  
no.

13

14

15

MR. SPANDORF: It isn't the  
question whether the deed recited  
it, it existed. We took it  
subject to everything and we were  
aware of the 292 map.

16

17

18

19

20

MR. MILAZZO: Okay.

21

MR. SPANDORF: Now, if the  
deed at that time did not mention  
it, didn't mean that we didn't  
own it or had the rights to it.  
Now, Mr. Bleen stopped his

22

23

24

25

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

examination at the time when  
there was a conversion to the  
maps. Now, Mr. Bleen decided he  
was getting old, and Mr. Bleen  
died in about 1988. Now, I was  
always in contact with him, and I  
said to him just before he died,  
that I would like to have -- and  
I'm the managing partner of  
Milwest and I'm protecting the  
interest of ten partners -- I'd  
like to have the deed from  
Scamran go to Milwest because if  
the -- if -- if Scamran was a  
creature of a corporation created  
by the partner who had the  
largest share in the partnership.  
We then -- the partnership then  
engaged Mr. Like and myself as  
his leading counsel and myself as  
co-counsel to proceed with the  
clearing up of the land so that  
we would have clear title. And  
that means the process was



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

started in about 1991 after the death of Mr. Bleen.

MR. KENT: Can I ask you a question?

MR. SPANDORF: Yes.

MR. KENT: Are there two competing chains of title, is that what you were saying earlier?

MR. SPANDORF: No, they're not two competing same title except it was purchased in the name of Scamran. I can remember the date --

MR. KENT: I'm talking way back.

MR. SPANDORF: What?

MR. KENT: I thought you were saying something earlier that there was one chain of title?

MR. LIKE: Let me take care ever this, I understand the question.

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

MR. KENT: And I'll give you a second part of that question, actually three parts: Which chain did you purchase from --

MR. LIKE: We purchased --

MR. KENT: -- and which chain filed the subdivision notice?

MR. LIKE: We purchased the chain that went back to the trustees of the Town of Southampton.

MR. KENT: Were the subdivision maps filed in that chain of title?

MR. LIKE: No.

MR. KENT: Well, you can't file a subdivision map on top of --

MR. LIKE: Exactly, that's why we had to bring the bar claim action.

MR. KENT: Okay, but you

2 can't have it both ways. You  
3 either have title without a  
4 subdivision map being filed  
5 because that's your chain or the  
6 other people have title following  
7 the chain where the subdivision  
8 maps were filed --

9 MR. LIKE: But I --

10 MR. KENT: -- you can't  
11 file subdivision maps on property  
12 you don't own.

13 MR. LIKE: But we -- when  
14 we bought the property, okay, it  
15 was subject to adverse claims by  
16 reason of the filing of  
17 subdivision maps on property not  
18 owned by the developer or the lot  
19 owners.

20 MR. KENT: So then  
21 subdivision maps become void at  
22 that issue. That moment that  
23 they were filed, once title has  
24 put it up, subdivision maps  
25 becomes void?

2

MR. LIKE: They didn't

3

become void as an issue. We had

4

to go into court -- we had two

5

bar claim actions, one against

6

the developer which resulted in

7

the developer withdrawing and

8

consenting to the entry of

9

judgment. And then the bar claim

10

action that was brought against

11

Suffolk County.

12

MR. KENT: Okay.

13

MR. LIKE: Now, the fact

14

that our deeds descriptions do

15

not refer specifically to the

16

existence of file subdivision

17

maps doesn't mean that we have

18

not taken title subject to that

19

as a matter of record because

20

those maps are filed in the

21

County Clerk's office and they

22

were referenced in the title

23

report that was done by Kral,

24

Donte Company, they were

25

referenced in the Young Overlap

1  
2 Map when they showed, hey, you  
3 have a property which shows a  
4 number of subdivided lots in it.  
5 And if that's the case we have  
6 been deprived of the ability to  
7 develop that property, and I  
8 indicated that in my most recent  
9 letter of October 18th. The  
10 existence of these maps, the sale  
11 of lots on these maps created  
12 unmarketable title. And if this  
13 Commission were to say it's okay  
14 that you were prevented from  
15 developing this property for  
16 many, many years because of the  
17 Claridon Title, now that you've  
18 succeeded in removing the Claridon  
19 Title we're going to deny you a  
20 filed map credit computation. So  
21 you got hit two times. You  
22 couldn't use your property and  
23 now you can't get the credits  
24 which will compensate you for the  
25 loss of your status as filed map.

2 If those filed maps -- if we had  
3 purchased those properties we  
4 could have developed on the  
5 property, but for the fact that  
6 the file maps were filed by  
7 interlopers -- to use an  
8 expression that I heard recently  
9 -- and that the lot owners who  
10 received titles got easements  
11 over the paper streets and all of  
12 them have title. So think about  
13 it, think of how cumulative it  
14 would be for you to say to us  
15 after you've been deprived of all  
16 of these years the ability to  
17 develop that property and only  
18 recently were able to establish  
19 good title, we are not going  
20 to give you the file map credits.

21 I don't think it's fair. I  
22 don't think also that it's  
23 contrary to your regulations. I  
24 looked at your regulations very  
25 carefully. I don't see anything

2 in your regulations that gives  
3 you the authority -- and I know  
4 it's always tough to tell a  
5 Commission that it doesn't have  
6 authority -- but I don't see  
7 anything in your regulations that  
8 says that you can disregard your  
9 methodology of awarding credits  
10 based upon separate tax policy  
11 because you found out that the  
12 applicant got a deed which  
13 described this property, where is  
14 there anything in the regulations  
15 that gives you that authority to  
16 interpret.

17 And then there is the basic  
18 document, which I'm sure  
19 Mr. Milazzo will confirm, that  
20 when you have a zoning  
21 regulation, which is what this is  
22 essentially, that if there is any  
23 ambiguity, if there's any  
24 conflict, if there's any  
25 uncertainty, you have to resolve

2 it in favor of the property  
3 owner. And we say, in this  
4 instance, if there is any  
5 lingering doubt in your mind you  
6 should and must resolve of it in  
7 favor of the property owner.

8 MR. CHAIRMAN: I have to  
9 ask a question.

10 You characterize the  
11 individuals who filed subdivision  
12 maps as interlopers?

13 MR. LIKE: The developer  
14 who filed was the one we -- his  
15 state was the one that we brought  
16 the first bar claim action --

17 MR. CHAIRMAN: But you  
18 characterize them as interlopers;  
19 the answers is yes, correct?

20 MR. LIKE: Interlope is  
21 someone who files a map on  
22 property he doesn't own.

23 MR. CHAIRMAN: Right.

24 You argue that asserting  
25 your superior title on that



2 because you had a single holding  
3 that the subdivision was now not  
4 in effect. How can you, on the  
5 other hand, assert that you have  
6 the -- a filing map by the  
7 interlopers granting you the  
8 rights of the subdivision map?

9 MR. SPANDORF: May I  
10 explain that?

11 Mr. Thomas Mullen was a  
12 farmer. He owned the land from  
13 the railroad just north of the  
14 strip north of the railroad all  
15 the way up to the Riverhead area  
16 west side of the  
17 Riverhead-Westhampton Road. He  
18 then decided that he would like  
19 to create subdivisions and sell  
20 it to the public and he was the  
21 one that created that map 292  
22 because he thought he had title,  
23 but in truth he did not, he  
24 created title erroneously. And  
25 then when it came -- and we

2 bought it. We bought the land  
3 with the subdivisions. We then  
4 went through and got the land  
5 ultimately cleared up -- big  
6 obstacle with the County itself  
7 because it had taken over  
8 different lots for failure to pay  
9 taxes. So there is no two chains  
10 of title in the true sense,  
11 there's one chain of true title.

12 MR. MILAZZO: And we  
13 don't -- and I don't -- the  
14 Commission staff doesn't dispute  
15 that. We believe you have title  
16 to 272 acres, and if the  
17 Commission would accept that  
18 argument they would find that  
19 you're entitled to credits based  
20 on that and under the planned  
21 formula you would get 43.52  
22 credits. We're not talking about  
23 zero or 50, we're talking about  
24 43.52, which would be an increase  
25 of two credits on the allocation

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

that you have to date and less than your 55 based on 87 tax lots which the Commission has to decide whether they exist.

MR. SPANDORF: I appreciate your analysis, it's correct. And I appreciate you indicate that our bottom figure is 43.5. So -- and I also bring to the attention of the Commission that we're not talking about 50 credits. We're talking -- we are referring this hearing to those credits which we believe we should get above and beyond the 43.5 credits.

MR. MILAZZO: Which is 9 credits, and I don't have anything else. I mean, I have the exhibits, I believe the deeds are in. I have affidavits from the prior title 1940, it came out of an estate, I'm sure you're aware of that. And then the deed from the executor of the estate

2

in an affidavit accompanying the

3

deed he says "We know we don't

4

have good title to this, I can't

5

get title company to insure it."

6

Even back in the fifties there's

7

a question of what's going on

8

here.

9

We don't dispute 272. We

10

agree with that number. We agree

11

with your title company's

12

analysis on 272. The issue for

13

the Commission is whether it's 87

14

lots or one parcel.

15

MR. LIKE: I'd like to

16

introduce, in order to sponsor

17

one more important exhibit and to

18

get the benefits of his

19

expertise, our consultant Joseph

20

Gazza who has been a great help

21

in teaching me. As I said

22

before, I'm very uninformed on

23

this subject.

24

MR. CHAIRMAN: Mr. Like,

25

could I just ask if we can recess

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

the hearing for a few moments.  
We're joined by an eagle scout  
who'd like to make a  
presentation.

(Whereupon, a brief recess  
was taken.)

MR. CHAIRMAN: We're back  
on the record. I'd like to  
reconvene the hearing. Mr. Like  
was about to introduce a witness.

MR. LIKE: I'd like to  
introduce Mr. Gazza now who has a  
brief presentation.

MR. CHAIRMAN: I think he  
needs to be sworn, Mr. Gazza.

MR. GAZZA: My name is  
Joseph Frederick Gazza, 5 Ogden  
Lane, Quogue, New York, I'm an  
attorney.

-oOo-

2           J O S E P H   F R E D E R I C K   G A Z Z A,  
3           the witness herein, after having been duly  
4           sworn by a Notary Public of the State of New  
5           York, testified as follows:

6                           MR. CHAIRMAN:   Mr. Gazza,  
7                           how are you?

8                           MR. GAZZA:   Enjoying a nice  
9                           fall day.

10                           I'm amongst the company of  
11                           some pretty sharp attorneys, as  
12                           I'm sure you're aware. My  
13                           predecessors in age here have  
14                           done title work from times before  
15                           I was born and they did ask me  
16                           for a little assistance on the  
17                           Pine Barren Credit Program.

18                           I'd like to start by saying  
19                           that I have not studied their  
20                           title. There's been hour and a  
21                           half discussion about title and I  
22                           have not studied their title. To  
23                           my knowledge, there's been no  
24                           judicial determination about the  
25                           title. I understand that there's

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

a stipulation with the County of  
Suffolk over the issue of this.

MR. LIKE: And the town.

MR. GAZZA: And the Town of  
Southampton over the issue of the  
title. So obviously it's an  
issue, but it's not judicially  
determined.

I looked at the project  
which was to determine how many  
pine barren credits should be  
allocated for the property of  
Milwest Associates, that was my  
task. And I looked at it from  
the approach that I have used  
before the pine barren's  
Commission over the last eight,  
nine years that I've been  
appearing before you on the same  
issue of allocation of pine  
barren credits. And because I've  
done this so many times I have  
some background in how does one  
determine how many credits you

2 get for a piece of pine barren  
3 property. And I always look to  
4 the pine barren's plan because  
5 I've learned that you can't find  
6 it in the Plan you usually don't  
7 get what you're asking for. And  
8 if I turn to the Plan, which I've  
9 given you all a copy of Section  
10 6.3 of the Plan, it states in one  
11 sentence how you determine to get  
12 pine barren credits from  
13 property. And it states that  
14 you -- well, the law speaks for  
15 itself. You all have it, I'll  
16 read it. It states that "For the  
17 purpose of computing the  
18 allocation of pine barren credits  
19 a parcel of land is defined as a  
20 separately assessed tax lot."  
21 That's how I started. I start --  
22 I have written in my plan book,  
23 it says "Start." That's where I  
24 start every time and I determine  
25 what pine barren credits I should



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

be entitled to on a parcel of property. So I look for a separately assessed tax lot. And I go to the Suffolk County Department of Real Property Tax Service Agency in Riverhead and I obtain from them copies of the current tax maps that show the tax parcels that I'm studying. And as you can see from the tax map sections, this is a key map on the right and I will leave this as an exhibit. I don't know which exhibit Mr. Milazzo will call this but --

MR. MILAZZO: M.

MR. GAZZA: M.

MR. MILAZZO: M for map.

MR. GAZZA: M for map.

We have the key map outlining in yellow the area of concern, the 272 acres, and then we have the actual tax maps in four sections cut and pasted

2 together showing the property.  
3 And can you see that certain  
4 parcels are not old filed maps.  
5 They're not filed maps at all.  
6 They look like big white strips.  
7 Those parcels are what I called  
8 described parcels. They're not  
9 maps, they're acreage.

10 Other portions you can see  
11 the streets, they call these  
12 paper streets because they do not  
13 exist, they're only on paper, but  
14 they would be the mapped portion  
15 of the property. Also, in this  
16 area it's also the mapped  
17 portion, it's different old filed  
18 subdivision maps.

19 So real property tax  
20 service agencies shows the area,  
21 the 272 acres, as part described,  
22 part mapped.

23 The next process that I go  
24 through is I itemize when I do a  
25 study for computation of credits,

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

and I have a schedule which I've attached to the handout that I've given to you, and I itemize every tax map parcel. And there are 87 tax map parcels.

And I then compute the acreage of each of the 87 parcels from the official tax maps and then I apply the rules set forth in the Pine Barren Credits Plan for each parcel. And there are variations to the rules.

If a parcel fronts on an improved paved road and it exceeds 4000 square feet in area it's entitled to one credit. If the parcel is described acreage in the CR 200 zone in the Town of Southampton it's entitled to .16 credits per acre. If the parcel is within the CR 200 zone in the Town of Southampton, it's on old filed maps that contains paper streets the parcel is entitled to

2 a value which is a fraction. You  
3 take the area of the parcel, you  
4 place that over 200,000, because  
5 it's CR 200 or 200,000 square  
6 foot zoning and you get a  
7 fraction. And then I have  
8 reduced that fraction to a  
9 decimal carryout. And I carried  
10 my decimals out to three places  
11 because there are provisions  
12 within the Pine Barrens Plan that  
13 state that rounding must occur  
14 with each parcel. Not rounding  
15 off, but rounding up, which it  
16 specifically states that in the  
17 plan I set it forth in the  
18 opening portion of my schedule.

19 So I have applied every  
20 section of your plan to determine  
21 the exact number of credits that  
22 should be allocated for the 87  
23 tax parcels and that number comes  
24 out to be 51.51.

25 I will say that this was

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

given --

MR. KENT: That is a different number now then they were discussing.

MR. LIKE: Well -- sorry, sir. In my communications with Mr. Milazzo and the Commission I pointed out to them that if you follow the regulations scrupulously as described by Mr. Gazza the number would be 51.51. If you use the methodology of the spread sheet of August 17th which the staff used in its initial determination then the amount comes out to 54.57.

So, yes, you have several numbers before you, but they arrived when you use different methodologies.

MR. KENT: Okay.

MR. GAZZA: The methodology that I used was following your

2

plan to the letter and I have, as

3

stated on my sheet, I've cited

4

all the sections that I've

5

applied of the Plan. I've gone

6

through it as if I were going

7

to court on this determination.

8

And I can support the

9

determination if need be at

10

another forum right to the

11

hundredth based on the Plan.

12

Once, again, I did not make

13

a determination as to the title.

14

I don't know the title. I know

15

that there's a dispute, there's a

16

question, but a settlement has

17

been reached.

18

MR. CHAIRMAN: Any

19

questions for Mr. Gazza?

20

Thank you, Mr. Gazza.

21

VOICE: I have a question.

22

Joe, you did a math lesson

23

about three years ago because

24

this really comes down to basic

25

math. These old filed maps with

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

paper streets in there. So the lots are square footage divided by acreage equals the amount of credits that you're going to get which comes out the basically .20 for the lot because what you own is the lot, not the paper street around it. And unless those paper streets are abandoned they're infrastructure, and that's why that allocation is for the lot.

If you own the entirety, including the paper streets, that becomes a per acreage value because you own those paper streets, they're not infrastructure now, that's part of the entire ownership.

So if you took 100 acres and multiplied it by .16 you get a number. If you take the lots, the lots without the paper streets, the lot, and you

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

multiply it by .20 you're going to get the same number.

MR. GAZZA: You won't and I'll tell you why.

VOICE: Well, because some of the lots you're going get a tenth of a credit for a 20 by 100 foot lot.

MR. GAZZA: It's more complicated. It's more complicated than that.

VOICE: I think unless you abandon those streets you're dealing with two separate issues.

MR. GAZZA: Here's an extra -- I'll throw another curve at you on this. It's a complicated issue.

See, Milwest does not own all the lots in this area, they don't own them all. There's lots that are owned by other people who are paying taxes on them. They're called out parcels. They



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

don't have everything.

MR. LIKE: Can I interrupt  
you for a minute?

If I may approach the  
Commission.

This is the Young Overlap  
Map. You'll see that within the  
heart of the filed subdivision  
lots there are some little  
rectangles which represent  
parcels still privately owned by  
people paying taxes. So when Joe  
says the issue of title is yet to  
be determined judicially we  
anticipate there is going to be  
further litigation with the  
owners of those out parcels,  
which indicates this map is still  
a viable map on which people are  
paying taxes. And, by the way,  
those folks do not have good  
title because I suspect that  
their chain of title is defective  
such as the County's chain was

2 defective. And the sad thing  
3 about those out parcels is their  
4 paying taxes, they can't get good  
5 title, they can't get credits  
6 because they can't prove to the  
7 satisfaction of the Commission  
8 that they have good title. So  
9 they have a real dilemma.

10 I think the point is you  
11 still have a map, you can't  
12 consider this property as being  
13 transmogrified into acreage  
14 because we proved our title or we  
15 bought property that had  
16 description and the deed as  
17 acreage.

18 MR. CHAIRMAN: Mr. Like,  
19 anything further?

20 MR. LIKE: Thank you for  
21 your patience. I think we've  
22 concluded on it.

23 MR. CHAIRMAN: Any other  
24 questions for Mr. Like or anyone  
25 else?

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

MR. KENT: We're prepared to make a motion based on what's been presented to us.

In looking at the lots A through N, these are parcels A through N, correct?

MR. LIKE: Correct.

MR. KENT: There were tabulations done in looking -- this is Young and Young's table which was presented.

Also looking at Mr. Gazza's presentation they're lots -- parcels G, H, I and N are all lots with road frontage so they're entitled to the 1.0 pine barren credits, and that's based on straight tabulation of overall acreage. When you look at it, and also the minimum required pine barren credit for any parcel is .1. So if you break it down into parcels A through N as shown on Young and Young's old map and

2

do each parcel individually as A

3

through N you can come up with

4

47.7 pine barren credits is what

5

they would be entitled to based

6

on the minimum pine barren credit

7

granted to any lot and the

8

minimum pine barren credit

9

granted to any lot with road

10

frontage. That's it.

11

So I would make a motion to

12

consider granting 47.7 pine

13

barren credits.

14

MR. MILAZZO: What that

15

does is it recognizes that they

16

have parcels that are grouped

17

together and you allocate to each

18

group of holdings.

19

MR. CHAIRMAN: You haven't

20

given these values in the --

21

MR. KENT: No, because all

22

the prior calculations calculated

23

on one parcel. Where if we

24

recognize Young and Young's

25

parcelization of the property on

2                   it's map it's listed as parcels A  
3                   through N. And when you do the  
4                   calculations on each parcel  
5                   individually using the  
6                   methodology for determining pine  
7                   barren credits I think you come  
8                   up with 47.77, is it?

9                   MR. MILAZZO: 47.7.

10                  MR. SHEA: So Young and  
11                  Young's parcelization is based on  
12                  what?

13                  MR. MILAZZO: Young and  
14                  Young's parcelization is based on  
15                  parcels that are contiguous. And  
16                  there are some pieces that are  
17                  separate by these out parcels.  
18                  So what Young and Young did was  
19                  they broke it down into parcels A  
20                  through N. And what this  
21                  approach would do is grant  
22                  credits to each of their  
23                  holdings. Would it be a tax map  
24                  parcel, would it be one to the  
25                  single parcel because it would be

2

sort of in between the two. And

3

when you do that you would treat

4

these as having road frontage

5

which kept the minimum of one

6

full credit.

7

MR. CHAIRMAN: If you make

8

a motion.

9

MR. KENT: Yes, I made the

10

motion.

11

MR. CHAIRMAN: Is there a

12

second?

13

MR. SHEA: I'll second

14

that.

15

MR. CHAIRMAN: Second on

16

Mr. Shea?

17

MR. DEERING: Second on

18

Mr. Shea's motion.

19

MR. CHAIRMAN: All in

20

favor?

21

MR. TURNER: Aye.

22

MR. CHAIRMAN: All opposed?

23

And is there anything

24

further? Any members of the

25

public have anything they want to

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

add to the hearing?

If not we'll close the  
hearing at this time.

(Time noted: 4:25 p.m.)

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

C E R T I F I C A T E

STATE OF NEW YORK        )  
  :SS  
COUNTY OF SUFFOLK        )

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

That the within hearing is a true and  
accurate record of the stenographic notes  
taken by me.

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

IN WITNESS WHEREOF, I have hereunto set  
my hand this 8th day of November, 2005.

  
\_\_\_\_\_  
AMY EBERHART



#			
#900-244 (1) 4:4		29 (1) 29:1	63 (1) 63:1
0		292 (9) 27:9 28:6,8,14 36:10 39:2, 7,19 49:21	64 (1) 64:1
05 (2) 15:20 24:21		292's (1) 28:12	65 (1) 65:1
1		3	66 (1) 66:1
1 (3) 1:1 17:17 67:23		3 (4) 3:1 9:7,17,18	67 (1) 67:1
1.0 (1) 67:17		30 (1) 30:1	68 (1) 68:1
10 (1) 10:1		31 (3) 4:7,22 31:1	69 (1) 69:1
100 (3) 36:13 63:21 64:8		32 (1) 32:1	7
11 (1) 11:1		33 (1) 33:1	7 (1) 7:1
12 (2) 4:3 12:1		34 (1) 34:1	70 (1) 70:1
13 (1) 13:1		35 (1) 35:1	71 (1) 71:1
14 (1) 14:1		36 (1) 36:1	72 (1) 72:1
15 (1) 15:1		37 (1) 37:1	8
16 (3) 16:1 59:20 63:22		38 (5) 30:12,16,24 32:17 38:1	8 (1) 8:1
17 (1) 17:1		39 (1) 39:1	82 (1) 16:20
17th (7) 5:20,21 6:2 23:12 29:20 32:13 61:15		3rd (2) 6:18 23:25	87 (15) 3:25 5:7,10 7:2 12:4 21:23 22:5,23 30:6 31:12 51:3 52:13 59:5,8 60:22
18 (2) 18:1 24:21		4	8th (1) 72:20
1854 (1) 38:8		4 (1) 4:1	9
18th (5) 24:17,24 26:18 27:6 45:9		4:25 (1) 71:5	9 (2) 9:1 51:17
19 (2) 3:11 19:1		40 (2) 36:12 40:1	A
190 (4) 24:11 25:22,23 26:8		40,000 (1) 36:13	abandon (1) 64:14
1909 (1) 20:7		4000 (1) 59:16	abandoned (1) 63:10
1910 (2) 20:7 38:14		41 (2) 31:2 41:1	abandonment (2) 21:20 29:11
1939 (1) 16:12		41.84 (6) 3:24 5:12 6:5 22:25 30: 24 31:2	ability (2) 45:6 46:16
1940 (1) 51:22		42 (1) 42:1	able (1) 46:18
1940s (1) 8:21		43 (2) 32:24 43:1	above (1) 51:15
1967 (1) 14:13		43.5 (4) 29:21 32:19 51:9,16	abstract (3) 20:21,23 24:25
1969 (1) 35:17		43.52 (3) 6:6 50:21,24	abstracts (1) 30:7
1973 (1) 38:15		44 (1) 44:1	accept (4) 11:17,24 12:15 50:17
1979 (1) 16:19		45 (1) 45:1	accepted (1) 27:23
1983 (1) 16:22		46 (1) 46:1	accompanying (1) 52:2
1988 (4) 4:19 9:12 34:19 40:6		47 (1) 47:1	accordance (1) 30:4
1991 (1) 41:2		47.7 (3) 68:4,12 69:9	according (1) 10:8
19th (1) 38:3		47.77 (1) 69:8	accurate (1) 72:13
2		48 (1) 48:1	acquire (2) 34:18 35:16
2 (2) 2:1 7:25		49 (1) 49:1	acquired (1) 19:3,4,10 20:25,25 21:18 26:20 27:2 28:22 32:7 34: 20
2:00 (1) 1:8		5	acquisition (1) 21:2
20 (5) 15:20 20:1 63:6 64:2,8		5 (2) 5:1 53:18	acquisitions (1) 10:16
200 (3) 59:19,22 60:5		50 (3) 50:1,23 51:12	acre (2) 8:2 59:21
200,000 (3) 8:7 60:4,5		51 (1) 51:1	acreage (29) 8:6 19:4,18,19 24:5, 7,13 25:3,7,10 26:21,21 27:11, 12 29:22 30:19 31:6,10,19 36:11, 12 58:9 59:8,18 63:4,16 66:13, 17 67:20
2005 (4) 3:11 4:3 18:12 72:20		51.51 (3) 6:20 60:24 61:13	acres (15) 4:15,25 24:11,12 25: 15,17,24 26:6,9,9 32:17 50:16 57:23 58:21 63:21
205 (1) 28:11		52 (1) 52:1	act (1) 5:10
206 (1) 28:11		53 (1) 53:1	action (5) 10:24 42:24 44:10 48: 16 72:16
21 (1) 21:1		54 (1) 54:1	actions (1) 44:5
22 (1) 22:1		54.57 (2) 6:21 61:18	actual (1) 57:24
23 (1) 23:1		55 (2) 51:3 55:1	actually (3) 7:9 24:12 42:4
24 (1) 24:1		56 (1) 56:1	add (1) 71:2
245 (1) 4:4		57 (1) 57:1	addition (1) 23:23
246 (1) 4:4		58 (1) 58:1	additional (1) 6:15
25 (1) 25:1		59 (1) 59:1	
26 (1) 26:1		6	
27 (1) 27:1		6 (2) 6:1 18:12	
272 (12) 4:15,25 24:11 25:24 26:6, 9 32:17 50:16 52:9,12 57:23 58: 21		6.3 (1) 56:10	
28 (1) 28:1		6.7,3.3 (1) 3:15	
284 (1) 4:4		6.7,3.4 (1) 3:22	
285 (1) 4:5		60 (1) 60:1	
		61 (1) 61:1	
		62 (1) 62:1	

Five Star Reporting, Inc.

\*\*\*\*\* Suites in all Boroughs \*\*\*\*\*

(631) 224-5054

<p>assessed [4] 10:10 26:7 56:20 57:4</p> <p>assessor's [1] 10:7</p> <p>assistance [1] 54:16</p> <p>associates [5] 3:9,24 4:15 14:11 55:14</p> <p>assumed [2] 32:15 33:4</p> <p>attached [1] 59:3</p> <p>attention [1] 51:10</p> <p>attorney [4] 16:23,25 35:20 53:20</p> <p>attorneys [1] 54:11</p> <p>august [9] 4:3 5:20,21,21 6:2 23:12 29:19 32:13 61:15</p> <p>authority [4] 29:12 47:3,6,15</p> <p>automatically [1] 32:19</p> <p>avenue [1] 4:24</p> <p>avid [1] 35:25</p> <p>awarded [1] 22:24</p> <p>awarding [2] 30:16 47:9</p> <p>aware [4] 35:18 39:19 51:24 54:12</p> <p>aye [1] 70:21</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p>back [10] 8:18,21 9:9 19:22 32:4 33:7 41:17 42:12 52:6 53:8</p> <p>background [4] 16:10 34:17 35:21 55:24</p> <p>balance [2] 26:3,5</p> <p>bar [7] 10:24,24 16:21 42:23 44:5, 9 48:16</p> <p>barren [22] 5:13 6:5,9,21,22 7:5, 15 54:17 55:12,22 56:2,12,18,25 59:11 67:18,22 68:4,6,8,13 69:7</p> <p>barren's [2] 55:17 56:4</p> <p>barrens [7] 1:3 3:16,18,25 7:12, 25 60:12</p> <p>based [14] 11:18 12:25 23:8 29:22 30:12 47:10 50:19 51:3 62:11 67:3,18 68:5 69:11,14</p> <p>basic [3] 19:19 47:17 62:24</p> <p>basically [1] 63:6</p> <p>basis [2] 7:24 18:19</p> <p>batch [1] 36:7</p> <p>beachmont [2] 18:16 20:6</p> <p>became [5] 16:21 29:5 30:14,15 38:6</p> <p>become [3] 7:2 43:21 44:3</p> <p>becomes [2] 43:25 63:16</p> <p>believe [7] 17:12 18:25 29:15 34:19 50:15 51:15,20</p> <p>benefits [1] 52:18</p> <p>better [1] 32:23</p> <p>between [3] 34:4 35:8 70:2</p> <p>beyond [1] 51:16</p> <p>big [3] 15:2 50:5 58:6</p> <p>bill [1] 22:11</p> <p>bills [2] 22:5,8</p> <p>bleen [6] 35:23 38:9 39:25 40:4,5 41:3</p> <p>board [1] 72:16</p> <p>board [2] 14:11 15:16</p>	<p>book [1] 56:22</p> <p>born [1] 54:15</p> <p>both [5] 12:8 29:17 32:11,25 43:2</p> <p>bottom [1] 51:9</p> <p>bought [6] 29:2 37:9 43:14 50:2, 2 66:15</p> <p>break [1] 67:23</p> <p>bridge [1] 37:23</p> <p>brief [3] 29:8 53:6,14</p> <p>briefs [1] 33:18</p> <p>bring [2] 42:23 51:10</p> <p>broke [1] 69:19</p> <p>brookhaven [1] 2:6</p> <p>brooklyn [1] 37:23</p> <p>brought [3] 36:6 44:10 48:15</p> <p>business [2] 14:13 36:23</p> <hr/> <p style="text-align: center;"><b>C</b></p> <hr/> <p>ca [1] 25:10</p> <p>calculate [2] 22:2 31:6</p> <p>calculated [2] 30:11 68:22</p> <p>calculation [2] 25:20 33:23</p> <p>calculations [4] 32:10 33:24 68:22 69:4</p> <p>call [6] 3:3 6:23 18:8 24:20 57:16 58:11</p> <p>called [6] 9:13 14:20 16:14 34:22 58:7 64:25</p> <p>calling [1] 14:23</p> <p>came [2] 49:25 51:22</p> <p>care [1] 41:23</p> <p>careful [1] 33:18</p> <p>carefully [1] 46:25</p> <p>carried [2] 39:2 60:9</p> <p>carryout [1] 60:9</p> <p>case [2] 38:25 45:5</p> <p>center [1] 3:12</p> <p>central [5] 1:3 3:16,18 6:9 7:12</p> <p>century [1] 38:3</p> <p>certain [1] 58:3</p> <p>certainly [1] 34:2</p> <p>certified [1] 19:23</p> <p>certify [2] 72:11,15</p> <p>certifying [1] 20:21</p> <p>cetera [1] 36:17</p> <p>chain [15] 10:3,12,17 11:3 38:8 41:21 42:5,9,12,17 43:5,7 50:11 65:24,25</p> <p>chains [3] 38:4 41:8 50:9</p> <p>chairman [19] 2:4 3:2 13:25 17:7 48:8,17,23 52:24 53:8,15 54:6 62:18 66:18,23 70:7,11,15,19,22</p> <p>change [2] 36:22,25</p> <p>characterize [2] 48:10,18</p> <p>chased [1] 8:20</p> <p>christopher [1] 2:12</p> <p>cited [2] 29:11 62:3</p> <p>claim [6] 10:24 11:11 42:23 44:5, 9 48:16</p> <p>claimed [2] 37:14,21</p> <p>claiming [2] 17:23 31:19</p> <p>claims [2] 29:13 43:15</p> <p>claridon [2] 45:17,18</p>	<p>clarify [1] 34:14</p> <p>clear [3] 7:22 38:16 40:24</p> <p>cleared [1] 50:5</p> <p>clearing [1] 40:23</p> <p>clearly [1] 17:21</p> <p>clerk [1] 9:5</p> <p>clerk's [1] 44:21</p> <p>close [1] 71:3</p> <p>co-counsel [1] 40:22</p> <p>coincide [1] 28:17</p> <p>collective [2] 22:5,17</p> <p>collectively [1] 9:18</p> <p>combination [1] 24:6</p> <p>come [4] 16:5 32:16 68:3 69:7</p> <p>comes [4] 60:23 61:17 62:24 63:6</p> <p>comments [1] 15:15</p> <p>commission [30] 3:20 5:5,9 6:3 8:11,13 10:10 11:16 12:7,8,17 13:15 17:13,24 18:2 22:2 23:7 24:2 30:2 45:13 47:5 50:14,17 51:4,11 52:13 55:18 61:8 65:6 66:7</p> <p>commission's [2] 7:10 23:9</p> <p>commissioned [1] 16:19</p> <p>communications [1] 61:7</p> <p>company [13] 9:13 16:13,15 19:23 21:10,11,15 27:4 28:20 31:24 44:24 52:5 54:10</p> <p>company's [2] 26:19 52:11</p> <p>compare [2] 28:6,16</p> <p>comparison [1] 28:18</p> <p>compensate [1] 45:24</p> <p>competing [3] 36:22 41:8,12</p> <p>complete [1] 17:16</p> <p>completely [1] 35:17</p> <p>complicated [3] 64:11,12,18</p> <p>comprehensive [1] 3:17</p> <p>comprises [1] 24:12</p> <p>computation [2] 45:20 58:25</p> <p>computations [1] 23:8</p> <p>compute [1] 59:7</p> <p>computing [2] 23:17 56:17</p> <p>concede [2] 32:12 33:3</p> <p>conceded [5] 11:7,10 19:15 31:17,22</p> <p>concern [1] 57:23</p> <p>concerning [1] 3:6</p> <p>concluded [1] 66:22</p> <p>confirm [1] 47:19</p> <p>conflict [1] 47:24</p> <p>consenting [1] 44:8</p> <p>consider [2] 66:12 68:12</p> <p>consideration [4] 9:15 17:22 35:8,13</p> <p>considered [1] 24:4</p> <p>consultant [1] 52:19</p> <p>contact [1] 40:7</p> <p>contain [1] 24:16</p> <p>contained [5] 6:8 7:9 24:24 27:7 36:16</p> <p>containing [1] 23:15</p>	<p>contains [3] 26:18 28:8 59:24</p> <p>contiguous [1] 69:15</p> <p>continuation [1] 4:12</p> <p>continues [1] 22:12</p> <p>contrary [1] 46:23</p> <p>convenience [1] 25:8</p> <p>conversion [1] 40:3</p> <p>conveyance [1] 9:13</p> <p>copies [2] 9:19 57:8</p> <p>copy [5] 4:11 6:11 17:20 27:5 56:9</p> <p>core [3] 4:16,21,25</p> <p>corporation [3] 26:24 34:21 40:16</p> <p>corporations [1] 34:24</p> <p>correct [6] 19:24 34:16 48:19 51:7 67:7,8</p> <p>correctly [1] 30:21</p> <p>correspondence [2] 6:17 23:5</p> <p>couldn't [1] 45:22</p> <p>counsel [3] 2:14 32:2 40:21</p> <p>counties [1] 10:19</p> <p>country [2] 1:6 3:13</p> <p>county [30] 2:10 4:3,7 5:8 9:5 10:7,11,13,15,25 11:7 17:19,24 19:15 22:6,15 29:5 31:17,17,21,23 32:5 38:22,22 44:11,21 50:6 55:2 57:5 72:7</p> <p>county's [2] 11:4 65:25</p> <p>course [2] 14:14 15:21</p> <p>court [2] 44:4 62:7</p> <p>covered [1] 30:17</p> <p>cpa [2] 16:12 35:4</p> <p>cr [4] 4:22 59:19,22 60:5</p> <p>create [5] 12:4 21:3,8,16 49:19</p> <p>created [5] 21:17 40:16 45:11 49:21,24</p> <p>creature [1] 40:16</p> <p>credit [14] 3:7 13:3 25:11 30:19 31:3 33:19 45:20 54:17 59:17 64:8 67:22 68:6,8 70:6</p> <p>credits [49] 3:25 5:13 6:5,5,15,21, 22 7:5,16,25 8:8 18:2 22:3,25 23:8,17 29:21,24 30:12,16 32:17,24 45:23 46:20 47:9 50:19,22,25 51:12,14,16,18 55:12,22,25 56:12, 18,25 58:25 59:11,21 60:21 63:5 66:5 67:18 68:4,13 69:7,22</p> <p>cumulative [1] 46:13</p> <p>current [2] 22:11 57:9</p> <p>curve [1] 64:17</p> <p>cut [1] 57:25</p> <hr/> <p style="text-align: center;"><b>D</b></p> <hr/> <p>database [1] 10:8</p> <p>date [3] 38:12 41:15 51:2</p> <p>dated [2] 4:2 6:18</p> <p>day [3] 38:17 54:9 72:20</p> <p>dead [1] 35:23</p> <p>deal [1] 37:12</p> <p>dealing [2] 35:11 64:15</p> <p>death [1] 41:3</p> <p>deceased [1] 16:2</p>
--	---	--	--

Five Star Reporting, Inc.  
 \*\*\*\*\* Suites in all Boroughs \*\*\*\*\*  
 (631) 224-5054

<p><b>decide</b> [2] 13:18 51:5  <b>decided</b> [3] 9:23 40:4 49:18  <b>decimal</b> [1] 60:9  <b>decimals</b> [1] 60:10  <b>decision</b> [3] 13:17 15:19 36:23  <b>deed</b> [17] 4:18 8:17,24 9:10,12 11:3 13:8,9 39:6,12,16,22 40:13 47:12 51:24 52:3 66:16  <b>deeds</b> [6] 8:19 9:9 11:18 32:7 44:14 51:20  <b>deering</b> [2] 2:10 70:17  <b>defaulted</b> [1] 29:4  <b>defaults</b> [2] 10:14 11:5  <b>defective</b> [2] 65:24 66:2  <b>defined</b> [1] 56:19  <b>deloitte</b> [1] 16:14  <b>deny</b> [1] 45:19  <b>department</b> [1] 57:6  <b>deprived</b> [2] 45:6 46:15  <b>derived</b> [1] 11:12  <b>deriving</b> [2] 11:9,22  <b>described</b> [19] 4:19 8:22 9:6,11, 16 10:5,19,21 11:19 12:9 13:8 25:6 27:21 32:8 47:13 58:8,21 59:18 61:11  <b>description</b> [2] 25:9 66:16  <b>descriptions</b> [1] 44:14  <b>designations</b> [1] 39:3  <b>determination</b> [5] 54:24 61:16 62:7,9,13  <b>determine</b> [8] 8:7, 18 18:22 55:11,25 56:11,24 60:20  <b>determined</b> [2] 55:9 65:15  <b>determines</b> [1] 18:2  <b>determining</b> [1] 69:6  <b>develop</b> [2] 45:7 46:17  <b>developed</b> [2] 10:13 46:4  <b>developer</b> [4] 43:18 44:6,7 48:13  <b>developers</b> [1] 19:8  <b>developing</b> [1] 45:15  <b>development</b> [1] 7:19  <b>died</b> [2] 40:6,8  <b>different</b> [4] 50:8 58:17 61:4,21  <b>difficult</b> [1] 38:18  <b>dilemma</b> [2] 12:15 66:9  <b>discrepancy</b> [1] 34:3  <b>discussing</b> [1] 61:5  <b>discussion</b> [6] 4:13 5:24 18:6 21:4 23:20 54:21  <b>dispute</b> [8] 5:14 7:7 33:22 34:7,9 50:14 52:9 62:15  <b>disputes</b> [1] 33:16  <b>disregard</b> [1] 47:8  <b>distinct</b> [3] 5:7 7:3 12:5  <b>district</b> [2] 20:9,14  <b>divide</b> [1] 8:7  <b>divided</b> [1] 63:3  <b>document</b> [1] 47:18  <b>documents</b> [1] 10:9  <b>doing</b> [2] 14:12 30:9  <b>done</b> [8] 15:14,23 33:21 35:13 44:</p>	<p>23 54:14 55:23 67:10  <b>donte</b> [1] 44:24  <b>doubt</b> [1] 48:5  <b>down</b> [3] 62:24 67:23 69:19  <b>draft</b> [1] 23:12  <b>drop</b> [1] 11:11  <b>duly</b> [1] 54:3  <b>during</b> [1] 15:23</p> <hr/> <p style="text-align: center;"><b>E</b></p> <hr/> <p><b>each</b> [15] 7:4 8:21 9:10 22:9 30:2 31:11 36:3 38:10 59:8,12 60:14 68:2,17 69:4,22  <b>eagle</b> [1] 53:3  <b>earlier</b> [2] 41:10,20  <b>easements</b> [1] 46:10  <b>east</b> [1] 4:21  <b>eberhart</b> [1] 72:9  <b>effect</b> [1] 49:4  <b>effective</b> [1] 12:3  <b>eight</b> [1] 55:18  <b>eighty-five</b> [2] 15:2,4  <b>either</b> [4] 7:20,22 23:6 43:3  <b>embrace</b> [2] 33:9,11  <b>enable</b> [1] 21:25  <b>engage</b> [1] 35:20  <b>engaged</b> [1] 40:20  <b>enjoying</b> [1] 54:8  <b>enter</b> [1] 32:9  <b>entire</b> [2] 38:16 63:20  <b>entirety</b> [1] 63:14  <b>entitled</b> [13] 18:3 20:11 29:21 30:12 32:18 33:6 50:19 57:2 59:17, 20,25 67:17 68:5  <b>entry</b> [1] 44:8  <b>equals</b> [1] 63:4  <b>erroneously</b> [1] 49:24  <b>esq</b> [3] 2:16,18,20  <b>essence</b> [1] 11:15  <b>essentially</b> [1] 47:22  <b>establish</b> [1] 46:18  <b>estate</b> [2] 51:23,25  <b>et</b> [1] 36:17  <b>even</b> [3] 22:13 35:6 52:6  <b>event</b> [1] 12:22  <b>everyday</b> [1] 16:18  <b>everything</b> [3] 32:23 39:18 65:2  <b>exact</b> [1] 60:21  <b>exactly</b> [1] 42:22  <b>exaggeration</b> [1] 14:7  <b>examination</b> [1] 40:2  <b>examined</b> [1] 38:15  <b>exceeds</b> [1] 59:16  <b>except</b> [1] 41:13  <b>exception</b> [1] 27:19  <b>executor</b> [1] 51:25  <b>exhibit</b> [13] 6:16,23 9:7,17,18 21:14 22:5,17 38:11 39:9 52:17 57:14,15  <b>exhibits</b> [1] 51:20  <b>exist</b> [2] 51:5 58:13  <b>existed</b> [1] 39:17  <b>existence</b> [3] 19:6 44:16 45:10</p>	<p><b>expertise</b> [1] 52:19  <b>explain</b> [2] 29:14 49:10  <b>expression</b> [1] 46:8  <b>extra</b> [1] 64:16</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>fact</b> [8] 25:5 26:22 29:8 32:5 35:7, 18 44:13 46:5  <b>factor</b> [2] 7:19 16:8  <b>factors</b> [1] 20:12  <b>facture</b> [1] 34:9  <b>failure</b> [1] 50:8  <b>fair</b> [1] 46:21  <b>fall</b> [1] 54:9  <b>families</b> [1] 16:2  <b>family</b> [2] 37:11,16  <b>far</b> [3] 8:17 10:19 16:9  <b>farm</b> [1] 38:6  <b>farmer</b> [1] 49:12  <b>fashion</b> [1] 34:23  <b>favor</b> [3] 48:2,7 70:20  <b>feet</b> [2] 36:13 59:16  <b>few</b> [2] 14:20 53:2  <b>field</b> [1] 16:11  <b>fifties</b> [1] 52:6  <b>figure</b> [1] 51:9  <b>file</b> [14] 19:5 20:2,8,13,23 24:9 25:18 26:14 31:21 42:20 43:11 44:16 46:6,20  <b>filed</b> [36] 7:17 9:4 10:2,17,18,22 11:6,13,23 13:9 19:7,7,17 20:7 21:20 27:25 28:23 29:9 42:9,16 43:4,8,23 44:20 45:20,25 46:2,6 48:11,14 58:4,5,17 59:24 62:25 65:9  <b>files</b> [1] 48:21  <b>filing</b> [3] 23:3 43:16 49:6  <b>find</b> [2] 50:18 56:5  <b>findings</b> [1] 36:7  <b>finds</b> [1] 12:9  <b>fine</b> [2] 24:22 37:6  <b>first</b> [5] 8:16 14:5 17:11 29:18 48:16  <b>five</b> [1] 14:17  <b>folks</b> [1] 65:22  <b>follow</b> [1] 61:10  <b>following</b> [2] 43:6 61:25  <b>follows</b> [2] 8:15 54:5  <b>foot</b> [2] 60:6 64:9  <b>footage</b> [1] 63:3  <b>form</b> [1] 23:14  <b>formula</b> [4] 7:8 12:18,24 50:21  <b>forth</b> [4] 26:13 27:8 59:10 60:17  <b>forties</b> [1] 9:10  <b>forum</b> [1] 62:10  <b>forwarded</b> [1] 21:12  <b>found</b> [3] 37:7,12 47:11  <b>four</b> [4] 14:19,19 15:24 57:25  <b>fourth</b> [1] 15:9  <b>fraction</b> [3] 60:2,7,8  <b>frederick</b> [2] 2:20 53:18  <b>frontage</b> [4] 13:2 67:16 68:10 70:4</p>	<p><b>fronts</b> [1] 59:14  <b>full</b> [2] 13:3 70:6  <b>further</b> [4] 65:17 66:19 70:24 72:15</p> <hr/> <p style="text-align: center;"><b>G</b></p> <hr/> <p><b>gave</b> [1] 14:18  <b>gazza</b> [18] 2:20 8:3 34:11 52:20 53:13,16,17,18 54:6,8 55:5 57:18,20 61:12 62:19 64:4,10,16  <b>gazza's</b> [1] 67:13  <b>gentleman</b> [1] 35:24  <b>gets</b> [1] 15:21  <b>getting</b> [2] 15:18 40:5  <b>give</b> [9] 9:19 15:25 20:12 31:3 32:24 33:5 34:16 42:2 46:20  <b>given</b> [6] 3:7 30:18 56:9 59:4 61:2 68:20  <b>gives</b> [2] 47:2,15  <b>glad</b> [1] 38:10  <b>golf</b> [1] 16:18  <b>got</b> [7] 21:10 27:3 30:8 45:21 46:10 47:12 50:4  <b>gotten</b> [1] 14:3  <b>graduated</b> [1] 16:20  <b>grant</b> [1] 69:21  <b>granted</b> [4] 4:18 5:10 68:7,9  <b>granting</b> [2] 49:7 68:12  <b>great</b> [2] 35:24 52:20  <b>greatest</b> [1] 15:6  <b>group</b> [2] 23:2 68:18  <b>grouped</b> [1] 68:16  <b>guarantee</b> [3] 27:4 28:15,19  <b>guess</b> [1] 16:24</p> <hr/> <p style="text-align: center;"><b>H</b></p> <hr/> <p><b>half</b> [1] 54:21  <b>hand</b> [3] 22:15 49:5 72:20  <b>handout</b> [1] 59:3  <b>hapless</b> [1] 28:25  <b>happen</b> [1] 14:25  <b>happened</b> [3] 29:23 31:16 35:14  <b>happening</b> [1] 14:22  <b>happens</b> [1] 19:6  <b>he'll</b> [1] 7:21  <b>hear</b> [2] 13:16 39:10  <b>heard</b> [1] 46:8  <b>hearing</b> [1] 1:10 3:3,6,21 17:6 51:14 53:2,10 71:2,4 72:12  <b>hearings</b> [1] 3:9  <b>heart</b> [1] 65:9  <b>held</b> [6] 3:6 5:25 14:9 15:17 18:7 23:21  <b>help</b> [1] 52:20  <b>hereby</b> [1] 72:10  <b>herein</b> [1] 54:3  <b>hereunto</b> [1] 72:19  <b>highway</b> [2] 4:8,23  <b>hit</b> [1] 45:21  <b>hofstra</b> [1] 16:20  <b>hold</b> [2] 9:8 34:24  <b>holding</b> [2] 3:20 49:2  <b>holdings</b> [2] 68:18 69:23</p>
--	--	--	--

Five Star Reporting, Inc.

\*\*\*\*\* Suites in all Boroughs \*\*\*\*\*

(631) 224-5054

home <sup>(1)</sup> 14:4  
**homework** <sup>(3)</sup> 21:9 33:20,21  
**hopefully** <sup>(1)</sup> 7:21  
**hour** <sup>(1)</sup> 54:20  
**howard** <sup>(1)</sup> 18:11  
**however** <sup>(1)</sup> 30:24  
**hundredth** <sup>(1)</sup> 62:11

---

**I**

**identified** <sup>(1)</sup> 23:24  
**important** <sup>(4)</sup> 13:15 18:17 27:18 52:17  
**impossible** <sup>(1)</sup> 37:24  
**improved** <sup>(1)</sup> 59:15  
**inc** <sup>(4)</sup> 20:21,23 24:25 30:8  
**incidentally** <sup>(1)</sup> 18:13  
**included** <sup>(2)</sup> 24:18 28:2  
**including** <sup>(1)</sup> 63:15  
**incorrect** <sup>(1)</sup> 28:4  
**increase** <sup>(2)</sup> 6:4 50:24  
**indicate** <sup>(1)</sup> 51:8  
**indicated** <sup>(5)</sup> 14:15 22:23 29:8 36:8 45:8  
**indicates** <sup>(3)</sup> 10:4 19:2 65:19  
**indicating** <sup>(2)</sup> 17:12 30:10  
**individually** <sup>(2)</sup> 68:2 69:5  
**individuals** <sup>(1)</sup> 48:11  
**inferior** <sup>(1)</sup> 12:2  
**information** <sup>(2)</sup> 31:14 36:16  
**informed** <sup>(2)</sup> 14:10 29:24  
**infrastructure** <sup>(2)</sup> 63:11,19  
**initial** <sup>(3)</sup> 7:6 33:2 61:16  
**instance** <sup>(1)</sup> 48:4  
**instant** <sup>(1)</sup> 11:23  
**insure** <sup>(1)</sup> 52:5  
**interest** <sup>(5)</sup> 14:18 15:6 26:24 28:21 40:12  
**interested** <sup>(2)</sup> 34:2 72:18  
**interesting** <sup>(1)</sup> 11:14  
**interim** <sup>(1)</sup> 13:21  
**interlope** <sup>(1)</sup> 48:20  
**interlopers** <sup>(4)</sup> 46:7 48:12,18 49:7  
**interpret** <sup>(1)</sup> 47:16  
**interpretation** <sup>(7)</sup> 3:8 4:2 5:4,11 22:24 23:11 30:25  
**interrupt** <sup>(4)</sup> 27:15 36:20 39:5 65:3  
**introduce** <sup>(4)</sup> 34:11 52:16 53:11,13  
**involved** <sup>(3)</sup> 22:10 36:11,12  
**irrelevant** <sup>(1)</sup> 32:9  
**irving** <sup>(1)</sup> 2:16  
**isn't** <sup>(1)</sup> 39:15  
**issue** <sup>(17)</sup> 5:16 8:10 10:21 12:13 13:5,20 21:7 24:3 43:22 44:3 52:12 55:3,6,8,21 64:19 65:14  
**issued** <sup>(3)</sup> 20:20 22:12 30:23  
**issues** <sup>(3)</sup> 8:12 12:11 64:15  
**itemize** <sup>(2)</sup> 58:24 59:4  
**items** <sup>(1)</sup> 17:15  
**itself** <sup>(4)</sup> 18:25 39:13 50:6 56:15

**J**

**joe** <sup>(3)</sup> 8:3 62:22 65:13  
**john** <sup>(2)</sup> 2:6,14  
**joined** <sup>(1)</sup> 53:3  
**joint** <sup>(2)</sup> 1:3 3:19  
**joseph** <sup>(3)</sup> 2:20 52:19 53:18  
**judgment** <sup>(1)</sup> 44:9  
**judicial** <sup>(1)</sup> 54:24  
**judicially** <sup>(2)</sup> 55:8 65:15  
**july** <sup>(1)</sup> 5:5  
**june** <sup>(2)</sup> 5:5 18:12

---

**K**

**kent** <sup>(2)</sup> 2:12 25:12,15,21 26:2 41:4,7,16,19 42:2,8,15,19,25 43:10,20 44:12 61:3,23 67:2,9 68:21 70:9  
**kept** <sup>(1)</sup> 70:5  
**key** <sup>(2)</sup> 57:12,21  
**knowledge** <sup>(1)</sup> 54:23  
**kral** <sup>(1)</sup> 44:23

---

**L**

**land** <sup>(11)</sup> 3:17 10:5 11:2 35:5,10 38:23 40:23 49:12 50:2,4 56:19  
**lane** <sup>(1)</sup> 53:19  
**largest** <sup>(1)</sup> 40:18  
**last** <sup>(7)</sup> 4:14 14:8,8 21:5,6 33:14 55:18  
**latest** <sup>(2)</sup> 6:17,24  
**law** <sup>(3)</sup> 16:18,20 56:14  
**leading** <sup>(1)</sup> 40:21  
**learned** <sup>(1)</sup> 56:5  
**least** <sup>(2)</sup> 15:23 29:21  
**leave** <sup>(1)</sup> 57:13  
**left** <sup>(2)</sup> 14:19,20  
**legal** <sup>(4)</sup> 19:20 29:11 33:16 34:8  
**leo** <sup>(1)</sup> 2:18  
**less** <sup>(1)</sup> 51:2  
**lesson** <sup>(1)</sup> 62:22  
**letter** <sup>(22)</sup> 5:22 6:2,13,19,25 21:12 23:11,23,24 24:16,23,25 26:17 27:6,16 29:19 30:9,22,25 32:13 45:9 62:2  
**letters** <sup>(8)</sup> 3:8 4:2 5:4,11,19 20:23 22:23 23:2  
**lifetime** <sup>(1)</sup> 15:24  
**like's** <sup>(1)</sup> 6:25  
**lines** <sup>(1)</sup> 30:19  
**lingering** <sup>(1)</sup> 48:5  
**listed** <sup>(1)</sup> 69:2  
**litigation** <sup>(1)</sup> 65:17  
**little** <sup>(3)</sup> 14:6 54:16 65:10  
**located** <sup>(2)</sup> 4:6,20  
**long** <sup>(1)</sup> 35:21  
**look** <sup>(7)</sup> 10:6 18:13 24:10 56:3 57:3 58:6 67:20  
**looked** <sup>(3)</sup> 46:24 55:10,15  
**looking** <sup>(6)</sup> 13:13 15:12 32:11 67:5,10,13  
**loss** <sup>(1)</sup> 45:25  
**lot** <sup>(18)</sup> 21:3,9,16 36:9,18 37:8,12

43:18 46:9 56:20 57:4 63:7,8,13,25 64:9 68:7,9  
**lots** <sup>(38)</sup> 10:17,22 11:6 12:5 18:15 22:9 24:8,14 26:14 27:9,13,25 28:9,10,12,13 29:2,6 31:20 35:19 36:3 37:9,13 45:4,11 50:8 51:3 52:14 63:3,23,24 64:7,21,22 65:10 67:5,14,16

---

**M**

**made** <sup>(5)</sup> 3:14 12:23 33:20 36:22 70:9  
**managing** <sup>(1)</sup> 40:10  
**manner** <sup>(2)</sup> 18:17 20:6  
**many** <sup>(9)</sup> 25:15,17 29:3 38:4 45:16,16 55:11,23,25  
**map** <sup>(52)</sup> 4:4 5:8 9:2,3,3 10:17,18 18:11,14,18,25 20:6 24:7 25:17,25 26:12 27:9 28:6,8,11,12,14,16 36:10,10 39:2,7,19 42:20 43:4 45:2,20,25 46:20 48:21 49:6,8,21 57:12,12,19,20,21 59:5,6 65:8,19,20 66:11 67:25 69:2,23  
**mapped** <sup>(3)</sup> 58:14,16,22  
**maps** <sup>(43)</sup> 10:16 11:9,13,23 12:2 13:9 18:15 19:5,7,17 20:2,5 21:20 24:9,10 26:15 28:23 29:2 31:21 36:15 40:4 42:16 43:8,11,17,21,24 44:17,20 45:10,11 46:2,6 48:12 57:9,24 58:4,5,9,18 59:9,24 62:25  
**mark** <sup>(3)</sup> 6:3 9:6,8  
**marked** <sup>(2)</sup> 21:14 22:16  
**marriage** <sup>(1)</sup> 72:17  
**martin** <sup>(3)</sup> 2:8 37:11,16  
**math** <sup>(2)</sup> 62:22,25  
**matter** <sup>(6)</sup> 7:6,7 9:21,22 44:19 72:18  
**mean** <sup>(4)</sup> 26:2 39:23 44:17 51:19  
**means** <sup>(2)</sup> 7:23 40:25  
**meeting** <sup>(6)</sup> 4:14 13:22 14:9 15:17 21:5,6  
**members** <sup>(1)</sup> 70:24  
**mention** <sup>(1)</sup> 39:22  
**mentioned** <sup>(3)</sup> 17:14 26:17,25  
**merged** <sup>(3)</sup> 6:7,14 32:24  
**merger** <sup>(2)</sup> 21:17 29:10  
**method** <sup>(1)</sup> 30:13  
**methodologies** <sup>(1)</sup> 61:22  
**methodology** <sup>(6)</sup> 23:16 29:25 47:9 61:14,24 69:6  
**michael** <sup>(1)</sup> 2:10  
**milazzo** <sup>(45)</sup> 2:14 4:9,10 6:24 17:14,20 18:4 20:15 21:5,13 22:18,22 23:7,18,24 24:17,19 27:2,5,14 28:7 29:16,24 33:7,11,19 34:15 36:19 37:3,6,15,25 39:4,12,20 47:19 50:12 51:17 57:15,17,19 61:8 68:14 69:9,13  
**milwest's** <sup>(1)</sup> 18:24  
**milwest** <sup>(35)</sup> 3:9,23 4:14,18 5:3 8:5,24,24 9:12 10:2,9 11:7,15 14:11 19:3,10,11 20:22,25 21:18 22:

10 23:3 25:3 26:20 28:20 34:18 35:2,6,10 36:4,4 40:11,14 55:14 64:20  
**milwest's** <sup>(2)</sup> 8:17 26:23  
**mind** <sup>(1)</sup> 48:5  
**minimum** <sup>(4)</sup> 67:21 68:6,8 70:5  
**minute** <sup>(2)</sup> 25:13 65:4  
**miscellaneous** <sup>(1)</sup> 4:5  
**misread** <sup>(2)</sup> 27:16,16  
**misreading** <sup>(1)</sup> 28:3  
**mistake** <sup>(1)</sup> 12:23  
**moment** <sup>(2)</sup> 34:6 43:22  
**moments** <sup>(1)</sup> 53:2  
**month** <sup>(1)</sup> 14:8  
**mortgages** <sup>(1)</sup> 36:17  
**most** <sup>(3)</sup> 13:6 16:6 45:8  
**motion** <sup>(5)</sup> 67:3 68:11 70:8,10,18  
**mr.chairman** <sup>(1)</sup> 68:19  
**mr.gazza** <sup>(2)</sup> 61:24 62:20  
**mullen** <sup>(1)</sup> 49:11  
**multiplied** <sup>(1)</sup> 63:22  
**multiply** <sup>(1)</sup> 64:2  
**must** <sup>(2)</sup> 48:6 60:13  
**myself** <sup>(2)</sup> 40:20,21

---

**N**

**name** <sup>(4)</sup> 35:22 36:8 41:14 53:17  
**nature** <sup>(1)</sup> 3:12  
**need** <sup>(3)</sup> 9:24 12:11 62:9  
**needs** <sup>(1)</sup> 53:16  
**never** <sup>(2)</sup> 8:23 21:19  
**new** <sup>(7)</sup> 2:4 3:13 14:12 53:19 54:4 72:6,10  
**next** <sup>(2)</sup> 13:22 58:23  
**nice** <sup>(1)</sup> 54:8  
**nine** <sup>(1)</sup> 55:19  
**ninety** <sup>(1)</sup> 14:25  
**nominee** <sup>(2)</sup> 34:21,24  
**none** <sup>(1)</sup> 10:18  
**north** <sup>(3)</sup> 4:24 49:13,14  
**notary** <sup>(2)</sup> 54:4 72:9  
**noted** <sup>(1)</sup> 71:5  
**notes** <sup>(1)</sup> 72:13  
**nothing** <sup>(2)</sup> 13:17,23  
**notice** <sup>(3)</sup> 3:5 20:4 42:10  
**november** <sup>(2)</sup> 15:20 72:20  
**number** <sup>(16)</sup> 8:8 14:13 17:15 22:3 25:22 28:9,9 37:8 45:4 52:10 60:21,23 61:4,12 63:23 64:3  
**numbers** <sup>(4)</sup> 34:4,5 36:9 61:20  
**numerous** <sup>(2)</sup> 27:8 29:6  
**nursing** <sup>(1)</sup> 14:4

---

**O**

**obstacle** <sup>(1)</sup> 50:6  
**obtain** <sup>(2)</sup> 25:9 57:8  
**obvious** <sup>(1)</sup> 30:15  
**obviously** <sup>(1)</sup> 55:7  
**occur** <sup>(1)</sup> 60:13  
**occurred** <sup>(1)</sup> 11:20  
**october** <sup>(9)</sup> 3:10 6:18 23:25 24:17,21,24 26:18 27:6 45:9  
**office** <sup>(1)</sup> 44:21

Five Star Reporting, Inc.  
 \*\*\*\*\* Suites in all Boroughs \*\*\*\*\*  
 (631) 224-5054

<p><b>official</b> [2] 20:4 59:9  <b>ogden</b> [1] 53:18  <b>okay</b> [6] 37:3,25 39:20 42:25 43:14 44:12 45:13 61:23  <b>old</b> [32] 1:6 3:13 7:16 10:2,17,18,22 11:6,9,13,22 13:9 14:25 15:8 19:16 20:8,13 24:9,14 25:18,25 26:4,14 27:25 31:21 36:10 40:5 58:4,17 59:23 62:25 67:25  <b>oldest</b> [1] 16:24  <b>once</b> [3] 11:20 43:23 62:12  <b>one</b> [27] 6:10 7:11,20 8:22 10:11 12:19 13:3 14:17,20 20:24 26:13 33:14 39:5 41:21 44:5 48:14,15 49:21 50:11 52:14,17 55:24 56:10 59:17 68:23 69:24 70:5  <b>only</b> [6] 23:9 25:8 26:21 30:16 32:16 35:10 46:17 58:13  <b>ooo</b> [1] 53:21  <b>opening</b> [1] 60:18  <b>opposed</b> [1] 70:22  <b>order</b> [5] 3:3 18:21 21:25 25:8 52:16  <b>original</b> [1] 14:16  <b>other</b> [6] 9:24 43:6 49:5 58:10 64:23 66:23  <b>out</b> [14] 28:24 30:21 34:5 47:11 51:22 60:10,24 61:9,17 63:6 64:25 65:18 66:3 69:17  <b>outcome</b> [1] 72:18  <b>outlining</b> [1] 57:22  <b>outset</b> [1] 29:16  <b>outside</b> [1] 32:2  <b>over</b> [8] 16:15 39:2 46:11 50:7 55:3,6,18 60:4  <b>overall</b> [1] 67:19  <b>overlake</b> [1] 20:8  <b>overlap</b> [3] 18:11 44:25 65:7  <b>overlay</b> [4] 24:7 25:17 26:12 28:11  <b>own</b> [13] 10:2,4,21 16:9 19:8 39:24 43:12 48:22 63:7,14,17 64:20,22  <b>owned</b> [9] 5:7 25:3 35:5 36:4 37:13 43:18 49:12 64:23 65:12  <b>owner</b> [3] 29:6 48:3,7  <b>owners</b> [5] 28:25 38:24 43:19 46:9 65:18  <b>ownership</b> [2] 11:12 63:20  <b>owns</b> [1] 4:15</p> <hr/> <p style="text-align: center;"><b>P</b></p> <hr/> <p><b>p.m</b> [3] 1:8 3:11 71:5  <b>paper</b> [10] 46:11 58:12,13 59:24 63:2,8,10,15,17,24  <b>paraphrasing</b> [1] 7:15  <b>parcel</b> [25] 4:19 6:10 8:6 11:12 26:11 27:22 30:3 38:17 52:14 56:19 57:2 59:5,12,14,18,21,25 60:3,14 67:22 68:2,23 69:4,24,25  <b>parcelization</b> [9] 68:25 69:11,14  <b>parcels</b> [34] 4:5,6 5:8 6:6,14 7:3,3,17 10:3 12:25 26:7,10 27:24</p>	<p>30:18 31:12 57:10 58:4,7,8 59:6,8 60:23 64:25 65:12,18 66:3 67:6,15,24 68:16 69:2,15,17,19  <b>park</b> [2] 18:16 20:7  <b>part</b> [7] 25:3,4 26:3 42:3 58:21,22 63:19  <b>particular</b> [3] 15:17 34:25 38:25  <b>parties</b> [2] 35:12 72:16  <b>partner</b> [5] 15:5,9 16:16 40:10,17  <b>partners</b> [4] 14:16 15:25 16:2 40:12  <b>partnership</b> [3] 14:12 40:18,19  <b>parts</b> [1] 42:4  <b>party</b> [1] 36:9  <b>pass</b> [1] 14:4  <b>pasted</b> [1] 57:25  <b>patience</b> [2] 3:4 66:21  <b>paved</b> [2] 31:7 59:15  <b>pay</b> [2] 22:14 50:8  <b>paying</b> [4] 64:24 65:13,21 66:4  <b>people</b> [6] 14:14 37:9 43:6 64:23 65:13,20  <b>per</b> [3] 7:25 59:21 63:16  <b>perfecting</b> [1] 5:18  <b>performed</b> [1] 30:7  <b>perhaps</b> [1] 36:6  <b>persons</b> [1] 37:13  <b>peter</b> [2] 2:4 4:11  <b>piece</b> [1] 56:2  <b>pieces</b> [1] 69:16  <b>pine</b> [3] 1:3 3:16,18,25 5:12 6:4,9,20,21 7:5,12,15,25 54:17 55:12,17,21 56:2,4,12,18,25 59:11 60:12 67:17,22 68:4,6,8,12 69:6  <b>place</b> [1] 60:4  <b>places</b> [1] 60:10  <b>plan</b> [18] 3:17,18,22 12:20,25 13:4 56:4,6,8,10,22 59:11 60:12,17,20 62:2,5,11  <b>planned</b> [1] 50:20  <b>planning</b> [2] 1:3 3:19  <b>plans</b> [2] 6:9 7:12  <b>play</b> [1] 16:17  <b>please</b> [1] 3:5  <b>plus</b> [1] 27:12  <b>point</b> [9] 7:25 10:11 19:20 27:10,18 30:14 34:8 38:20 66:10  <b>pointed</b> [3] 28:24 30:20 61:9  <b>points</b> [1] 33:17  <b>policy</b> [4] 3:19 27:3,19 47:10  <b>portion</b> [4] 25:24 58:14,17 60:18  <b>portions</b> [1] 58:10  <b>position</b> [3] 33:2,8,9  <b>positions</b> [1] 33:2  <b>possible</b> [3] 15:13 16:5 17:5  <b>practicing</b> [2] 16:23,25  <b>predecessor</b> [3] 16:15 26:23 28:21  <b>predecessors</b> [2] 8:25 54:13  <b>prepared</b> [4] 13:18 18:19 35:3 67:2  <b>present</b> [1] 39:3</p>	<p><b>presentation</b> [3] 53:5,14 67:14  <b>presented</b> [2] 67:4,12  <b>pretty</b> [1] 54:11  <b>prevented</b> [1] 45:14  <b>principals</b> [1] 8:5  <b>prior</b> [2] 51:22 68:22  <b>privately</b> [1] 65:12  <b>problem</b> [2] 8:23 15:21  <b>proceed</b> [2] 32:22 40:22  <b>process</b> [2] 40:25 58:23  <b>professional</b> [1] 16:11  <b>professor</b> [1] 15:10  <b>program</b> [1] 54:17  <b>project</b> [1] 55:10  <b>proper</b> [1] 38:11  <b>properly</b> [1] 30:22  <b>properties</b> [3] 4:17 26:22 46:3  <b>property</b> [50] 4:20,25 9:5,11,16 10:6,22 11:19 12:10 16:4 18:23 19:2 20:13 22:10 24:4 25:2,4,7 27:3,11 32:6,8 33:9 34:25 35:16 37:17 43:11,14,17 45:3,7,15,22 46:5,17 47:13 48:2,7,22 55:13 56:3,13 57:3,6 58:2,15,19 66:12,15 68:25  <b>proposition</b> [2] 11:24,25  <b>prosecuted</b> [1] 10:23  <b>protecting</b> [1] 40:11  <b>protective</b> [1] 31:11  <b>prove</b> [1] 66:6  <b>proved</b> [1] 66:14  <b>proven</b> [1] 13:10  <b>provide</b> [3] 20:16,17 31:7  <b>provided</b> [3] 10:9 21:24 23:13  <b>provides</b> [1] 17:21  <b>provisions</b> [1] 60:11  <b>public</b> [4] 49:20 54:4 70:25 72:9  <b>purchase</b> [2] 38:13 42:5  <b>purchased</b> [8] 36:21,25 37:4 38:17 41:13 42:7,11 46:3  <b>purchases</b> [1] 10:15  <b>pure</b> [1] 24:5  <b>purported</b> [1] 37:17  <b>purpose</b> [1] 56:17  <b>purposes</b> [2] 6:7 25:11  <b>pursuant</b> [3] 3:15,21 13:4  <b>put</b> [2] 34:21 43:24</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>question</b> [12] 9:25 12:6 25:12 39:6,16 41:5,25 42:4 48:9 52:7 62:16,21  <b>questions</b> [2] 62:19 66:24  <b>quick</b> [1] 17:22  <b>quite</b> [1] 12:10  <b>quoge</b> [1] 3:13  <b>quogue</b> [3] 1:5 3:11 53:19</p> <hr/> <p style="text-align: center;"><b>R</b></p> <hr/> <p><b>railroad</b> [2] 49:13,14  <b>raise</b> [1] 12:14  <b>raised</b> [4] 12:12 30:23 31:2 33:17</p>	<p><b>re-mapped</b> [1] 38:23  <b>reached</b> [2] 14:24 62:17  <b>read</b> [2] 18:21 56:16  <b>reading</b> [1] 27:18  <b>real</b> [3] 57:6 58:19 66:9  <b>really</b> [3] 14:23 32:8 62:24  <b>realty</b> [1] 9:14  <b>reason</b> [2] 19:14 43:16  <b>receive</b> [3] 7:4,17 22:4  <b>received</b> [4] 33:15,22 35:15 46:10  <b>recent</b> [1] 45:8  <b>recently</b> [2] 46:8,18  <b>recess</b> [2] 52:25 53:6  <b>recite</b> [2] 11:18 39:6  <b>recited</b> [1] 39:16  <b>recognize</b> [1] 68:24  <b>recognizes</b> [1] 68:15  <b>reconcile</b> [2] 12:15 13:8  <b>reconvene</b> [1] 53:10  <b>record</b> [19] 5:23,25 17:13,16 18:5,7 19:25 21:22 22:22 23:4,19,21 26:16 27:21 31:14 36:9 44:19 53:9 72:13  <b>records</b> [1] 24:15  <b>rectangles</b> [1] 65:11  <b>reduce</b> [1] 7:18  <b>reduced</b> [1] 60:8  <b>refer</b> [3] 10:16 11:5 44:15  <b>reference</b> [1] 39:7  <b>referenced</b> [3] 8:25 44:22,25  <b>referred</b> [1] 9:16  <b>referring</b> [1] 51:13  <b>refers</b> [1] 28:6  <b>refuge</b> [2] 1:5 3:12  <b>regard</b> [1] 32:23  <b>regulation</b> [1] 47:21  <b>regulations</b> [9] 23:10 30:4 33:6 46:23,24 47:2,7,14 61:10  <b>related</b> [1] 72:15  <b>relationship</b> [1] 8:4  <b>relaying</b> [1] 19:18  <b>relying</b> [2] 19:16,19  <b>remaining</b> [1] 15:25  <b>remember</b> [2] 21:4 41:14  <b>removing</b> [1] 45:18  <b>rendering</b> [1] 15:19  <b>report</b> [7] 18:20 20:20 25:6 27:17 28:4,15 44:23  <b>reports</b> [1] 21:23  <b>represent</b> [1] 65:11  <b>representing</b> [2] 5:6 31:25  <b>represents</b> [1] 5:2  <b>request</b> [1] 21:24  <b>required</b> [2] 32:5 67:21  <b>reservation</b> [1] 4:17  <b>resolution</b> [4] 13:14 15:13 16:5 17:4  <b>resolve</b> [2] 47:25 48:6  <b>resolved</b> [1] 21:8  <b>respect</b> [1] 5:14  <b>responded</b> [1] 31:5</p>
---	--	--	---

Five Star Reporting, Inc.  
 \*\*\*\*\* Suites in all Boroughs \*\*\*\*\*  
 (631) 224-5054

response [3] 21:24 30:8 33:15  
 rests [4] 7:11 11:3,4 12:19  
 result [2] 23:11 29:9,10  
 resulted [1] 44:6  
 retire [1] 16:17  
 retired [2] 15:10 16:13  
 return [1] 17:25  
 returns [2] 35:2,4  
 review [1] 9:24  
 rightful [1] 16:3  
 rights [2] 39:24 49:8  
 riverhead [3] 2:12 49:15 57:7  
 riverhead-westhampton [1] 49:17  
 road [2] 1:6 3:13 4:22 49:17 59:15 67:16 68:9 70:4  
 road-front [1] 13:2  
 rounding [3] 60:13,14,15  
 route [1] 4:7  
 rules [2] 59:10,13  
 run [1] 8:21

**S**

s-c-a-m-r-a-n [1] 34:22  
 sad [1] 66:2  
 sale [1] 45:10  
 sales [2] 29:7 32:6  
 same [5] 11:20 35:11 41:12 55:20 64:3  
 satisfaction [2] 31:23 66:7  
 saw [1] 6:4  
 saying [7] 6:13 28:19,20 39:11 41:9,20 54:18  
 says [5] 14:23 47:8 52:3 56:23 65:14  
 scamran [10] 9:14 26:24 34:22 35:7,8,16 36:5 40:14,15 41:14  
 schedule [5] 27:7,8 28:14 59:2 60:18  
 scheduled [1] 3:10  
 scholar [1] 35:25  
 school [1] 16:19  
 scout [1] 53:3  
 scrupulously [1] 61:11  
 scully [1] 2:4  
 search [3] 21:23 30:2 36:2  
 searches [3] 30:6 35:22 36:2  
 second [2] 5:23 12:11,13 42:3 70:12,13,15,17  
 secondary [1] 7:7  
 secondly [1] 18:10  
 section [4] 3:15,22 56:9 60:20  
 sections [3] 57:12,25 62:4  
 see [10] 15:19 24:11 28:17 46:25 47:6 57:11 58:3,10 64:20 65:8  
 seeking [1] 6:20  
 seems [1] 32:25  
 sell [1] 49:19  
 seller [1] 38:7  
 selling [1] 37:23  
 sense [1] 50:10  
 sent [4] 23:25 24:16 27:5 29:18  
 sentence [3] 7:11 12:20 56:11

separate [2] 5:7 12:4 30:3,6 31:12 47:10 64:15 69:17  
 separated [1] 26:6  
 separately [2] 56:20 57:4  
 september [1] 14:10  
 series [4] 5:19 8:19 27:24,24  
 service [2] 57:7 58:20  
 set [4] 27:8 59:10 60:17 72:19  
 sets [1] 26:13  
 settlement [2] 17:18 62:16  
 seventies [1] 38:20  
 seventy-eight [1] 15:8  
 several [1] 61:19  
 shape [1] 38:10  
 share [2] 16:3 40:18  
 sharp [1] 54:11  
 shea [4] 2:8 69:10 70:13,16  
 shea's [1] 70:18  
 sheet [2] 61:14 62:3  
 sheets [2] 36:15,18  
 show [1] 57:9  
 showed [5] 27:9 31:22 32:2 35:5 45:2  
 showing [2] 33:23 58:2  
 shown [2] 24:6 25:16 26:10 28:10,14 67:24  
 shows [5] 18:14 22:8 35:3 45:3 58:20  
 side [2] 4:21 49:16  
 simple [1] 28:18  
 simply [3] 19:3 27:11 29:4  
 since [2] 14:13 16:11,22  
 single [5] 21:3,8,16 49:2 69:25  
 sir [2] 17:8 61:7  
 situation [1] 14:22  
 six [1] 14:16  
 sizes [1] 26:8  
 sold [1] 38:6  
 someone [2] 38:5 48:21  
 sometime [1] 38:20  
 son [1] 14:18  
 soon [2] 15:13 17:4  
 sorry [4] 22:6 36:20 39:4 61:6  
 sort [2] 36:14 70:2  
 source [4] 8:16 19:11 32:4 36:24  
 sources [1] 38:24  
 south [2] 4:7,23  
 southampton [1] 2:8 4:16 7:14 19:14 20:10 22:7,13 42:14 55:6 59:20,23  
 sovereign [3] 19:12,22 32:4  
 spandorf [1] 2:18 14:3,6 34:12 37:2,4,7,19 38:2 39:10,15,21 41:6,11,18 49:9 51:6  
 speaks [2] 39:13 56:14  
 specifically [2] 18:14 44:15 60:16  
 spend [1] 13:6  
 sponsor [2] 37:10 52:16  
 spread [1] 61:14  
 square [3] 59:16 60:5 63:3  
 staff [13] 2:14 5:9 7:10 21:25 23:

15,16 30:10 31:8 32:16 33:4,25 50:14 61:15  
 stand [1] 34:6  
 stanford [1] 15:10  
 start [5] 17:11 54:18 56:21,23,24  
 started [5] 36:2 38:5,7 41:2 56:21  
 starting [1] 5:19  
 state [2] 2:4 48:15 54:4 60:13 72:6,10  
 stated [3] 21:6 25:2 62:3  
 statement [2] 26:19 28:2 34:15  
 states [5] 7:13 56:10,13,16 60:16  
 stating [1] 20:24  
 status [1] 45:25  
 stays [1] 18:22  
 stenographic [1] 72:13  
 stewart [1] 4:24  
 still [5] 12:23 15:3 65:12,19 66:11  
 stipulation [2] 17:18 55:2  
 stopped [1] 39:25  
 straight [1] 67:19  
 street [1] 63:8  
 streets [14] 30:20 31:4,7,11 46:11 58:11,12 59:25 63:2,10,15,18, 25 64:14  
 stretchy [1] 23:14  
 strip [1] 49:14  
 strips [1] 58:6  
 studied [2] 54:19,22  
 study [1] 58:25  
 studying [1] 57:10  
 subdivide [2] 12:3 37:18  
 subdivided [2] 18:15 24:8,13 25:4,25 26:14,22 27:12 45:4  
 subdivision [1] 720:2 37:10 42:9, 16,20 43:4,7,11,17,21,24 44:16 48:11 49:3,8 58:18 65:9  
 subdivisions [3] 25:18 49:19 50:3  
 subject [2] 19:4 21:21 28:22 35:9 37:5 39:18 43:15 44:18 52:23  
 submission [1] 7:23  
 submissions [1] 8:3  
 submit [1] 30:5  
 submitted [3] 5:22 6:13 23:6  
 subsequent [1] 16:12  
 succeeded [1] 45:18  
 suffolk [1] 2:10 4:3 5:8 9:4 10:7 17:19 22:6 29:5 38:22 44:11 55:3 57:5 72:7  
 suggested [1] 29:16  
 summer [1] 5:6  
 sunrise [2] 4:8,23  
 superior [1] 11:2,8,17,21 13:10 17:23 19:21 31:18 36:24 48:25  
 support [2] 29:12 62:8  
 surviving [1] 15:9  
 suspect [1] 65:23  
 switched [1] 32:25  
 sworn [2] 53:16 54:4

**T**

table [1] 67:11  
 tabulation [1] 67:19  
 tabulations [1] 67:10  
 talked [1] 9:10  
 task [2] 38:19 55:15  
 tax [34] 4:4 5:8 10:14 11:5 12:5 21:3,9,16,23 22:5,8,11,14 26:6 29:7 30:3,6 32:6 35:2 47:10 51:3 56:20 57:4,6,9,10,11,24 58:19 59:5,6,9 60:23 69:23  
 taxes [6] 19:17 50:9 64:24 65:13, 21 66:4  
 teaching [1] 52:21  
 ten [2] 14:16 40:12  
 tenth [1] 64:8  
 terms [1] 33:23  
 testified [1] 54:5  
 themselves [1] 20:3  
 there's [14] 5:13 8:23 13:17 35:7 47:23,24 50:11 52:6 54:20,23,25 62:15,15 64:22  
 therefore [3] 20:10 35:12 37:22  
 therefrom [1] 27:23  
 third [2] 12:11,21  
 thomas [1] 49:11  
 though [2] 22:13 35:6  
 three [5] 3:11 8:12 42:4 60:10 62:23  
 threshold [2] 9:21 10:20  
 throw [1] 64:17  
 title [2] 8:17 10:4,12,24 11:2,4,4, 8,8,9,18,21,22 12:2 13:11 17:23 18:20 19:9,10,12,21,23 20:19,21 21:2,10,11,15,18 22:14 25:5 26:19 27:3,4,19 28:3,15,19 29:3 31:18,24 32:3 34:19,20 35:6,21,25 36:24 37:14,16,20,21 38:4,8,16 40:24 41:8,12,22 42:17 43:3,6, 23 44:18,22 45:12,17,19 46:12, 19 48:25 49:22,24 50:10,11,15 51:22 52:4,5,11 54:14,20,21,22, 25 55:7 62:13,14 65:14,23,24 66:5,8,14  
 titles [1] 46:10  
 today [10] 5:16,17 7:22 13:14,20 14:24 15:18 16:6,14 17:14  
 together [3] 26:8 58:2 68:17  
 took [4] 16:14 21:21 39:17 63:21  
 top [1] 42:20  
 total [4] 5:12 22:25 25:9 30:23  
 touch [1] 21:10  
 tough [1] 47:4  
 town [14] 2:6,8,12 4:16 7:13 19:13 20:9 22:7,13 42:13 55:4,5 59:19,23  
 trace [1] 32:3  
 traced [1] 19:21  
 traces [1] 19:11  
 transaction [1] 35:15  
 transfer [1] 35:9  
 transmogrified [1] 66:13

Five Star Reporting, Inc.  
 \*\*\*\*\* Suites in all Boroughs \*\*\*\*\*  
 (631) 224-5054

treat <sup>[1]</sup>70:3  
treated <sup>[2]</sup>6:10 33:8  
true <sup>[5]</sup>37:20,21 50:10,11 72:12  
trustees <sup>[2]</sup>19:13 42:13  
truth <sup>[1]</sup>49:23  
try <sup>[1]</sup>38:15  
trying <sup>[3]</sup>15:22 17:3 29:17  
turn <sup>[1]</sup>56:8  
turner <sup>[2]</sup>2:6 70:21  
two <sup>[10]</sup>7:21 12:16 41:7,12 44:4  
45:21 50:9,25 64:15 70:2

---

**U**

ultimately <sup>[2]</sup>29:3 50:5  
uncertainty <sup>[1]</sup>47:25  
under <sup>[3]</sup>7:22 12:24 50:20  
underlying <sup>[3]</sup>19:9,9 35:19  
understand <sup>[2]</sup>41:24 54:25  
understanding <sup>[3]</sup>15:15 17:3  
38:21  
understood <sup>[1]</sup>23:13  
unfortunately <sup>[1]</sup>35:24  
uninformed <sup>[2]</sup>32:14 52:22  
university <sup>[1]</sup>15:11  
unless <sup>[4]</sup>27:15 28:3 63:9 64:13  
unmarketable <sup>[1]</sup>45:12  
unsound <sup>[1]</sup>32:15  
until <sup>[3]</sup>13:21 34:19 38:14  
up <sup>[12]</sup>6:21 7:22 22:16 26:9 32:  
16 40:23 43:24 49:15 50:5 60:15  
68:3 69:8  
using <sup>[4]</sup>23:10 30:13 34:23 69:5

---

**V**

value <sup>[3]</sup>16:3 60:2 63:16  
values <sup>[1]</sup>68:20  
variations <sup>[1]</sup>59:13  
varying <sup>[1]</sup>26:7  
verified <sup>[1]</sup>15:6  
viable <sup>[1]</sup>65:20  
virtue <sup>[1]</sup>29:7  
voice <sup>[3]</sup>62:21 64:6,13  
void <sup>[3]</sup>43:21,25 44:3

---

**W**

wanting <sup>[1]</sup>14:21  
way <sup>[5]</sup>27:20 41:16 49:15 65:21  
72:17  
ways <sup>[4]</sup>12:8 29:17 32:11 43:2  
weeks <sup>[1]</sup>14:21  
west <sup>[2]</sup>4:6 49:16  
westhampton <sup>[2]</sup>18:16 20:5  
westhampton-riverhead <sup>[1]</sup>4:  
22  
whatever <sup>[2]</sup>17:25 20:11  
whereof <sup>[1]</sup>72:19  
whereupon <sup>[4]</sup>5:24 18:6 23:20  
53:6  
whether <sup>[4]</sup>13:19 39:16 51:5 52:  
13  
white <sup>[1]</sup>58:6  
who'd <sup>[1]</sup>53:4  
wildlife <sup>[2]</sup>1:5 3:12

will <sup>[19]</sup>3:6,20 6:16 7:17 9:19 12:  
14,14,21 17:25 18:23 22:15,19  
24:10,20 45:24 47:19 57:13,15  
60:25  
william <sup>[1]</sup>35:22  
withdrawing <sup>[1]</sup>44:7  
within <sup>[7]</sup>20:8 30:20 59:22 60:12  
65:8 72:9,12  
without <sup>[2]</sup>43:3 63:24  
witness <sup>[3]</sup>53:11 54:3 72:19  
work <sup>[1]</sup>54:14  
worked <sup>[1]</sup>27:20  
working <sup>[1]</sup>34:5  
written <sup>[1]</sup>56:22  
wrote <sup>[2]</sup>21:11 32:13

---

**Y**

year <sup>[1]</sup>5:20  
years <sup>[7]</sup>14:15,25 15:8 45:16 46:  
16 55:19 62:23  
yellow <sup>[1]</sup>57:22  
yesterday <sup>[1]</sup>15:7  
yield <sup>[1]</sup>7:19  
york <sup>[7]</sup>2:4 3:14 14:12 53:19 54:  
5 72:6,10  
young <sup>[20]</sup>18:11,18 24:6,10 25:  
16,17 26:12 28:11,16 31:5,9 44:  
25 65:7 67:11,25 68:24 69:10,13,  
18,18  
young's <sup>[5]</sup>67:11,25 68:24 69:  
11,14  
younger <sup>[1]</sup>15:3

---

**Z**

zero <sup>[1]</sup>50:23  
zone <sup>[2]</sup>59:19,22  
zoning <sup>[2]</sup>47:20 60:6

Five Star Reporting, Inc.  
\*\*\*\*\* Suites in all Boroughs \*\*\*\*\*  
(631) 224-5054

1

2

ERRATA SHEET

3

PAGE    LINE

CORRECTION

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----

-----



**Resolution Regarding the Pine Barrens Credit  
Allocation Appeal of Milwest Associates**

*Central Pine Barrens Commission Meeting of October 19, 2005,  
Quogue Wildlife Refuge, Quogue, NY*

*Commission members present:* *Mr. Scully (for New York State), Mr. Deering (for Suffolk County), Mr. Turner (for Brookhaven Town), Mr. Kent (for Riverhead Town), and Mr. Shea (for Southampton Town).*

Whereas, Milwest Associates, by its attorney, Irving Like, applied to the Pine Barrens Credit Clearinghouse for Letters of Interpretation claiming ownership of 87 Suffolk County Tax Map parcels containing 272.033 acres of property within the Core Preservation Area of the Town of Southampton, and

Whereas, the Clearinghouse issued 87 Letters of Interpretation for the parcels dated August 12, 2005 and issued a replacement Letter of Interpretation for one of the parcels on August 24, 2005 and the cumulative allocation of Pine Barrens Credits in the LOIs was 41.84, and

Whereas, Milwest filed appeals of the LOI allocations on August 17 and October 3, 2005 to the Central Pine Barrens Joint Planning and Policy Commission seeking up to 54.57 PBCs for the parcels, and

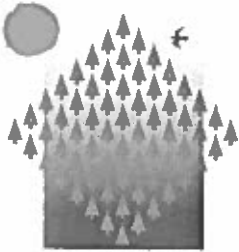
Whereas, the Commission held a public hearing to consider Milwest's appeal, now therefore be it

Resolved, the Commission finds that Milwest acquired one described parcel of land in the Town of Southampton pursuant to a deed dated March 8, 1988 and filed in the Suffolk County Clerk offices on May 23, 1990 at Liber 11072 Page 447, and be it further,

Resolved, the Commission finds that Milwest has established that it owns the parcel and its source of title is superior to any competing adverse claim, including the chain of title in which the Maps of Westhampton Manor and Beachmont Park were filed, and be it further,

Resolved, that if all of Milwest's adjacent holdings are treated as individual parcels, Milwest would own 11 tax map parcels, and be it further,

Resolved, the Commission elects to allocate 47.70 Pine Barrens Credits to the Milwest holdings as per the following chart:



**CENTRAL  
PINE  
BARRENS**

JOINT  
PLANNING  
&  
POLICY  
COMMISSION

Peter A. Scully  
*Chair*

Philip J. Cardinale  
*Member*

Patrick A. Heaney  
*Member*

John Jay LaValle  
*Member*

Steve A. Levy  
*Member*

P.O. Box 587  
3525 Sunrise  
Highway  
2<sup>nd</sup> Floor  
Great River, NY  
11739-0587

Phone (631) 224-2604  
Fax (631) 224-7653  
[www.pb.state.ny.us](http://www.pb.state.ny.us)

Parcel(s) (as shown on Young and Young map 6/6/05)	Tax Map Number(s) (illustration only-existence of separate tax parcels not established)	Area (in acres)	Factor	Allocation Provision (of the Central Pine Barrens Comprehensive Land Use Plan)	PBC yield
A, B, C, D	900-244-2-1.002 900-244-2-2, 3, 7- 9, 11-16, 18-28 900-245-2-5, 18-20, 22-36 900-246-1-4, 5-7, 13.001, 14-21, 23 900-285-1-8-11, 13, 15, 20-27, 29- 31	269.3884	0.16	§6.3.1.1.9	43.10
E	246-2-21	0.0551	0.16	§6.3.1.1.9 and §6.7.6.7	0.10
F	246-2-14	0.0988	0.16	§6.3.1.1.9 and §6.7.6.7	0.10
G	285-2-23 (p/o)	0.42	0.16	§6.3.1.1.9 and §6.7.6.6	1.00
H	285-2-24	0.83	0.16	§6.3.1.1.9 and §6.7.6.6	1.00
I	285-2-25	0.83	0.16	§6.3.1.1.9 and §6.7.6.6	1.00
J	285-2-8	0.0551	0.16	§6.3.1.1.9 and §6.7.6.7	0.10
K	285-2-11	0.1377	0.16	§6.3.1.1.9 and §6.7.6.7	0.10
L	285-2-16	0.0551	0.16	§6.3.1.1.9 and §6.7.6.7	0.10
M	285-2-20	0.0551	0.16	§6.3.1.1.9 and §6.7.6.7	0.10
N	285-2-33	0.1091	0.16	§6.3.1.1.9 and §6.7.6.6	1.00

**Motion by:** Mr. Kent  
**Seconded by:** Mr. Shea  
**Ayes:** Unanimous  
**Nayes:** None