

1
In the Matter Of:
JOSEPH F. GAZZA CORE PRESERVATION AREA
HARDSHIP WAIVER APPLICATION

CENTRAL PINE BARRENS
PLANNING & POLICY
COMMISSION
PUBLIC HEARING
September 16th, 2020

2
CENTRAL PINE BARRENS
PLANNING & POLICY
COMMISSION
VIA ZOOM VIDEO CONFERENCE
September 16, 2020
3:00 p.m.

RECEIVED

SEP 29 2020

Central Pine Barrens Joint
Planning & Policy Commission

3
A P P E A R A N C E S:

1
2
3 CARRIE MEEK GALLAGHER, Chairwoman
4 EDWARD P. ROMAINE, Member, Supervisor
5 JAY H. SCHNEIDERMAN, Member, Supervisor
6 YVETTE AGUIAR, Member, Supervisor
7 JOHN PAVACIC, Executive Director
8 JOHN MILAZZO, ESQ., Legal Counsel
9 JULIE HARGRAVE, Principal Environmental
10 Planner
11 DORIAN DALE, County of Suffolk
12

13 A L S O P R E S E N T:

14
15 JOSEPH FREDRICK GAZZA, Applicant
16 RICHARD AMFER
17 SALVATORE CIAMPO
18
19
20
21
22
23
24
25

4
1
2 (Whereupon, this portion of the
3 proceedings began at 3:00 p.m., after
4 which the following transpired.)

5 CHAIRWOMAN GALLAGHER: The
6 Commission members are Carrie Meek
7 Gallagher for the State of New York,
8 Jay Schneiderman for the Town of
9 Southampton, Ed Romaine for the Town
10 of Brookhaven, Yvette Aguiar for the
11 Town of Riverhead and Dorian Dale for
12 the County of Suffolk.

13 MS. PINES: I just want to say
14 -- this is Emily Pines -- Ed has a
15 little emergency, so I will be sitting
16 in as his delegate until he returns.

17 MS. HARGRAVE: Should I briefly
18 go through the staff report and then
19 the applicant is present and would
20 like to make a brief presentation
21 also.

22 Again, this is almost 59 acres
23 in the Core Preservation Area in
24 Manorville. The site is two
25 noncontiguous parcels separated by the

<p>5</p> <p>1</p> <p>2 Long Island Expressway, both are in</p> <p>3 the Core Preservation Area. The</p> <p>4 northern parcel has frontage on Mill</p> <p>5 Road and the southern parcel has only</p> <p>6 the highway road frontage. The site</p> <p>7 is entirely wooded with Pine Barren</p> <p>8 vegetation and habitat.</p> <p>9 The applicant purchased the</p> <p>10 property last year in 2019 with the</p> <p>11 intention to sell the property for</p> <p>12 Open Space Acquisition to a public</p> <p>13 agency. And we've been informed that</p> <p>14 the Town Of Brookhaven and the County</p> <p>15 are in the process of this potential</p> <p>16 acquisition, but the applicant is</p> <p>17 proceeding with this application at</p> <p>18 this time, so we are processing it</p> <p>19 accordingly.</p> <p>20 The applicant has stated he owns</p> <p>21 over 13 Pine Barren credits, so he</p> <p>22 does not seek to obtain Pine Barrens</p> <p>23 credits on this property. He has no</p> <p>24 use for them as he has expressed in</p> <p>25 this application.</p>	<p>7</p> <p>1</p> <p>2 The Commission has the packet.</p> <p>3 And in the packet there is a</p> <p>4 subdivision map as an exhibit. I'll</p> <p>5 go through the exhibits. And the</p> <p>6 applicant has also received the staff</p> <p>7 report with exhibits.</p> <p>8 There is a map to regulate fresh</p> <p>9 water as well as habitat into the west</p> <p>10 side of the site. That site is also</p> <p>11 habitat for New York State listed</p> <p>12 endangered species, the Wetland</p> <p>13 Endangered Species Regulations, that</p> <p>14 would apply in this case. And the</p> <p>15 applicant would need to obtain permits</p> <p>16 pursuant to those regulations and</p> <p>17 submit hereto any regulatory permits</p> <p>18 to protect the species and their</p> <p>19 habitat. There's also the Federal and</p> <p>20 the State list of threatened species</p> <p>21 on the property.</p> <p>22 The subdivision is situated --</p> <p>23 I'm sorry -- go to the study area</p> <p>24 description, there is a subdivision to</p> <p>25 the west side of the property and</p>
<p>6</p> <p>1</p> <p>2 Currently, the applicant has</p> <p>3 submitted this application and he</p> <p>4 proposed to develop the property with</p> <p>5 a 12-lot subdivision. A cluster</p> <p>6 subdivision with 46 acres of open</p> <p>7 space and the alternative proposal is</p> <p>8 to develop five acres with a</p> <p>9 single-family residence for a horse</p> <p>10 loving family, which he has expressed</p> <p>11 in the application.</p> <p>12 The applicant would seek to</p> <p>13 obtain Pine Barren credits on the</p> <p>14 remainder of the property in the case</p> <p>15 of the alternative proposal. There is</p> <p>16 an overlap condition that exists on</p> <p>17 the southern -- on the portion of the</p> <p>18 southerly parcel on the project site</p> <p>19 that would need to be resolved before</p> <p>20 Pine Barren credits could be issued on</p> <p>21 that portion. The overlap portion is</p> <p>22 on 10.93 acres and if that was</p> <p>23 resolved it would generate 1.75</p> <p>24 credits. The rest of the property</p> <p>25 would generate 10 Pine Barren credits.</p>	<p>8</p> <p>1</p> <p>2 other lots that are developed on the</p> <p>3 Primrose Path north of the property.</p> <p>4 There's a study area map in the staff</p> <p>5 report as an exhibit. Those are the</p> <p>6 developed plan uses around the site,</p> <p>7 but other than that area, there's</p> <p>8 approximately 500 acres of preserved</p> <p>9 land surrounding the site within a</p> <p>10 half mile radius of the project site.</p> <p>11 The project site and the areas</p> <p>12 in the five acre resident zoning</p> <p>13 district, there are seven parcels in</p> <p>14 the study area that are developed in</p> <p>15 accordance with the residential</p> <p>16 exemption list provision in the</p> <p>17 Pine Barrens Act. The applicant</p> <p>18 proposes a private well for water</p> <p>19 supply to serve the property. And the</p> <p>20 project as mentioned is -- the</p> <p>21 subdivision project is a Type 1 Action</p> <p>22 pursuant to 617.4(b)(10). It's an</p> <p>23 unlisted action that exceeds 25</p> <p>24 percent of any threshold in that</p> <p>25 section, and is essentially contiguous</p>

<p>9</p> <p>1 to public owned or operated park land</p> <p>2 and designated open space. The 12-lot</p> <p>3 subdivision with the 13 lots of open</p> <p>4 space meets the 25 percent threshold.</p> <p>5 And 617.4(b)(5)(II), regarding</p> <p>6 50 units not connected to public</p> <p>7 water, the Town Code also has its own</p> <p>8 Type 1 list. And it serves to meet</p> <p>9 that as well since it is in two</p> <p>10 officially designated Critical</p> <p>11 Environmental Areas; the Central</p> <p>12 Suffolk Pine Barrens and the Central</p> <p>13 Suffolk Special Groundwater Protection</p> <p>14 Area.</p> <p>15 The alternative proposal to</p> <p>16 develop the single-family residence is</p> <p>17 a Type II Action pursuant to SEQRA.</p> <p>18 But it also requires a Core</p> <p>19 Preservation Area Hardship. It is not</p> <p>20 on -- the parcel is not on the road</p> <p>21 for an exemption list.</p> <p>22 And as far as permits, the</p> <p>23 project would need DEC permits with</p> <p>24 the health department approvals. The</p> <p>25</p>	<p>11</p> <p>1 package that were on the regular</p> <p>2 meeting that haven't been addressed</p> <p>3 yet. And I wanted to point out that</p> <p>4 the -- there was a written comment</p> <p>5 submitted to the Commission on this</p> <p>6 application. And, I apologize, I got</p> <p>7 back to the person who requested or</p> <p>8 submitted comments. Marisa was her</p> <p>9 name. She was a resident in the</p> <p>10 adjacent subdivision. And I'm not</p> <p>11 sure if she's present today to speak,</p> <p>12 but we did get a comment from her that</p> <p>13 she was opposed to the project.</p> <p>14 MR. PAVACIC: We also have the</p> <p>15 applicant.</p> <p>16 MS. HARGRAVE: Oh, yes. And</p> <p>17 just to complete my Staff Report,</p> <p>18 there are items at the end of the</p> <p>19 Staff Report including the SEQRA</p> <p>20 determination and reviewing the</p> <p>21 applicant's responses to the Hardship</p> <p>22 criteria and a conformance with the</p> <p>23 Workforce Housing requirements.</p> <p>24 And, again, the applicant is</p> <p>25</p>
<p>10</p> <p>1 Town Of Brookhaven permits, including</p> <p>2 Tree Clearing, Stormwater, Well,</p> <p>3 Subdivision and Building permits. The</p> <p>4 project does not provide information</p> <p>5 on conformance with the Long Island</p> <p>6 Workforce Housing Act that may require</p> <p>7 at least one more lot or payment in</p> <p>8 lieu of or a reduction in it to avoid</p> <p>9 conformance with that Act.</p> <p>10 And in 2019, the applicant</p> <p>11 applied for a Letter of Interpretation</p> <p>12 or Pine Barrens credits and again the</p> <p>13 total number of credits divide the</p> <p>14 property to 9.45 credits not including</p> <p>15 the overlap portion.</p> <p>16 There are prior decisions on</p> <p>17 similar matters in the Commission's</p> <p>18 record including two approvals for</p> <p>19 Core Hardship for subdivision</p> <p>20 approximately of this size in 1994 and</p> <p>21 1995. And on one Core Hardship,</p> <p>22 another applicant was withdrawn and</p> <p>23 another one was disapproved in 1994.</p> <p>24 There are SEQRA documents in the</p> <p>25</p>	<p>12</p> <p>1 present to make a presentation.</p> <p>2 Do you have any questions so</p> <p>3 far?</p> <p>4 CHAIRWOMAN GALLAGHER: Thanks,</p> <p>5 Julie.</p> <p>6 John, are you going to continue</p> <p>7 to move things along?</p> <p>8 MR. PAVACIC: Next would be the</p> <p>9 applicant, Joseph Gazza.</p> <p>10 MR. GAZZA: May I start?</p> <p>11 CHAIRWOMAN GALLAGHER: Yes.</p> <p>12 MR. GAZZA: My name is Joseph</p> <p>13 Fredrick Gazza.</p> <p>14 I reside at 5 Ogden Lane in</p> <p>15 Quogue.</p> <p>16 I'm the owner of the property</p> <p>17 that's before you today. That's</p> <p>18 approximately 70 acres.</p> <p>19 I appreciate the opportunity to</p> <p>20 address the Commission. I wish I</p> <p>21 could have done it in person, but</p> <p>22 maybe that will happen in the future.</p> <p>23 I'd like to thank John Pavacic</p> <p>24 and Ms. Hargrave for doing an</p> <p>25</p>

13

1
2 excellent job in telling my whole
3 case. You don't leave me very much to
4 say, but I can give you a little
5 background on my acquisition, why I
6 bought it. And it will just take a
7 few moments and just to give you a
8 little heads up.

9 The property as was stated, 70
10 acres, and it's cut in half by the
11 expressway between the Exit 70 and 71.
12 It has all wooded lands all around it,
13 mostly owned by either the State or
14 the County. And there's just a little
15 development to the west side, called
16 the Doe Run development, and a little
17 development to the north. But
18 everything else in this whole area is
19 municipally preserved lands.

20 This is a map that shows -- the
21 dark shaded land is either all the
22 County or the State, but there's even
23 more parcels now. And the two little
24 pink parcels, those are my combined 70
25 acres of land. There's 33 and a half

14

1
2 acres on the north of the expressway
3 and 36 and a half acres south of the
4 expressway.

5 I bought this land about a year
6 and a half ago from Ms. Hendricks, and
7 I located the land because
8 Ms. Hendricks stopped paying real
9 estate taxes on the land. Which is
10 sort of a sign for a real estate guy
11 like myself, that when you see
12 something along those lines -- I
13 reached out and talk to her attorneys.

14 I found out that Hendricks owned
15 this land since 1953. She owned the
16 land for 67 years. She was holding it
17 as a long-term investment, her family,
18 but never found a buyer. And the last
19 27 years -- that's how long the
20 Pine Barrens Act has been in place --
21 she had hardly any inquiry from
22 potential purchases. She continued to
23 hold on, she continued to pay the
24 exorbitant real estate taxes. This
25 year alone it's about \$27,000 a year.

15

1
2 And it drained Ms. Hendricks. It
3 drained her financially, it ruined the
4 later part of her life. And I come
5 along and I bought it from her. A
6 little over \$400,000 I have invested
7 in this property. I don't think that
8 she even recouped all the taxes that
9 she spent in the 67 years that
10 government taxed her on this property.
11 But I looked at it as a challenging
12 property. I knew that it was
13 potential for acquisition by
14 municipality; maybe the County, maybe
15 the State.

16 I also -- I'm a dealer in Pine
17 Barren and the Town of Southampton
18 development rights and credits. Two
19 years ago -- a year and a half ago, I
20 thought that the credit market was
21 going to go up, but apparently the
22 credit market is floundering right
23 now.

24 Also, the credit market in the
25 Town Of Brookhaven -- I am now

16

1
2 competing with the Town -- with the
3 Pine Barrens Commission because you're
4 -- the Commission itself is now
5 selling credits. And you have had two
6 auctions where you're establishing
7 threshold prices, which is changing
8 the whole market on the credit
9 business. And I can't compete with
10 government. I've learned that a long
11 time ago. Government has that upper
12 hand when it comes to any development
13 project; any cellphone towers or
14 selling land or selling credits. I
15 can't compete with government. And
16 now under the credit program, I'm
17 competing with government.

18 So I thought that maybe some
19 agency would step up and buy my
20 property. I have appealed. And as I
21 was told earlier by Ms. Hargraves, no
22 one has the money right now. It's
23 unfortunate, but politicians have
24 spent the money on other things that
25 should have been allocated for

<p>17</p> <p>1</p> <p>2 acquisitions of these important</p> <p>3 properties. And I recognize that it's</p> <p>4 important property for acquisition,</p> <p>5 but that's out of my reach. And with</p> <p>6 no money available from -- I wrote to</p> <p>7 every agency, I called every agency.</p> <p>8 I'm -- I'm pushed into the corner, so</p> <p>9 to speak. And that's why I am</p> <p>10 appearing before this Commission and</p> <p>11 going through this Extraordinary</p> <p>12 Hardship application. I don't know</p> <p>13 what else to do at this point.</p> <p>14 If -- if government is not going</p> <p>15 to purchase my property -- I have to</p> <p>16 have some use -- some -- some use for</p> <p>17 this property. You can say that I</p> <p>18 have the Pine Barren credits -- I can</p> <p>19 get the credits -- but I have a whole</p> <p>20 pile of credits already. I have 14</p> <p>21 Pine Barren credits, some of them go</p> <p>22 back 10 years. Okay. I have 16 Town</p> <p>23 of Southampton credits, some of those</p> <p>24 go back 15 years. There's not a big</p> <p>25 market for credits. I'm an investor</p>	<p>19</p> <p>1</p> <p>2 the development is something that</p> <p>3 would be permitted under Brookhaven</p> <p>4 zoning -- and I said, I'll cluster it.</p> <p>5 I'll bring all the lots up close to</p> <p>6 the road, I'll protect the area along</p> <p>7 the sides to the expressway, I'll</p> <p>8 allow the land to be -- my land -- to</p> <p>9 be connected to the Town, the County</p> <p>10 land to the west and the State land to</p> <p>11 the east to bring a connection about.</p> <p>12 I thought I would do all the right</p> <p>13 things that a cluster is supposed to</p> <p>14 do. But reading the reports, nobody</p> <p>15 even likes the cluster.</p> <p>16 So my engineer -- I spent over</p> <p>17 \$2,800 drawing up the cluster map. I</p> <p>18 might as well have opened up the</p> <p>19 window and throw the money out the</p> <p>20 window because -- I don't think it's</p> <p>21 going to be palliable for your</p> <p>22 Commissioners to say yes to a cluster</p> <p>23 map. And the Type 1, classifying it</p> <p>24 is a debt mill for that type of an</p> <p>25 application.</p>
<p>18</p> <p>1</p> <p>2 and I took a chance on credits, but</p> <p>3 it's not working out that well.</p> <p>4 I think the best thing that</p> <p>5 could happen to me is if I was given</p> <p>6 just some small use for my property.</p> <p>7 I know that asking for a 12-lot</p> <p>8 subdivision is a lot. I recognize</p> <p>9 that. I recognize that when we were</p> <p>10 -- I met with the Commission about</p> <p>11 publishing this hearing -- I was --</p> <p>12 when the application was declared a</p> <p>13 Type 1 Action. I know what Type 1</p> <p>14 Action means. I mean -- that means</p> <p>15 it's a significant impact, it means an</p> <p>16 Impact Statement. It's a trap for a</p> <p>17 developer, an investor.</p> <p>18 To get out of a Type 1, it's not</p> <p>19 easy. And I don't know if I have even</p> <p>20 been successful no matter how hard I</p> <p>21 tried. I'd be up against all the</p> <p>22 people who don't want to see this</p> <p>23 develop. And, you know, what could I</p> <p>24 do? They have all the cards. So I</p> <p>25 step back and I said -- even though</p>	<p>20</p> <p>1</p> <p>2 So I stepped back and I said,</p> <p>3 "What can I possibly do to get just a</p> <p>4 little reward from my \$405,000 in the</p> <p>5 year and a half of my life that I</p> <p>6 spent on this land?"</p> <p>7 It's beautiful land, it's all</p> <p>8 wooded. The wetlands are on the</p> <p>9 subdivision next to it. I don't think</p> <p>10 there's any wetlands on this property.</p> <p>11 My surveyor said there was no wetlands</p> <p>12 on the property. It doesn't show on</p> <p>13 my survey maps.</p> <p>14 But I need something. I need a</p> <p>15 little bit of use. If there's not</p> <p>16 going to be money to buy it, you got</p> <p>17 to give me something. And I felt that</p> <p>18 if I asked for a one single-family</p> <p>19 dwelling -- and the idea came to me</p> <p>20 because I received information from</p> <p>21 the Long Island Horse Farm</p> <p>22 Association, the realtors, and they</p> <p>23 promote real estate for people who</p> <p>24 have horses, who want a residence with</p> <p>25 a little corral and the ability to</p>

<p>21</p> <p>1</p> <p>2 ride their horses around. And I am in</p> <p>3 communication with a woman in West</p> <p>4 Hampton -- Janice -- and Janice has</p> <p>5 been working with me and she said, "I</p> <p>6 think I could find you a buyer for</p> <p>7 your property if you could have a</p> <p>8 house, with a barn and a ring where</p> <p>9 they could ride the horses." And she</p> <p>10 said, "We can do this on just a couple</p> <p>11 of acres of property." And she said,</p> <p>12 "I think I can find you a buyer."</p> <p>13 So if I could recoup my</p> <p>14 investment -- and I've been working</p> <p>15 with the horse people, we came up with</p> <p>16 a plan. Of course, we know that this</p> <p>17 was the 12-lot cluster plan, which I</p> <p>18 know no one likes. Okay. So we came</p> <p>19 up with an alternate plan -- look,</p> <p>20 Julie hasn't presented this to you</p> <p>21 yet. I only gave it to her this</p> <p>22 morning because we have been working</p> <p>23 on it.</p> <p>24 But what we've done is we have</p> <p>25 taken a five acre lot out of the 70</p>	<p>23</p> <p>1</p> <p>2 petition, got the decision. No</p> <p>3 change. I went back, I argued with</p> <p>4 them orally -- like, you can't see</p> <p>5 them anymore -- they said, "We are</p> <p>6 valuing the property as a five acre</p> <p>7 residential zone property." I said,</p> <p>8 "It's in the Pine Barren Core. I</p> <p>9 can't develop it." They says, "Well,</p> <p>10 we don't know that." I gave them a</p> <p>11 copy of the code. I said, "The code</p> <p>12 says that it has to be preserved."</p> <p>13 It's supposed to be for aquifer</p> <p>14 protection, the land is supposed to</p> <p>15 remain in its natural state. I can't</p> <p>16 cut down one tree. If I cut down one</p> <p>17 tree, it's considered development, and</p> <p>18 development is prohibited in the Core.</p> <p>19 I showed them the law. I showed them</p> <p>20 Article 57. They said, "Nope. We are</p> <p>21 not buying it." I said, "What do you</p> <p>22 want me to do?" They said, "Bring us</p> <p>23 something from the Pine Barrens that</p> <p>24 you can't use your property. Bring us</p> <p>25 a letter. Bring us something."</p>
<p>22</p> <p>1</p> <p>2 acres and we -- I presented a house, a</p> <p>3 -- I don't know if you can see this or</p> <p>4 not -- it's just cutting out five</p> <p>5 acres from the 70 and putting a horse</p> <p>6 barn, corral and a home. And I did</p> <p>7 two different layouts. And if you can</p> <p>8 see, they front up onto Mill Road and</p> <p>9 they're right next to the development</p> <p>10 next door. So I'm pushing all the --</p> <p>11 the development of the 70 acres up to</p> <p>12 the north westerly five acre corner.</p> <p>13 And if I could just get that, I could</p> <p>14 get something from this land. Unless</p> <p>15 government is going to come up with</p> <p>16 some money -- I have to have</p> <p>17 something.</p> <p>18 Now, I've also -- I have been</p> <p>19 struggling with the assessors in the</p> <p>20 Town Of Brookhaven. I asked for tax</p> <p>21 relief on the property. I said,</p> <p>22 "\$27,000 a year, every year is</p> <p>23 absurd." They said, "File a</p> <p>24 grievance. Do a petition."</p> <p>25 I filed a grievance, did my</p>	<p>24</p> <p>1</p> <p>2 I reached out first to</p> <p>3 John Milazzo, your counsel, he said,</p> <p>4 "I don't think that the Commission is</p> <p>5 going to give you anything, but that's</p> <p>6 just my opinion." He says, "I'm</p> <p>7 certainly not giving you anything."</p> <p>8 I don't know if the Commission</p> <p>9 is going to give me anything. I don't</p> <p>10 know if the Commission would even</p> <p>11 consider giving me anything. It's --</p> <p>12 it was so sad for me to see</p> <p>13 Mrs. Hendricks, who had to pay taxes</p> <p>14 her whole life for Pine Barren Core</p> <p>15 and nobody stepped up to help her.</p> <p>16 She had two attorneys. They didn't</p> <p>17 understand the Pine Barrens, the</p> <p>18 rules, the regulations. They were in</p> <p>19 Manhattan. The taxation just drained</p> <p>20 all the money from this woman. How</p> <p>21 can the Town and the Pine Barrens</p> <p>22 Commission, the State -- you know this</p> <p>23 is Core land -- how can you tax it as</p> <p>24 buildable residential lots or acreage?</p> <p>25 Whatever the zoning was -- something</p>

<p>25</p> <p>1</p> <p>2 five -- it's just unconscionable.</p> <p>3 And now, I'm in the same</p> <p>4 position as Hendricks. I paid the</p> <p>5 \$27,000 this year. So I'm in the</p> <p>6 Hendricks trap. I own land that is in</p> <p>7 the Core, I can't use it, I can't</p> <p>8 develop it.</p> <p>9 I am appearing before you as an</p> <p>10 Extraordinary Hardship. The test for</p> <p>11 the Extraordinary Hardship -- can I</p> <p>12 prove that there is no other use?</p> <p>13 Your regulations show that. It says,</p> <p>14 no use. Your regulations say, no</p> <p>15 disruption of vegetation. How can you</p> <p>16 do something with land if you can't</p> <p>17 cut down one tree? I mean, you can</p> <p>18 preserve it for drinking water, but</p> <p>19 that's not any use for me. That's a</p> <p>20 use for the public. And a use for the</p> <p>21 public has to be compensated by the</p> <p>22 public. And that's not happening.</p> <p>23 And I'm in a tight spot. I'm backed</p> <p>24 into the corner, I'm stuck with the</p> <p>25 taxes. I own the land and I'm</p>	<p>27</p> <p>1</p> <p>2 Small Claims Assessment Review</p> <p>3 petition with your assessment?</p> <p>4 MR. GAZZA: I did.</p> <p>5 MR. ROMAINE: You did.</p> <p>6 Who hears those cases? Not the</p> <p>7 assessor.</p> <p>8 MR. GAZZA: Not the assessor.</p> <p>9 There's a Board.</p> <p>10 MR. ROMAINE: No. Wrong again.</p> <p>11 Who hears the Small Claims Assessment</p> <p>12 Review petition?</p> <p>13 MR. GAZZA: I filed a grievance</p> <p>14 petition.</p> <p>15 MR. ROMAINE: Right. And once</p> <p>16 you file a grievance and it's denied,</p> <p>17 then you can file a Small Claims</p> <p>18 Review petition.</p> <p>19 MR. GAZZA: I did not do that.</p> <p>20 MR. ROMAINE: So look, that is</p> <p>21 common knowledge.</p> <p>22 MR. GAZZA: Well, my</p> <p>23 discussion --</p> <p>24 MR. ROMAINE: (Interjecting) --</p> <p>25 do you know where they are filed, sir?</p>
<p>26</p> <p>1</p> <p>2 appealing for some use.</p> <p>3 That's basically my</p> <p>4 presentation. I hope that we can come</p> <p>5 to some type of -- some type of an</p> <p>6 agreement that I can use something so</p> <p>7 I don't fall into the Hendricks trap.</p> <p>8 And I'll spend 67 -- well, I can't</p> <p>9 spend 67 years of my life because I am</p> <p>10 already 70 years old -- but how long</p> <p>11 should this continue? How long should</p> <p>12 the Pine Barrens Commission allow</p> <p>13 taxation with no use and acquisition?</p> <p>14 Was 67 years enough time for</p> <p>15 Mrs. Hendricks? And how many years</p> <p>16 for Joe Gazza? It's just -- it has to</p> <p>17 stop.</p> <p>18 Thank you for your time this</p> <p>19 afternoon. If you have any questions,</p> <p>20 I'm here to answer them as best I can.</p> <p>21 MR. ROMAINE: I have some</p> <p>22 questions.</p> <p>23 MR. GAZZA: Certainly,</p> <p>24 Mr. Romaine.</p> <p>25 MR. ROMAINE: Did you file a</p>	<p>28</p> <p>1</p> <p>2 MR. GAZZA: I imagine with the</p> <p>3 County Clerk.</p> <p>4 MR. ROMAINE: Thank you. Do you</p> <p>5 know what I did for 16 years?</p> <p>6 MR. GAZZA: Review petitions.</p> <p>7 MR. ROMAINE: No. I was the</p> <p>8 County Clerk.</p> <p>9 MR. GAZZA: It was just a guess.</p> <p>10 MR. ROMAINE: Okay. So you</p> <p>11 failed to file through the procedure</p> <p>12 that so many people -- tens of</p> <p>13 thousands of people every year file a</p> <p>14 Small Claims Review petition.</p> <p>15 Do you know the chances of</p> <p>16 success on a small claims review</p> <p>17 petition?</p> <p>18 MR. GAZZA: I do not.</p> <p>19 MR. ROMAINE: Almost 80 percent</p> <p>20 plus get the reduction they are asking</p> <p>21 for -- or at least some reduction. So</p> <p>22 you failed to do that.</p> <p>23 MR. GAZZA: Okay.</p> <p>24 MR. ROMAINE: About the</p> <p>25 politicians spending money, that they</p>

29

1
2 are out of money, we are voting to
3 purchase your land tomorrow. We are
4 in a deal with the County. We are
5 coming up with our money tomorrow
6 night at our Town Board meeting.
7 Did you know that, sir?
8 MR. GAZZA: I did not know that.
9 MR. ROMAINE: My strong
10 suggestion is to speak to our County
11 attorney. You paid \$400,000 for this.
12 I happen to know -- I'm not discussing
13 it with you, that's the County's major
14 partner -- you will be considerably
15 made more than whole. So I'll just
16 point out those facts to you.
17 However, if you want to proceed,
18 I am happy to let you proceed and file
19 SEQRA that is so necessary for this
20 process.
21 MR. GAZZA: The application for
22 a single-family dwelling would be a
23 Type II, and the necessity for a --
24 the SEQRA review would be much less.
25 In the event that the purchase does

30

1
2 not materialize -- then I have been
3 waiting for over a year for a purchase
4 to materialize -- and it hasn't
5 happened. No one has made me a
6 written offer.
7 Might I continue with that
8 application, Mr. Romaine?
9 MR. MILAZZO: Hi, Joe. It's
10 John Milazzo. How are you?
11 First, I want to know how you
12 have three hands when you are holding
13 up the documents for the record.
14 Has your application been
15 revised? Has your application been
16 revised? Are you seeking only one
17 house or are you still seeking the 12?
18 MR. GAZZA: No. No. I asked for
19 12 and then the alternative. I asked
20 for a single-family dwelling with a
21 barn for a horse family as an
22 alternative if the Commission has
23 found that there was no chance at all
24 for the 12-lot division.
25 MR. MILAZZO: Okay. Joe, so

31

1
2 under SEQRA, that sounds as an
3 alternative. So the pos dec[sic]
4 would be granted on the 12-lot
5 subdivision. One of the things under
6 the pos dec that we can consider as an
7 alternative would be a single-family
8 house.
9 MR. GAZZA: Okay. That's fine.
10 MR. MILAZZO: I will withdraw
11 your application for the reason it
12 being for the 12, then you can argue
13 about your Type II.
14 But right now before the
15 Commission is a 12-lot subdivision
16 with an alternative of one lot. So
17 this SEQRA which is proposed is
18 suggested by staff as being a pos dec.
19 It would stay and there hasn't been
20 action on that yet, just to clarify
21 that with the Supervisor.
22 So it's still a 12-lot
23 subdivision that's still a Type 1
24 Action. We have the research of why
25 it is a Type 1 Action.

32

1
2 So if you're going to maintain
3 that 12-lot application, it's subject
4 to Type 1. And probably -- I think
5 your recommendation -- I think is for
6 the pos dec. The Commission would do
7 that at the end of the hearing.
8 We have some questions with
9 respect to the Hardship. Under the
10 law, the statute requires a certain
11 showing, and Grace is going to go
12 through those now. And we -- so if
13 you can just answer these questions,
14 which you know.
15 MS. REVELLO: So you already
16 addressed about the beneficial use of
17 the land, but if you can just list for
18 the record the three elements
19 underneath that. So that's 57-0121,
20 Section 10(a), and there's a I, II, II
21 under that.
22 MR. GAZZA: Okay.
23 MS. REVELLO: So -- do not apply
24 or affect other property in the
25 immediate vicinity --

<p>33</p> <p>1</p> <p>2 MR. GAZZA: I'm looking at the</p> <p>3 121, 10(a). It says:</p> <p>4 Subject property does not have</p> <p>5 any beneficial use except for water</p> <p>6 shed protection.</p> <p>7 Is there a dispute about that?</p> <p>8 Or what else is the use?</p> <p>9 MR. MILAZZO: But, Joe, you have</p> <p>10 to show the standards, right? So the</p> <p>11 text on the law is you have to show it</p> <p>12 under those three elements, which</p> <p>13 Grace just read to you.</p> <p>14 (Whereupon, there was inaudible,</p> <p>15 indecipherable cross-talk among the</p> <p>16 parties present.)</p> <p>17 MR. GAZZA: I expressed that if</p> <p>18 development constitutes removing even</p> <p>19 one tree -- it's very difficult to</p> <p>20 develop a piece of property if you</p> <p>21 can't remove any vegetation.</p> <p>22 Therefore, it's use is for watershed</p> <p>23 protection and there's no development</p> <p>24 under the Core, the rules allowed;</p> <p>25 that would be the first one.</p>	<p>35</p> <p>1</p> <p>2 don't own anything else in Brookhaven.</p> <p>3 This is just an isolated track 70</p> <p>4 acres that I purchased. It's a single</p> <p>5 and separate parcel. I have no -- no</p> <p>6 idea of what use municipal acquisition</p> <p>7 does not occur other than a</p> <p>8 single-family dwelling. Since the</p> <p>9 division is going to be withdrawn for</p> <p>10 12-lot because I know that that is a</p> <p>11 Type 1 and I'm not going to fight --</p> <p>12 I'm not going to do an Impact</p> <p>13 Statement. I'm not going to be able</p> <p>14 to prove to the satisfaction of the</p> <p>15 environmental people that I'm going to</p> <p>16 overcome their hurdles on a positive</p> <p>17 dec with type of a development.</p> <p>18 MR. SCHNEIDERMAN: Can I ask a</p> <p>19 question?</p> <p>20 MR. MILAZZO: I'm sorry,</p> <p>21 Supervisor. There is a third element.</p> <p>22 An action or inaction of the</p> <p>23 applicant. Including transfer on --</p> <p>24 it's a year and half since you created</p> <p>25 this Hardship?</p>
<p>34</p> <p>1</p> <p>2 The second one, is that all</p> <p>3 property in this immediate vicinity is</p> <p>4 either developed with homes or in</p> <p>5 public ownership for preservation.</p> <p>6 Julie Hargraves stated that in her</p> <p>7 report. She said that it's all</p> <p>8 municipally owned by the County and</p> <p>9 State all around the property with the</p> <p>10 exception of the two little</p> <p>11 developments, the Doe Run to the west</p> <p>12 and the Primrose Path to the north.</p> <p>13 All the other vacant lands are gone.</p> <p>14 They are municipally owned or they are</p> <p>15 built on. So I isolated a piece of</p> <p>16 property that should be acquired by</p> <p>17 government or it should be able to be</p> <p>18 used for something.</p> <p>19 Number -- I did not cause the</p> <p>20 Pine Barrens Core to be -- take this</p> <p>21 parcel into it. I had nothing to do</p> <p>22 with that. I have only owned the land</p> <p>23 a year and a half. Okay. It's also</p> <p>24 -- it's a single and separate parcel.</p> <p>25 I don't own any contiguous property, I</p>	<p>36</p> <p>1</p> <p>2 MR. GAZZA: Well, my action was</p> <p>3 in purchasing the property and in</p> <p>4 attempting to sell the property to</p> <p>5 government agencies. What action -- I</p> <p>6 didn't develop it, I didn't cut down a</p> <p>7 tree. I have only paid for surveys</p> <p>8 and drawings and applications and</p> <p>9 advertising. That's -- and pay the</p> <p>10 taxes. That's all I have done.</p> <p>11 MR. ROMAINE: Can I ask a</p> <p>12 question?</p> <p>13 MR. GAZZA: Certainly.</p> <p>14 MR. ROMAINE: How much did you</p> <p>15 pay per acre when you purchased this</p> <p>16 property?</p> <p>17 MR. GAZZA: I'll tell you in one</p> <p>18 second.</p> <p>19 MR. ROMAINE: Approximately.</p> <p>20 MR. GAZZA: We have ten -- well,</p> <p>21 11 acres have bad title on the south</p> <p>22 end -- so we are going to call it 50</p> <p>23 -- 59 acres.</p> <p>24 MR. ROMAINE: Can you sell that</p> <p>25 11 acres if it has bad title?</p>

1
2 MR. GAZZA: No, I can't sell it.
3 No one will buy a property with a bad
4 title. I have offered it to the
5 County for free.
6 MR. ROMAINE: You did? Why
7 didn't you make that offer to the
8 Town? I'll be happy to look into that
9 for you if you're interested.
10 MR. MILAZZO: Supervisor, the
11 Town is going to consider a resolution
12 tomorrow to make an offer, so you may
13 want to refuse yourself as the County
14 is giving dependency of an offer that
15 we are hearing may come out.
16 MR. ROMAINE: May come out.
17 Thank you.
18 And from this point, I'm going
19 to leave this meeting until this
20 hearing is over because I believe that
21 we may be working with our partner,
22 the County, on this parcel and I don't
23 want to say anything further.
24 Thank you.
25 MR. MILAZZO: Thank you,

1
2 Mr. Romaine.
3 MR. ROMAINE: Let that stand as
4 my recusal for the rest of this public
5 hearing. Thank you.
6 I'll come back when you are
7 finished.
8 MR. MILAZZO: We'll bring the
9 Supervisor back in.
10 So in considering this
11 application, the Commission does not
12 weigh to be or consider the potential
13 of the County or a Town acquisition.
14 It's judged on its merits.
15 So, Mr. Gazza, I will ask a
16 question.
17 Are you revising your
18 application to be just one lot or is
19 it 12 still? I'm just hung up on
20 that, I need to know.
21 MR. GAZZA: I will be revising
22 it to seek one five acre lot
23 conforming to Brookhaven zoning.
24 MR. MILAZZO: Thank you for that
25 clarification.

1
2 Supervisor Schneiderman had a
3 question.
4 MR. SCHNEIDERMAN: I guess my
5 first question will piggyback on that,
6 Joe.
7 So I'm assuming that you are
8 going to retain a certain amount of
9 Pine Barren credits for the remainder
10 of the property since you're just
11 going for the one horse farm and then
12 there would be some balance of Pine
13 Barrens credits, correct?
14 MR. GAZZA: That's correct,
15 Supervisor.
16 MR. SCHNEIDERMAN: So your whole
17 argument for a Hardship -- this is
18 kind of unusual for this Commission --
19 is that you cannot -- you cannot get
20 value out of the Pine Barren credits.
21 It seems like you preferred to
22 sell the property to a municipal
23 entity, be it the Town or the County
24 or the State or whoever it might be.
25 But there are no purchasers, and you

1
2 are saying there's somewhat of a
3 collapse in the Pine Barrens credit
4 market where you're not able to sell
5 those credits out on the open market,
6 correct?
7 MR. GAZZA: Somewhat. Let's
8 start with the Town -- the Pine
9 Barrens Commission marketing their own
10 credits. I believe that you have ten
11 or 20 credits that you have been
12 conducting an auction on over the last
13 year on two occasions; is that
14 correct? Is there someone from the
15 Pine Barrens that can confirm that?
16 MR. MILAZZO: I will provide
17 that answer for the record, but I
18 don't believe that is true though.
19 MR. GAZZA: Was there an auction
20 of Pine Barren credits conducted by
21 the Pine Barrens Commission?
22 MR. MILAZZO: The Clearinghouse
23 owns 10.19 credits in Brookhaven.
24 They have not offered those for sale
25 in the last year to my knowledge.

<p>41</p> <p>1</p> <p>2 But, again, that's a -- Jerry Tverdy</p> <p>3 will get us an answer and we'll add it</p> <p>4 to the record.</p> <p>5 MR. GAZZA: Well, I believe</p> <p>6 there was an auction with no bidders.</p> <p>7 (Whereupon, there was inaudible,</p> <p>8 indecipherable cross-talk among the</p> <p>9 parties present.)</p> <p>10 MR. SCHNEIDERMAN: So it's sort</p> <p>11 of an unusual argument that the</p> <p>12 Pine Barrens credits are not</p> <p>13 sellable -- not that sellable.</p> <p>14 MR. GAZZA: Not that sellable.</p> <p>15 MR. SCHNEIDERMAN: Not that</p> <p>16 sellable. So what can you sell a Pine</p> <p>17 Barrens credit for these days?</p> <p>18 Because that's kind of a critical</p> <p>19 component of the original Central Pine</p> <p>20 Barrens Law, is the value is based on</p> <p>21 these credits? And I thought -- and,</p> <p>22 Joe[sic]Milazzo, maybe -- correct me</p> <p>23 if I'm wrong -- I thought there was</p> <p>24 some affirmative obligation of the</p> <p>25 State or from municipalities to</p>	<p>43</p> <p>1</p> <p>2 supplement the record with the most</p> <p>3 recent transactions in Brookhaven.</p> <p>4 They are in the order of \$80,000 or</p> <p>5 more. Mr. Gazza would get 13 or so</p> <p>6 Pine Barrens credits at \$80,000 --</p> <p>7 someone that is smarter than me can do</p> <p>8 that math -- it's more than what he</p> <p>9 paid for in orders of magnitude</p> <p>10 greater than what he paid for the</p> <p>11 property.</p> <p>12 What he is purporting to</p> <p>13 represent is he hasn't found a buyer,</p> <p>14 but that may be because he hasn't</p> <p>15 found a buyer at his price. And I</p> <p>16 know Joe buys and sells credits all</p> <p>17 the time. He may be asking too much</p> <p>18 or he may not be. I don't know.</p> <p>19 MR. SCHNEIDERMAN: Do you</p> <p>20 understand that for us Commissioners</p> <p>21 in terms of determining Hardship --</p> <p>22 this is the central argument here --</p> <p>23 is the Hardship the inability to sell</p> <p>24 credits? So to get some testimony as</p> <p>25 to the value of these credits, it's</p>
<p>42</p> <p>1</p> <p>2 acquire these credits.</p> <p>3 MR. MILAZZO: First off, it's</p> <p>4 John.</p> <p>5 And then with respect to the</p> <p>6 affirmative obligations, the</p> <p>7 Clearinghouse has a blanket offer to</p> <p>8 buy credits which is much lower as a</p> <p>9 base(inaudible)so they have not been</p> <p>10 seeking to purchase credits in</p> <p>11 Brookhaven recently.</p> <p>12 Mr. Gazza bought this property</p> <p>13 knowing that the Core, dwelling and</p> <p>14 what its uses were. So I would</p> <p>15 suggest that we focus the hearing on</p> <p>16 his presentation of the elements of</p> <p>17 his Hardship.</p> <p>18 MR. SCHNEIDERMAN: So, John,</p> <p>19 there is no automatic purchase of</p> <p>20 credits should a seller say, "I want</p> <p>21 out"; that doesn't exist?</p> <p>22 MR. MILAZZO: The Clearinghouse</p> <p>23 hasn't offered to buy credits at</p> <p>24 values that are lower than what the</p> <p>25 market transactions are. We can</p>	<p>44</p> <p>1</p> <p>2 sounds like they are worth in excess</p> <p>3 of what Mr. Gazza paid. I'm not</p> <p>4 seeing -- I am not seeing the</p> <p>5 Hardship.</p> <p>6 So, Joe, I'm going to need some</p> <p>7 more clarification there. It also</p> <p>8 sounded from the Supervisor of</p> <p>9 Brookhaven that you have a willing</p> <p>10 municipal buyer. In which case, I</p> <p>11 would say let's not even go back and</p> <p>12 forth. Let's not continue to argue</p> <p>13 this. Let's just adjourn it pending</p> <p>14 the outcome of municipal acquisition.</p> <p>15 If that goes nowhere, then we can go</p> <p>16 back and make the argument. But we</p> <p>17 heard testimony of whether we should</p> <p>18 or shouldn't have, and that there's a</p> <p>19 pending offer coming your way.</p> <p>20 MR. GAZZA: I agree 100 percent,</p> <p>21 Mr. Supervisor. I would welcome a</p> <p>22 pending offer. I would also welcome</p> <p>23 an offer from the Pine Barrens</p> <p>24 Commission, at \$80,000, I am prepared</p> <p>25 to sell the credits now.</p>

45

1

2 So if Mr. Milazzo has a

3 checkbook there and someone from the

4 Pine Barrens wants to sign it, I'm

5 coming right over with the application

6 and I'll sign it up.

7 MR. SCHNEIDERMAN: I'm not quite

8 sure that that's what Mr. Milazzo was

9 saying.

10 John, do you want to clarify?

11 MR. MILAZZO: Joe knows that

12 wasn't the -- we are going on the

13 recent transactions, Joe.

14 MR. GAZZA: You know, there are

15 some transactions, Mr. Supervisor --

16 as we both know -- that some have been

17 Town credits that are far greater than

18 \$80,000. But what has to be

19 explained, is that if I sell a credit

20 -- let's say I sell a credit for

21 \$100,000, okay? And I have sold a

22 credit -- a Town credit for 100,000.

23 The buyer does not want to buy a piece

24 of paper. A credit. They don't want

25 that. What the buyer wants is his

46

1

2 project to be approved and the credit

3 is necessary to get the project

4 approved.

5 So the buyer comes to me and

6 says, "Joe, I have a project and I

7 need to get an approval from the

8 Health Department or from the Town. I

9 understand that if I use credits, I

10 can get that approval." I say, "Yes,

11 that's true." And he says, "Well, you

12 get me an approval and I'll buy the

13 credit from you."

14 Then I spend six months, a year,

15 a year and a half going through

16 processes with applications with

17 Dave Wilcox for clearing use for

18 different uses. Hearings, paying

19 fees, surveys to fight to get the

20 person to be able to get what he wants

21 to use with the credit. So what

22 people don't understand, I'm spending

23 a year of my life as an attorney

24 fighting for somebody to sell one of

25 these credits, so I make a sale.

47

1

2 People are not just coming to the door

3 and knocking on my door and saying,

4 "Joe, here's \$80,000. Can you give

5 the credit?" It doesn't happen that

6 way. That's --

7 MR. SCHNEIDERMAN:

8 (Interjecting) -- they want the

9 application. They don't want the

10 piece of paper. They want the

11 application of the credit.

12 MR. GAZZA: They want their

13 application approved.

14 MR. SCHNEIDERMAN: I understand.

15 MR. GAZZA: That's what they

16 want. And that the credit can get

17 them there sometimes -- not all the

18 time -- but sometimes.

19 MR. SCHNEIDERMAN: I understand

20 there's --

21 MR. GAZZA: (Interjecting) --

22 They don't hire me, they are hiring

23 another attorney to do it.

24 MR. SCHNEIDERMAN: There is also

25 quite a distinction between the Town

48

1

2 credits -- even Pine Barren credits

3 from Town to Town and their

4 applicability -- you know, depending

5 upon school district, hydrological

6 zone or all kinds of what can transfer

7 where. It's a complicated business.

8 So I don't know the value obviously of

9 the credits you have in the Town Of

10 Brookhaven in that particular area,

11 but I'm sure that it could be

12 established by the Pine Barrens

13 Commission.

14 But it seems that rather than

15 going through that exercise -- though

16 it might be the best outcome for you

17 economically -- I think we ought to --

18 what is prudent is to wait and then

19 see what happens with the Town Of

20 Brookhaven. It sounds like you need

21 to amend your request to drop -- if

22 you're going to stay with the Pine

23 Barrens Commission -- is to drop down

24 to a single-family home, so that your

25 SBQRA is a Type II. Otherwise, you're

49

1

2 going to be spending a long time on

3 your Environmental Impact Statement

4 Study. So you would need to make that

5 change, too.

6 But I think to enter in good

7 faith and negotiations with the Town

8 is the best short-term plan for you.

9 MR. GAZZA: We are in agreement.

10 No argument, Mr. Supervisor. No

11 argument.

12 MS. AGUIAR: Okay. Move on.

13 MR. SCHNEIDERMAN: John, do we

14 have to entertain other -- it's a

15 public hearing -- do we have to

16 continue with allowing other members

17 of the public to weigh in here?

18 MR. MILAZZO: Yes.

19 MR. DALE: I have a question

20 before we start going on with the

21 public, if that's okay? And that is

22 really an answer that was sought about

23 20 minutes ago.

24 Mr. Gazza, you expressed that

25 the 70 acres had 11 acres that had bad

50

1

2 title to it, but you were going to

3 provide a per acre breakdown of the

4 remaining 59 in terms of what it cost

5 you per acre.

6 Do you have that number for us?

7 MR. GAZZA: \$6,830.51.

8 MR. DALE: Thank you.

9 MR. GAZZA: Plus a year and a

10 half of my time as an attorney.

11 MR. DALE: Oh, that's like

12 \$1,000 an hour, right?

13 MR. GAZZA: No. No. \$450 an

14 hour.

15 You are dating yourself.

16 A lot of time goes into my work.

17 And I only maybe bought three or four

18 pieces in the last year of my life.

19 This is one of them.

20 So when I devote my life towards

21 pursuing these real estate adventures

22 -- and not all of them work out. So

23 it's -- other attorneys that do

24 litigation and make all kinds of money

25 -- this is what I do. This is my

51

1

2 specialty. I track people down, I

3 follow delinquent taxes, I follow

4 people who have not been able to use

5 their property, who have given up

6 because their attorneys have given up.

7 And I take the risk. I part with the

8 \$405,000 of my money. I roll the

9 dice. And there's a risk involved.

10 And that is something that a lot of

11 people can talk about, but unless you

12 experience that yourself, it's hard to

13 understand it.

14 And the \$26,000 a year taxes,

15 that hits home. Hits home right

16 around Christmas time when those bills

17 come in.

18 MR. SCHNEIDERMAN: The problem

19 with that argument on one hand, Joe, I

20 can say that it's a self-imposed

21 Hardship. That you knew what you were

22 getting into. You were taking a risk.

23 I have always thought that

24 Pine Barrens credits, there was a

25 backstop on evaluation. That they

52

1

2 couldn't go to zero, that they had to

3 have a certain amount of value, that

4 some entity would step in.

5 I get concerned if these credits

6 don't have value. I was a little bit

7 concerned when the County was changing

8 the regulations that might devalue

9 these credits from the Health

10 Department's perspective.

11 So I think it's important that

12 these credits retain value. I don't

13 want to say anything more on the

14 record about that, but --

15 So you're making an argument

16 that almost goes against you by saying

17 you took a gamble. You took a real

18 estate gamble. It shouldn't have been

19 that speculative because the

20 Pine Barrens credit is ought to have

21 value. They fluctuate, but there

22 should be value there.

23 MR. GAZZA: I agree with you.

24 There's got to be value. But the

25 expected value and the work that has

1
2 to go into making them valuable, that
3 is the key factor here. I never knew
4 that the Pine Barrens Commission
5 itself would buy credits from me. I
6 never knew that. No one ever told me
7 that. I have been arguing for a year
8 with the Commission over this case.
9 No one ever stepped up and said, "Hey,
10 Joe, we will write you a check for the
11 credits." I never knew that. I knew
12 they were trying to sell credits, but
13 I never knew they were buying them.

14 MR. SCHNEIDERMAN: I think,
15 unless other Commission members have
16 other questions is that we get to the
17 public and then I would say we adjourn
18 pending good faith negotiations with
19 the Town of Brookhaven. Hopefully,
20 that will make this matter move.

21 But that's just my opinion.

22 MR. GAZZA: Thank you.

23 MS. AUGIAR: Jay, I agree with
24 you.

25 CHAIRWOMAN GALLAGHER: Is there

1
2 anyone from the public?

3 MR. MILAZZO: There's one public
4 comment from Richard Amper.

5 John, can you read it in?

6 MR. PAVACIC: I thought he was
7 going to speak.

8 MR. MILAZZO: Rich, are your
9 there?

10 MR. AMPER: I am.

11 MR. MILAZZO: Okay. So we can
12 swear him in please.

13 (Whereupon, there was inaudible,
14 indecipherable cross-talk among the
15 parties present.)

16 MR. AMPER: Well, this is
17 clearly a self created Hardship, and
18 admitted Hardship.

19 He says he rolled the dice.
20 This is a guy who is a wheeler-dealer
21 in real estate for years. And a year
22 and a half ago, he went and bought
23 property that he knew couldn't be
24 developed, and now he's coming to you
25 to bitch his pitch about it.

1
2 Now, we are lucky if somebody
3 wants to buy it. That's just good
4 luck. But it's not the responsibility
5 of you people who are trying to
6 protect the environment. He knew this
7 land was not developable, he bought it
8 anyway. And now he is complaining
9 because he can't get rid of it.

10 That's not our business. I'm very
11 much in favor of protection, but I'm
12 not prepared to support somebody who
13 takes a risk. An absolutely
14 incredible risk. Admits that that's
15 what he does for a living and then
16 expects the people in this Commission
17 to come and make him whole. That's
18 not the way it worked before, and we
19 shouldn't make it work that way now.

20 MS. AUGIAR: Thank you, Rich,
21 for your comment.

22 MR. SCHNEIDERMAN: Are there any
23 other public comments?

24 MR. PAVACIC: Anybody else who
25 wishes to make any public comments,

1
2 raise your hand in the chat room.
3 Anybody else? Going once -- oh,
4 Salvatore Ciampo.

5 MR. CIAMPO: I had just asked
6 what the backstops government dollar
7 value for credits were? Because we in
8 the Scouts have been selling these
9 credits for a good long period of time
10 and we are not aware that we can get
11 rid of them to the government. We
12 would be inclined to think about doing
13 that. But can anyone tell me that
14 dollar value? I had asked it in the
15 chat, I didn't get a response. I had
16 asked it a second time, and I didn't
17 get a response. So now I am asking it
18 for the record.

19 MR. MILAZZO: The Central Pine
20 Barrens Clearinghouse made an offer --
21 it has an outstanding offer to
22 purchase the credits. We will get the
23 numbers and we will supplement them
24 for the record. I don't know them off
25 the top of my head.

1
2 They are based on a 1995
3 evaluation. It was done earlier in
4 the program, so we'll get that
5 information.
6 MR. CIAMPO: Can we request it
7 be sent to either
8 Chris Kosher(phonetic) or myself? I
9 mean, putting it in the record won't
10 get that information to us, right?
11 MR. MILAZZO: It will get out to
12 you. No problem. Yes, that's fine.
13 MR. SCHNEIDERMAN: Any other
14 public comment?
15 MS. HARGRAVE: If there's no
16 other person who would like to speak,
17 I would just want to add again, that
18 the Commission did receive an e-mail
19 from a woman named Marissa Barisi, who
20 said, "We recently have been informed
21 by neighbors that if there are plans
22 to build a development behind our home
23 at 15 Doe Run in Manorville, that
24 myself, my husband at Doe Run are
25 opposed to the building of development

1
2 and would like to be heard."
3 I sent her the application. I'm
4 not sure if she would like to self
5 comment.
6 So if the Commission is going to
7 have an open written comment period,
8 that might be helpful for few days, so
9 people who aren't aware of this
10 hearing or -- I did inform her that
11 there was a hearing today -- but allow
12 people to submit written comments
13 maybe for five days until next
14 Wednesday. If you wish.
15 Then the deadline is early
16 November, so really the -- unless you
17 had a special meeting -- the deadline
18 would be due at the next meeting,
19 October 21st.
20 MR. SCHNEIDERMAN: I would like
21 to just leave it all open. Just
22 adjourn it entirely to the
23 October 21st meeting, with the hope
24 that there's a resolution to this
25 matter by then between the Town,

1
2 County and Mr. Gazza.
3 MS. HARGRAVES: Mr. Gazza, are
4 you willing to give Commission any
5 kind of an extension or are you --
6 MR. GAZZA: Yes. But not
7 October 21st. I have to be in Florida
8 to vote.
9 How about November?
10 MR. SCHNEIDERMAN: You have to
11 give us the extension on the decision
12 as well.
13 MS. HARGRAVE: Yeah. To the
14 November meeting -- the November
15 meeting is the --
16 MR. SCHNEIDERMAN: The 18th.
17 MR. GAZZA: The 18th would be
18 good.
19 MS. HARGRAVES: November 18th.
20 MR. PAVACIC: Wednesday,
21 November 18th meeting.
22 So, Mr. Gazza, are you granting
23 an extension of time for the decision
24 to the Commission to November 18th
25 meeting?

1
2 MR. GAZZA: That is correct,
3 Mr. Pavacic.
4 MR. PAVACIC: Okay. Thank you.
5 MS. HARGRAVE: And the public
6 comment period open until --
7 MR. SCHNEIDERMAN: I'd leave it
8 entirely open so that we can get
9 people on public comment on the
10 18th of November as well.
11 MR. MILAZZO: So procedurally,
12 you may want to have your public
13 comment period on the next Commission
14 meeting in October, and then you could
15 close. We are not going to have
16 another hearing, it will just be the
17 record portion. Then after, you would
18 be able to consider all of the
19 comments received in October at your
20 November meeting, which is the
21 decision deadline.
22 Otherwise, you find yourself
23 having -- receiving public comment on
24 the day of your decision which is
25 always a problematic situation.

1
2 MS. AUGIAR: Makes sense.
3 MR. SCHNEIDERMAN: Mr. Gazza,
4 won't be here for the October hearing.
5 MR. PAVACIC: There's another
6 question from Salvatore.
7 MR. CIAMPO: I just wonder if we
8 could get a definitive answer. I
9 don't think I have heard if the
10 Pine Barrens Commission was selling
11 credits in competition with those who
12 are holding credits. I have never
13 heard that, but we didn't get a
14 definite no or yes on that I think.
15 MR. MILAZZO: The Commission is
16 not actively selling credits from
17 Riverhead as of today. The Commission
18 is not actively selling credits in
19 Southampton today. The Commission is
20 not -- I don't believe the Commission
21 is actively selling credits in
22 Brookhaven. We will confirm the
23 Brookhaven piece.
24 MR. CIAMPO: I apologize. Let
25 me clarify the question.

1
2 Is not currently and never has
3 been? Or have they been at any given
4 time?
5 MR. MILAZZO: This is a public
6 hearing, so you can put that on the
7 record. The Commission is not
8 actively selling them today.
9 (Whereupon, there was inaudible,
10 indecipherable cross-talk among the
11 parties present.)
12 MR. CIAMPO: The question is,
13 have they ever been?
14 MR. MILAZZO: This is a public
15 hearing. If you want to put that on
16 the record, your question is noted for
17 the record.
18 They are not actively selling
19 them. I don't know if we sold them --
20 I have to go -- it's 25 years. They
21 are selling to Riverhead -- they don't
22 own any Riverhead credits. They don't
23 own any Southampton credits. The
24 Commission only owns ten credits in
25 Brookhaven. Jerry Tverdy can confirm

1
2 all of those understandings. We will
3 get it into the record for the record.
4 MR. CIAMPO: Thank you.
5 That's sort of what I thought,
6 but I wanted to get it more clear.
7 Thank you very much.
8 MR. MILAZZO: And, again, we
9 will make sure that's right, so it's
10 subject to verification and
11 confirmation.
12 So with respect to the hearing,
13 I recommend that you close the public
14 hearing portion. You keep the record
15 open until October, then you have your
16 decision in November; is that okay?
17 MR. GAZZA: That's fine.
18 MR. SCHNEIDERMAN: I'm not sure
19 about that because it sounds like
20 Mr. Gazza is about to change it and
21 make it a single-family home as his
22 application and not a 12-lot
23 subdivision. And that seems to be a
24 material change and I just state that
25 we ought to allow public comment

1
2 besides his written comment on that.
3 But --
4 (Whereupon, there was inaudible,
5 indecipherable cross-talk among the
6 parties present.)
7 MR. MILAZZO: Then your decision
8 might be in December. You just
9 shouldn't have your decision align
10 with the day of your closing of the
11 hearing. That's all.
12 MR. SCHNEIDERMAN: Again, I'm
13 hoping this is all mute very quickly
14 if Brookhaven Town and Mr. Gazza come
15 to terms.
16 So -- but, Joe, are you okay
17 with giving a decision deadline in
18 December?
19 MR. GAZZA: November would be
20 better for me, I'm going to be on
21 Long Island. I have to pay taxes --
22 you know, I'm going to get another tax
23 bill coming up. It's just another
24 \$27,000. I'm trying to resolve this.
25 MS. AUGIAR: Oh, you're going to

65

1

2 make out well.

3 MS. HARGRAVE: So the decision

4 is to have the hearing to only -- if

5 Mr. Gazza formally withdraws his

6 12-lot subdivision and proceeds with

7 only the development of one lot which

8 requires a Core Hardship.

9 Does the Commission wish to have

10 another hearing in October or November

11 to hear just that development proposal

12 and then have a decision after -- on

13 the date after that?

14 MR. GAZZA: I have withdrawn the

15 12-lot, and I'm on the single-family

16 home with the -- for the horses.

17 That's my application.

18 MR. SCHNEIDERMAN: Let's leave

19 the record open -- the written record

20 open for a month and then we can make

21 a decision. Hopefully, it gets

22 resolved in that month.

23 MR. GAZZA: Thank you.

24 MR. SCHNEIDERMAN: Does that

25 seem okay?

66

1

2 MR. MILAZZO: That's perfectly

3 appropriate.

4 And I will remind the

5 Commission, the Commission is debating

6 and determining whether Mr. Gazza has

7 established a Hardship on his

8 application and is now considering

9 whether the Town, the County or any

10 other agency is interested in

11 acquiring this property that's outside

12 of the purview of your consideration

13 and is now going to the merits on his

14 application. His application has

15 either demonstrated a Hardship exists

16 based on what he has told us today or

17 it hasn't. And the determination of

18 whether he sells or not doesn't

19 matter.

20 So I just want that to be the

21 criteria the Commission Staff uses in

22 reviewing and determining whether the

23 Hardship exists subject to the new

24 comments that come in in the next

25 month.

67

1

2 MS. HARGRAVE: I think we also

3 need to add three exhibits. So it

4 would be K, L, and M. It would be the

5 report from Town Of Brookhaven dated

6 September 14th that provides comments

7 on the application. And it does

8 indicate the essential acquisition and

9 would prefer if anything goes through,

10 would be the one lot development.

11 The Gazza letter dated

12 September 15th, 2020, received on

13 September 15th is 14 pages and that is

14 -- that was received yesterday with a

15 cover letter and some supporting

16 materials.

17 And then material that was

18 received today from Mr. Gazza, was a

19 letter dated September 15th, and that

20 was received today. It was five pages

21 and that has the -- and that was

22 brought up to the Commission today and

23 that has the potential one lot

24 development for a single-family

25 residence.

68

1

2 So that's all.

3 MR. SCHNEIDERMAN: Thank you.

4 So I am making a motion to close

5 the oral testimony and leave the

6 written record open for a month --

7 something like that.

8 MS. AGUIAR: I second.

9 CHAIRWOMAN GALLAGHER: So close

10 the public hearing and leave the

11 written record open for a month?

12 MR. SCHNEIDERMAN: Yes.

13 MR. MILAZZO: Yes.

14 MR. SCHNEIDERMAN: On the

15 amended application that involves just

16 the single-family dwelling horse

17 lot -- horse farm.

18 MR. MILAZZO: The voting members

19 -- so we have two recusals -- and we

20 have the County recused themselves and

21 the Town Of Brookhaven, so the three

22 members that can vote are Riverhead,

23 Southampton and the State.

24 So we have a motion from

25 Jay Schneiderman, is there a second?

1
2 MS. AUGIAR: Yes, I second.
3 MR. MILAZZO: All in favor.
4 (Whereupon, there was a
5 unanimous, affirmative vote of the
6 Board.)
7 MR. MILAZZO: Thank you. Any
8 nos, any extensions to County and the
9 Town Of Brookhaven. So the resolution
10 rests. It's 3, 0, 2.
11 This hearing is closed. Thank
12 you.
13 (Whereupon, this hearing was
14 concluded at 4:20 p.m.)

15 * * * *

16
17
18
19
20
21
22
23
24
25

1
2 EXHIBITS:
3
4 EXHIBIT DESCRIPTION
5 K Town of Brookhaven report
6 L Gazza Letter 9/14/20,
7 14 pages
8 M Gazza Letter 9/15/20,
9 5 pages
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2 C E R T I F I C A T I O N
3 STATE OF NEW YORK
4 Ss:
5 COUNTY OF SUFFOLK
6
7 I, DOMENICA RAYNOR, Court
8 Reporter and Notary Public of the State of
9 New York, do hereby certify:
10 That the within transcript
11 was prepared by me and is a true and
12 accurate record of this hearing to the
13 best of my ability.
14 I further certify that I am
15 not related to any of the parties to this
16 matter by blood or by marriage and that I
17 am in no way interested in the outcome of
18 any of these matters.
19 IN WITNESS WHEREOF, I have
20 hereunto set my hand this 16th day of
21 September, 2020.
22
23
24
25

\$1000 50:12	ability 20:25 71:13	action 8:21,23 9:18 18:13,14 31:20,24,25 35:22 36:2,5 (11)	ago 14:6 15:19,19 16:11 49:23 54:22 (6)	21:2 25:9 26:9 29:18 44:4,24 54:10 56:17 68:4 71:14,17 (13)
\$100000 45:21	able 34:17 35:13 40:4 46:20 51:4 60:18 (6)	actively 61:16,18,21 62:8,18 (5)	agree 44:20 52:23 53:23	amend 48:21
\$26000 51:14	about 14:5,25 18:10 19:11 28:24 31:13 32:16 33:7 49:22 51:11 52:14 54:25 56:12 59:9 63:19,20 (16)	add 41:3 57:17 67:3	agreement 26:6 49:9	amended 68:15
\$27000 14:25 22:22 25:5 64:24 (4)	absolutely 55:13	address 12:21	align 64:9	among 33:15 41:8 54:14 62:10 64:5 (5)
\$2800 19:17	absurd 22:23	addressed 11:3 32:16	allocated 16:25	amount 39:8 52:3
\$400000 15:6 29:11	accordance 8:15	adjacent 11:11	allow 19:8 26:12 58:11 63:25 (4)	amper 3:16 54:4,10,16 (4)
\$405000 20:4 51:8	accordingly 5:19	adjourn 44:13 53:17 58:22	allowed 33:24	another 10:23,24 47:23 60:16 61:5 64:22,23 65:10 (8)
\$450 50:13	accurate 71:12	admits 55:14	allowing 49:16	answer 26:20 32:13 40:17 41:3 49:22 61:8 (6)
\$683051 50:7	acquire 42:2	admitted 54:18	almost 4:22 28:19 52:16	anybody 55:24 56:3
\$80000 43:4,6 44:24 45:18 47:4 (5)	acquired 34:16	adventures 50:21	alone 14:25	anyone 54:2 56:13
& 1:1 2:2	acquiring 66:11	advertising 36:9	along 12:8 14:12 15:5 19:6 (4)	anymore 23:5
10a 32:20 33:3	acquisition 5:12,16 13:5 15:13 17:4 26:13 35:6 38:13 44:14 67:8 (10)	affect 32:24	already 17:20 26:10 32:15	anything 24:5,7,9,11 35:2 37:23 52:13 67:9 (8)
12lot 6:5 9:3 18:7 21:17 30:24 31:4,15,22 32:3 35:10 63:22 65:6,15 (13)	acquisitions 17:2	after 4:3 60:17 65:12,13 (4)	also 4:21 7:6,10,19 9:8,19 11:15 15:16,24 22:18 34:23 44:7,22 47:24 67:2 (15)	anyway 55:8
14th 67:6	acre 8:12 21:25 22:12 23:6 36:15 38:22 50:3,5 (8)	afternoon 26:19	alternate 21:19	apologize 11:7 61:24
15th 67:12,13,19	acreage 24:24	again 4:22 10:13 11:25 27:10 41:2 57:17 63:8 64:12 (8)	alternative 6:7,15 9:16 30:19,22 31:3,7,16 (8)	apparently 15:21
16th 1:16 71:20	acres 4:22 6:6,8,22 8:8 12:19 13:10,25 14:2,3 21:11 22:2,5,11 35:4 36:21,23,25 49:25,25 (20)	against 18:21 52:16	always 51:23 60:25	appealed 16:20
18th 59:16,17,19,21,24 60:10 (6)	act 8:17 10:7,10 14:20 (4)	agencies 36:5	am 15:25 17:9	appealing 26:2
21st 58:19,23 59:7		agency 5:13 16:19 17:7,7 66:10 (5)		appearing 17:10 25:9
6174b10 8:22				
6174b5ii 9:6				

applicability 48:4 applicant 3:15 4:19 5:9,16,20 6:2,12 7:6,15 8:17 10:11,23 11:16,25 12:10 35:23 (16) applicant's 11:22 application 1:1 5:17,25 6:3,11 11:7 17:12 18:12 19:25 29:21 30:8,14,15 31:11 32:3 38:11,18 45:5 47:9,11,13 58:3 63:22 65:17 66:8,14,14 67:7 68:15 (29) applications 36:8 46:16 applied 10:12 apply 7:14 32:23 appreciate 12:20 appropriate 66:3 approval 46:7,10,12 approvals 9:25 10:19 approved 46:2,4 47:13 approximately 8:8 10:21 12:19 36:19 (4) aquifer 23:13 are 4:6 5:2,15,18 8:2,5,13,14 10:17,25 11:19 12:7 13:24 20:8 23:5,20 27:25	28:20 29:2,2,3,4 30:10,12,16,17 34:13,14,14 36:22 37:15 38:6,17 39:7,25 40:2 41:12 42:24,25 43:4 44:2 45:12,14,17 47:2,22 49:9 50:15 54:8 55:2,5,22 56:10 57:2,21,24 59:3,5,22 60:15 61:12 62:18,21 64:16 68:22 (65) area 1:1 4:23 5:3 7:23 8:4,7,14 9:15,20 13:18 19:6 48:10 (12) areas 8:11 9:12 aren't 58:9 argue 31:12 44:12 argued 23:3 arguing 53:7 argument 39:17 41:11 43:22 44:16 49:10,11 51:19 52:15 (8) around 8:6 13:12 21:2 34:9 51:16 (5) article 23:20 ask 35:18 36:11 38:15 asked 20:18 22:20 30:18,19 56:5,14,16 (7) asking 18:7 28:20 43:17 56:17 (4)	assessment 27:2,3,11 assessor 27:7,8 assessors 22:19 association 20:22 assuming 39:7 attempting 36:4 attorney 29:11 46:23 47:23 50:10 (4) attorneys 14:13 24:16 50:23 51:6 (4) auction 40:12,19 41:6 auctions 16:6 augiar 53:23 55:20 61:2 64:25 69:2 (5) automatic 42:19 available 17:6 avoid 10:9 aware 56:10 58:9 b 70:2 back 11:8 17:22,24 18:25 20:2 23:3 38:6,9 44:11,16 (10) backed 25:23 background 13:5 backstop 51:25 backstops 56:6	bad 36:21,25 37:3 49:25 (4) balance 39:12 barisi 57:19 barn 21:8 22:6 30:21 barren 5:7,21 6:13,20,25 15:17 17:18,21 23:8 24:14 39:9,20 40:20 43:6 48:2 (15) barrens 1:1 2:2 5:22 8:17 9:13 10:13 14:20 16:3 23:23 24:17,21 26:12 34:20 39:13 40:3,9,15,21 41:12,17,20 44:23 45:4 48:12,23 51:24 52:20 53:4 56:20 61:10 (30) based 41:20 57:2 66:16 baseinaudibleso 42:9 basically 26:3 beautiful 20:7 because 14:7 16:3 19:20 20:20 21:22 26:9 35:10 37:20 41:18 43:14 51:6 52:19 55:9 56:7 63:19 (15) before 6:19 12:18 17:10 25:9 31:14 49:20 55:18 (7) began 4:3 behind 57:22	being 31:12,18 believe 37:20 40:10,18 41:5 61:20 (5) beneficial 32:16 33:5 besides 64:2 best 18:4 26:20 48:16 49:8 71:13 (5) better 64:20 between 13:11 47:25 58:25 bidders 41:6 big 17:24 bill 64:23 bills 51:16 bit 20:15 52:6 bitch 54:25 blanket 42:7 blood 71:16 board 27:9 29:6 69:6 both 5:2 45:16 bought 13:6 14:5 15:5 42:12 50:17 54:22 55:7 (7) breakdown 50:3 brief 4:20 briefly 4:17 bring 19:5,11 23:22,24,25 38:8
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>(6)</p> <p>brookhaven 4:10 5:14 10:2 15:25 19:3 22:20 35:2 38:23 40:23 42:11 43:3 44:9 48:10,20 53:19 61:22,23 62:25 64:14 67:5 68:21 69:9 70:5 (23)</p> <p>brought 67:22</p> <p>build 57:22</p> <p>buildable 24:24</p> <p>building 10:4 57:25</p> <p>built 34:15</p> <p>business 16:9 48:7 55:10</p> <p>buy 16:19 20:16 37:3 42:8,23 45:23 46:12 53:5 55:3 (9)</p> <p>buyer 14:18 21:6,12 43:13,15 44:10 45:23,25 46:5 (9)</p> <p>buying 23:21 53:13</p> <p>buys 43:16</p> <p>c 3:2 71:2,2</p> <p>call 36:22</p> <p>called 13:15 17:7</p> <p>came 20:19 21:15,18</p> <p>can 13:4 17:17,18 20:3 21:10,12 22:3,7 24:21,23</p>	<p>25:11,15,17 26:4,6,20 27:17 31:6,12 32:13,17 35:18 36:11,24 40:15 41:16 42:25 43:7 44:15 46:10 47:4,16 48:6 51:11,20 54:5,11 56:10,13 57:6 60:8 62:6,25 65:20 68:22 (45)</p> <p>can't 16:9,15 23:4,9,15,24 25:7,7,16 26:8 33:21 37:2 55:9 (13)</p> <p>cannot 39:19,19</p> <p>cards 18:24</p> <p>carrie 3:3 4:6</p> <p>case 6:14 7:14 13:3 44:10 53:8 (5)</p> <p>cases 27:6</p> <p>cause 34:19</p> <p>cellphone 16:13</p> <p>central 1:1 2:2 9:12,13 41:19 43:22 56:19 (7)</p> <p>certain 32:10 39:8 52:3</p> <p>certainly 24:7 26:23 36:13</p> <p>certify 71:9,14</p> <p>chairwoman 3:3 4:5 12:5,12 53:25 68:9 (6)</p> <p>challenging 15:11</p>	<p>chance 18:2 30:23</p> <p>chances 28:15</p> <p>change 23:3 49:5 63:20,24 (4)</p> <p>changing 16:7 52:7</p> <p>chat 56:2,15</p> <p>check 53:10</p> <p>checkbook 45:3</p> <p>chris 57:8</p> <p>christmas 51:16</p> <p>ciampo 3:17 56:4,5 57:6 61:7,24 62:12 63:4 (8)</p> <p>claims 27:2,11,17 28:14,16 (5)</p> <p>clarification 38:25 44:7</p> <p>clarify 31:20 45:10 61:25</p> <p>classifying 19:23</p> <p>clear 63:6</p> <p>clearing 10:3 46:17</p> <p>clearinghouse 40:22 42:7,22 56:20 (4)</p> <p>clearly 54:17</p> <p>clerk 28:3,8</p> <p>close 19:5 60:15 63:13 68:4,9 (5)</p>	<p>closed 69:11</p> <p>closing 64:10</p> <p>cluster 6:5 19:4,13,15,17,22 21:17 (7)</p> <p>code 9:8 23:11,11</p> <p>collapse 40:3</p> <p>combined 13:24</p> <p>come 15:4 22:15 26:4 37:15,16 38:6 51:17 55:17 64:14 66:24 (10)</p> <p>comes 16:12 46:5</p> <p>coming 29:5 44:19 45:5 47:2 54:24 64:23 (6)</p> <p>comment 11:5,13 54:4 55:21 57:14 58:5,7 60:6,9,13,23 63:25 64:2 (13)</p> <p>comments 11:9 55:23,25 58:12 60:19 66:24 67:6 (7)</p> <p>commission 1:1 2:2 4:6 7:2 11:6 12:21 16:3,4 17:10 18:10 24:4,8,10,22 26:12 30:22 31:15 32:6 38:11 39:18 40:9,21 44:24 48:13,23 53:4,8,15 55:16 57:18 58:6 59:4,24 60:13 61:10,15,17,19,20 62:7,24 65:9 66:5,5,21 67:22 (46)</p> <p>commission's</p>	<p>10:18</p> <p>commissioners 19:22 43:20</p> <p>common 27:21</p> <p>communication 21:3</p> <p>compensated 25:21</p> <p>compete 16:9,15</p> <p>competing 16:2,17</p> <p>competition 61:11</p> <p>complaining 55:8</p> <p>complete 11:18</p> <p>complicated 48:7</p> <p>component 41:19</p> <p>concerned 52:5,7</p> <p>concluded 69:14</p> <p>condition 6:16</p> <p>conducted 40:20</p> <p>conducting 40:12</p> <p>conference 2:2</p> <p>confirm 40:15 61:22 62:25</p> <p>confirmation 63:11</p> <p>conformance 10:6,10 11:23</p> <p>conforming 38:23</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

connected 9:7 19:9	21:6,7,9,13 22:13,13 48:11 60:14 61:8 (13)	53:5,11,12 56:7,9,22 61:11,12,16,18,21 62:22,23,24 (63)	debt 19:24	43:21 66:6,22
connection 19:11	couldn't 52:2 54:23	criteria 11:23 66:21	dec 9:24 31:6,18 32:6 35:17 (5)	devalue 52:8
consider 24:11 31:6 37:11 38:12 60:18 (5)	counsel 3:8 24:3	critical 9:11 41:18	dec[sic] 31:3	develop 6:4,8 9:17 18:23 23:9 25:8 33:20 36:6 (8)
considerably 29:14	county 3:11 4:12 5:14 13:14,22 15:14 19:9 28:3,8 29:4,10 34:8 37:5,13,22 38:13 39:23 52:7 59:2 66:9 68:20 69:8 71:5 (23)	crosstalk 33:15 41:8 54:14 62:10 64:5 (5)	december 64:8,18	developable 55:7
consideration 66:12	county's 29:13	currently 6:2 62:2	decision 23:2 59:11,23 60:21,24 63:16 64:7,9,17 65:3,12,21 (12)	developed 8:2,6,14 34:4 54:24 (5)
considered 23:17	couple 21:10	cut 13:10 23:16,16 25:17 36:6 (5)	decisions 10:17	developer 18:17
considering 38:10 66:8	course 21:16	cutting 22:4	declared 18:12	development 13:15,16,17 15:18 16:12 19:2 22:9,11 23:17,18 33:18,23 35:17 57:22,25 65:7,11 67:10,24 (19)
constitutes 33:18	court 71:7	dale 3:11 4:11 49:19 50:8,11 (5)	definite 61:14	developments 34:11
contiguous 8:25 34:25	cover 67:15	dark 13:21	definitive 61:8	devote 50:20
continue 12:7 26:11 30:7 44:12 49:16 (5)	created 35:24 54:17	date 65:13	delegate 4:16	denied 27:16
continued 14:22,23	credit 15:20,22,24 16:8,16 40:3 41:17 45:19,20,22,22,24 46:2,13,21 47:5,11,16 52:20 (19)	dated 67:5,11,19	delinquent 51:3	demonstrated 66:15
copy 23:11	credits 5:21,23 6:13,20,24,25 10:13,14,15 15:18 16:5,14 17:18,19,2 0,21,23,25 18:2 39:9,13,20 40:5,10,11,20,23 41:12,21 42:2,8,10,20,23 43:6,16,24,25 44:25 45:17 46:9,25 48:2,2,9 51:24 52:5,9,12	date 65:13	department 9:25 46:8	denied 27:16
core 1:1 4:23 5:3 9:19 10:20,22 23:8,18 24:14,23 25:7 33:24 34:20 42:13 65:8 (15)		dating 50:15	department's 52:10	dice 51:9 54:19
corner 17:8 22:12 25:24		dave 46:17	dependency 37:14	didn't 24:16 36:6,6 37:7 56:15,16 61:13 (7)
corral 20:25 22:6		day 60:24 64:10 71:20	depending 48:4	different 22:7 46:18
correct 39:13,14 40:6,14 41:22 60:2 (6)		days 41:17 58:8,13	description 7:24 70:4	difficult 33:19
cost 50:4		deadline 58:15,17 60:21 64:17 (4)	designated 9:3,11	director 3:7
could 6:20 12:22 18:5,23		deal 29:4	determination 11:21 66:17	disapproved 10:24
		dealer 15:16	determining	discussing 29:12
		debating 66:5		discussion 27:23
				dispute 33:7
				disruption 25:15

distinction 47:25	due 58:18	enter 49:6	exception 34:10	facts 29:16
district 8:13 48:5	dwelling 20:19 29:22 30:20 35:8 42:13 68:16 (6)	entertain 49:14	excess 44:2	failed 28:11,22
divide 10:14	e 3:2,2,13,13 70:2 71:2 (6)	entirely 5:7 58:22 60:8	executive 3:7	faith 49:7 53:18
division 30:24 35:9	earlier 16:21 57:3	entity 39:23 52:4	exemption 8:16 9:22	fall 26:7
documents 10:25 30:13	early 58:15	environment 55:6	exercise 48:15	family 6:10 14:17 30:21
doe 13:16 34:11 57:23,24 (4)	east 19:11	environmental 3:9 9:12 35:15 49:3 (4)	exhibit 7:4 8:5 70:4	far 9:23 12:4 45:17
does 5:22 10:5 29:25 33:4 35:7 38:11 45:23 55:15 65:9,24 67:7 (11)	easy 18:19	esq 3:8	exhibits 7:5,7 67:3	farm 20:21 39:11 68:17
doesn't 20:12 42:21 47:5 66:18 (4)	economically 48:17	essential 67:8	exist 42:21	favor 55:11 69:3
doing 12:25 56:12	ed 4:9,14	essentially 8:25	exists 6:16 66:15,23	federal 7:19
dollar 56:6,14	edward 3:4	established 48:12 66:7	exit 13:11	fees 46:19
domenica 71:7	either 13:13,21 34:4 57:7 66:15 (5)	establishing 16:6	exorbitant 14:24	felt 20:17
done 12:22 21:24 36:10 57:3 (4)	element 35:21	estate 14:9,10,24 20:23 50:21 52:18 54:21 (7)	expected 52:25	few 13:7 58:8
door 22:10 47:2,3	elements 32:18 33:12 42:16	evaluation 51:25 57:3	expects 55:16	fight 35:11 46:19
dorian 3:11 4:11	else 13:18 17:13 33:8 35:2 55:24 56:3 (6)	even 13:22 15:8 18:19,25 19:15 24:10 33:18 44:11 48:2 (9)	experience 51:12	fighting 46:24
down 23:16,16 25:17 36:6 48:23 51:2 (6)	email 57:18	event 29:25	expressed 5:24 6:10 33:17 49:24 (4)	file 22:23 26:25 27:16,17 28:11,13 29:18 (7)
drained 15:2,3 24:19	emergency 4:15	ever 53:6,9 62:13	expressway 5:2 13:11 14:2,4 19:7 (5)	filed 22:25 27:13,25
drawing 19:17	emily 4:14	every 17:7,7 22:22 28:13 (4)	extension 59:5,11,23	financially 15:3
drawings 36:8	end 11:19 32:7 36:22	everything 13:18	extensions 69:8	find 21:6,12 60:22
drinking 25:18	endangered 7:12,13	exceeds 8:23	extraordinary 17:11 25:10,11	fine 31:9 57:12 63:17
drop 48:21,23	engineer 19:16	excellent 13:2	f 1:1 71:2	finished 38:7
	enough 26:14	except 33:5	factor 53:3	first 24:2 30:11 33:25 39:5 42:3 (5)
				five 6:8 8:12

21:25 22:4,12 23:6 25:2 38:22 58:13 67:20 (10) florida 59:7 floundering 15:22 fluctuate 52:21 focus 42:15 follow 51:3,3 following 4:4 formally 65:5 forth 44:12 found 14:14,18 30:23 43:13,15 (5) four 50:17 fredrick 3:15 12:14 free 37:5 fresh 7:8 front 22:8 frontage 5:4,6 further 37:23 71:14 future 12:23 gallagher 3:3 4:5,7 12:5,12 53:25 68:9 (7) gamble 52:17,18 gave 21:21 23:10 gazza 1:1 3:15 12:10,11,13,14 26:16,23	27:4,8,13,19,22 28:2,6,9,18,23 29:8,21 30:18 31:9 32:22 33:2,17 36:2,13,17,20 37:2 38:15,21 39:14 40:7,19 41:5,14 42:12 43:5 44:3,20 45:14 47:12,15,21 49:9,24 50:7,9,13 52:23 53:22 59:2,3,6,17,22 60:2 61:3 63:17,20 64:14,19 65:5,14,23 66:6 67:11,18 70:6,8 (71) generate 6:23,25 get 11:13 17:19 18:18 20:3 22:13,14 28:20 39:19 41:3 43:5,24 46:3,7,10,12,19,20 47:16 52:5 53:16 55:9 56:10,15,17,22 57:4,10,11 60:8 61:8,13 63:3,6 64:22 (34) gets 65:21 getting 51:22 give 13:4,7 20:17 24:5,9 47:4 59:4,11 (8) given 18:5 51:5,6 62:3 (4) giving 24:7,11 37:14 64:17 (4) go 4:18 7:5,23 15:21 17:21,24 32:11 44:11,15 52:2 53:2 62:20	(12) goes 44:15 50:16 52:16 67:9 (4) going 12:7 15:21 17:11,14 19:21 20:16 22:15 24:5,9 32:2,11 35:9,11,12,13,15 36:22 37:11,18 39:8,11 44:6 45:12 46:15 48:15,22 49:2,20 50:2 54:7 56:3 58:6 60:15 64:20,22,25 66:13 (37) gone 34:13 good 49:6 53:18 55:3 56:9 59:18 (5) got 11:7 20:16 23:2 52:24 (4) government 15:10 16:10,11,15,17 17:14 22:15 34:17 36:5 56:6,11 (11) grace 32:11 33:13 granted 31:4 granting 59:22 greater 43:10 45:17 grievance 22:24,25 27:13,16 (4) groundwater 9:14 guess 28:9 39:4	guy 14:10 54:20 h 3:5 70:2 habitat 5:8 7:9,11,19 (4) half 8:10 13:10,25 14:3,6 15:19 20:5 34:23 35:24 46:15 50:10 54:22 (12) hampton 21:4 hand 16:12 51:19 56:2 71:20 (4) hands 30:12 happen 12:23 18:5 29:12 47:5 (4) happened 30:5 happening 25:22 happens 48:19 happy 29:18 37:8 hard 18:20 51:12 hardly 14:21 hardship 1:1 9:20 10:20,22 11:22 17:12 25:10,11 32:9 35:25 39:17 42:17 43:21,23 44:5 51:21 54:17,18 65:8 66:7,15,23 (22) hargrave 3:9 4:17 11:17 12:25 57:15 59:13 60:5 65:3 67:2 (9) hargraves 16:21 34:6 59:3,19 (4)	has 4:14 5:4,5,20,23,24 6:2,10 7:2,6 9:8 13:12 14:20 16:11,22 21:4 23:12 25:21 26:16 30:5,14,15,22 36:25 42:7 45:2,18 52:25 56:21 62:2 66:6,14,16 67:21,23 (35) hasn't 21:20 30:4 31:19 42:23 43:13,14 66:17 (7) haven't 11:3 having 60:23 he 4:16 5:20,21,23,24 6:3,10 24:3,6 43:8 ,10,12,13,14,17,18 46:11,20 54:6,19,19,22,23 55:6,7,8,9,15 66:16,18 (30) he's 54:24 head 56:25 heads 13:8 health 9:25 46:8 52:9 hear 65:11 heard 44:17 58:2 61:9,13 (4) hearing 1:1 18:11 32:7 37:15,20 38:5 42:15 49:15 58:10,11 60:16 61:4 62:6,15 63:12,14 64:11 65:4,10 68:10 69:11,13 71:12
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(23)	holding 14:16 30:12 61:12	37:8 38:6 45:6 46:12 (12)	indecipherable 33:15 41:8 54:14 62:10 64:5 (5)	19:2,13,24 21:24 22:15,22 23:14,18 24:4,9,23 25:6,12 27:20 29:10,19 31:15,17,17,25 32:5,11 33:7,8,11,22 34:2,3 35:3,9,10,21 37:11,14,20 38:18 39:17,19 40:13,14,18 41:20,20 42:8,19 43:7,12,13,22,23 45:19,25 46:3 47:24 48:18,18,23,25 49:8,21 50:19,25,25 51:10 52:20 53:3,16,25 54:16,20,20 55:8 58:6,15 59:15 60:2,20,24 61:15,18,19,21 62:2,5,7,12,14,16 63:16,20 64:13 65:4 66:5,8,10,13 67:13,13 68:25 69:11 71:11 (134)
hearings 46:18	home 22:6 48:24 51:15,15 57:22 63:21 65:16 (7)	i'm 7:23 11:11 12:17 15:16 16:16 17:8,8,25 22:10 24:6 25:3,5,23,23,24,25 26:20 29:12 33:2 35:11,12,13,15,20 37:18 38:19 39:7 41:23 44:3,6 45:4,7 46:22 48:11 55:10,11 58:3 63:18 64:12,20,22,24 65:15 (43)	indicate 67:8	
hears 27:6,11	homes 34:4		inform 58:10	
help 24:15	hope 26:4 58:23		information 10:5 20:20 57:5,10 (4)	
helpful 58:8	hopefully 53:19 65:21		informed 5:13 57:20	
hendricks 14:6,8,14 15:2 24:13 25:4,6 26:7,15 (9)	hoping 64:13		inquiry 14:21	
her 11:9,13 14:13,17 15:3,4,5,10 21:21 24:14,15 34:6 58:3,10 (14)	horse 6:9 20:21 21:15 22:5 30:21 39:11 68:16,17 (8)	i've 16:10 21:14 22:18	intention 5:11	
here 26:20 43:22 49:17 53:3 61:4 (5)	horses 20:24 21:2,9 65:16 (4)	idea 20:19 35:6	interested 37:9 66:10 71:17	
here's 47:4	hour 50:12,14	ii 9:18 29:23 31:13 32:20,20 48:25 (6)	interjecting 27:24 47:8,21	
hereby 71:9	house 21:8 22:2 30:17 31:8 (4)	imagine 28:2	interpretation 10:12	
hereto 7:17	housing 10:7 11:24	immediate 32:25 34:3	into 7:9 17:8 25:24 26:7 34:21 37:8 50:16 51:22 53:2 63:3 (10)	
hereunto 71:20	how 14:19 18:20 24:20,23 25:15 26:10,11,15 30:10,11 36:14 59:9 (12)	impact 18:15,16 35:12 49:3 (4)	invested 15:6	
hey 53:9	however 29:17	important 17:2,4 52:11	investment 14:17 21:14	island 5:2 10:6 20:21 64:21 (4)
hi 30:9	hung 38:19	inability 43:23	investor 17:25 18:17	isolated 34:15 35:3
highway 5:6	hurdles 35:16	inaction 35:22	involved 51:9	issued 6:20
him 54:12 55:17	husband 57:24	inaudible 33:14 41:7 54:13 62:9 64:4 (5)	involves 68:15	items 11:19
hire 47:22	hydrological 48:5	inclined 56:12	is 4:14,19,22,24 5:7,16 6:7,15,21 7:3,8,10,22,24 8:20,21,25 9:10,17,20,21 11:25 12:13 13:18,20,21 14:9 15:22 16:4,7 17:14 18:5,8	its 9:8 23:15 38:14 42:14 (4)
hiring 47:22	i'd 12:24 18:21 60:7	including 10:2,15,19 11:20 35:23 (5)		itself 16:4 53:5
his 4:16 42:16,17 43:15 45:25 54:25 63:21 64:2 65:5 66:7,13,14 (12)	i'll 7:4 19:4,5,6,7 26:8 29:15 36:17	incredible 55:14		janice 21:4,4
hits 51:15,15				jay 3:5 4:8 53:23 68:25 (4)
hold 14:23				jerry 41:2 62:25
				job 13:2

<p>joe 26:16 30:9,25 33:9 39:6 43:16 44:6 45:11,13 46:6 47:4 51:19 53:10 64:16 (14)</p> <p>joe[sic]milazzo 41:22</p> <p>john 3:7,8 12:7,24 24:3 30:10 42:4,18 45:10 49:13 54:5 (11)</p> <p>joseph 1:1 3:15 12:10,13 (4)</p> <p>judged 38:14</p> <p>julie 3:9 12:6 21:20 34:6 (4)</p> <p>just 4:13 11:18 13:6,7,14 18:6 20:3 21:10 22:4,13 24:6,19 25:2 26:16 28:9 29:15 31:20 32:13,17 33:13 35:3 38:18,19 39:10 44:13 47:2 53:21 55:3 56:5 57:17 58:21,21 60:16 61:7 63:24 64:8,23 65:11 66:20 68:15 (40)</p> <p>k 67:4 70:5</p> <p>keep 63:14</p> <p>key 53:3</p> <p>kind 39:18 41:18 59:5</p> <p>kinds 48:6 50:24</p> <p>knew 15:12 51:21 53:3,6,11,11,13 54:23 55:6 (9)</p>	<p>knocking 47:3</p> <p>know 17:12 18:7,13,19,23 21:16,18 22:3 23:10 24:8,10,22 27:25 28:5,15 29:7,8,12 30:11 32:14 35:10 38:20 43:16,18 45:14,16 48:4,8 56:24 62:19 64:22 (31)</p> <p>knowing 42:13</p> <p>knowledge 27:21 40:25</p> <p>knows 45:11</p> <p>kosherphonetic 57:8</p> <p>l 3:13 67:4 70:6</p> <p>land 8:9 9:2 13:21,25 14:5,7,9,15,16 16:14 19:8,8,10,10 20:6,7 22:14 23:14 24:23 25:6,16,25 29:3 32:17 34:22 55:7 (26)</p> <p>lands 13:12,19 34:13</p> <p>lane 12:15</p> <p>last 5:10 14:18 40:12,25 50:18 (5)</p> <p>later 15:4</p> <p>law 23:19 32:10 33:11 41:20 (4)</p> <p>layouts 22:7</p> <p>learned 16:10</p> <p>least 10:8 28:21</p>	<p>leave 13:3 37:19 58:21 60:7 65:18 68:5,10 (7)</p> <p>legal 3:8</p> <p>less 29:24</p> <p>let 29:18 38:3 61:24</p> <p>let's 40:7 44:11,12,13 45:20 65:18 (6)</p> <p>letter 10:12 23:25 67:11,15,19 70:6,8 (7)</p> <p>lieu 10:9</p> <p>life 15:4 20:5 24:14 26:9 46:23 50:18,20 (7)</p> <p>like 4:20 12:24 14:11 23:4 39:21 44:2 48:20 50:11 57:16 58:2,4,20 63:19 68:7 (14)</p> <p>likes 19:15 21:18</p> <p>lines 14:12</p> <p>list 7:20 8:16 9:9,22 32:17 (5)</p> <p>listed 7:11</p> <p>litigation 50:24</p> <p>little 4:15 13:4,8,14,16,23 15:6 20:4,15,25 34:10 52:6 (12)</p> <p>living 55:15</p> <p>located 14:7</p> <p>long 5:2 10:6 14:19 16:10 20:21</p>	<p>26:10,11 49:2 56:9 64:21 (10)</p> <p>longterm 14:17</p> <p>look 21:19 27:20 37:8</p> <p>looked 15:11</p> <p>looking 33:2</p> <p>lot 10:8 18:8 21:25 31:16 38:18,22 50:16 51:10 65:7 67:10,23 68:17 (12)</p> <p>lots 8:2 9:4 19:5 24:24 (4)</p> <p>loving 6:10</p> <p>lower 42:8,24</p> <p>luck 55:4</p> <p>lucky 55:2</p> <p>m 67:4 70:8</p> <p>made 29:15 30:5 56:20</p> <p>magnitude 43:9</p> <p>maintain 32:2</p> <p>major 29:13</p> <p>make 4:20 12:2 37:7,12 44:16 46:25 49:4 50:24 53:20 55:17,19,25 63:9,21 65:2,20 (16)</p> <p>makes 61:2</p> <p>making 52:15 53:2 68:4</p>	<p>manhattan 24:19</p> <p>manorville 4:24 57:23</p> <p>many 26:15 28:12</p> <p>map 7:4,8 8:4 13:20 19:17,23 (6)</p> <p>maps 20:13</p> <p>marisa 11:9</p> <p>marissa 57:19</p> <p>market 15:20,22,24 16:8 17:25 40:4,5 42:25 (8)</p> <p>marketing 40:9</p> <p>marriage 71:16</p> <p>material 63:24 67:17</p> <p>materialize 30:2,4</p> <p>materials 67:16</p> <p>math 43:8</p> <p>matter 1:1 18:20 53:20 58:25 66:19 71:16 (6)</p> <p>matters 10:18 71:18</p> <p>may 10:7 12:11 37:12,15,16,21 43:14,17,18 60:12 (10)</p> <p>maybe 12:23 15:14,14 16:18 41:22 50:17 58:13 (7)</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

me 13:3 18:5 20:17,19 21:5 23:22 24:9,11,12 25:19 30:5 41:22 43:7 46:5,12 47:22 53:5,6 56:13 61:25 64:20 71:11 (22) mean 18:14 25:17 57:9 means 18:14,14,15 meek 3:3 4:6 meet 9:9 meeting 11:3 29:6 37:19 58:17,18,23 59:14,15,21,25 60:14,20 (12) meets 9:5 member 3:4,5,6 members 4:6 49:16 53:15 68:18,22 (5) mentioned 8:20 merits 38:14 66:13 met 18:10 might 19:18 30:7 39:24 48:16 52:8 58:8 64:8 (7) milazzo 3:8 24:3 30:9,10,25 31:10 33:9 35:20 37:10,25 38:8,24 40:16,22 42:3,22 45:2,8,11 49:18 54:3,8,11 56:19 57:11 60:11 61:15 62:5,14 63:8 64:7	66:2 68:13,18 69:3,7 (36) mile 8:10 mill 5:4 19:24 22:8 minutes 49:23 moments 13:7 money 16:22,24 17:6 19:19 20:16 22:16 24:20 28:25 29:2,5 50:24 51:8 (12) month 65:20,22 66:25 68:6,11 (5) months 46:14 more 10:8 13:23 29:15 43:5,8 44:7 52:13 63:6 (8) morning 21:22 most 43:2 mostly 13:13 motion 68:4,24 move 12:8 49:12 53:20 ms 4:13,17 11:17 12:25 14:6,8 15:2 16:21 32:15,23 49:12 53:23 55:20 57:15 59:3,13,19 60:5 61:2 64:25 65:3 67:2 68:8 69:2 (24) much 13:3 29:24 36:14 42:8 43:17 55:11 63:7 (7) municipal 35:6 39:22 44:10,14 (4)	municipalities 41:25 municipality 15:14 municipally 13:19 34:8,14 mute 64:13 my 11:18 12:13 13:2,5,24 16:19 17:5,15 18:6 19:8,16 20:4,5,11,13 21:13 22:25 24:6 26:3,9 27:22 29:9 36:2 38:4 39:4 40:25 46:23 47:3 50:10,16,18,20,25 51:8 53:21 56:25 57:24 65:17 71:13,20 (40) myself 14:11 57:8,24 n 3:2,13 71:2 name 11:10 12:13 named 57:19 natural 23:15 necessary 29:19 46:3 necessity 29:23 need 6:19 7:15 9:24 20:14,14 38:20 44:6 46:7 48:20 49:4 67:3 (11) negotiations 49:7 53:18 neighbors 57:21	never 14:18 53:3,6,11,13 61:12 62:2 (7) new 4:7 7:11 66:23 71:3,9 (5) next 12:9 20:9 22:9,10 58:13,18 60:13 66:24 (8) night 29:6 no 5:23 16:21 17:6 18:20 20:11 21:18 23:2 25:12,14,14 26:13 27:10 28:7 30:5,18,18,23 33:23 35:5,5 37:2,3 39:25 41:6 42:19 49:10,10 50:13,13 53:6,9 57:12,15 61:14 71:17 (35) nobody 19:14 24:15 noncontiguous 4:25 nope 23:20 north 8:3 13:17 14:2 22:12 34:12 (5) northern 5:4 nos 69:8 notary 71:8 noted 62:16 nothing 34:21 november 58:16 59:9,14,14,19,21,2 4 60:10,20 63:16 64:19 65:10 (12)	now 13:23 15:23,25 16:4,16,22 22:18 25:3 31:14 32:12 44:25 54:24 55:2,8,19 56:17 66:8,13 (18) nowhere 44:15 number 10:14 34:19 50:6 numbers 56:23 o 3:13 71:2 obligation 41:24 obligations 42:6 obtain 5:22 6:13 7:15 obviously 48:8 occasions 40:13 occur 35:7 october 58:19,23 59:7 60:14,19 61:4 63:15 65:10 (8) off 42:3 56:24 offer 30:6 37:7,12,14 42:7 44:19,22,23 56:20,21 (10) offered 37:4 40:24 42:23 officially 9:11 ogden 12:15 oh 11:17 50:11 56:3 64:25 (4) old 26:10
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>once 27:15 56:3</p> <p>one 10:8,22,24 16:22 20:18 21:18 23:16,16 25:17 30:5,16 31:5,16 33:19,25 34:2 36:17 37:3 38:18,22 39:11 46:24 50:19 51:19 53:6,9 54:3 65:7 67:10,23 (30)</p> <p>only 5:5 21:21 30:16 34:22 36:7 50:17 62:24 65:4,7 (9)</p> <p>onto 22:8</p> <p>open 5:12 6:6 9:3,4 40:5 58:7,21 60:6,8 63:15 65:19,20 68:6,11 (14)</p> <p>opened 19:18</p> <p>operated 9:2</p> <p>opinion 24:6 53:21</p> <p>opportunity 12:20</p> <p>opposed 11:14 57:25</p> <p>oral 68:5</p> <p>orally 23:4</p> <p>order 43:4</p> <p>orders 43:9</p> <p>original 41:19</p> <p>other 8:2,7 16:24 25:12 32:24 34:13 35:7 49:14,16 50:23 53:15,16</p>	<p>55:23 57:13,16 66:10 (16)</p> <p>otherwise 48:25 60:22</p> <p>ought 48:17 52:20 63:25</p> <p>our 29:5,6,10 37:21 55:10 57:22 (6)</p> <p>out 11:4 14:13,14 17:5 18:3,18 19:19 21:25 22:4 24:2 29:2,16 37:15,16 39:20 40:5 42:21 50:22 57:11 65:2 (20)</p> <p>outcome 44:14 48:16 71:17</p> <p>outside 66:11</p> <p>outstanding 56:21</p> <p>over 5:21 15:6 19:16 30:3 37:20 40:12 45:5 53:8 (8)</p> <p>overcome 35:16</p> <p>overlap 6:16,21 10:16</p> <p>own 9:8 25:6,25 34:25 35:2 40:9 62:22,23 (8)</p> <p>owned 9:2 13:13 14:14,15 34:8,14,22 (7)</p> <p>owner 12:17</p> <p>ownership 34:5</p> <p>owns 5:20 40:23 62:24</p>	<p>p 3:2,2,4,13 (4)</p> <p>package 11:2</p> <p>packet 7:2,3</p> <p>pages 67:13,20 70:7,9 (4)</p> <p>paid 25:4 29:11 36:7 43:9,10 44:3 (6)</p> <p>palliable 19:21</p> <p>paper 45:24 47:10</p> <p>parcel 5:4,5 6:18 9:21 34:21,24 35:5 37:22 (8)</p> <p>parcels 4:25 8:13 13:23,24 (4)</p> <p>park 9:2</p> <p>part 15:4 51:7</p> <p>particular 48:10</p> <p>parties 33:16 41:9 54:15 62:11 64:6 71:15 (6)</p> <p>partner 29:14 37:21</p> <p>path 8:3 34:12</p> <p>pavacic 3:7 11:15 12:9,24 54:6 55:24 59:20 60:3,4 61:5 (10)</p> <p>pay 14:23 24:13 36:9,15 64:21 (5)</p> <p>paying 14:8 46:18</p> <p>payment 10:8</p>	<p>pending 44:13,19,22 53:18 (4)</p> <p>people 18:22 20:23 21:15 28:12,13 35:15 46:22 47:2 51:2,4,11 55:5,16 58:9,12 60:9 (16)</p> <p>per 36:15 50:3,5</p> <p>percent 8:24 9:5 28:19 44:20 (4)</p> <p>perfectly 66:2</p> <p>period 56:9 58:7 60:6,13 (4)</p> <p>permits 7:15,17 9:23,24 10:2,4 (6)</p> <p>permitted 19:3</p> <p>person 11:8 12:22 46:20 57:16 (4)</p> <p>perspective 52:10</p> <p>persuing 50:21</p> <p>petition 22:24 23:2 27:3,12,14,18 28:14,17 (8)</p> <p>petitions 28:6</p> <p>piece 33:20 34:15 45:23 47:10 61:23 (5)</p> <p>pieces 50:18</p> <p>piggyback 39:5</p> <p>pile 17:20</p> <p>pine 1:1 2:2 5:7,21,22</p>	<p>6:13,20,25 8:17 9:13 10:13 14:20 15:16 16:3 17:18,21 23:8,23 24:14,17,21 26:12 34:20 39:9,12,20 40:3,8,15,20,21 41:12,16,19 43:6 44:23 45:4 48:2,12,22 51:24 52:20 53:4 56:19 61:10 (45)</p> <p>pin 4:13,14</p> <p>pink 13:24</p> <p>pitch 54:25</p> <p>place 14:20</p> <p>plan 8:6 21:16,17,19 49:8 (5)</p> <p>planner 3:10</p> <p>planning 1:1 2:2</p> <p>plans 57:21</p> <p>please 54:12</p> <p>plus 28:20 50:9</p> <p>pm 2:3 4:3 69:14</p> <p>point 11:4 17:13 29:16 37:18 (4)</p> <p>policy 1:1 2:2</p> <p>politicians 16:23 28:25</p> <p>portion 4:2 6:17,21,21 10:16 60:17 63:14 (7)</p> <p>pos 31:3,6,18 32:6 (4)</p> <p>position 25:4</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>positive 35:16</p> <p>possibly 20:3</p> <p>potential 5:15 14:22 15:13 38:12 67:23 (5)</p> <p>prefer 67:9</p> <p>preferred 39:21</p> <p>prepared 44:24 55:12 71:11</p> <p>present 4:19 11:12 12:2 33:16 41:9 54:15 62:11 64:6 (8)</p> <p>presentation 4:20 12:2 26:4 42:16 (4)</p> <p>presented 21:20 22:2</p> <p>preservation 1:1 4:23 5:3 9:20 34:5 (5)</p> <p>preserve 25:18</p> <p>preserved 8:8 13:19 23:12</p> <p>price 43:15</p> <p>prices 16:7</p> <p>primrose 8:3 34:12</p> <p>principal 3:9</p> <p>prior 10:17</p> <p>private 8:18</p> <p>probably 32:4</p> <p>problem 51:18 57:12</p>	<p>problematic 60:25</p> <p>procedurally 60:11</p> <p>procedure 28:11</p> <p>proceed 29:17,18</p> <p>proceeding 5:17</p> <p>proceedings 4:3</p> <p>proceeds 65:6</p> <p>process 5:15 29:20</p> <p>processes 46:16</p> <p>processing 5:18</p> <p>program 16:16 57:4</p> <p>prohibited 23:18</p> <p>project 6:18 8:10,11,20,21 9:24 10:5 11:14 16:13 46:2,3,6 (12)</p> <p>promote 20:23</p> <p>properties 17:3</p> <p>property 5:10,11,23 6:4,14,24 7:21,25 8:3,19 10:15 12:17 13:9 15:7,10,12 16:20 17:4,15,17 18:6 20:10,12 21:7,11 22:21 23:6,7,24 32:24 33:4,20 34:3,9,16,25 36:3,4,16 37:3 39:10,22 42:12 43:11 51:5 54:23 66:11 (47)</p>	<p>proposal 6:7,15 9:16 65:11 (4)</p> <p>proposed 6:4 31:17</p> <p>proposes 8:18</p> <p>protect 7:18 19:6 55:6</p> <p>protection 9:14 23:14 33:6,23 55:11 (5)</p> <p>prove 25:12 35:14</p> <p>provide 10:5 40:16 50:3</p> <p>provides 67:6</p> <p>provision 8:16</p> <p>prudent 48:18</p> <p>public 1:1 5:12 9:2,7 25:20,21,22 34:5 38:4 49:15,17,21 53:17 54:2,3 55:23,25 57:14 60:5,9,12,23 62:5,14 63:13,25 68:10 71:8 (28)</p> <p>publishing 18:11</p> <p>purchase 17:15 29:3,25 30:3 42:10,19 56:22 (7)</p> <p>purchased 5:9 35:4 36:15</p> <p>purchasers 39:25</p> <p>purchases 14:22</p> <p>purchasing 36:3</p> <p>purporting 43:12</p>	<p>pursuant 7:16 8:22 9:18</p> <p>purview 66:12</p> <p>pushed 17:8</p> <p>pushing 22:10</p> <p>put 62:6,15</p> <p>putting 22:5 57:9</p> <p>question 35:19 36:12 38:16 39:3,5 49:19 61:6,25 62:12,16 (10)</p> <p>questions 12:3 26:19,22 32:8,13 53:16 (6)</p> <p>quickly 64:13</p> <p>quite 45:7 47:25</p> <p>quogue 12:16</p> <p>r 3:2,13 71:2</p> <p>radius 8:10</p> <p>raise 56:2</p> <p>rather 48:14</p> <p>raynor 71:7</p> <p>reach 17:5</p> <p>reached 14:13 24:2</p> <p>read 33:13 54:5</p> <p>reading 19:14</p> <p>real 14:8,10,24 20:23 50:21 52:17 54:21 (7)</p> <p>really 49:22</p>	<p>58:16</p> <p>realtors 20:22</p> <p>reason 31:11</p> <p>receive 57:18</p> <p>received 7:6 20:20 60:19 67:12,14,18,20 (7)</p> <p>receiving 60:23</p> <p>recent 43:3 45:13</p> <p>recently 42:11 57:20</p> <p>recognize 17:3 18:8,9</p> <p>recommend 63:13</p> <p>recommendation 32:5</p> <p>record 10:19 30:13 32:18 40:17 41:4 43:2 52:14 56:18,24 57:9 60:17 62:7,16,17 63:3,3,14 65:19,19 68:6,11 71:12 (22)</p> <p>recoup 21:13</p> <p>recouped 15:8</p> <p>recusal 38:4</p> <p>recusals 68:19</p> <p>recused 68:20</p> <p>reduction 10:9 28:20,21</p> <p>refuse 37:13</p> <p>regarding 9:6</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

regular 11:2	residence 6:9 9:17 20:24 67:25 (4)	rich 54:8 55:20	sad 24:12	32:20
regulate 7:8		richard 3:16 54:4	said 18:25 19:4 20:2,11 21:5,10,11 22:21,23 23:5,7,11,20,21,22 24:3 34:7 53:9 57:20 (19)	see 14:11 18:22 22:3,8 23:4 24:12 48:19 (7)
regulations 7:13,16 24:18 25:13,14 52:8 (6)	resident 8:12 11:10	rid 55:9 56:11		seeing 44:4,4
regulatory 7:17	residential 8:15 23:7 24:24	ride 21:2,9	sale 40:24 46:25	seek 5:22 6:12 38:22
related 71:15	resolution 37:11 58:24 69:9	right 15:22 16:22 19:12 22:9 27:15 31:14 33:10 45:5 50:12 51:15 57:10 63:9 (12)	salvatore 3:17 56:4 61:6	seeking 30:16,17 42:10
relief 22:21	resolve 64:24	rights 15:18	same 25:3	seem 65:25
remain 23:15	resolved 6:19,23 65:22	ring 21:8	satisfaction 35:14	seems 39:21 48:14 63:23
remainder 6:14 39:9	respect 32:9 42:5 63:12	risk 51:7,9,22 55:13,14 (5)	say 4:13 13:4 17:17 19:22 25:14 37:23 42:20 44:11 45:20 46:10 51:20 52:13 53:17 (13)	self 54:17 58:4
remaining 50:4	response 56:15,17	riverhead 4:11 61:17 62:21,22 68:22 (5)	saying 40:2 45:9 47:3 52:16 (4)	selfimposed 51:20
remind 66:4	responses 11:22	road 5:5,6 9:21 19:6 22:8 (5)	says 23:9,12 24:6 25:13 33:3 46:6,11 54:19 (8)	sell 5:11 36:4,24 37:2 39:22 40:4 41:16 43:23 44:25 45:19,20 46:24 53:12 (13)
remove 33:21	responsibility 55:4	roll 51:8	schneiderman 3:5 4:8 35:18 39:2,4,16 41:10,15 42:18 43:19 45:7 47:7,14,19,24 49:13 51:18 53:14 55:22 57:13 58:20 59:10,16 60:7 61:3 63:18 64:12 65:18,24 68:3,12,14,25 (33)	sellable 41:13,13,14,16 (4)
removing 33:18	rest 6:24 38:4	rolled 54:19		seller 42:20
report 4:18 7:7 8:5 11:18,20 34:7 67:5 70:5 (8)	rests 69:10	romaine 3:4 4:9 26:21,24,25 27:5,10,15,20,24 28:4,7,10,19,24 29:9 30:8 36:11,14,19,24 37:6,16 38:2,3 (25)	school 48:5	selling 16:5,14,14 56:8 61:10,16,18,21 62:8,18,21 (11)
reporter 71:8	retain 39:8 52:12	room 56:2	scouts 56:8	sells 43:16 66:18
reports 19:14	returns 4:16	ruined 15:3	second 34:2 36:18 56:16 68:8,25 69:2 (6)	sense 61:2
represent 43:13	revello 32:15,23	rules 24:18 33:24	section 8:25	sent 57:7 58:3
request 48:21 57:6	review 27:2,12,18 28:6,14,16 29:24 (7)	run 13:16 34:11 57:23,24 (4)		separate 34:24 35:5
requested 11:8	reviewing 11:21 66:22	s 3:2,13,13 70:2 (4)		separated 4:25
require 10:7	revised 30:15,16			september 67:6,12,13,19
requirements 11:24	revising 38:17,21			
requires 9:19 32:10 65:8	reward 20:4			
research 31:24				
reside 12:15				

71:21 (5)	significant 18:15	52:11,15 54:11 56:17 57:4 58:6,8,16 59:22 60:8,11 62:6 63:9,12 64:16 65:3 66:20 67:3 68:2,4,9,19,21,24 69:9 (79)	15:17 17:23 61:19 62:23 68:23 (6)	63:24 68:23 71:3,8 (16)
seqra 9:18 10:25 11:20 29:19,24 31:2,17 48:25 (8)	similar 10:18		southerly 6:18	stated 5:20 13:9 34:6
serve 8:19	since 9:10 14:15 35:8,24 39:10 (5)		southern 5:5 6:17	statement 18:16 35:13 49:3
serves 9:9	single 34:24 35:4	sold 45:21 62:19	space 5:12 6:7 9:3,5 (4)	statute 32:10
set 71:20	singlefamily 6:9 9:17 20:18 29:22 30:20 31:7 35:8 48:24 63:21 65:15 67:24 68:16 (12)	some 16:18 17:16,16,16,21,23 18:6 22:16 26:2,5,5,21 28:21 32:8 39:12 41:24 43:24 44:6 45:15,16 52:4 67:15 (22)	speak 11:12 17:9 29:10 54:7 57:16 (5)	stay 31:19 48:22
seven 8:13	sir 27:25 29:7	somebody 46:24 55:2,12	special 9:14 58:17	step 16:19 18:25 52:4
shaded 13:21	site 4:24 5:6 6:18 7:10,10 8:6,9,10,11 (9)	someone 40:14 43:7 45:3	specialty 51:2	stepped 20:2 24:15 53:9
she 11:10,14 14:15,16,21,22,23 15:8,9 21:5,9,11 24:16 34:7 58:4 (15)	sitting 4:15	something 14:12 19:2 20:14,17 22:14,17 23:23,25 24:25 25:16 26:6 34:18 51:10 68:7 (14)	species 7:12,13,18,20 (4)	still 30:17 31:22,23 38:19 (4)
she's 11:12	situated 7:22	sometimes 47:17,18	speculative 52:19	stop 26:17
shed 33:6	situation 60:25	somewhat 40:2,7	spend 26:8,9 46:14	stopped 14:8
shortterm 49:8	six 46:14	sorry 7:23 35:20	spending 28:25 46:22 49:2	stormwater 10:3
should 4:17 16:25 26:11,11 34:16,17 42:20 44:17 52:22 (9)	size 10:21	sort 14:10 41:10 63:5	spent 15:9 16:24 19:16 20:6 (4)	strong 29:9
shouldn't 44:18 52:18 55:19 64:9 (4)	small 18:6 27:2,11,17 28:14,16 (6)	sought 49:22	spot 25:23	struggling 22:19
show 20:12 25:13 33:10,11 (4)	smarter 43:7	sounded 44:8	ss 71:4	stuck 25:24
showed 23:19,19	so 4:15 5:18,21 12:3 16:18 17:8 18:24 19:16 20:2 21:13,18 22:10 24:12 25:5 26:6 27:20 28:10,12,21 29:15,19 30:25 31:3,16,22 32:2,12,15,19,23 33:10 34:15 36:22 37:12 38:10,15 39:7,16 41:10,16 42:14,18 43:5,24 44:6 45:2 46:5,21,25 48:8,24 49:4 50:20,22	south 14:3 36:21	stand 38:3	study 7:23 8:4,14 49:4 (4)
showing 32:11		southampton 4:9	standards 33:10	subdivision 6:5,6 7:4,22,24 8:21 9:4 10:4,20 11:11 18:8 20:9 31:5,15,23 63:23 65:6 (17)
shows 13:20			start 12:11 40:8 49:20	subject 32:3 33:4 63:10 66:23 (4)
side 7:10,25 13:15			state 4:7 7:11,20 13:13,22 15:15 19:10 23:15 24:22 34:9 39:24 41:25	submit 7:17 58:12
sides 19:7				submitted 6:3 11:6,9
sign 14:10 45:4,6				

success 28:16	takes 55:13	their 7:18 21:2 35:16 40:9 47:12 48:3 51:5,6 (8)	40:18 48:15	top 56:25
successful 18:20	taking 51:22		thought 15:20 16:18 19:12 41:21,23 51:23 54:6 63:5 (8)	total 10:14
suffolk 3:11 4:12 9:13,14 71:5 (5)	talk 14:13 51:11	them 5:24 17:21 23:4,5,10,19,19 26:20 47:17 50:19,22 53:2,13 56:11,23,24 62:8,19,19 (19)	thousands 28:13	towards 50:20
suggest 42:15	tax 22:20 24:23 64:22		threatened 7:20	towers 16:13
suggested 31:18	taxation 24:19 26:13	themselves 68:20	three 30:12 32:18 33:12 50:17 67:3 68:21 (6)	town 4:8,9,11 5:14 9:8 10:2 15:17,25 16:2 17:22 19:9 22:20 24:21 29:6 37:8,11 38:13 39:23 40:8 45:17,22 46:8 47:25 48:3,3,9,19 49:7 53:19 58:25 64:14 66:9 67:5 68:21 69:9 70:5 (36)
suggestion 29:10	taxed 15:10	there's 7:19 8:4,7 13:14,22,25 17:24 20:10,15 27:9 32:20 33:23 40:2 44:18 47:20 51:9 52:24 54:3 57:15 58:24 61:5 (21)	threshold 8:24 9:5 16:7	track 35:3 51:2
supervisor 3:4,5,6 31:21 35:21 37:10 38:9 39:2,15 44:8,21 45:15 49:10 (13)	taxes 14:9,24 15:8 24:13 25:25 36:10 51:3,14 64:21 (9)	therefore 33:22	through 4:18 7:5 17:11 28:11 32:12 46:15 48:15 67:9 (8)	transactions 42:25 43:3 45:13,15 (4)
supplement 43:2 56:23	tell 36:17 56:13	these 17:2 32:13 41:17,21 42:2 43:25 46:25 50:21 52:5,9,12 56:8 71:18 (13)	throw 19:19	transcript 71:10
supply 8:19	telling 13:2	they're 22:9	tight 25:23	transfer 35:23 48:6
support 55:12	ten 36:20 40:10 62:24	thing 18:4	time 5:18 16:11 26:14,18 43:17 47:18 49:2 50:10,16 51:16 56:9,16 59:23 62:4 (14)	transpired 4:4
supporting 67:15	tens 28:12	things 12:8 16:24 19:13 31:5 (4)	title 36:21,25 37:4 50:2 (4)	trap 18:16 25:6 26:7
supposed 19:13 23:13,14	terms 43:21 50:4 64:15	think 15:7 18:4 19:20 20:9 21:6,12 24:4 32:4,5 48:17 49:6 52:11 53:14 56:12 61:9,14 67:2 (17)	today 11:12 12:18 58:11 61:17,19 62:8 66:16 67:18,20,22 (10)	tree 10:3 23:16,17 25:17 33:19 36:7 (6)
sure 11:12 45:8 48:11 58:4 63:9,18 (6)	test 25:10	third 35:21	told 16:21 53:6 66:16	tried 18:21
surrounding 8:9	testimony 43:24 44:17 68:5	those 7:16 8:5 13:24 14:12 17:23 27:6 29:16 32:12 33:12 40:5,24 51:16 61:11 63:2 (14)	tomorrow 29:3,5 37:12	true 40:18 46:11 71:11
survey 20:13	text 33:11	though 18:25	too 43:17 49:5	trying 53:12 55:5 64:24
surveyor 20:11	than 8:7 29:15 35:7 42:24 43:7,8,10 45:17 48:14 (9)		took 18:2 52:17,17	tverdyy 41:2 62:25
surveys 36:7 46:19	thank 12:24 26:18 28:4 37:17,24,25 38:5,24 50:8 53:22 55:20 60:4 63:4,7 65:23 68:3 69:7,11 (18)			
swear 54:12	thanks 12:5			
t 3:13 70:2 71:2,2 (4)				
take 13:6 34:20 51:7				
taken 21:25				

<p>two 4:24 9:10 10:19 13:23 15:18 16:5 22:7 24:16 34:10 40:13 68:19 (11)</p> <p>type 8:21 9:9,18 18:13,13,18 19:23,24 26:5,5 29:23 31:13,23,25 32:4 35:11,17 48:25 (18)</p> <p>unanimous 69:5</p> <p>unconscionable 25:2</p> <p>under 16:16 19:3 31:2,5 32:9,21 33:12,24 (8)</p> <p>underneath 32:19</p> <p>understand 24:17 43:20 46:9,22 47:14,19 51:13 (7)</p> <p>understandings 63:2</p> <p>unfortunate 16:23</p> <p>units 9:7</p> <p>unless 22:14 51:11 53:15 58:16 (4)</p> <p>unlisted 8:23</p> <p>until 4:16 37:19 58:13 60:6 63:15 (5)</p> <p>unusual 39:18 41:11</p> <p>up 13:8 15:21 16:19 18:21</p>	<p>19:5,17,18 21:15,19 22:8,11,15 24:15 29:5 30:13 38:19 45:6 51:5,6 53:9 64:23 67:22 (22)</p> <p>upon 48:5</p> <p>upper 16:11</p> <p>us 23:22,24,25 41:3 43:20 50:6 57:10 59:11 66:16 (9)</p> <p>use 5:24 17:16,16 18:6 20:15 23:24 25:7,12,14,19,20,2 0 26:2,6,13 32:16 33:5,8,22 35:6 46:9,17,21 51:4 (24)</p> <p>used 34:18</p> <p>uses 8:6 42:14 46:18 66:21 (4)</p> <p>vacant 34:13</p> <p>valuable 53:2</p> <p>value 39:20 41:20 43:25 48:8 52:3,6,12,21,22,24 ,25 56:7,14 (13)</p> <p>values 42:24</p> <p>valuing 23:6</p> <p>vegetation 5:8 25:15 33:21</p> <p>verification 63:10</p> <p>very 13:3 33:19 55:10 63:7 64:13 (5)</p> <p>via 2:2</p>	<p>vicinity 32:25 34:3</p> <p>video 2:2</p> <p>vote 59:8 68:22 69:5</p> <p>voting 29:2 68:18</p> <p>wait 48:18</p> <p>waiting 30:3</p> <p>waiver 1:1</p> <p>want 4:13 18:22 20:24 23:22 29:17 30:11 37:13,23 42:20 45:10,23,24 47:8,9,10,12,16 52:13 57:17 60:12 62:15 66:20 (22)</p> <p>wanted 11:4 63:6</p> <p>wants 45:4,25 46:20 55:3 (4)</p> <p>wasn't 45:12</p> <p>water 7:9 8:18 9:8 25:18 33:5 (5)</p> <p>watershed 33:22</p> <p>way 44:19 47:6 55:18,19 71:17 (5)</p> <p>we'll 38:8 41:3 57:4</p> <p>we've 5:13 21:24</p> <p>wednesday 58:14 59:20</p> <p>weigh 38:12 49:17</p> <p>welcome 44:21,22</p>	<p>well 7:9 8:18 9:10 10:3 18:3 19:18 23:9 26:8 27:22 36:2,20 41:5 46:11 54:16 59:12 60:10 65:2 (17)</p> <p>went 23:3 54:22</p> <p>west 7:9,25 13:15 19:10 21:3 34:11 (6)</p> <p>westerly 22:12</p> <p>wetland 7:12</p> <p>wetlands 20:8,10,11</p> <p>what 17:13 18:13,23 20:3 21:24 23:21 28:5 33:8 35:6 36:5 41:16 42:14,24 43:8,10,12 44:3 45:8,18,25 46:20,21 47:15 48:6,18,19 50:4,25 51:21 55:15 56:6 63:5 66:16 (33)</p> <p>whatever 24:25</p> <p>wheelerdealer 54:20</p> <p>when 14:11 16:12 18:9,12 30:12 36:15 38:6 50:20 51:16 52:7 (10)</p> <p>where 16:6 21:8 27:25 40:4 48:7 (5)</p> <p>whereof 71:19</p> <p>whereupon 4:2 33:14 41:7 54:13 62:9 64:4 69:4,13 (8)</p>	<p>whether 44:17 66:6,9,18,22 (5)</p> <p>which 4:4 6:10 14:9 16:7 21:17 31:17 32:14 33:12 42:8 44:10 60:20,24 65:7 (13)</p> <p>who 11:8 18:22 20:23,24 24:13 27:6,11 51:4,5 54:20 55:5,12,24 57:16,19 58:9 61:11 (17)</p> <p>whoever 39:24</p> <p>whole 13:2,18 16:8 17:19 24:14 29:15 39:16 55:17 (8)</p> <p>why 13:5 17:9 31:24 37:6 (4)</p> <p>wilcox 46:17</p> <p>will 4:15 12:23 13:6 29:14 31:10 37:3 38:15,21 39:5 40:16 41:3 53:10,20 56:22,23 57:11 60:16 61:22 63:2,9 66:4 (21)</p> <p>willing 44:9 59:4</p> <p>window 19:19,20</p> <p>wish 12:21 58:14 65:9</p> <p>wishes 55:25</p> <p>withdraw 31:10</p> <p>withdrawn 10:23 35:9 65:14</p> <p>withdraws 65:5</p> <p>within 8:9 71:10</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

witness 71:19 woman 21:3 24:20 57:19 won't 57:9 61:4 wonder 61:7 wooded 5:7 13:12 20:8 work 50:16,22 52:25 55:19 (4) worked 55:18 workforce 10:7 11:24 working 18:3 21:5,14,22 37:21 (5) worth 44:2 would 4:19 6:12,19,23,25 7:14,15 9:24 12:9 16:19 19:3,12 24:10 29:22,24 31:4,7,19 32:6 33:25 39:12 42:14 43:5 44:11,21,22 49:4 52:4 53:5,17 56:12 57:16,17 58:2,4,18,20 59:17 60:17 64:19 67:4,4,9,10 (44) write 53:10 written 11:5 30:6 58:7,12 64:2 65:19 68:6,11 (8) wrong 27:10 41:23 wrote 17:6 x 70:2	yeah 59:13 year 5:10 14:5,25,25 15:19 20:5 22:22,22 25:5 28:13 30:3 34:23 35:24 40:13,25 46:14,15,23 50:9,18 51:14 53:7 54:21 (23) years 14:16,19 15:9,19 17:22,24 26:9,10,14,15 28:5 54:21 62:20 (13) yes 11:17 12:12 19:22 46:10 49:18 57:12 59:6 61:14 68:12,13 69:2 (11) yesterday 67:14 yet 11:4 21:21 31:20 york 4:7 7:11 71:3,9 (4) you're 16:3,6 32:2 37:9 39:10 40:4 48:22,25 52:15 64:25 (10) your 19:21 21:7 23:24 24:3 25:13,14 26:18 27:3 29:3 30:14,15 31:11,13 32:5 38:17 39:16 44:19 48:21,24 49:3 54:8 55:21 56:2 60:12,19,24 62:16 63:15 64:7,9,10 66:12 (32) yourself 37:13 50:15 51:12 60:22 (4) yvette 3:6 4:10	zero 52:2 zone 23:7 48:6 zoning 8:12 19:4 24:25 38:23 (4) zoom 2:2 300 4:3 420 69:14 500 8:8 945 10:15 1019 40:23 1093 6:22 1953 14:15 1994 10:21,24 1995 10:22 57:2 2019 5:10 10:11 2020 1:16 2:16 67:12 71:21 (4) 91420 70:6 91520 70:8 100000 45:22 570121 32:19		
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--