- -x

INCORPORATED VILLAGE OF ROSLYN

BOARD OF TRUSTEES MEETING

- -x

Telephonic

Roslyn, New York

June 16, 2020

7:10 p.m.

MINUTES OF MEETING.

* * *

APPEARANCES:

MARSHALL BERNSTEIN, DEPUTY MAYOR

CRAIG WESTERGARD, TRUSTEE

MARTA GENOVESE, TRUSTEE

SARAH ORAL, TRUSTEE

JOHN GIBBONS, VILLAGE ATTORNEY

* * *

Meeting Minutes

DEPUTY MAYOR BERNSTEIN: Welcome to the Board of Trustees meeting for the Incorporated Village of Roslyn. Today's date is June 16, 2020. I'm Marshall Bernstein, the Deputy Mayor of the Village.

Mayor Durkin is not able to be here this evening, due to a rather severe lower back problem that he has had for a while. He is scheduled for surgery, actually, one week from today, in the City.

John Durkin expects to be recovered in time for our next meeting of this Board, in July and I'm sure you join me in wishing him a speedy recovery.

I would like to start tonight's meeting, as we usually do, to the salute to the flag and the office of our counsel, so I ask everybody to rise for the Pledge of Allegiance.

(At this time, the Pledge of Allegiance was recited.)

Meeting Minutes

DEPUTY MAYOR BERNSTEIN: I just want to make note, that there is a custom in our Board meetings, following the Pledge of Allegiance, to remain standing and honor the U.S. servicemen and women, who recently lost their lives in the ongoing wars. If their names appear in the press, we read them.

Fortunately, I have not seen any names recently. However, as I am sure everybody here would agree, it is certainly appropriate at this time to note the death of George Floyd. Clearly, this is a watershed moment for our nation. I would suggest that each of us should honestly look into our own inner hearts and souls and ask ourselves if we harbor any latent racism. If the honest answer to that is yes, then this is the time to get rid of it.

Let us move on now to our meeting. We find ourselves in an

Meeting Minutes

extraordinary time. The global pandemic has brought the world to a screeching halt and we are trying to find ways to continue to live and operate in our society, while mindful that we may bring harm to others unknowingly, like our near cousins in close proximity to one another.

Our seniors are particularly vulnerable and have been sheltered in seclusion for far too long. So how do we proceed? For those of us on this Board, how do we continue to operate Government, while at the same time, not putting those that we serve, you, the public, in physical danger. There are no perfect answers.

However, we will endeavor the best we can. Yet, we recognize that we must as a Governmental unit, move forward. In that vain, we meet here tonight, each in our separate locations, many of us in our homes,

Meeting Minutes

to ensure that Government continues. Tonight we will do our small part to fight back against this surge of the virus and continue to operate our Government with the participation of our citizens. As a result, we will be conducting tonight's public hearing using Zoom, as will now be explained by Trustee Oral.

TRUSTEE ORAL: Hello, everyone. For the purpose of our hearing, we will conduct it like any of our previous hearings. We, the Board, will first hear from the applicant. We will listen, ask questions and make comments. We will then ask for comments from the public.

The Board and I are calling in using video. The Village clerk, Village attorney, Village planner and applicants, will also participate using video. All others will be limited to audio only, regardless if you are connecting via computer or

Meeting Minutes

telephone.

In order for everyone to hear clearly, we will mute all lines during the first part of each hearing, except for the Board, Village representatives and the applicant.

Once the formal presentation is concluded, we will open it up to the public for questions and comments. Those participating using your computer, can utilize the Zoom feature, Raise Hand, to be recognized to speak. To use the Raise Hand feature, you must click on participants, to see the list of participants. At the bottom of the list, there is a button that says, "Raise Hand." Once this button is pushed, we will be able to identify those participants wishing to speak. We will announce your name and then unmute your line. Those participating using a telephone, will

Meeting Minutes

be recognized next.

We will utilize in alphabetical order, the order of speakers. In order to accommodate all speakers, we will limit comments to three minutes per speaker. You will get a 30 second warning when you are nearing the end of your time. If you wish to make further comment, the record of tonight's public hearings, will remain open for 30 days, to allow for the submission of written comments.

Additionally, in respect to everyone's time, if a speaker has already expressed the opinions or comments you wish to share, please refrain from stating them again and instead, submit your comments in writing. Members of the public must state their name, their address and whether they are residents of the Village of Roslyn before they share their comments.

This is a new technology for

many of us and certainly a new process for our hearings. There may be some technical issues. We will take our time to ensure that the meeting can move forward in an orderly manner. Please be assured, that everyone wishing to be heard, will be recognized and given an opportunity to speak.

I would also like to point out, that we do have our court reporter participating and keeping a record of the proceedings tonight. As always, the meeting minutes will be available through the Village clerk's office. If you get disconnected or experience any glitches, please feel free to try to reconnect or dial in by telephone.

I'm now going to go to hand it over to Trustee Genovese.

TRUSTEE GENOVESE: Good evening, everyone and thanks for joining us. Just to set the stage, tonight we're going to have two

Meeting Minutes

public hearings. The first public hearing is on a Proposed Local Law, amending the Municipal Code of the Incorporated Village of Roslyn, Chapter 470, entitled "Zoning," to add thereto Section 470-21, to create a Transit-Oriented Mixed-Use District.

Our second public hearing is an application by Ian Zwerdling for a special use permit pursuant to Chapter 470 of the Code, entitled "WDO Waterfront Development Overlay District," Subsections C, entitled, "Development Incentive Bonuses to construct a four-story apartment building, consisting of 33 two bedroom apartments, on the property known as 45 Lumber Road, Roslyn, New York.

Now we'll begin the first public hearing and I'll turn it back to Deputy Mayor Bernstein.

DEPUTY MAYOR BERNSTEIN: The

Meeting Minutes

first hearing tonight is the consideration of a Proposed Local Law, amending the Municipal Code of the Incorporated Village of Roslyn, Chapter 470, entitled "Zoning," to add thereto Section 470-21, to create the TMU, Transit-Oriented Mixed-Use District.

A copy of the Proposed Local Law has been posted on the Village website for several months. The purpose of the TMU, Transit-Oriented Mixed-Use District is to encourage development that takes advantage of its proximity to the Long Island Railroad's Roslyn station and provides for a mix of uses appropriate for its unique location within the Village of Roslyn.

At present, this zoning district is comprised of only two properties. One of the properties has a number of retail stores. The other property is occupied by Verizon

Meeting Minutes

and has telecommunication equipment. This zoning district is zoned C-V Commercial District, the same zoning classification that controls our Downtown area.

As a matter of fact, when we updated the zoning code, back in 1995 and created the C-V district, expressed in the code and I quote, "The C-V Village Commercial District is intended to provide for small scale retail trade and personal service establishments in a pedestrian oriented Downtown shopping environment, as well as restaurants, banks and professional medical and service oriented uses."

Permitted uses in the C-V district include, convenience retail establishments, specialty retail establishments and service retail establishments. Special uses include restaurants, educational establishments and banks, among

others. It is important to note that the C-V district does permit residential, Village Code Section 470-18B2, provides that in the C-V Village Commercial District, apartments may be permitted above the first floor, in conjunction with ground floor retail or office uses. The permitted density is 12 units per acre and the minimum size of those units is 450 square feet.

There was some concern expressed at a prior hearing that commercial usage should never be rezoned to residential uses. As I just noted, certain residential uses are currently permitted. Nevertheless, in view of our current C-V district uses, the intended purpose to foster a pedestrian oriented Downtown shopping environment, makes clear that the Warner Avenue area that we are discussing tonight, was not actually

the intended target of that zone, rather, the existence of a number of retail stores extant in the area, made such a classification logical.

As many of you remember, back in 1995, when we redrafted our Village Code, the Village was contending with a powerful corporation known as Stop and Shop, that intended to locate an 80,000 square foot super store squarely in the middle of our Downtown. Suffice it to say, our focus was elsewhere at that time, when we were refining our zoning code.

Since 1995, the Warner Avenue area has experienced a steady decline. It clearly is an area in the Village that needs our attention. Trustee Westergard.

TRUSTEE WESTERGARD: Thank you, Marshall. Over the past decade, a number of developers have submitted applications to the Village,

Meeting Minutes

proposing uses that would revitalize this whole strip of stores. I recall applications for a dialysis center and for a grocer, which were well received from the Village. Ultimately, each developer lost interest and moved on.

Unfortunately, the property has continued to decline. In 2017, a local developer and resident, Jerry Carlick (phonetic), came to this Board and proposed his idea of renovating a center and creating a mixed use (inaudible) -- with apartments above, retail stores and a restaurant. The Village was interested in the project, but was careful to recognize (inaudible) -- as the Board gave the idea of a mixed use project some thought, Mr. Carlick and his team supplied the Board with research and studies, including traffic, parking analysis reports, analysis of the number of school-age

Meeting Minutes

children in our development and renderings of proposed project.

The Board considered the various submissions and presentations over a two-year period, but took no action. All of the developers presentations took place at the Board's regularly scheduled meetings, where we encouraged residents and local businesses to attend and voice their opinions and concerns.

After two years of presenting ideas, Mr. Carlick believed that he had sufficiently studied the project and in September of 2019, he presented to this Board, a petition for change of zone or zoning code amendment and other related land use approvals for a Mixed-Use Transit-Oriented Development, also known as a TOD, for the premises at 281 through 301 Warner Avenue in Roslyn.

The petition was accompanied by

Meeting Minutes

a number of documents, including a full environmental assessment form, traffic impact and parking analysis report and detailed renderings and elevations.

A public hearing was held on October 15, 2019, to consider the petition. Presentation was made by the petitioner and comment was received by the public. At the end of the public hearing, the matter was closed. The Board was left to decide whether rezoning the area was appropriate and in the best interest of the Village.

Thank you, it goes back to Marta Genovese.

TRUSTEE GENOVESE: However, despite the fact that we are an experienced Board composed of lawyers, a restauranteur, an architect and an engineer, we recognized that we have a need to turn to a professional land use

Meeting Minutes

planner for some direction in the rezoning or the potential rezoning.

In that regard, we enlisted the services of Paul Grygiel and his firm, Phillips Preiss Grygiel Leheny and Hughes, Planning and Real Estate Consultants, to give the Board some expert guidance on the matter.

Mr. Grygiel and his firm are no strangers to the Village, having been the land use architect for the Village rezoning after it's back in 1995. Over the past 25 years, the Village has called on Mr. Grygiel's firm on a number of occasions to reevaluate our zoning and ensure that the vision that we had back in 1995, was maintaining its true course.

I can take great pride in saying that the Roslyn today is -- I can say universally, I will say, regarded as a beautiful and vibrant community. Mr. Grygiel's assigned task on this occasion, was to counsel

Meeting Minutes

the Board as to the benefits and impacts of the Mixed-Use Transit-Oriented Development in the Warner Avenue area.

Mr. Grygiel prepared and submitted a report to the Village, dated March 10, 2020, detailing his findings and I think that's all available on the Village website for those of who want to read it.

Mr. Grygiel also included in his report, proposed zoning regulations for the area. As I said, if you want to get into the details of the zoning regulation, which is fairly technical, but pretty all encompassing, that's available on the website.

While I will leave the presentation of the report to Mr. Grygiel himself, I would like to express my thanks to him, thank you, Paul, your continued excellence in guiding us in the right direction for

Meeting Minutes

his thoughtful and responsible land use planning for the Village.

I would also like to just clarify at the outset, that tonight what we're considering is a Local Law to rezone the Warner Avenue area. Only in the event if the Board adopts this law, will an application be made by the proposed developer pursuant to that law and it's presumably pursuant to that law's development incentive bonus provision in the event that that developer wishes to exceed the density limitations set forth in the Local Law adopted.

The Proposed Law allows for a maximum gross density of 30 units per acre and in order to exceed that limitation, an application would have to be made again to this Board. So what I'm trying to stress here, there are going to be multiple opportunities to comment on both the proposed rezoning and any potential

Meeting Minutes

development that's going to be presented.

I would now like to recognize our Village attorney, John Gibbons.

MR. GIBBONS: Thank you, Marta. I will offer the following resolution for the Board's consideration. It is a preliminary classification of action and commencement of environmental review for the adoption of the amendment of the Village Zoning Code.

Whereas the Board of Trustees of the Incorporated Village of Roslyn, tends to consider a Proposed Local Law amending the Municipal Code of the Incorporated Village of Roslyn, Chapter 470, entitled, "Zoning," to add thereto Section 470-21, which would create the TMU Transit-Oriented Mixed-Use District, in the area of Warner Avenue, across the street from the Long Island Railroad's Roslyn

Meeting Minutes

station, in the southeast corner of the Village of Roslyn. The area is currently zoned C-V Village Commercial District.

And whereas the Board of Trustees proposes to declare itself lead agency for the purpose of the environmental review of the proposed action, pursuant to the State Environmental Quality Review Act, the Village's land use planner, Phillips Preiss Grygiel Leheny Hughes, LLC, has prepared an environmental assessment form to assist the Board of Trustees in its evaluation of this action.

The Village's land use planner has also prepared a memorandum dated March 10th of 2020, entitled, "Potential Transit-Oriented Development Zoning, Village of Roslyn, New York," to provide the Board of Trustees with relevant information.

Meeting Minutes

Now be it resolved, that the Board of Trustees hereby issues a preliminary classification of the proposed action as an unlisted action under SEQRA and be it further resolved that the Board of Trustees hereby declares itself lead agency to conduct the environmental review of the proposed action.

Mr. Deputy Mayor, if you find that resolution in order, I would ask you make a motion.

DEPUTY MAYOR BERNSTEIN: I do find it in order and I move that these resolutions be adopted.

MR. GIBBONS: Thank you. And I would just like to note for the record, the hearing exhibits, all of the hearing exhibits are on the Village website.

Exhibit 1 will be the Local Law itself, which is a Proposed Local Law, amending the Municipal Code of the Incorporated Village of Roslyn,

Meeting Minutes

Chapter 470, entitled "Zoning," to add thereto Section 470-21, to create the TMU Transit-Oriented Mixed-Use District.

The second exhibit will be the SEQRA resolution, that the Board just passed.

The third exhibit will be Mr. Grygiel's report, dated March 10, 2020, entitled, "Potential Transit-Oriented Development Zoning."

Exhibit 4 will be the environmental assessment form that was prepared by Mr. Grygiel and his firm.

Exhibit 5, which was referenced by the Deputy Mayor in his opening, is Village Law Section 470-18 Subdivision B, Subdivision two, which provides for residential apartments in the C-V district.

Hearing Exhibit Number 6 is a letter in support, dated June 13, 2020, from the Roslyn Chamber of

Meeting Minutes

Commerce, signed by Steven Blank, its president.

Exhibit Number 7, will be a letter from Verizon, dated June 15, 2020. Verizon has the continuous parcel to Mr. Carlick's parcel and they indicate in the letter that they have no objection.

As I said, all of these exhibits are on the Village website, if anyone would like to review them. And at this point, I would like to turn it over to Mr. Grygiel.

DEPUTY MAYOR BERNSTEIN: Let me interject for a moment. I proposed that resolution, but we need a second and vote. Who will second the motion?

TRUSTEE GENOVESE: I'll second the motion.

DEPUTY MAYOR BERNSTEIN: I'll take a vote.

Trustee Westergard?

TRUSTEE WESTERGARD: Aye.

Meeting Minutes

DEPUTY MAYOR BERNSTEIN: Trustee Genovese?

TRUSTEE GENOVESE: Aye.

DEPUTY MAYOR BERNSTEIN: Trustee Oral?

TRUSTEE ORAL: Aye.

DEPUTY MAYOR BERNSTEIN: The motion is therefore approved.

MR. GIBBONS: Thank you. I appreciate you bringing that to my attention.

DEPUTY MAYOR BERNSTEIN: So now, I think we move over to Paul Grygiel.

MR. GRYGIEL: Thank you Deputy Mayor, it's a pleasure to be with all of you this evening.

Just briefly, with regard to our scope of work, as Trustee Genovese mentioned, our firm was retained by the Village to provide an overview of Transit-Oriented Development and its benefits and impacts to evaluate the proposal that

Meeting Minutes

was put forth for the development of 281 through 301 Wagner Avenue and provide presentations for potential rezoning of this area, including the adjacent Verizon building, which includes drafting zoning amendments that are before the Board this evening.

Our particular scope of work included a number of tasks including inspecting the area around the Roslyn Long Island Railroad station, reviewing relevant sections of the Roslyn Zoning Code and master plan, research and Transit-Oriented Development in general, as well as potential impacts and reviewing the application materials that had been submitted previously.

Before I start with an overview of our scope of the memo that I prepared dated March 10, 2020, as was mentioned, our firm has been involved for a number of years in Roslyn.

Meeting Minutes

We've been in existence for over 50 years, with various different names, and we've been involved in Roslyn for 25 years. Personally, I first became involved in Roslyn 20 years ago this summer. One of the first projects I worked on was GIS, for the master plan and the waterfront. Since then, I have been called back periodically to advise on various issues throughout the Village.

In my firm, I also have experience providing these type of services with regard to zoning, planning, environmental review, for other Villages in Nassau County, as well as elsewhere in New York State and throughout New Jersey as well.

With that, I'll turn to the memorandum dated March 10, 2020, which discusses the subject of this rezoning. First things first, the area being studied is the only

Meeting Minutes

section of the Village of Roslyn that would be basically available for Transit-Oriented Development, due to its proximity to the railroad station, as well as the setting of this nonresidential uses and then multifamily residential. So it's a rather unique section of the Village.

In terms of what Transient-Oriented Development is and it's benefits and impacts, TOD or Transit-Oriented Development is generally defined as a walkable community that is close to frequent, reliable transit service, with a mix of resources and land uses.

It generally involves land uses of a quarter to half mile of a train station or other public transit. Our report does point out a number of examples of areas that transform around train stations and other transit modes throughout the New York Metropolitan region and beyond.

Meeting Minutes

Certainly you're not alone in considering making changes to zoning in transit-oriented development potentially that would take advantage of transit service and enhance walkability to provide other benefits to the community.

The added -- a couple of added benefits of TOD included adding vitality in this station area, where you have some land uses that have seen better days, so adding some pedestrian activity, adding support to local businesses nearby and also having new investment in the Village, while repurposing develop plan, that is generally intent of this type of action to try to take what was already there before and to replace it with something that is more attractive, more valuable as other benefits to the community.

There is certainly or potentially impacts to the

Meeting Minutes

Transit-Oriented Development, for that matter, any development will have impacts. Typically the most concerning is traffic and population.

Our report points out some facts with regard to traffic and trip generation. Typically, TOD generates less traffic per unit, compared to typical developments.

This relates to a couple of factors. One, is that you have transit right nearby, usually within walking distance, so that lessens potential impacts for people commuting to work. Also, you're replacing existing uses typically that already have been generating traffic.

In terms of demographics, I know that's certainly a big concern everywhere where I do planning work. Any new residential development will increase the number of residents and will increase the demand for

Meeting Minutes

services. In this instance, I think there are some mitigating factors.

First of all, you have an area with existing infrastructure in place, in terms of roads, utilities and the like. Any development, whether it's through rezoning of this type or even on the current zoning, would need to provide for upgrades, with regard to utilities, such as water and sewer, intersections, sidewalks and provide parking. So you typically deal with those types of impacts anyway.

However, in this case, we'll talk about in a moment, the possibility of these added benefits provided by a potential redevelopment.

In terms of potential impacts with regard to residents and particularly school-age children, our memo outlines a number of issues with regard to that and provides

Meeting Minutes

statistics regarding TOD, and why typically it has less impact than often is feared or expected, especially with regard to school-age children.

Notably, there are multipliers that show that the number of residents and school-age children on average, decrease in more dense developments and even more so when you're near a transit station.

Demographic multipliers for TOD in fact generally show much lower numbers than one would expect in terms of schoolchildren, given the proximity to the transit and the sole selection of typical residents in these types of developments.

The number that we cited in the report is expecting roughly 2 to 3 school-age children for every 100 dwelling units, so it's a very, very low number. Again, it's not typically what people expect of new

Meeting Minutes

developments, but again, given the circumstances of location, type of development typically in TOD, it's multifamily housing, again, within walking distance to transit service and services, it typically does not generate the same type of household sizes and compositions as you would have in newer housing elsewhere and other locations.

So with overview of the proposed zoning, it all has been made available previously and there was good overview previously of some of the Trustees, but what we're dealing with is an area in the C-V Village Commercial District, the commercial strip at the Verizon building. These two properties are the only lots in the C-V zone outside of Downtown Roslyn. So we're dealing with a setting that is much different than the Downtown and that again, as was mentioned before, the zoning was

Meeting Minutes

intentionally written for the other part of the C-V zone to deal with pedestrian-oriented Downtown shopping environment.

So in this instance, what's being proposed is modifying the types of uses and changing some of the regulations for this particular area in recognition of its zoning characteristics. So what's being proposed is a TMU Transit-Oriented Mixed-Use Zone. It would permit residential apartments, with some limitations, as well as retail and other commercial uses, as well as mixed use.

Again, all the intended uses are generally permitted today in different amounts and different settings, but the zoning is again enhancing what's already permitted and taking advantage of the unique setting within the Village. There a number of standard, included boat

Meeting Minutes

regulations, as you would typically find in the zoning ordinance.

Notably, this zoning that's being proposed includes development incentive bonuses. This is an approach permitted by State Law. It's been used in Roslyn for example, with the WDO, Waterfront Development Overlay District, as well as other Villages to help manage development.

What this does in this case is allows the Board of Trustees to provide incentive bonuses, which we'll talk about in a moment, in exchange for an applicant providing one facility or amenities to benefit the residents of the Village.

So these incentives could include regulations of increased density or coverage or floor ratio, modified parking requirements, building heights or setbacks and permitted uses. But it's very important to note, these are only in

Meeting Minutes

exchange if the development provides specified benefits as outlined in the Proposed Local Law. So whether it's open space, parks and recreational facilities, street improvements, road improvements, on street parking, there is whole list, I can keep going on here, sidewalk extensions to make pedestrian safety enhancements, those types of things, all are included in the list of potential amenities that would be provided by any developer or applicant, in exchange for the bonuses that are set forth in the law.

The intent, in closing, is really to mitigate any impacts from the development, beyond what you would normally see in a development project and get high quality development, along with facilities improvements and benefits to the Village beyond the project itself.

That concludes my presentation,

Meeting Minutes

so I would be glad to turn the hearing over.

DEPUTY MAYOR BERNSTEIN: Thank you, Paul. I want to note, that Paul prepared, on behalf of the Village, a document known as a full environmental assessment form. That's among the documents that counsel offered into the record a short while ago. We've gone through this carefully and I do have a few questions to discuss with Paul, not many, but just to bring up some things that I noticed to see if change is necessary.

Let me start out by saying that this form that was filed, the EAF, the environmental assessment form, makes clear that that document is being filed by the Village, not by a potential applicant. It covers our Proposed Local Law, which amends the zoning code as we discussed, to create the TMU Transit-Oriented

Meeting Minutes

Mixed-Use District. Thus, this EAF relates to the Proposed Law, as a theoretical zoning change only and not as to have a site may eventually be effected by a future actual project.

For that reason, a lot of the details of that form are not filled in and they are properly not filled in. But I do have a few little questions for you, Paul, if you can follow me.

MR. GRYGIEL: Sure.

DEPUTY MAYOR BERNSTEIN: On page three, paragraph C, upper case C four, lower case C, on page three, I think this is a question that talks about fire and emergency services available. We state in there, we have Roslyn Rescue Fire Company, sorry, Roslyn Highlands. I think we have to add Roslyn Rescue Fire, two fire companies that serve that area.

MR. GRYGIEL: Great suggestion,

Meeting Minutes

will do.

DEPUTY MAYOR BERNSTEIN: Second, paragraph C, 4 lower case d, page three, this question asks about public parks, et cetera, that are close to the area. Included in there is a reference to the park at East Hills.

That, I think, must be deleted because that park is not a public facility.

MR. GRYGIEL: Okay, very well.

DEPUTY MAYOR BERNSTEIN: Next is D2G, page six, the place for the answer yes or no is filled in no, that should be left blank, I believe, since nothing has been named on D2F above that.

MR. GRYGIEL: Yes, and following along, that's a very good point. We'll make that change.

DEPUTY MAYOR BERNSTEIN: Next, on page -- paragraph E1A, page nine, which talks about uses adjourning the

Meeting Minutes

proposed site, I think we should add the LIRR Roslyn Railroad station because that is immediately across the street from the proposed site.

MR. GRYGIEL: Sure, I'll be happy to do so.

DEPUTY MAYOR BERNSTEIN: Almost finished. Next, paragraph E1V, at the very top of page 11, I believe the no in the fifth bullet point should be left blank, since we have already answered no to the lead-in sentence.

MR. GRYGIEL: Okay, I see that as well. I will do that also.

DEPUTY MAYOR BERNSTEIN: Paragraph seven, E3H, lower case I, again, we must remove a reference to the park in East Hills.

MR. GRYGIEL: Okay.

DEPUTY MAYOR BERNSTEIN: And the final question, which to me is a real question, has to do with part two to the form, paragraph ten, on

Meeting Minutes

page six. Since our Proposed Local Law contemplates multiple dwellings, which impact our historic district, since this question asks for, I believe, for impact on such things as historic districts, the question here, answered no, should that be yes, because in theory, the law itself will contemplate multiple dwellings, which in turn would impact in a way the historic district.

So my question simply is, should this be answered yes, rather than no?

MR. GRYGIEL: In my view, the uses as permitted noted previously, this rezoning would not in and of itself create any type of new development, so that's my reasoning behind that. Open to thoughts from the Village attorney or other Trustees, if they disagree with that assessment, but that's the reasoning I have for that answer.

Meeting Minutes

DEPUTY MAYOR BERNSTEIN: So you're really stating what I said at the beginning, this form, in our case, is more theoretical than actual, the same reason should apply here?

MR. GRYGIEL: I believe that to be the case. An action to rezone a property or an area doesn't guarantee development will happen or dictate its actual form. One could develop today, as of right and even if they were rezoning, development could move forward or could not move forward, X times ten units, so I think it's just premature to evaluate the kind of impact.

DEPUTY MAYOR BERNSTEIN: Fine. Any Trustees have input on that?

TRUSTEE ORAL: I agree with that determination. This is the environmental analysis of the law to change the zone only. It's just of the change of zone and the change of

Meeting Minutes

zone itself, is not physically changing anything in the field.

DEPUTY MAYOR BERNSTEIN: Thank you, Sarah. Thank you, Paul. We will move on now to the more significant part of our hearing.

I would like to just make two comments. What we will have here is comments by Trustees, to be followed by comments of any people, any people making up the public, who are attending, comments about the procedure and process we're talking about now.

At the start here, I want to emphasize, with respect to this Proposed Local Law, all comments are welcome. Please understand that this evening, no action will be taken by this Board to adopt that law. The sole resolutions to be adopted tonight, are the SEQRA resolutions that we just recently approved. Those resolutions are required

Meeting Minutes

prerequisites for the future proceedings relating to the Proposed Local Law. So there will be no further resolutions adopted by this Board, but we welcome comments from the Trustees and the public.

I would like to make one further comment, generally having to do with this entire process. And that is, that our Village, historic Village of Roslyn is a visually beautiful Village, enhanced by a lovely and unique historic district. This holds true for our Village as a whole, except for one striking exception and that exception is the strip mall on this site we have been talking about.

I've lived in the Village for 46 years and the site is and always has been, unfortunately, dirty, ugly and out of character. The site, in my view, cries out for improvements.

Second point I'd like to make,

Meeting Minutes

so we can learn this by reading Paul Grygiel's report, is that our Village, it seems to me, is sorely lacking in more affordable rental housing.

Our residential developments has definitely set forth the benefits of multiple dwellings. I want to refer to two places, simply two places in Paul's report, which I know you don't have in front of you, but I will read.

The first is on page two which reads as follows: "However, by nearly all measures, Nassau and Suffolk Counties are lagging behind other areas surrounding New York City, in terms of the amount and availability of rental housing in general."

The next comment I want to read is on page five and I'll read this in its totality: "Two relevant recommendations of the 2013 report by

Meeting Minutes

the Regional Plan Association, entitled, "Long 1Islands rental housing crisis," under the heading, "Town and Village leaders can apply lessons learned from a growing number of places, both on and off the Island, that has successfully incorporated new rental homes into their communities."

Two of such matters are as follows: "Zoning and other regulations in Downtowns and near transit, should be reviewed to ensure that height restrictions, parking requirements, units per acre and other regulations don't unnecessarily restrict the development of multifamily housing."

And next, "Density bonuses also can provide a means for encouraging more affordable rental housing as part of any new development."

Basically, multifamily housing is in short supply, it's possible and

Meeting Minutes

if it can be done carefully, logically, it should be encouraged.

With that, I would invite any of my fellow Trustees to make any comments.

TRUSTEE ORAL: I'll go first, if nobody minds. I will be speaking wearing three different hats. I am a Trustee. I am a resident and I am also a traffic and transportation engineer/urban planner with close to 20 years experience in the field.

So as a resident of Roslyn Gardens, which is the forgotten part of the Village, our mailing address is actually Roslyn Heights, that's how forgotten we are in the Village. I live down the block from the area that is proposed to be rezoned. The entire time that I've lived here, it has been an eyesore and this is one entrance to our Village.

If you enter our Village from the north, you get historic Downtown

Meeting Minutes

Roslyn and a beautiful clock tower and all of the beautiful infrastructure. And when you enter Roslyn from where we live, you get a blighted property that had some businesses, people loitering and a giant parking lot for the railroad.

So no matter what, this property needs a facelift. I don't think anybody could disagree with the statement that this property needs a facelift. So the question is, what's best for this property.

So as an engineer and planner, the best use for this property, in my opinion, is transit-oriented development. You have such a great asset of a train station right there and there are people who want to live by the train. There are people who are tired of living in the City, but still want a way to commute into the City and a place to live, where they don't have to rely on their car.

They have been living for the past 20 years without a vehicle, they would like to try to live somewhere without a vehicle further away from the City. So -- or I won't say without a vehicle, maybe vehicle light, maybe one car per household, instead of two. And one way to do that is to live within walking distance, not only of a train station, but of other amenities.

So a mixed use development, not only provides housing and people on the street and a vibrant community in that way, it also provides some extra retail on the first floor, to be patronized not only by the residents above it, but let's say the 1,200 residents that live in my development, less than a quarter mile away, within walking distance.

So this is, in my opinion, a guaranteed way to revitalize this one section of the Village that needs

help, which leads to my opinion as a Trustee, this part of the Village needs help. For as long as I've lived here, people keep saying it needs to be improved, it needs to be improved, like Trustee Westergard mentioned, we had some very promising applications and for whatever reason, they didn't come.

I actually spoke at the hearing for the grocery store because I was really excited about having a grocery store open in walking distance. And we need a change. Everybody knows we need a change. But change is hard.

So I just ask everybody to have an open mind. We're not taking this lightly. We've reviewed this for nine months, since the petition was put before us and we've looked inside and out and just please have an open mind. Thank you.

DEPUTY MAYOR BERNSTEIN: Thank you, Sarah. Marta?

Meeting Minutes

TRUSTEE GENOVESE: I would echo a lot of what Sarah said, having been a person who actually grew up in the Roslyn community, I know it would be very difficult for my own children to be able to find any place to live here. And that particular spot, I can remember there being an ice skating rink there, a local bar, a pizza place and it's always been a challenging area to develop well.

From a layman's point of view, I am not an engineer, I am an attorney, that the idea behind a Transit-Oriented Development is really that it's antiurban sprawl legislation. So the idea that someone, if you place mixed use retail and residential in proximity to transit, that both will flourish and people will not need to take their cars of the garage or their driveways to do some of the errands that they need to do every day or to

Meeting Minutes

commute to the office.

And I think this is really a perfect site for that, it may be the only site in the Village that is suitable for Transit-Oriented Development.

And at the end of the day, one of our biggest problems in the Village is really traffic. Everybody is plagued by it. I think we may forget, having been essentially home for three months, but every single application that comes before this Village, traffic is probably the main concern. So I think it's perfectly appropriate use and for that reason, I would support the change in zoning.

DEPUTY MAYOR BERNSTEIN: Thanks, Marta. Craig?

TRUSTEE WESTERGARD: Sure, I'll charm in Marshall, thank you. I had a script to read before, but I'll just speak from the heart here.

Like Sarah, I formerly lived at

the Roslyn Gardens complex. My wife and I bought that little house at 121 Everett Street at the end and all in all, I've lived in this local community for over 30 years. And I, too, have gone back and forth in front of the shopping center. There has been people that have purchased it and gave it a noble attempt to fix it up and try to make it work, but it seems that it's a financial problem center for any of the owners that have had it. They just can't make it operate with the type of tenants they're going to get to go into this type of building. So that's been unfortunate.

We're an historic Village. It would be a wonderful notion for someone to come in and restore the buildings, but this doesn't seem to be within the cards, not financially appropriate.

I guess time goes by and now we

have these opportunities for these transit-oriented projects, which seem to me, would be an awfully good idea. If you look around Long Island right now and you drive around and you see an awful lot of housing being developed and there certainly is a need for that. We absolutely have a shortage of housing for folks in Long Island and it's certainly most appropriate to locate them near the train stations, but it's also very close to the LIE and the Northern State Parkway also.

So I support the project. I think it's a good idea and because for the most part, it just does not look like the center is ever going to get off the ground in its current state. And it would be nice to have something done there that would benefit the community. So I'm for this.

And to just remind everyone,

Meeting Minutes

that while this developer has come in and made this application, I think there were some concern at one of the last presentations, that this is what we're voting on here right now and it's not. That project triggered this development in our change of zone, but that project, in and of itself, is not what we're endorsing right now, that will come down the line.

It may not be that developer and that project that gets built here. We don't know that yet. So with that being said, thank you, Marshall and thank you, Board.

TRUSTEE ORAL: Can I add one more thing?

DEPUTY MAYOR BERNSTEIN: Surely.

TRUSTEE ORAL: Along the lines of what Craig was just saying, the change of zone that we are considering, would actually not allow

Meeting Minutes

for the project as presented at the past couple of times that they presented it. We, like I said, we looked very long and hard at the different requirement and the project as presented don't meet the densities that would be allowed under this law.

So I ask everybody to really look at what's at hand right now. It's changing the zoning to potentially allow for mixed use development adjacent to the train station, but there is no active application because as of now, an application would not be allowed.

A change of zone allows the consideration of a mixed use development to be considered onsite. So please keep your comments to the change of zone only. There should not be any comments on an application because there is no application, other than the change of zone itself.

DEPUTY MAYOR BERNSTEIN: Thank

you, Sarah.

We will now open the floor to comments by members of the public. Sarah, earlier on this evening, went through the process, I hope it's understandable. And, John Gibbons, how shall we do this?

MR. GIBBONS: I think Peter will call the first resident.

PETER: There are a few individuals with Hand Raised. I'm going to call your name and then I will send you the unmute, if you could just click the button, you will be unmuted. I'm going to start with Bill Costigan.

MR. COSTIGAN: My name is Bill Costigan. I'm a resident of Roslyn Heights. My address is 216 Forest Street.

I heard a lot tonight about how this will benefit the Village and how this will be an improvement for the Village, but -- and I think that I've

Meeting Minutes

heard that that parcel, as it exists right now, needs a facelift and I don't think many people would disagree with that.

However, when I looked at the New York State zoning and the comprehensive plan, one of the things it talks about, that I haven't heard here tonight at all, is that when examining a request, that the municipality should just not look at what is beneficial to the municipality. It needs to look beyond its boundaries and consider what the effects will be on the neighboring communities.

And as a resident of the incorporated area of Roslyn Heights, I know that I just recently became aware of this whole project and I think that due to the COVID-19 pandemic, any decision on this change of zoning, should be continued until such time as we can all meet and

Meeting Minutes

information can be disseminated to the surrounding neighboring communities because I think without that, we're just asking for, you know, people to feel like this was a fait accompli before we even came here.

And something that Sarah Oral said, was that the -- I understand from my limited knowledge of this --

PETER: Thirty seconds.

MR. COSTIGAN: -- was that the developer's proposal is for 60 units of residencies above retail. And I see that in your Local Law that you are looking to enact, it talks about a maximum gross density of 30 units per acre and this is just about one acre. But what it does is under Section D, it talks about incentive bonuses and it gives you -- the Village, the right to make adjustments to forget about the permissible density coverage floor

Meeting Minutes

area, parking ratios. All of these items that will affect, not just the Village, but will affect all of the surrounding communities and how close is this to the other communities. I think you know, if you step off Warner Avenue across the street, you are now out of the Village.

So again, I think everyone understands that as the property exists, it needs a facelift, but do we need to go to the extent where we are --

PETER: Thank you, Mr. Costigan.

DEPUTY MAYOR BERNSTEIN: Thank you. Your comments have been noted. They also will be recorded in the minutes of the meeting.

PETER: Our next speaker just has a name, Debbie.

DEBBIE: My question is how does this affect further zoning in the Village, if we change this

Meeting Minutes

zoning? Does this open up the potential for others? Does it make it easier for other zones to be changed nearby in the future or is it just this one property?

MR. GIBBONS: It's just the one property.

TRUSTEE ORAL: Two properties.

MR. GIBBONS: Two properties, one zone.

TRUSTEE GENOVESE: I think to clarify that, there are no other suitable sites for Transit-Oriented Development because it's really the proximity to the Long Island Rail Road that makes it workable. It wouldn't apply anywhere else in the Village. Does that answer your question? She's muted.

PETER: Next speaker we have is Meryl Ben-Levy.

MS. BEN-LEVY: I do have a few comments. Good evening, everyone. I hope everyone is well. Last time we

saw one another was pre-pandemic, so I'm happy to see you all well and present. I'm going to reserve the opportunity to comment in writing, to further submit additional materials. I understand from the initial remarks, that that will be permitted and possible. So please bear with me. I took notes and we have compiled some remarks prior to understanding how the conduct of you your meeting would be. So I'll just try to give you my high points.

So I'm going to ask you really to consider, is now the time? Implementing and creating a new zone that may have far reaching and long lasting impacts, but doing this during this global pandemic, when none of us could possibly know what tomorrow, next month, next week is going to look like or how the new norm will take shape and how this change in zone will impact our school

Meeting Minutes

system and our community in the short and long-term, isn't the most sensible sound or prudent way to go forward, when we have the opportunity to really take pause and examine further the data, the reports and supplement them.

We respectfully request that a measured, thoughtful, engaging process and analysis be undertaken and be permitted and be continued from tonight. We're asking that the Village Board of Trustees engage the community, the whole community and the surrounding communities and other municipalities to survey all the concerns and the potential impacts that are known at this time and that can be contemplated at this time, to evaluate the concerns for the sake of our community's future. Community involvement is critical and key for the collective benefit of the Village, the School District and all

Meeting Minutes

of our shared communities. So we urge the Village to pause, we're all on pause, to carefully undertake to review, to evaluate reports and plans to gain a full global understanding to the extent possible of the impacts to all parties.

PETER: Thirty seconds.

MS. BEN-LEVY: Taking into account that the variables that have been thrust upon us by COVID-19 pandemic are real. As it pertains to the School District and shared with you before, it is not just the Proposed Local Law and creation of a new zone, it's all of the potential projects in the aggregate, that have the potential for adverse impact to our schools and all of our other shared infrastructure and material resources.

We respectfully request that the Village pause to meet with stakeholders and impacted interested

Meeting Minutes

parties to understand their operations and community needs before taking an action that cannot be reversed.

To do so will help produce an overall framework that can aid in maintaining, sustaining our community, our infrastructure, our essential and community services, all for the benefit of our collective taxpayers, residents, school system and our students. This process will be respected ever more if conducted with the community --

PETER: Time.

MS. BEN-LEVY: May I please have an extension of time to conclude my remarks?

DEPUTY MAYOR BERNSTEIN: That would be fine, Meryl, but not more than another full three minutes, please.

MS. BEN-LEVY: Okay, I'll try to talk quickly, Marshall. I don't

Meeting Minutes

want to miss anything that I can give you right now, but thank you, I appreciate it.

Unfortunately, I know that you appreciate the constraints of a virtual public hearing, especially on a matter of such significance and interest to the community during a global pandemic and especially on a night where even I had to hop off to suspend the canvassing of ballots, which of course, is not in any of our control, but it's by executive order of the Governor.

But it's important enough to us, that we're here and I'm back and forth between the two because I'm engaged and the Board is engaged and our schools are engaged. So we ask you please listen to us and consider carefully our concerns and to work together with us.

I'm going to ask you again to please search. The time is now. We

Meeting Minutes

believe that there is a great deal of work to be done, evaluating the impact of the proposed change in the Local Law and by this, we do mean we have challenging times because we believe, as it is our fiduciary duty to do, that to ensure that our schools, our communities and most importantly, our students are protected and not adversely impacted by additional stressors to the system, that are not borne equally financially by the entirety of the community and that is a very key concern, especially in light of the fact that, as you know, all of the real estate taxes are no longer deducted.

We are very sure that this Board would like to do the same. We firmly believe that reports need to be updated, evaluations completed and new data and trends analyzed and we ask you allow this to occur before

Meeting Minutes

any change of zone is made, that cannot be reversed.

We ask you to consider the planning procedures implemented in other transit-oriented use districts, that has been undertaken upon State and local and many of which have taken years to analyze and evaluate and that was during pre-pandemic times. We ask you to look at them through a new lens or multiple lenses, so that you can appreciate the concerns that we raise, which have escalated since the last time we stood before you and made comments.

Our school system has certainly been challenged during this unprecedented time every day. Our administration, our teachers, our staff are faced with additional requirements, more than we ever could have imagined, more than anyone could ever have imagined.

Certainly, we could never have

Meeting Minutes

imagined that we are experiencing what we are. We will move ever upward and through our challenges, but we have quite a bit to do and our system and our infrastructure and our facility to finances are all being examined.

So we ask you, is it right to do this, we think maybe not now. As we sit here this evening, there is no certainty. We're all in a state of flux. We don't know what school will look like come September and as a matter of fact, we don't know what our budget situation will be.

We've been promised cuts by the Governor in the event certain things don't happen or do happen and we don't know what that will be.

So we will persevere. We will rise to the challenge, but we would like to plan appropriately and know what they are on any additional modifications to our land at this

time, that increase our challenges, we don't welcome now. We're developing protocols for the reopening of schools and procedures for that, which include how our buildings will be utilized in the future, how our services need to be altered. These processes require a thorough review of health and safety measures, as I'm sure you can appreciate and will have result in costs. We know it will take time to evaluate, to adapt and in order to do it right and we will get it right. It must be done methodically and it will take time.

PETER: I ask that you bring it to a conclusion.

MS. BEN-LEVY: I do have a considerable amount more, but I'm not going to belabor it. I think you understand, we're asking you to pause, ladies and gentlemen, we understand that you want to have a

Meeting Minutes

thoughtful process and we ask that you pause because there is a great deal of material that still needs to be gathered, data that does need to be analyzed and there has been material and information that does need to be analyzed, that has just been shared and that needs to be gone through. And clearly, we don't have the time and resources to do all of that.

So I thank you very much for your time and for your thoughtful consideration of our remarks and of our thoughts and our concerns. And we ask you please pause. Please hold this hearing open. Please continue it and please allow us to continue to comment on the topic. Thank you very, very, very much.

TRUSTEE ORAL: Marilyn, before you go, can you list your address for the court reporter?

MS. BEN-LEVY: Yes, I'm Meryl.

Meeting Minutes

TRUSTEE ORAL: I'm sorry.

MS. BEN-LEVY: That is okay. I'm president of the Board of Education and our address is P.O. Box 367, Roslyn, New York 11576.

TRUSTEE ORAL: Thank you.

PETER: Next we have Ronald Smith.

MR. SMITH: Thank you very much. My name is Ron Smith, 172 Willow Street, Roslyn Heights, New York. We live in the lovely section of Roslyn Heights. When a couple of us made that start a number of years ago, nothing like traditional Roslyn historic district.

And I agree, Roslyn is beautiful and our neighborhood is beautiful, but it's less beautiful the last number of years. When I try to go to Roslyn Village at certain times, the traffic is horrific. As I spoke to some of the owners of the land and the buildings we were

talking about, traffic was a major concern to them and parking. One of the reasons it's hard to be successful was because there is nowhere to park cars.

The parking lots, as you know, the railroad station was enlarged and yet they're overly crowded. And as you talk about this project, which sounds in some ways it's for restructuring, if they had more parking, they had probably been successful. But to have another 30 to 60 units in that space, adding space of parking, traffic to the whole area, this is the structure of this Lincoln Avenue and the rail road and where the rail road comes together, there are three bus stops there, the parking is horrendous. And walking, when the kids start walking, we've all been there, you go to 7-11, all the cars come out, you have to be realistic and the main

Meeting Minutes

roads right now are even worse. We can't restructure those roads. They're all one way each way.

The other units that I know have become changed through the type of change you want here, the Mineola, a little bit about the Ronkonkoma area, they have much wider streets and much better control over traffic. We don't have any of that. I think we have to study it more, but it would be very difficult to have that section of Roslyn -- everyone now, we're effected in Roslyn Heights because all the cars turn up the street and go through the quiet neighborhood that we used to have, where everyone used to stop at the stop sign, now people race through to go to the expressway and other avenue and they can't go down Willis or Mineola Avenue because that's just as crowded.

So I am realistic. I love this

town. We have seen changes and we don't see Port Washington really injured Roslyn and the traffic and I think this project will add to the traffic flow when people have to go through town. No one is going to have one car --

PETER: Thirty seconds.

MR. SMITH: -- it's going to be double units. I think traffic is a major issue and I think it has to be studied and that's a very dangerous area there. I think would just add to it.

One thing I would like to ask, I haven't heard a comment on the study, maybe you did do it, the gentleman that presented, on water, gas, electric, is this area able to house that? I know there are problems, the water in our community. I would like to know if that has been done. If the water has been reported and you have sufficient water and

Meeting Minutes

electric and gas in this area. Thank you very much.

DEPUTY MAYOR BERNSTEIN: Let me respond to the last comment. Those are the kind of important details that will be set forth in the full environmental statement to be filed by a developer, when the time comes.

We have not had those issues yet because they are not appropriately before us at this point. Who is next?

PETER: We have an individual, I'm going to send a request. It's listed as Steven's iPad.

MR. GOLDENBERG: Steve Goldenberg, 3125 North in the Roslyn Parks.

Just thinking about the project for a second, in contrast to the Mineola hub, where they have many more trains, very, very, very robust building there, that I think has been very successful. First I think we

need to keep in mind that the Long Island Rail Road schedules in Roslyn are not that wonderful and just keep that in the back of your minds.

I do think one of the key things that any potential project is both the number of residential units, what the size of those units will be, because that in part is going to help determine who might want to live in whatever proposed community there is.

But that being said, and Marshall said it quite nicely at the beginning of this meeting, given all that's happened in the country, with the pandemic, the protests, I would love to see more heterogenous community than what we currently have and this could be an opportunity for that.

And Paul presented, there is an attachment to read, about how that impact would be minimal to the local school system where both of my kids

attended and had a great education. I think one of the points is that we just don't want to see any special tax abatement that accrues to the residents there, that's going to somehow make everyone else's contribution be that much more to the school systems. They really need to pay their fair share, whoever moves into the zone.

And I completely agree with Mr. Smith, in that parking, in my mind, may be the single most problematic issue dealing with the proposed project because as you know, the parking at the station is really a problem, at least before the pandemic, that about by 8:00 in the morning, there needs to be adequate off street parking for all of the residents who might be in the new community.

Also, if there are other more quality establishments there, there

Meeting Minutes

also needs, not behind the building, but some place else in that area, a place for people who might want to be with those businesses, to get those businesses to thrive. So that I think is among of the most critical pieces of the proposal for the property.

But as was said earlier, until we have more specifics about what community is going to go in there, perhaps, I think we should just go in with an open mind and I completely think this is appropriate and that's all.

DEPUTY MAYOR BERNSTEIN: Thank you, Steve.

PETER: Maureen O'Connor.

MS. O'CONNOR: Maureen O'Connor, 96 Jefferson Avenue, Roslyn Heights. I have a question about the zoning change with regard to adjacent lots. I understand that the Verizon lot is included in this possible

Meeting Minutes

redistricting.

What about the lot that Vienna, the former Chalet and 7-11 and the other building on Railroad Avenue, why are they not being considered at this time and will they be considered in the future, since they are really within walking distance of the train station as well? And they're commercial right now. I assume they're part of the C-V district, but I'm not positive.

MR. GIBBONS: That's a different zone.

MS. O'CONNOR: How do we know this is not going to be a domino effect, where several other adjacent properties are going to be included down the road?

DEPUTY MAYOR BERNSTEIN: I think, Maureen, we don't know what is going to happen in the future. They are not part of this Proposed Local Law. And all I can say to you, we

Meeting Minutes

have to look at this from the practical point of view of what might be proposed on this Local Law. It gets to be a little speculative if we try to project too far out in the future.

We do not know what will happen in the future. If somebody, a new developer acquires those properties and seeks to make the same kind of changes we're making here, does not necessarily follow in my mind, but if we make a change as requested here, that it follows that we'll make the same change in the future on adjoining property.

MS. O'CONNOR: It would seem to me it would be very easy to add onto the zone, once it is created and that may be three times the size of the current plan.

DEPUTY MAYOR BERNSTEIN: Except that if this Local Law is approved, we would have the benefit in the

Meeting Minutes

future of seeing how it works out and the impact it has had on the surrounding community.

And that can be a very important factor, if anybody else wants to come in and say to us, well, you did it once, you must do it again.

MS. O'CONNOR: We're also concerned, the Roslyn Heights residents, that the properties on the other side of the train station, that are not jurisdiction, are also slated for this type of development and it's just going to be a staggering density change and traffic and parking and School District are all going to suffer.

TRUSTEE ORAL: Just so you know, as part of the process, if an application does come forward to be developed on one of the sites within the Village of Roslyn, they must contact all of the adjacent

Meeting Minutes

municipalities because they're on the border with Roslyn Heights. They must contact the Town of North Hempstead and find out if there are any official applications for development, within a reasonable distance of their application that they must take into account.

So any environmental analysis that happens in the future for any potential future development, would have to look holistically at the whole area. They don't exist in a bubble.

So please be assured that any other developments that are official, would be taken into account by any future applicant, if they exist.

PETER: Next I have, Michael Sahn. Mr. Sahn?

DEPUTY MAYOR BERNSTEIN: If not, might as well move on.

PETER: I have Nancy Shores. Ms. Shores? She dropped off.

Meeting Minutes

Mr. Sahn has his hand raised one more time. He's having trouble.

MR. GIBBONS: Is that the last person?

PETER: That was the last hand.

MR. GIBBONS: Marshall, if you would like to make a motion to continue the meeting, we can check written comments in the next 30 days, if Mr. Sahn wants to make written comments, he can do so.

PETER: I have Ms. Shores is back.

MS. SHORES: Nancy Shores, 28 Jefferson Avenue, Roslyn Heights, New York 11577.

I wanted to speak about -- I live very close -- first of all, one correction, I believe that the Roslyn Heights district should be noted in the impact form, in the beginning of the meeting, just a technical thing.

I also wanted to discuss that these hubs have traditionally built

Meeting Minutes

in the developer's expert, I know the applicant's expert, pointed out, this is a very small area for such a development. It's not consistent with the ones in Ronkonkoma, in Mineola or Wyandanch. It's in close proximity to a school. It doesn't have adequate parking. The parking there is tight. The apartments on Warner Avenue don't have enough parking and park on the street and through the neighborhood. So it doesn't have wide enough roads. There have been multiple accidents there, that I'm sure you're aware of.

And I also ask that post-pandemic, that you think about the fact that many of us are not going to go back to work full-time and the workplace is different, so the traffic that you think won't be there during the day or the number of cars people need, is going to be drastically different going forward.

Meeting Minutes

I also ask that we weren't able to get together as a neighborhood because of the pandemic. When we found out about this was in January, we started to gather and we were going to meet at the library with our neighbors, we can't even go into each others houses now.

And this Zoom meeting, although very good and nice and I know you're stuck with it, doesn't allow older people or people who can't afford their own computers to attend the meeting.

Thank you very much.

DEPUTY MAYOR BERNSTEIN: Thank you.

PETER: I have Steven Blank.

MR. BLANK: Thank you for recognizing me and for having this meeting. My name is Steven Blank. I'm representing the Roslyn Chamber of Commence. I live at 22 Planting Field Road in East Hills.

Meeting Minutes

So I would like to address several of the comments and discuss things from a business perspective. Regarding the pandemic, the need for mixed use, transit-oriented mixed use development, was considered one of the primary ways that retail could be successful in this current era.

The pandemic, the occurrence of the pandemic, makes that even more urgent. We've already have business districts throughout the North Shore that have empty stores, stores that are failing. The pandemic is going to exacerbate that greatly. Waiting for the pandemic to end, we may not see the effect according to Jake Powell, the chairman of the Federal Reserve, this may go onto the end of the 2021.

I think the subject has been studied and I think further delays would adversely impact, not only the business by the train station, but

having those additional people not having those additional people with some type of development there, would also hurt the Village of Roslyn's development, Warner Avenue, the entire rest of the district.

I think it's worth noting that when we talk about the schools, that the school population in the past ten years, has gone down by 142 school children. From 2009-10 to 2019-20, there are 140 less school-age children. So a development like this is not going to be where the estimates are, even if the development that we're talking about were approved, you're talking about a minimal number of people putting a strain.

I would like to point out that the School District has a proposition that's being -- the votes are being counted tonight, on a proposition to establish a capital reserve fund of

Meeting Minutes

$20 million to $5 million to go over in this year and there is an additional one for $530,000 to pay for new buses, which is fine.

PETER: Thirty seconds.

MR. BLANK: I think there are sufficient means to accommodate the additional school children and I think in terms of the issues of parking and some of the other neighbors that pointed out, that would be your job once the district was approved.

This is not approving the project that has been proposed, just the district and although the time to consider those issues of parking and other issues like that, is when there is actually an application specifically for the project.

DEPUTY MAYOR BERNSTEIN: Thank you, Steven. Any further comments?

PETER: Once again, I have Michael Sahn. Mr. Sahn? It looks

Meeting Minutes

like he's having some technical difficulties on his side.

I have someone by the name of Frann.

MR. WOLF: My name is Glen Wolf. I reside at 3 South Drive in Roslyn Pines. Those of us that know me, know that this is way past the hour that I stay up, but I thought it was important enough to listen to this telecast.

A couple years back, I joined our Mayor, Mayor John Durkin, at a convention chaired by Judy Fozworth about our water equipment. And although there was a gentleman before Steven Vulderberg that raised that issue, I just want to bring it to the Board's attention that you were always told on what days we could water our lawns. There always seems to be a water shortage for the past five years. I'm living in Roslyn Pines for 25 years and there is

Meeting Minutes

always an odd/even day.

And I'm just saying because of the environment situation, that should be taken into account, our quality of our water, how many people can we actually fulfill the requirement of good drinking water and it's just something I thought was important enough to mention.

And that being said, I thank you for everybody participating in this and good night to everybody.

DEPUTY MAYOR BERNSTEIN: Thank you.

PETER: One last individual, Nera Roopsingh.

MR. SAHN: Actually, this is Michael Sahn and I apologize, Nera Roopsingh is our associate. So if I could be recognized through Nera, for whatever reason when I was called on, I didn't come through on the computer. But I appreciate your bearing with me in this technological

place that I'm at.

I want to say -- first of all, I should introduce myself as the attorney for Mr. /KARL lick, the owner of the property, that would be subject to rezoning. My address is 333 Earle Ovington Boulevard, Uniondale, New York.

Mr. Carlick is on the call, as are various members of the professional team, who have worked on this property for a number of years to develop a concept that we feel is very appropriate and very timely for the property.

We very much appreciate that the Board took into consideration the previous concepts that we presented and undertook a study of the zoning in the area and the subject property, as well as the Verizon property. And we very much want to support the adoption of this law.

As the Board has indicated, the

law gives the owners of these properties, the opportunity to make an application to the Village. It does not necessarily guarantee the form of the application or what the actual concept will look like, although we do believe that it will be fairly close to what the Board has seen before.

So we appreciate very much that the opportunity is going to be presented, if the Board adopts this Local Law, to make a presentation.

And the last point I want to observe, is that this is an overlay, in essence, an overlay zoning district. The property is already the subject of an overlay zoning district as one of the Trustees pointed out, that does allow for a residential use, even at this point under the current zoning.

So in that sense, it is not breaking new ground, but it is

Meeting Minutes

consistent with the Village's prior planning for this area of the Village. And on that point, I would simply urge the Board to proceed, consider and then adopt this Local Law as drafted.

DEPUTY MAYOR BERNSTEIN: Thank you. Any further comments?

PETER: We have no one else in the group who hasn't spoken yet, but we have a few people who have dialed in by phone. Bear with me, I'm going to call out the last four digits and I'll unmute you. Phone number ending in 1777?

Phone number ending 4232, any comment?

Thank you. Phone number 0552?

0552: I already spoke. I would love to take advantage, but that wouldn't be fair.

PETER: 8442?

Number 3758?

3758: No comment.

Meeting Minutes

PETER: Thank you very much. Phone number 5746, any comment?

Thank you. Last one, phone number 1551?

1551: No comment, thanks.

PETER: Deputy Mayor, that is all the individuals on the phone line.

DEPUTY MAYOR BERNSTEIN: Thank you, Peter. I will now move that we will leave the record open for 30 days and close this public hearing.

MR. GIBBONS: Marshall, could I ask you to continue the public hearing to the July 21st date and leave the record open?

DEPUTY MAYOR BERNSTEIN: Yes, we will continue, continue is the right word, for the July 21 Board of Trustees meeting.

TRUSTEE GENOVESE: So moved.

TRUSTEE ORAL: Second.

DEPUTY MAYOR BERNSTEIN: Thank you.

Meeting Minutes

TRUSTEE WESTERGARD: Aye.

TRUSTEE GENOVESE: Aye.

TRUSTEE ORAL: Aye.

MR. GIBBONS: Deputy Mayor, if you allow me to call the second application?

DEPUTY MAYOR BERNSTEIN: Please do.

MR. GIBBONS: It is 45 Lumber Road, LLC. The subject property is 45 Lumber Road, Roslyn, New York. Applicant is seeking to construct a 72,876 square foot, four story, 58.7 foot high building, consisting of 33 two-bedroom apartments. Board of Trustees is charged with preliminary site plan review and approval. Applicant is seeking development incentive bonuses for the project, pursuant to Village Code Section 470-20C sub two.

Since I have the mic, if you allow me to go on and present the SEQRA resolution for the Board?

Meeting Minutes

DEPUTY MAYOR BERNSTEIN: That's fine.

MR. GIBBONS: I offer the following resolution: Preliminary classification of action and commencement of environmental review for the proposed project at 45 Lumber Road, Roslyn, New York.

Whereas, the Board of Trustees of the Incorporated Village of Roslyn intends to consider an application of 45 Lumber Road, LLC for special permit pursuant to Chapter 470 of the Code of the Incorporated Village of Roslyn, entitled,"Zoning," Section 470-20 sub C, entitled, "WDO, Waterfront Development Overlay District," Subsection C entitled, "Development incentive bonuses," to construct a four-story residential building, consisting of 33 two-bedroom apartments on the property known as 45 Lumber Road, Roslyn, New York, known and

Meeting Minutes

designated on the Nassau County Land and Tax Map, Section 6, Block 53, Lot 1031. And whereas, the Board of Trustees proposes to declare itself lead agency for the purpose of the environmental review of the proposed action pursuant to the State Environmental Quality Review Act. Now, be it hereby resolved, that the Board of Trustees hereby issues a preliminary classification of the proposed action as an unlisted action under SEQRA and be it further resolved, that the Board of Trustees hereby declares itself lead agency to conduct the environmental review of the proposed action.

If you find that resolution in order, I offer it to the Board.

DEPUTY MAYOR BERNSTEIN: Thank you, I move to approve those resolutions.

TRUSTEE GENOVESE: Second.

DEPUTY MAYOR BERNSTEIN: All in

Meeting Minutes

favor?

TRUSTEE WESTERGARD: Aye.

TRUSTEE GENOVESE: Aye.

TRUSTEE ORAL: Aye.

DEPUTY MAYOR BERNSTEIN: I think, John, we would invite the applicant to make a presentation.

MR. PANTELIS: Good evening, Thomas Pantelis, P-A-N-T-E-L-I-S, 170 Old Country Road, Mineola, New York. I'm appearing on behalf of the applicant.

So that the record is clear, the applicant is 45 Lumber Road, LLC, all of our applications and documents indicate that, for some reason, the advertising had Ian Zwerdling, as the applicant. Mr. Zwerdling is a principal of the applicant.

I have been sitting here for the last two hours, listening to the proceedings and really have thought back to the fact that I've always enjoyed appearing before this Board

Meeting Minutes

and other Roslyn Boards, in very beautiful, very intimate Village hall and standing a couple of feet from the Board. And now having this diverse group of people in all different locations, it's a little strange, but I compliment you for conducting these activities and keeping the business of Government going and hopefully everyone is well and safe.

Tonight we'll be discussing the property, 45 Lumber Road. I will be calling on several witnesses, John Patrick Winberry, the project architect; Sean Mulryan, traffic engineer. We also have present in the audience, Michael Rant, who is the project engineer from North Coast Civil. I believe Adam Wanaselja, who is also an architect working with Mr. Winberry, he's present. And Mr. Zwerdling and Kevin Dersand, principals of the applicant are also

Meeting Minutes

present.

PETER: Before you commence, if you can have all your experts use the raise hand and we will coordinate and they will be unmuted.

MR. PANTELIS: Okay. The applicant has submitted correspondence, applications, maps, plans, environmental assessment form and other documents in connection with the application. I would request that all of these be marked in evidence and incorporated in the record.

MR. GIBBONS: They are so marked.

MR. PANTELIS: Most of these have been, if not all, have been posted on the Village website.

MR. GIBBONS: They have been.

MR. PANTELIS: There have been prior proceedings in connection with the property, again, 45 Lumber Road. The Board has informally looked at

Meeting Minutes

and formally considered applications over the past few years for the proposed development of the subject property.

A hearing was held in September 2019, to consider a proposal for a 27-unit two-bedroom apartment building. One of the features of that building, was that it was proposed to be 9 to 12 stories and up to 150 feet in height. There was significant concern expressed by members of the Board and by the community, about the potential impact of such a development.

As a result, the applicant requested permission to revise its application and we're happy to say that we have a different application before the Board. That application was submitted in February of this year and is being called for a public hearing this evening.

The applicant has significantly

Meeting Minutes

revised the proposed building, which is now four stories in height, including one level of parking, three stories of apartments, a total of 33 two-bedroom units are proposed in that building, with an overall height of 55 and a half feet.

John Winberry, the architect, will give a presentation shortly on the specifics of that building.

The subject property, which is located on the west side of Lumber Road, north of Old Northern Boulevard is adjacent to Hempstead Harbor Creek. The South of the Waterfront at Roslyn, mixed use development. To the south of us and our property, there is a warehouse, shipping use, auto parts use. And further south near Old Northern Boulevard, is 17 to 21 Lumber Road, which is 25 apartments and retail, which was approved the past few years by this Board and has been constructed and is

Meeting Minutes

occupied.

To the west of our property is the Roslyn Hotel and parking garage. There were several other uses in the area, but these are the major ones.

The subject property is 1.39 acres or 60,617 square feet and is zoned WMU, Waterfront Mixed Use and is also in the HDO zone and in the WDO, Waterfront Overlay Development District Zone, which is going to be really the focus of our application and the hearing tonight.

The code allows an applicant to apply to the Board of Trustees for consideration under this section of the code. The WDO District encourages development which contributes to the waterfront area and encourages the use of and linkage of such properties to the Downtown area of the Village.

As the Board is aware, this property, Lumber Road, was rezoned, I

believe in 2013. What that rezoning did, was to effectively make nonindustrial uses, which were primarily in this area, nonconforming and for the future development of this road, apartments and a mix of light retail was proposed.

So we have a site, which was previously used by Verizon, as a warehouse and parking facility for its vehicles, which has been in effect vacant and under the new ordinance, the present ordinance, we are really not allowed to use that for any other similar use than what it previously had been used for.

So, of course, apartment development is the most practical use, which is allowed in the ordinance and we look at 17-21 Lumber Road as an example of how successful that development can be.

Under Section 470-20C in the WDO District, entitled "Development

Meeting Minutes

incentive bonuses," it permits the Village Board to grant incentive bonuses for projects, which contribute by their development, amenities and other benefits, that would enure to the community. The WMU District is one of those to which the WDO Overlay can be applied as I've indicated. The Board has, of course, previously applied this zone to 17 Lumber Road.

The applicant has submitted a revised amenities letter, dated June 2nd, 2020, outlining the proposed items which the applicant is proposing in connection with the project. A zoning chart has been provided on the site plan and the WDO provisions allow the Board to vary provisions of the code, in connection with a project, including height, density, setbacks and the like.

We are requesting several of these bonus densities, including an

Meeting Minutes

increase from the 16 units to the 33 units, which would be permitted under density bonuses. We also are requesting a higher building and a greater FAR than what is permitted.

However, we believe that the presentation and design of the building as proposed, is very compatible with Lumber Road. It's more in character with the character of the Village.

Getting back to the correspondence, dated June 2nd, 2020, I will not read the entire letter of several pages, but I would like to highlight the most important amenities which are proposed.

The applicant in item number one is proposing a contribution of $10,000 per unit, for each unit above the six feet permitted or in this case, $170,000 for the extra units, which would be constructed. These would be for Village purposes, to be

Meeting Minutes

determined by the Board of Trustees and, of course, hopefully in connection with betterment and improvements, which the present Village funds might not permit.

We are proposing to replace or repair, in this case, it would be a replacement of bulkheading on the project waterfront and that is approximately 250 feet of bulkheading, with construction at the same time of a 250-foot waterfront walkway, which would include pavers, benches, lighting, for use as a public walkway. And it's similar to the walkway, and probably a little more upgraded than the walkway adjacent to the development to the north and very similar to what has been constructed at 17 Lumber Road. Hopefully, this will encourage the completion of a full waterfront promenade access, which would connect Lumber Road to the Downtown Village

Meeting Minutes

area.

We are also seeking as Mr. Mulryan will indicate in his discussion about traffic approvals from Nassau County and the Village, to make intersection improvements for the intersection of Lumber Road and Old Northern Boulevard. He will describe that shortly.

We will also grant easements to the Village, to the waterfront walkway and the promenade and the maintenance of that improvement in perpetuity.

Of course, the Board can review these particular proposals and we would certainly be amenable to other suggestions within the same context.

In addition to consideration of the application under the WDO criteria, the Board has to consider and grant site plan approval pursuant to Section 470-57, if it approves the project. And since the property is

Meeting Minutes

in an HDO District, the Historic District Board would also have to give its approval. We are in the process of obtaining letters of water and sewer availability, as well as fire protection availability and we'll submit those shortly.

If the Board has no immediate questions, I would like to call our first witness, Mr. Winberry. Can we unmute Mr. Winberry?

DEPUTY MAYOR BERNSTEIN: Tom, can I interject for a moment?

MR. PANTELIS: Yes.

DEPUTY MAYOR BERNSTEIN: Can you tell us the aggregate square footage -- that's not the right word, the total buildable square footage of this project, versus the 2013 12-story project?

MR. PANTELIS: I can, but I probably would give you the wrong information. I am going to ask, if you would hold up for a minute and

Meeting Minutes

let Mr. Winberry address that specifically.

MR. WINBERRY: Thank you, Board. Deputy Mayor, if you don't mind, while I'm just doing a quick run through, someone from our team can look that number up for you if that's okay?

DEPUTY MAYOR BERNSTEIN: Absolutely.

MR. WINBERRY: Great, thank you very much. So good evening, Board, Deputy Mayor and Trustees. Please send our thoughts to the Mayor on his surgery. And also, Deputy Mayor, a really strong opening and was very heartfelt from our side, so we appreciate that acknowledgment of everything that was happening.

If there are certain items, I would like to call up on the screen, is that available or --

PETER: Yes, you can refer to it we have Exhibits 1 through 7.

Meeting Minutes

MR. WINBERRY: Great, perfect. Thank you very much, John.

So if we could start with Exhibit 1, that's perfect. So this is just a context of the surrounding areas and 45 Lumber is the area highlighted in yellow, just for context of the actual site.

If you could put the next exhibit up, please? So this is -- if you don't mind just zooming out slightly, that would be great.

This was the site plan that was provided by North Coast Civil and the footprint of the building has changed from our last application and reducing the height of the building down to a four-story L-shaped building with two legs, one on the water side, on the east side and one leg along the viaduct side on the north.

I want to just review a couple key zoning elements, if possible. If

Meeting Minutes

you can pan down on that PDF, please?

I'm going to focus on that zoning chart on the bottom left-hand corner. I want to read a couple of key zoning elements into the record, so we have it.

As Tom Pantelis had mentioned our zoning, so the max allowed stories in on our zoning is two and a half stories, with the incentive bonus that remain at two and a half stories and we are proposing a four-story building. The floor area that is allowed in our zoning is .4, with incentive bonusing, it is .6 and we are proposing a 1.48 FAR. The lot coverage that is allowed on our site is 70 percent, with the incentive bonusing that is 80 percent and we are proposing a 44 percent use of lot coverage.

The building coverage is allowed at 40 percent, the incentive bonus brings that up to 50 percent

Meeting Minutes

and were are proposing a 44 percent building coverage. The allowable units on the property are 17, with incentive bonusing, that's 33 density and we are proposing 33 units.

The building height that's allowed is 35 feet, with incentive bonusing, it remains at 35 feet and we are proposing a 55.5-foot building. The parking spaces that are required are 66 spaces, with incentive bonusing that remains at 66 spaces and we are currently providing 67 spaces on the property.

If we can move to Exhibit 3, please? So this exhibit is part of a series of PDFs, that are outlining the floor plan and two-dimensional elevations of the project. If you don't mind panning up to the first page, which is A2.

So A2 is our first floor construction plan. This is at street level. And this plan is showing the

parking that is under the building, that is included in our count of 67. We have 27 parking spaces that are included underneath for incorporated into the building. Additionally, we have a lobby, that will be entering the building, which is happening at the intersection of the L, so at the 45 degrees of where the two legs come together.

Additionally, on this level, we have amenity space, which could be a gym, an indoor pool, just amenities for the residents of the building.

If we can move to A3, please? So pages A3, A4 and A5, are indicating the three levels of apartments on the project. All three of these pages repeat on top of each other. And what it's showing is that each level holds 11 units, 11 apartments and they're all two-bedroom apartments on each floor, as Tom indicated before. That's

Meeting Minutes

giving us a total of 33 units and again, 11 on each floor.

What we did on this layout was come up with a solution that allowed us to maximize the amount of water views inside the units. These are going to be rental units and we wanted to be able to maximize the amount that we can get of the water view, just to enhance the overall viability, financial viability of the project.

We were able to do that by creating three cores inside of the building. We have core A, servicing apartments 1, 2, 3, and 4. We have core B, servicing apartments 5, 6 and 7. And then we have core C, which is providing access to apartments 8, 9, 10 and 11.

These cores give us the ability to allow for straight access and again, gives us the ability to have 9 of the 11 apartments have water views

Meeting Minutes

on each floor.

You can scroll down and again, each page is indicating the four levels of apartments. And if we scroll down to page A6, we'll get into elevations of the building.

The second parameter in our design is -- Tom had mentioned this, picking up the Historic District and picking up the warehouse nature of some of the buildings, we incorporated that through the architecture in our building. I do think that these are best represented in the renderings of the project, rather than looking at a two-dimensional, so if you please open the next exhibit.

These are renderings of our proposed project. Again, this is a four-story building. The first story being the parking and amenity level and the three levels about, floors two, three and four, are all

apartments. The building height to the top of the parapet is ranging from 52.6 feet to 55.6 feet and it's again, this idea that we want to allow the brick and historic nature of some of the surrounding buildings to come and form the architecture which is happening here.

If you don't mine, you can scroll through a couple of these images. This is a vantage looking from the opposite side of the harbor, looking back at the building. Each one of these water apartments would have an exterior space as part of the amenity of the actual unit itself. There will be no roof access for the building. All the access for the water views will be happening at the apartment levels.

Next slide. This is looking closer back into the Village, past the building and the viaduct. This is showing the promenade that Tom had

Meeting Minutes

mentioned, which we are proposing as a ten-foot wide public promenade on the water's edge.

The next slide. A more zoomed in feature of that element and how it will connect back to 55 Lumber, which approximately has a 7 to 8-foot wide promenade, so we'll be able to connect back to the promenade that's existing right now.

Next slide. This is looking back again, across on the water's edge. We wanted to just to show the context of the building inside of the really beautiful landscape that's happening inside of the Village, which we are always extremely interested in incorporating that into our architecture and allowing the building to react to the waterfront.

As Tom had mentioned, we're very interested in the eventual connection of the promenade, back up to Main Street. We were lucky to be

the architects that worked on 17-21 Lumber Road and that promenade and that building and we're excited for those to be able to connect back into the back area.

Again, just in context of this rendering that we're looking at right now, this is approximately from where the dog park is, that was created, that view back, looking back at the building and back at the landscape.

We're still trying to find those additional square footage, Deputy Mayor, so just give us a second while we do it.

But if there are any questions on the architecture, we can go to that or if I can pass this off to Sean, to talk about the traffic and we can come back to the architecture, whatever the Board sees fit.

DEPUTY MAYOR BERNSTEIN: This is a larger building square footage wise, than the prior proposal when yo

Meeting Minutes

had the 13 stories.

MR. WINBERRY: Again, I want to get you the exact numbers before I answer that. I have the file next to me, so I can pull that while we're talking.

TRUSTEE ORAL: Can I ask one question about the promenade?

So looking at an aerial, the property to the south of you, I guess that would have the connection of the promenade from your property to the current residential development on Lumber Road, it doesn't extend as far east, so there is no way of doing any connection now, unless that property is redeveloped in the future; correct?

MR. WINBERRY: Yes, if I am understanding your question correctly, that promenade is going to be accessed essentially off of 55 Lumber, which is the property south of ours.

Meeting Minutes

TRUSTEE ORAL: Thank you.

MR. WANASELJA: This is Adam Wanaselja, from DH Murray Architecture. So plans that were filed on April 12th of 2019, that was for the 150-foot tall building. The total square footage for that building was 72,876 square feet. That was provided an FAR of 1.16. And our current plans are proposed 89,714 square feet, that is our current building and that's a difference of 16,838 square feet.

DEPUTY MAYOR BERNSTEIN: Thank you.

TRUSTEE WESTERGARD: I thought that Tom Pantelis, in the beginning, indicated that the building was a total of 72,000 square feet, that's the number I jotted down.

Which number is right or am I mistaken?

MR. PANTELIS: I think, I may have said, was that the prior

Meeting Minutes

building was 72,876 square feet.

MR. WANASELJA: That's the number I have here on my end as well.

TRUSTEE WESTERGARD: Okay.

MR. PANTELIS: If the Board has any questions for either Mr. Winberry or Mr. Wanaselja, if not, I will ask Sean Mulryan, our traffic engineer to testify.

MR. MULRYAN: Good evening, Sean Mulryan, Mulryan Engineering, 1225 Franklin Avenue, Garden City, New York.

We were before the Board previously and we obviously revised the plans, so the traffic and parking study was also updated to reflect the new number of units and new number of parking spaces.

As we had discussed, the number of parking spaces provided is actually over what is required by the zoning. We are required to have 66 parking spaces. We have 67 parking

spaces. This property is located at the end of Lumber Road and as we have indicated, we are looking to make improvements to the waterfront frontage of this property.

But in addition to that, the applicant has also looked at improvements at the intersection of Lumber Road and Old Northern Boulevard. This is the key intersection that would service this location, as well as other locations along the road. As this is a dead end, Lumber Road has no other access in or out, so the intersection of Lumber Road and Old Northern Boulevard is the funnel in which any traffic on this road goes through.

One of the things that we looked at was not only the capacity of intersection, the volumes on Old Northern Boulevard, the volumes on Lumber Road, the existing condition and also future conditions, but also

Meeting Minutes

how could that intersection be improved, not only for vehicular flow, but also for pedestrian safety and pedestrian activity.

So on the slide number seven, this is obviously an aerial photograph that was discussed before. The reason that there is two different concept plans, is that any improvements made to this intersection, will require the review and approval of the Nassau County Department of Public Works.

So what we put forth was two different ideas. These are ideas that if this project moves forward, we can report to Nassau County DPW, similar in nature and due to the hour, I will try to be brief, but the main idea and main concepts here is the realignment of Lumber Road to Old Northern Boulevard, to increase safety, as far as enter and exit this intersection.

Meeting Minutes

There are currently four angled parking spaces that are very close to the intersection. We believe those could be closed and that would increase traffic flow in and out of this location.

We are also proposing to extend the sidewalk areas or create bump outs to shorten the pedestrian crossing distance as someone is leaving Lumber Road and heading towards the municipal parking area on the other side of the street. Whether going to the municipal parking lot or somewhere else on the south side of Old Northern Boulevard, we are looking to provide a more pedestrian friendly area, which is de-located and provides for traffic common measures, in advance of the intersection.

This is denoted on the right side of the exhibit here, with a colored crosswalk and an extension of

the sidewalk areas on both the north and south side, thus limiting the amount of conflict you would have between pedestrians and vehicular traffic.

DEPUTY MAYOR BERNSTEIN: Does that colored crosswalk have a sign that says, "Pedestrians have the right of way, traffic must stop? The way we have it 200, 300 yards close to the post office? Would that be similar?

MR. MULRYAN: I would assume that would have to be approved and reviewed by the Nassau County Department of Works and we would stay in line with any recommendations that they would have.

I am familiar with the signs that you're talking about and that is closer to one of the other residential developments that has recently gone up. So I would believe that similar signs would be

Meeting Minutes

appropriate here.

MR. PANTELIS: If I may add, although we need Nassau County approval, certainly the Village would be involved in this process and the input of the Village and what their desires are would be extremely important.

Sean, one of the things we know, we're very excited about this aspect of it, but when you get back to just Lumber Road itself and existing conditions, will the addition of our proposed 33 units, have a negative impact on levels of service and conditions on Lumber Road, as they presently and would exist with the construction of the project?

MR. MULRYAN: Understood, yes. That is one of the key factors that was looked at in the report. And this is being transformed from an industrial use to a residential use,

Meeting Minutes

which is a lower trip generation, meaning, it would generate less traffic and very importantly, essentially zero truck traffic.

So the uses that have existed on Lumber Road, the lumber yard and this Verizon substation, where truck activity was coming in and out throughout the day, this would be a significant decrease in the traffic specifically to this site, also in keeping with other developments that have happened on Lumber Road.

So we believe this will have no negative impact at the intersection, in terms of traffic flow or level of service. And in addition to that, we are proposing these improvements to help mitigate some of the alignment issues and improve some of the traffic flow for vehicles and pedestrians.

DEPUTY MAYOR BERNSTEIN: Can I just ask you a question? During the

afternoon rush hour, probably the normal times start around 4 to 4:30 and going straight through to about 6 p.m., a vehicle heading south, coming out of Lumber Road heading south, intending to turn left on Old Northern Boulevard going east, is there any chance in the world they would be able to do that?

MR. MULRYAN: The conditions in the future would essentially be the same. What we're suggesting is that traffic coming from Lumber Road would be less, based on the development of this project, versus what has occurred before.

The improvements being proposed at the intersection, would bring southbound vehicles closer to Old Northern Boulevard, improving the line of sight, making it easier to make that left turn.

The traffic that you're talking about, congest that intersection, so

Meeting Minutes

potentially other mitigation measures may be required by the County to account for that.

DEPUTY MAYOR BERNSTEIN: When you say these adjustments make it easier to turn left because the driver can get closer to Old Northern Boulevard, what you're really saying, seems to me, is that gives that driver more of an opportunity to cross his or her fingers and take a chance. They can zoom out and cutoff traffic that's heading in their direction, coming from the west, seeking to go east.

Everybody knows that turning left out of there is a crap shoot.

TRUSTEE ORAL: If I may say two things. One, Marshall, by making the intersection 90 degrees, you actually get better views of oncoming cars from the west, so I think that might be what Sean was getting at.

But, Sean, would you consider

Meeting Minutes

adding to the potential design for the County the do not block the box square road markings at that intersection, as well as signage?

Obviously, having someone enforce that, would be part of the benefits, but even having the markings on the road, may help create those gaps for people who are looking to make the left turn in and out of Lumber Road during peak hours.

MR. MULRYAN: I said there may be additional mitigation measures, that was exactly what I was considering, so we would be very onboard with a mitigation measure of that type and then something that would need to be discussed in further discussions with the County and with the Village.

DEPUTY MAYOR BERNSTEIN: Do not block the box, to my experience, applies when cars have to stop for a light.

Meeting Minutes

TRUSTEE ORAL: No, it's when there is actually -- you see it on Roslyn Road right now. When there is an uncontrolled intersection, meaning no signal in place and cars queue up from a signal, it tells them to leave space there so people can get in and out of the side street.

DEPUTY MAYOR BERNSTEIN: You're referring to the Railroad Avenue intersection with Roslyn Road?

TRUSTEE ORAL: No, it's further south. I don't really know the name of the street. It's just one of the random side streets. There is a church on the corner.

DEPUTY MAYOR BERNSTEIN: I know we have the scientific analysis here. It just seems to me and always has seemed to me, just based on human experience, that making a left turn out of Lumber Road is very, very difficult. And with the new development over there and Roslyn

Meeting Minutes

Landing, I guess they're selling out, I think, the new stage of development, additional traffic.

And if we ever get back to the kind of conditions we had pre-COVID-19, there are huge amounts of traffic coming out of the industrial park, people are trying to get to the LIE, turning left and coming out of the industrial park and heading straight, east on Northern Boulevard, it's terrible to try to get out to Lumber Road now.

And I recognize you keep saying that it's better than it used to be with the trucks, but I don't ever remember problems with trucks, frankly. I do know we had problems at rush hour, normal rush hour, with a huge amount of traffic on Old Northern Boulevard.

MR. MULRYAN: And those were studied within our report and this roadway is under the jurisdiction of

Meeting Minutes

the Nassau County Department of Public Works. So if there are further mitigation measures the County believes would benefit this intersection, we would be happy to try to include those in this project.

The applicant is here tonight looking to do a residential development in a waterfront district, that was a similar process that was done at 17-21 Lumber.

I believe that you may recognize it if you have been to that site, that is somewhat quiet, in terms of trip generation. Again, large trucks coming and going from that location, no longer come down this roadway at all. So I believe these are steps in the right direction.

Whether or not they directly relate to the volume on Old Northern Boulevard, I would say that the traffic on Old Northern Boulevard

Meeting Minutes

exists with or without this development. We're proposing a development that reduces the trips coming from this particular site and trip traffic would help that situation.

DEPUTY MAYOR BERNSTEIN: Okay, thank you.

MR. PANTELIS: I would just like to add, you think about the fact that you had the lumber yard there, and the kind of traffic truck, vans and other things, that a lumber yard generated and the Verizon site, which is our site, had between 100 and 150 vans, that is a significant amount of commercial traffic that is no longer there.

And if the purposes of the rezoning are to be carried out, then you've got to consider that residential traffic is less much mess significant and intensive than commercial traffic.

Meeting Minutes

I agree with Trustee Bernstein though, that there is traffic that comes from that industrial park and that's not something that the Village, anyone has control over. Thank you.

TRUSTEE GENOVESE: I have a question. Would the applicant consider in the traffic mitigation, a no left turn or no left turn during certain hours, coming out of Lumber Road?

MR. PANTELIS: That wouldn't be under our control and I'm not sure if the Village, as a whole, would like that because it would not only impact us, it would impact all of the uses on Lumber Road. So I don't think it's for us to make that proposal.

TRUSTEE GENOVESE: I think what Deputy Mayor Bernstein is trying to say, is that the real concern was making a left-hand turn and I do think, Sean, that eliminating the

four parking spaces improves the visibility, it makes it a bit easier to make a left-hand turn there. But at certain hours, I don't know how anybody would make a left turn there, given the traffic volumes.

The lumber yard has probably been closed for four, five years already. There has been no real commercial traffic, other than the Verizon and the people that are going to the gym and the parcel just north of that. I mean --

MR. MULRYAN: I believe Sarah was indicating or asking, was the do not block the box, the purpose or intent of that, the traffic that I've seen when I have been out at this location, is congestion within Old Northern Boulevard.

So the issue of making a left, is generated not only from vehicles that are queueing from the signal, coming back to this intersection, but

also in the other direction, vehicles that are traveling eastbound, that are going through the Downtown, that are being slowed down and queue and have some gridlock here.

The idea of the do not block the box, is intended to allow vehicles on the side street, in this case, Lumber Road, to make that left into that traffic flow, in an area that's designated, so that when there is a backup, they're stopped on either side of the intersection.

TRUSTEE ORAL: I want to say something because it's kind of like semantics.

So we're talking about the industrial traffic that used to be there, which is no longer there. And then there will be cars associated with the development, that are not currently there. So there will be more cars at the intersection. Is it a significant number based on the

Meeting Minutes

report, no, but there will be more cars and the situation that exists is there. So it won't necessarily be worse, it just will be keeping bad.

But one thing to take into account is during evening rush hour, most people are coming home, they're not leaving home. So the trips generated during the p.m. peak hour, will be turning onto Lumber Road, not off of Lumber Road, in general.

Again, I don't have the distributions in my head right now. You come home between 4 and 7. You might go out again for a meeting, after you've changed or had dinner, but in general, the trips generated to the site during the p.m. peak hour, are coming in, not out.

So while the left turns there are very problematic, it's more problematic in the morning, not necessarily in the evening.

TRUSTEE GENOVESE: I agree with

Meeting Minutes

that. Just one other question.

Would you just highlight for me the differences between the A and B?

MR. MULRYAN: The main difference is, if you look in the northwest corner on concept A, the northwest corner is, I'll say, bumped out or the sidewalk is extended, in a similar fashion to the way it is on the west side.

In concept B, we're providing more of a vehicular improvement, if you will, where there is a channelized road to be able to make a right turn and merge onto Old Northern Boulevard.

TRUSTEE ORAL: For the record, I don't like concept B at all. Not that it's my place to say anything now.

TRUSTEE GENOVESE: Well, because it doesn't have any of the pedestrian enhancements?

TRUSTEE ORAL: Yes. And the

Meeting Minutes

straightening the road, making it a 90-degree connection, instead of an acute angle.

MR. MULRYAN: On concept B, there are some modifications to the northeast corner. The pedestrian improvements further east are still there. Since these are concepts, somethings can move between the two, again they're just concepts.

The key focus that we kept in both, is shortening the pedestrian distance across Old Northern Boulevard, leading from the waterfront, to the municipal parking lot. We felt that that was a primary objective, that should be carried out in either case.

We also kept the closure of the four annual parking spaces, to enhance parking flow onto Old Northern Boulevard and to eliminate the conflict that's in close proximity to the intersection.

Meeting Minutes

Again, these are concepts that need to be further refined, but they are thoughts or concepts that we believe will work in some form or fashion and will be a benefit to this intersection.

MR. PANTELIS: Any other questions of Mr. Mulryan? Just one point, Sean, if you could, as far as the parking layout is concerned on site, have you looked at that, with respect to access to Lumber Road and also the utility of the parking that is being provided?

MR. MULRYAN: There are parking spaces being provided, aisles that circulate the parking lot. They're oversized. They're 25 feet, instead of what a typical arrangement would be, 24 feet. So the aisles are slightly larger.

This is a small development, where you won't anticipate a lot of conflict in the parking lot. So we

Meeting Minutes

feel that the concept works well. The handicapped spaces are located in proximity to the doorways to the building. And we have the flexibility of one extra space, in case there needs to be some adjustment, for whatever reason, down the road.

MR. PANTELIS: Any other questions for Mr. Mulryan?

Just one or two further points. In the first hearing back in 2019, September of 2019, there were some concerns expressed by the, I believe it was by the Roslyn School District or their representatives, about our project and the other project, Warner Avenue, which was under consideration, about the potential impact of additional School District schoolchildren on the district from the construction of the project.

We did a little informal checking with respect to that issue

Meeting Minutes

and in fact, I believe Wendy Sanders, who was the source of this information, is on the Zoom hearing, I don't know we can see if she's here, but she's the leasing agent for 17-21 Lumber Road, that has 25 apartments, 23 two-bedroom and two one-bedroom and the rents actually range from 5,000 to 7,500 per month.

And in that particular building, there are only two children of school-age. Actually, they're Wendy's children and if she's here, she may want to comment on that. But we don't believe the rental ranges of these apartments, which are going to be high end, that people are going to move into these apartments and use them as access to the Roslyn School District. They're either going to rent a house, buy a house or if they're in a lower income bracket, with respect to affordability of rent, they'll be renting elsewhere.

Meeting Minutes

DEPUTY MAYOR BERNSTEIN: Are your rental ranges higher than these that you just quoted?

MR. PANTELIS: No, they're probably going to be probably in the same range. It is a little too early now, you'd be looking at probably two years before we could actually get this under way, assuming it received a speedy approval or an approval.

DEPUTY MAYOR BERNSTEIN: Thank you.

MR. PANTELIS: That would conclude my initial comments. I would like to reserve the ability to summarize later or to respond to any questions.

DEPUTY MAYOR BERNSTEIN: Any questions from the Board?

TRUSTEE ORAL: No.

TRUSTEE GENOVESE: No.

DEPUTY MAYOR BERNSTEIN: We reserve the right also, Tom, to raise questions in the future.

Meeting Minutes

MR. PANTELIS: Yes, of course.

DEPUTY MAYOR BERNSTEIN: If we still have any members of the public out there, are there any questions?

PETER: Use the Raise Hand icon and we will unmute you.

Deputy Mayor, I see no one with the hand raised. I'll go through the phone numbers. I just have two phone numbers. If your phone number ends in 4232, if you have any comments, I'll unmute you, if not, we'll move on. 4232, any comment?

Thank you. Last one, phone number 3758, any comment.

3758: No comment, thank you.

PETER: Thank you.

DEPUTY MAYOR BERNSTEIN: That being the case, I think, John Gibbons, we would continue this matter to the July meeting.

MR. GIBBONS: Yes. If you can make that motion to continue.

TRUSTEE GENOVESE: So moved.

Meeting Minutes

DEPUTY MAYOR BERNSTEIN: Second?

TRUSTEE ORAL: I'll second.

DEPUTY MAYOR BERNSTEIN: All in favor?

TRUSTEE ORAL: Aye.

TRUSTEE GENOVESE: Aye.

TRUSTEE WESTERGARD: Aye.

MR. GIBBONS: That concludes the public hearing.

(Time noted: 9:45 p.m.)

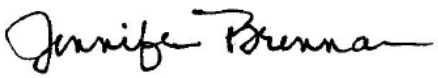
CERTIFICATION

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

That the within transcript is a true and accurate record of the proceedings.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of June, 2020.



JENNIFER BRENNAN

* * *

0

0552 95:19,20

1

1 23:22 112:25 113:5 117:17
1,200 50:19
1.16. 123:10
1.39 105:8
1.48 114:17
10 19:8 24:10 27:23 28:22 117:21
10,000 108:21
100 33:22 137:16
1031 99:4
10th 22:20
11 41:10 116:22,22 117:3,21,25
11576 73:6
11577 85:17
12 13:10 103:11 111:21
121 54:3
1225 124:13
12th 123:6
13 24:24 122:2
140 89:13
142 89:11
15 17:8 25:5
150 103:12 123:7 137:16
1551 96:5,6
16 1:8 3:5 108:2
16,838 123:14
17 104:21 107:12 109:21 115:4
17-21 106:21 121:2 136:12 146:7
170 100:10
170,000 108:23
172 73:11
1777 95:16
19 59:22 65:12 135:7
1995 12:8 14:7,17 18:14,18
1islands 47:3

2

2 33:21 117:17
20 28:7 48:13 50:3 90:2
200 128:11
2009-10 89:12
2013 46:25 106:2 111:20
2017 15:10
2019 16:16 17:8 103:7 123:6 145:13,14
2019-20 89:12
2020 1:8 3:6 19:8 22:20 24:11,25 25:6 27:23 28:22 107:15 108:14 150:15
2021 88:21
21 96:20 104:22
216 58:20
21st 96:16
22 87:24
23 146:8
24 144:21
25 18:14 28:5 91:25 104:22 144:19 146:7
250 109:11,13
27 103:8 116:4
28 85:15
281 16:23 27:3
29th 150:15
2nd 107:15 108:14

3

3 33:21 91:7 115:16 117:17
30 8:7,12 20:18 54:6 60:18 74:14 85:10 96:12
300 128:11
301 16:23 27:3
3125 77:18
33 10:18 97:15 98:22 104:5 108:2 115:5,6 117:2 129:15
333 93:8
35 115:8,9
367 73:6
3758 95:24,25 148:16,17
3901 150:19

4

4 24:13 40:4 114:15 117:17 131:3 141:15
40 114:24
4232 95:17 148:12 148:14
44 114:21 115:2
45 10:20 97:10,12 98:8,13,24 100:15 101:14 102:24 113:7 116:10
450 13:12
46 45:21
470 10:6,13 11:6 21:19 24:2 98:14
470-18 24:19
470-18b2 13:5
470-20 98:17
470-20c 97:22 106:24
470-21 10:7 11:7 21:21 24:3
470-57 110:24

5

5 24:17 90:2 117:18
5,000 146:10
50 28:3 114:25
52.6 119:4
53 99:3
530,000 90:4
55 104:8 120:7 122:23
55.5 115:10
55.6 119:4
5746 96:3
58.7 97:14

6

6 24:23 99:3 114:16 117:18 131:5
60 60:14 74:15
60,617 105:8
66 115:12,13 124:24
67 115:15 116:3 124:25

7

7 25:4 112:25 117:19 120:8 141:15
7,500 146:10
7-11 74:24 81:4
70 114:19
72,000 123:20

72,876 97:14 123:9 124:2
7:10 1:9

8

8 117:20 120:8
80 114:20
80,000 14:11
8442 95:23
89,714 123:12
8:00 79:19

9

9 103:11 117:20,24
90 132:21 143:3
96 80:21
9:45 149:12

a

a2 115:22,23
a3 116:16,17
a4 116:17
a5 116:17
a6 118:6
abatement 79:5
ability 117:22,24 147:16
able 3:8 7:21 52:7 76:20 87:2 117:9 117:14 120:9 121:5 131:10 142:15
absolutely 55:9 112:11
access 109:24 117:20,23 119:18 119:19 125:15 144:13 146:20
accessed 122:23
accidents 86:15
accommodate 8:5 90:8
accompanied 16:25
accompli 60:7
account 65:11 84:9,18 92:5 132:4 141:7
accrues 79:5
accurate 150:8
acknowledgment 112:19
acquires 82:10
acre 13:11 20:19 47:16 60:19,20
acres 105:8
act 22:11 99:9
action 16:7 21:10 22:10,17 23:5,5,10 30:19 43:9 44:20 66:4 98:6 99:8,13 99:13,18 150:11
active 57:14
activities 101:9
activity 30:14 126:5 130:9
actual 39:6 43:6 43:12 94:7 113:9 119:17
acute 143:4
adam 101:21 123:3
adapt 71:14
add 10:7 11:7 21:20 24:3 39:23 41:2 56:18 76:5 76:14 82:19 129:3 137:11
added 30:9,9 32:18
adding 30:10,13 30:14 74:15 133:2
addition 110:20 125:7 129:15 130:18
additional 63:6 68:12 69:21 70:24 89:2,3 90:4,9 121:14 133:14 135:4 145:21
additionally 8:14 116:6,12
address 8:21 48:16 58:20 72:23 73:5 88:2 93:7 112:2
adequate 79:20 86:9
adjacent 27:6 57:13 80:23 81:18 83:25 104:15 109:19
adjoining 82:17
adjourning 40:25
adjustment 145:8
adjustments 60:24 132:6
administration 69:20
adopt 44:21 95:6
adopted 20:16 23:16 44:22 45:5
adoption 21:11 93:24
adopts 20:8 94:13
advance 127:21
advantage 11:15 30:5 35:23 95:21
adverse 65:19
adversely 68:11 88:24
advertising 100:18
advise 28:11
aerial 122:10 126:7
affect 61:3,4,24
afford 87:13
affordability 146:24
affordable 46:5 47:22
afternoon 131:2
age 15:25 32:23 33:5,9,22 89:13 146:13
agency 22:8 23:8 99:6,16
agent 146:6
aggregate 65:18 111:17
ago 28:7 38:11 73:16
agree 4:13 43:21 73:18 79:12 138:2 141:25
aid 66:7
aisles 144:17,21
alignment 130:20
allegiance 3:23,25 4:5
allow 8:12 56:25 57:12 68:25 72:19 87:12 94:21 97:6 97:24 107:20 117:23 119:6 140:8
allowable 115:3
allowed 57:8,16 106:15,20 114:9 114:15,18,24 115:8 117:5
allowing 120:20

allows 20:17 36:13 57:17 105:15
alphabetical 8:3
altered 71:9
amenable 110:18
amending 10:4 11:4 21:17 23:24
amendment 16:19 21:12
amendments 27:7
amends 38:23
amenities 36:17 37:12 50:12 107:6 107:14 108:18 116:14
amenity 116:13 118:23 119:17
amount 46:19 71:21 117:6,10 128:4 135:21 137:17
amounts 35:20 135:7
analysis 15:24,25 17:4 43:23 64:11 84:10 134:19
analyze 69:9
analyzed 68:24 72:6,8
angle 143:4
angled 127:2
announce 7:23
annual 143:21
answer 4:21 40:16 42:25 62:19 122:5
answered 41:13 42:8,14
answers 5:19
anticipate 144:24
antiurban 52:17
anybody 49:11 83:6 139:6
anyway 32:15
apartment 10:17 103:8 106:18 119:21
apartments 10:19 13:7 15:16 24:21 35:14 86:10 97:16 98:23 104:5,23 106:7 116:19,23 116:24 117:17,18 117:20,25 118:5 119:2,15 146:8,17 146:19
apologize 92:19
appear 4:9
appearances 2:2
appearing 100:12 100:25
applicant 6:15 7:8 36:16 37:14 38:22 84:19 97:13,19 100:8,13,15,19,20 101:25 102:8 103:17,25 105:15 107:13,16 108:19 125:8 136:8 138:9
applicant's 86:3
applicants 6:22
application 10:11 20:9,20 27:19 53:14 56:3 57:15 57:16,22,23 83:22 84:8 90:20 94:4,6 97:7 98:12 102:12 103:19,20,21 105:14 110:21 113:17
applications 14:25 15:4 51:9 84:6 100:16 102:9 103:2
applied 107:9,11
applies 133:24
apply 43:6 47:5 62:18 105:16
appreciate 26:11 67:4,6 69:13 71:12 92:24 93:17 94:11 112:19
approach 36:7
appropriate 4:14 11:19 17:15 53:17 54:24 55:12 80:15 93:15 129:2
appropriately 70:23 77:12
approval 97:18 110:23 111:4 126:13 129:5 147:11,11
approvals 16:20 110:5
approve 99:22
approved 26:9 44:24 82:24 89:18 90:14 104:24 128:15
approves 110:24
approving 90:15
approximately 109:11 120:8 121:9
april 123:6
architect 17:23 18:12 101:17,22 104:9
architects 121:2
architecture 118:14 119:8 120:20 121:18,21 123:5
area 12:6 13:24 14:4,18,19 17:14 19:5,14 20:7 21:23 22:3 27:5 27:12 28:25 30:11 32:4 34:17 35:9 39:24 40:7 43:10 48:19 52:12 59:19 61:2 74:17 75:9 76:14,20 77:2 80:3 84:14 86:4 93:21 95:3 105:6 105:20,23 106:5 110:2 113:7 114:14 121:6 127:13,19 140:11
areas 29:22 46:18 113:7 127:9 128:2
arrangement 144:20
asking 60:5 64:13 71:23 139:16
asks 40:5 42:5
aspect 129:12
assessment 17:3 22:15 24:14 38:8 38:19 42:24 102:10
asset 49:19
assigned 18:24
assist 22:15
associate 92:20
associated 140:21
association 47:2
assume 81:11 128:14
assuming 147:10
assured 9:7 84:16
attachment 78:23

attempt 54:10
attend 16:11 87:14
attended 79:2
attending 44:13
attention 14:20 26:12 91:20
attorney 2:7 6:21 21:5 42:22 52:15 93:5
attractive 30:22
audience 101:19
audio 6:24
auto 104:20
availability 46:20 111:6,7
available 9:15 19:10,18 29:3 34:14 39:20 112:23
avenue 13:24 14:17 16:23 19:5 20:7 21:24 27:3 61:8 74:18 75:21 75:23 80:21 81:5 85:16 86:11 89:6 124:13 134:11 145:19
average 33:10
aware 59:21 86:16 105:24
awful 55:7
awfully 55:4
aye 25:25 26:4,7 97:2,3,4 100:3,4,5 149:7,8,9

b

b 24:20 117:18 142:4,12,19 143:5
back 3:10 6:4 10:23 12:8 14:6 17:17 18:13,18 28:11 54:7 67:17 78:5 85:14 86:20 91:13 100:24 108:13 119:14,23 120:7,10,13,24 121:5,6,11,11,12 121:21 129:12 135:5 139:25 145:13
backup 140:13
bad 141:5
ballots 67:12
banks 12:17,25
bar 52:10
based 131:15 134:21 140:25
basically 29:3 47:24
bear 63:9 95:13
bearing 92:25
beautiful 18:23 45:13 49:2,3 73:19,20,20 101:3 120:16
bedroom 10:19 97:16 98:23 103:8 104:6 116:24 146:8,9
beginning 43:4 78:15 85:22 123:18
behalf 38:6 100:12
belabor 71:22
believe 40:17 41:10 42:6 43:8 68:2,7,22 85:20 94:8 101:21 106:2 108:7 127:4 128:24 130:15 136:13,19 139:15 144:5 145:15 146:2,16
believed 16:14
believes 136:5
ben 62:22,23 65:10 66:17,24 71:20 72:25 73:3
benches 109:15
beneficial 59:13
benefit 36:17 55:23 58:23 64:24 66:11 82:25 136:5 144:6
benefits 19:2 26:24 29:12 30:7 30:10,23 32:18 37:3,23 46:8 107:6 133:8
bernstein 2:3 3:2,6 4:2 10:24,25 23:14 25:15,22 26:2,5,8,13 38:4 39:15 40:3,14,23 41:8,17,22 43:2,19 44:4 51:24 53:19 56:20 57:25 61:17 66:20 77:4 80:17 81:21 82:23 84:22 87:17 90:22 92:14 95:8 96:10,18,24 97:8 98:2 99:21 99:25 100:6 111:13,16 112:10 121:23 123:15 128:7 130:24 132:5 133:22 134:10,18 137:8 138:2,22 147:2,12 147:19,23 148:3 148:19 149:2,5
best 5:21 17:15 49:14,16 118:15
better 30:13 75:10 132:22 135:16
betterment 109:4
beyond 29:25 37:19,24 59:15
big 31:21
biggest 53:9
bill 58:17,18
bit 70:5 75:8 139:3
blank 25:2 40:17 41:12 87:19,20,22 90:7
blighted 49:6
block 48:19 99:3 133:3,23 139:17 140:7
blood 150:11
board 1:4 3:3,16 4:4 5:14 6:14,19 7:6 15:13,20,22 16:4,17 17:13,21 18:8 19:2 20:8,21 21:14 22:6,15,24 23:3,7 24:7 27:8 36:13 44:21 45:6 56:17 64:14 67:19 68:21 73:4 93:18 93:25 94:9,13 95:5 96:20 97:16 97:25 98:10 99:4 99:11,15,20 100:25 101:5 102:25 103:14,21 104:25 105:16,24 107:3,10,20 109:2 110:16,22 111:3,9 112:5,13 121:22 124:6,15 147:20
board's 16:9 21:8 91:20

boards 101:2
boat 35:25
bonus 20:13 107:25 114:12,25
bonuses 10:16 36:6,14 37:15 47:20 60:22 97:20 98:20 107:2,4 108:4
bonusing 114:16 114:20 115:5,9,13
border 84:3
borne 68:13
bottom 7:18 114:4
bought 54:3
boulevard 93:8 104:14,21 110:9 125:11,18,23 126:23 127:17 131:8,21 132:9 135:13,22 136:24 136:25 139:21 142:17 143:15,23
boundaries 59:15
box 73:5 133:3,23 139:17 140:8
bracket 146:23
breaking 94:25
brennan 150:4,19
brick 119:6
brief 126:20
briefly 26:19
bring 5:7 38:14 71:18 91:19 131:19
bringing 26:11
brings 114:25
brought 5:3
bubble 84:15
budget 70:16
buildable 111:19
building 10:18 27:6 34:19 36:23 54:17 77:24 80:2 81:5 97:15 98:22 103:9,10 104:2,7 104:11 108:5,9 113:16,18,20 114:14,23 115:3,7 115:11 116:2,6,8 116:15 117:16 118:7,14,22 119:2 119:14,19,24 120:15,21 121:4 121:12,24 123:7,9 123:13,19 124:2 145:5 146:12
buildings 54:22 71:7 73:25 118:12 119:7
built 56:14 85:25
bulkheading 109:9,12
bullet 41:11
bump 127:9
bumped 142:8
bus 74:20
buses 90:5
business 88:4,12 88:25 101:10
businesses 16:11 30:15 49:7 80:5,6
button 7:19,20 58:15
buy 146:22

c

c 10:15 12:3,9,11 12:19 13:3,5,20 22:4 24:22 34:17 34:21 35:3 39:16 39:16,17 40:4 81:12 98:17,19 117:19
call 58:10,13 93:10 95:14 97:6 111:10 112:22
called 18:15 28:11 92:22 103:23
calling 6:19 101:15
canvassing 67:12
capacity 125:21
capital 89:25
car 49:25 50:8 76:8
cards 54:23
careful 15:19
carefully 38:12 48:2 65:4 67:22
carlick 15:12,21 16:14 93:10
carlick's 25:7
carried 137:21 143:18
cars 52:23 74:6,24 75:16 86:24 132:22 133:24 134:6 140:21,24 141:3
case 32:16 36:12 39:16,17 40:4 41:18 43:5,9 108:23 109:8 140:10 143:19 145:7 148:20
center 15:4,14 54:8,13 55:19
certain 13:17 70:18 73:22 112:21 138:12 139:5
certainly 4:14 9:2 30:2,24 31:21 55:8,11 69:17,25 110:18 129:5
certainty 70:12
certification 150:2
certify 150:6,9
cetera 40:6
chaired 91:15
chairman 88:19
chalet 81:4
challenge 70:22
challenged 69:18
challenges 70:4 71:2
challenging 52:12 68:6
chamber 24:25 87:23
chance 131:9 132:13
change 16:18 38:16 39:4 40:22 43:24,25,25 51:15 51:16,16 53:18 56:8,24 57:17,21 57:24 59:23 61:25 63:25 68:4 69:2 75:7 80:23 82:14 82:16 83:17
changed 62:5 75:6 113:16 141:17
changes 30:3 76:2 82:12
changing 35:8 44:3 57:11
channelized 142:15
chapter 10:6,13 11:6 21:19 24:2 98:14

character 45:23 108:11,11
characteristics 35:11
charged 97:17
charm 53:22
chart 107:18 114:4
check 85:9
checking 145:25
children 16:2 32:23 33:6,9,22 52:6 89:12,14 90:9 146:12,14
church 134:17
circulate 144:18
circumstances 34:3
cited 33:20
citizens 6:7
city 3:13 46:19 49:22,24 50:6 124:13
civil 101:21 113:15
clarify 20:5 62:13
classification 12:5 14:5 21:9 23:4 98:6 99:12
clear 13:23 38:20 100:14
clearly 4:16 7:4 14:19 72:10
clerk 6:20
clerk's 9:16
click 7:16 58:15
clock 49:2
close 5:9 29:15 40:7 48:12 55:14 61:5 85:19 86:7 94:9 96:13 127:3 128:11 143:24
closed 17:13 127:5 139:9
closer 119:23 128:22 131:20 132:8
closing 37:17
closure 143:20
coast 101:20 113:15
code 10:4,13 11:4 12:8,10 13:4 14:8 14:16 16:18 21:13 21:17 23:24 27:15 38:24 97:21 98:15 105:15,18 107:21
collective 64:24 66:11
colored 127:25 128:8
come 51:10 54:21 56:2,11 70:14 74:24 83:7,22 92:23 116:10 117:5 119:8 121:21 136:18 141:15
comes 53:14 74:19 77:9 138:4
coming 130:9 131:6,14 132:15 135:8,11 136:17 137:5 138:12 139:25 141:8,20
commence 87:24 102:3
commencement 21:10 98:7
comment 8:10 17:10 20:24 45:9 46:22 63:5 72:20 76:17 77:5 95:18 95:25 96:3,6 146:15 148:14,16 148:17
comments 6:17,18 7:11 8:6,13,17,19 8:24 44:9,10,11,13 44:18 45:6 48:6 57:20,22 58:4 61:18 62:24 69:16 85:10,12 88:3 90:23 95:9 147:15 148:12
commerce 25:2
commercial 12:4 12:11 13:6,15 22:5 34:18,18 35:16 81:11 137:18,25 139:11
common 127:21
communities 47:10 59:17 60:4 61:5,6 64:16 65:2 68:9
community 18:24 29:15 30:8,23 50:15 52:5 54:6 55:23 64:2,15,15 64:22 66:3,9,10,15 67:9 68:15 76:22 78:12,19 79:23 80:12 83:4 103:15 107:7
community's 64:22
commute 49:23 53:2
commuting 31:16
companies 39:24
company 39:21
compared 31:9
compatible 108:10
compiled 63:11
completed 68:23
completely 79:12 80:14
completion 109:23
complex 54:2
compliment 101:8
composed 17:21
compositions 34:9
comprehensive 59:8
comprised 11:22
computer 6:25 7:13 92:24
computers 87:14
concept 93:14 94:7 126:10 142:7 142:12,19 143:5 145:2
concepts 93:19 126:21 143:9,11 144:2,4
concern 13:13 31:21 53:16 56:4 68:16 74:3 103:13 138:23
concerned 83:11 144:11
concerning 31:5
concerns 16:12 64:18,21 67:22 69:14 72:16 145:15
conclude 66:18 147:15
concluded 7:10
concludes 37:25 149:10

conclusion 71:19
condition 125:24
conditions 125:25 129:14,17 131:11 135:6
conduct 6:13 23:9 63:12 99:17
conducted 66:14
conducting 6:8 101:9
conflict 128:4 143:24 144:25
congest 131:25
congestion 139:20
conjunction 13:8
connect 109:24 120:7,10 121:5
connecting 6:25
connection 102:11 102:23 107:17,21 109:4 120:24 122:12,17 143:3
consider 17:8 21:16 59:15 63:16 67:21 69:4 90:18 95:6 98:12 103:7 110:22 132:25 137:22 138:10
considerable 71:21
consideration 11:3 21:8 57:18 72:15 93:18 105:17 110:20 145:20
considered 16:4 57:19 81:6,7 88:7 103:2
considering 20:6 30:3 56:25 133:16
consistent 86:5 95:2
consisting 10:18 97:15 98:22
constraints 67:6
construct 10:17 97:13 98:21
constructed 104:25 108:24 109:21
construction 109:12 115:24 129:19 145:23
consultants 18:8
contact 83:25 84:4
contemplate 42:10
contemplated 64:20
contemplates 42:3
contending 14:9
context 110:19 113:6,9 120:15 121:7
continue 5:5,14 6:5 72:18,19 85:9 96:15,19,19 148:21,24
continued 15:10 19:24 59:24 64:12
continues 6:2
continuous 25:6
contrast 77:21
contribute 107:5
contributes 105:20
contribution 79:8 108:20
control 67:14 75:10 138:6,15
controls 12:5
convenience 12:20
convention 91:15
coordinate 102:5
copy 11:10
core 117:16,18,19
cores 117:15,22
corner 22:2 114:5 134:17 142:7,8 143:7
corporation 14:10
correct 122:19
correction 85:20
correctly 122:22
correspondence 102:9 108:14
costigan 58:17,18 58:19 60:13 61:16
costs 71:13
counsel 3:22 18:25 38:10
count 116:3
counted 89:24
counties 46:17
country 78:16 100:11
county 28:18 99:2 110:6 126:13,18 128:16 129:4 132:3 133:3,20 136:2,5
couple 30:9 31:11 57:3 73:14 91:13 101:4 113:24 114:5 119:11
course 18:19 67:13 106:18 107:11 109:3 110:16 148:2
court 9:12 72:24
cousins 5:8
coverage 36:21 60:25 114:18,22 114:23 115:3
covers 38:22
covid 59:22 65:12 135:7
craig 2:4 53:20 56:23
crap 132:18
create 10:7 11:7 21:21 24:3 38:25 42:19 127:9 133:9
created 12:9 82:20 121:10
creating 15:14 63:17 117:15
creation 65:16
creek 104:16
cries 45:24
crisis 47:4
criteria 110:22
critical 64:23 80:7
cross 132:12
crossing 127:11
crosswalk 127:25 128:8
crowded 74:9 75:24
current 13:19 32:9 55:20 82:22 88:9 94:23 122:14 123:11,13
currently 13:18 22:4 78:19 115:14 127:2 140:23
custom 4:4
cutoff 132:13
cuts 70:17

d

d 40:4 60:21
d2f 40:18
d2g 40:15
danger 5:18

dangerous 76:13
data 64:7 68:24 72:5
date 3:5 96:16
dated 19:8 22:19 24:10,24 25:5 27:23 28:22 107:14 108:14
day 52:25 53:8 69:19 86:23 92:2 130:10 150:15
days 8:12 30:13 85:10 91:21 96:13
de 127:20
dead 125:14
deal 32:14 35:3 68:2 72:4
dealing 34:16,22 79:15
death 4:15
debbie 61:22,23
decade 14:23
decide 17:13
decision 59:23
declare 22:7 99:5
declares 23:8 99:16
decline 14:19 15:10
decrease 33:10 130:11
deducted 68:19
defined 29:14
definitely 46:8
degree 143:3
degrees 116:10 132:21
delays 88:23
deleted 40:10
demand 31:25
demographic 33:13
demographics 31:20
denoted 127:23
dense 33:10
densities 57:7 107:25
density 13:10 20:15,18 36:21 47:20 60:18,25 83:16 107:23 108:4 115:5
department 126:14 128:17 136:2
deputy 2:3 3:2,7 4:2 10:24,25 23:11,14 24:18 25:15,22 26:2,5,8 26:13,16 38:4 39:15 40:3,14,23 41:8,17,22 43:2,19 44:4 51:24 53:19 56:20 57:25 61:17 66:20 77:4 80:17 81:21 82:23 84:22 87:17 90:22 92:14 95:8 96:7,10,18,24 97:5,8 98:2 99:21 99:25 100:6 111:13,16 112:5 112:10,14,16 121:15,23 123:15 128:7 130:24 132:5 133:22 134:10,18 137:8 138:22 147:2,12 147:19,23 148:3,8 148:19 149:2,5
dersand 101:24
describe 110:10
design 108:8 118:9 133:2
designated 99:2 140:12
desires 129:8
despite 17:20
detailed 17:5
detailing 19:8
details 19:15 39:9 77:6
determination 43:22
determine 78:11
determined 109:2
develop 30:17 43:12 52:12 93:14
developed 55:8 83:23
developer 15:7,11 20:10,14 37:13 56:2,13 77:9 82:10
developer's 60:14 86:2
developers 14:24 16:7
developing 71:4
development 10:14,16 11:15 16:2,21 19:4 20:12 21:2 22:22 24:12 26:24 27:2 27:17 29:4,11,13 30:4 31:2,3,23 32:7 34:4 36:5,9 36:11 37:2,19,20 37:22 42:20 43:11 43:14 47:18,23 49:18 50:13,21 52:16 53:7 56:8 57:13,19 62:15 83:15 84:7,12 86:5 88:7 89:4,6 89:14,17 97:19 98:18,20 103:4,16 104:17 105:12,19 106:6,19,23,25 107:5 109:19 122:14 131:15 134:25 135:4 136:10 137:3,4 140:22 144:23
developments 31:10 33:11,19 34:2 46:7 84:17 128:23 130:13
dh 123:4
dial 9:19
dialed 95:12
dialysis 15:4
dictate 43:11
difference 123:14 142:6
differences 142:4
different 28:3 34:23 35:20,20 48:9 57:6 81:15 86:21,25 101:7 103:20 126:10,16
difficult 52:6 75:13 134:24
difficulties 91:3
digits 95:14
dimensional 115:19 118:18
dinner 141:17
direction 18:2 19:25 132:15 136:21 140:2

directly 136:22
dirty 45:22
disagree 42:23 49:11 59:5
disconnected 9:17
discuss 38:13 85:24 88:3
discussed 38:24 124:21 126:8 133:19
discusses 28:23
discussing 13:25 101:13
discussion 110:5
discussions 133:20
disseminated 60:2
distance 31:14 34:6 50:11,22 51:14 81:9 84:8 127:11 143:14
distributions 141:14
district 10:9,15 11:9,14,22 12:3,4 12:9,11,20 13:3,6 13:20 21:23 22:5 24:5,22 34:18 36:10 39:2 42:4 42:12 45:14 64:25 65:14 73:17 81:12 83:18 85:21 89:7 89:22 90:13,17 94:18,20 98:19 105:12,18 106:25 107:8 111:2,3 118:10 136:10 145:16,21,22 146:21
districts 42:7 69:6 88:13
diverse 101:6
document 38:7,20
documents 17:2 38:9 100:16 102:11
dog 121:10
doing 63:19 112:6 122:16
domino 81:17
doorways 145:4
double 76:11
downtown 12:6,15 13:22 14:13 34:21 34:24 35:4 48:25 105:22 109:25 140:4
downtowns 47:13
dpw 126:18
drafted 95:7
drafting 27:7
drastically 86:25
drinking 92:8
drive 55:6 91:7
driver 132:8,11
driveways 52:24
dropped 84:25
due 3:9 29:4 59:22 126:19
durkin 3:8,14 91:14
duty 68:7
dwelling 33:23
dwellings 42:3,11 46:9

e

e 100:10
e1a 40:24
e1v 41:9
e3h 41:18
eaf 38:18 39:2
earle 93:8
earlier 58:5 80:10
early 147:7
easements 110:11
easier 62:4 131:22 132:7 139:3
east 40:8 41:20 87:25 113:21 122:16 131:8 132:16 135:12 143:8
eastbound 140:3
easy 82:19
echo 52:2
edge 120:4,14
education 73:5 79:2
educational 12:24
effect 81:18 88:18 106:13
effected 39:6 75:15
effectively 106:3
effects 59:16
either 124:7 140:14 143:19 146:21
electric 76:20 77:2
element 120:6
elements 113:25 114:6
elevations 17:6 115:20 118:7
eliminate 143:23
eliminating 138:25
else's 79:7
emergency 39:19
emphasize 44:17
empty 88:14
enact 60:17
encompassing 19:18
encourage 11:14 109:22
encouraged 16:10 48:3
encourages 105:19 105:21
encouraging 47:21
endeavor 5:20
endorsing 56:10
ends 148:11
enforce 133:7
engage 64:14
engaged 67:19,19 67:20
engaging 64:10
engineer 17:23 48:12 49:15 52:14 101:18,20 124:9
engineering 124:12
enhance 30:6 117:11 143:22
enhanced 45:13
enhancements 37:10 142:24
enhancing 35:22
enjoyed 100:25
enlarged 74:8
enlisted 18:4
ensure 6:2 9:5 18:17 47:14 68:8
enter 48:24 49:4 126:24
entering 116:7
entire 45:10 48:21 89:7 108:15
entirety 68:14

entitled 10:6,13,15 11:6 21:19 22:20 24:2,11 47:3 98:16,17,19 106:25
entrance 48:23
enure 107:7
environment 12:16 13:23 35:5 92:4
environmental 17:3 21:11 22:9 22:11,14 23:9 24:14 28:17 38:8 38:19 43:23 77:8 84:10 98:7 99:7,9 99:17 102:10
equally 68:13
equipment 12:2 91:16
era 88:9
errands 52:24
escalated 69:15
especially 33:5 67:7,10 68:16
essence 94:17
essential 66:10
essentially 53:12 122:23 130:5 131:12
establish 89:25
establishments 12:14,21,22,23,25 79:25
estate 18:7 68:18
estimates 89:16
et 40:6
evaluate 26:25 43:17 64:21 65:5 69:9 71:14
evaluating 68:3
evaluation 22:16
evaluations 68:23
evening 3:9 9:23 26:18 27:9 44:20 58:5 62:24 70:11 100:9 103:24 112:13 124:11 141:7,24
event 20:8,13 70:18
eventual 120:23
eventually 39:5
everett 54:4
everybody 3:22 4:13 51:15,17 53:10 57:9 92:12 92:13 132:17
everyone's 8:15
evidence 102:14
exacerbate 88:16
exact 122:4
exactly 133:15
examine 64:6
examined 70:8
examining 59:11
example 36:8 106:22
examples 29:22
exceed 20:14,19
excellence 19:24
exception 45:17 45:17
exchange 36:16 37:2,14
excited 51:13 121:4 129:11
executive 67:14
exhibit 23:22 24:6 24:9,13,17,23 25:4 113:5,11 115:16 115:17 118:19 127:24
exhibits 23:19,20 25:11 112:25
exist 84:14,19 129:19
existed 130:6
existence 14:3 28:2
existing 31:17 32:5 120:11 125:24 129:14
exists 59:2 61:12 137:2 141:3
exit 126:24
expect 33:15,25
expected 33:4
expecting 33:21
expects 3:14
experience 9:17 28:15 48:13 133:23 134:22
experienced 14:18 17:21
experiencing 70:2
expert 18:9 86:2,3
experts 102:4
explained 6:10
express 19:23
expressed 8:16 12:10 13:14 103:13 145:15
expressway 75:21
extant 14:4
extend 122:15 127:8
extended 142:9
extension 66:18 127:25
extensions 37:9
extent 61:13 65:7
exterior 119:16
extra 50:16 108:23 145:6
extraordinary 5:2
extremely 120:18 129:8
eyesore 48:22

f

faced 69:21
facelift 49:10,13 59:3 61:12
facilities 37:6,22
facility 36:17 40:12 70:7 106:11
fact 12:7 17:20 33:14 68:17 70:15 86:19 100:24 137:11 146:2
factor 83:6
factors 31:12 32:3 129:22
facts 31:7
failing 88:15
fair 79:10 95:22
fairly 19:17 94:9
fait 60:7
familiar 128:20
far 5:12 63:18 82:6 108:6 114:17 122:15 123:10 126:24 144:10
fashion 142:10 144:6
favor 100:2 149:6
feared 33:4
feature 7:14,16 120:6
features 103:9
february 103:22

federal 88:19
feel 9:18 60:6 93:14 145:2
feet 13:12 101:4 103:12 104:8 105:8 108:22 109:11 115:8,9 119:4,4 123:9,12 123:14,20 124:2 144:19,21
fellow 48:5
felt 143:17
fiduciary 68:7
field 44:3 48:13 87:25
fifth 41:11
fight 6:4
file 122:5
filed 38:18,21 77:8 123:6
filled 39:9,10 40:16
final 41:23
finances 70:7
financial 54:12 117:12
financially 54:23 68:14
find 4:25 5:5 23:11 23:15 36:3 52:7 84:5 99:19 121:13
findings 19:9
fine 43:19 66:21 90:5 98:3
fingers 132:12
finished 41:9
fire 39:19,21,23,24 111:7
firm 18:6,10,16 24:16 26:21 27:24 28:14
firmly 68:22
first 6:15 7:5 10:2 10:22 11:2 13:8 28:6,8,24,24 32:4 46:14 48:7 50:17 58:10 77:25 85:19 93:3 111:11 115:21,23 118:22 145:13
fit 121:22
five 46:23 91:24 139:9
fix 54:10
flag 3:21
flexibility 145:6
floor 13:8,9 36:21 50:17 58:3 60:25 114:14 115:19,23 116:24 117:3 118:2
floors 118:24
flourish 52:21
flow 76:6 126:4 127:6 130:17,22 140:11 143:22
floyd 4:15
flux 70:13
focus 14:14 105:13 114:3 143:12
folks 55:10
follow 39:13 82:13
followed 44:10
following 4:5 21:7 40:21 98:5
follows 46:15 47:12 82:15
foot 14:12 97:14 97:15 109:13 115:10 120:3,8 123:7
footage 111:18,19 121:14,24 123:8
footprint 113:16
forest 58:20
forget 53:12 60:24
forgotten 48:15,18
form 17:3 22:15 24:14 38:8,18,19 39:9 41:25 43:4 43:12 85:22 94:6 102:10 119:8 144:5
formal 7:9
formally 103:2
former 81:4
formerly 53:25
forth 20:15 27:2 37:15 46:8 54:7 67:18 77:7 126:15
fortunately 4:11
forward 5:23 9:6 43:15,15 64:5 83:22 86:25 126:17
foster 13:21
found 87:5
four 10:17 39:17 95:14 97:14 98:21 104:3 113:19 114:14 118:4,22 118:25 127:2 139:2,9 143:21
fozworth 91:15
framework 66:7
franklin 124:13
frankly 135:19
frann 91:5
free 9:18
frequent 29:15
friendly 127:19
front 46:12 54:8
frontage 125:6
fulfill 92:7
full 17:3 38:7 65:6 66:22 77:7 86:20 109:23
fund 89:25
funds 109:6
funnel 125:18
further 8:10 23:6 45:5,9 50:5 61:24 63:6 64:7 88:23 90:23 95:9 99:14 104:20 133:19 134:13 136:4 143:8 144:3 145:12 150:9
future 39:6 45:2 62:5 64:22 71:8 81:8,23 82:7,9,16 83:2 84:11,12,19 106:6 122:18 125:25 131:12 147:25

g

gain 65:6
gaps 133:10
garage 52:23 105:4
garden 124:13
gardens 48:15 54:2
gas 76:20 77:2
gather 87:6
gathered 72:5
general 27:17 46:21 141:12,18
generally 29:14,18 30:18 33:14 35:19 45:9

generate 34:8 130:3
generated 137:15 139:23 141:10,18
generates 31:8
generating 31:18
generation 31:8 130:2 136:16
genovese 2:5 9:21 9:22 17:18,19 25:20 26:3,4,21 52:2 62:12 96:22 97:3 99:24 100:4 138:8,21 141:25 142:22 147:22 148:25 149:8
gentleman 76:19 91:17
gentlemen 71:24
george 4:15
getting 108:13 132:24
giant 49:8
gibbons 2:7 21:5,6 23:17 26:10 58:7 58:9 62:7,10 81:14 85:4,7 96:14 97:5,10 98:4 102:16,21 148:21,23 149:10
gis 28:8
give 18:8 63:14 67:2 104:10 111:4 111:23 117:22 121:15
given 9:9 33:16 34:2 78:15 139:7
gives 60:22 94:2 117:24 132:10
giving 117:2
glad 38:2
glen 91:6
glitches 9:18
global 5:2 63:20 65:6 67:10
go 9:20 48:7 54:16 61:13 64:4 72:23 73:22 74:23 75:17 75:21,22 76:6 80:12,13 86:20 87:8 88:20 90:2 97:24 121:18 132:16 141:16 148:9
goes 17:17 54:25 125:19
going 9:20,25 20:23 21:2 37:8 54:16 55:19 58:13 58:16 63:4,15,23 67:24 71:22 76:7 76:10 77:15 78:10 79:6 80:12 81:17 81:19,23 83:16,18 86:20,24,25 87:7 88:15 89:15 94:12 95:13 101:11 105:13 111:24 114:3 117:8 122:22 127:15 131:4,8 136:17 139:12 140:4 146:17,18,21 147:6
goldenberg 77:17 77:18
good 9:22 34:15 40:21 55:4,17 62:24 87:11 92:8 92:13 100:9 112:13 124:11
government 5:15 6:2,6 101:10
governmental 5:22
governor 67:15 70:18
grant 107:3 110:11,23
great 18:20 39:25 49:18 68:2 72:3 79:2 112:12 113:2 113:13
greater 108:6
greatly 88:16
grew 52:4
gridlock 140:6
grocer 15:5
grocery 51:12,13
gross 20:18 60:18
ground 13:9 55:20 94:25
group 95:11 101:6
growing 47:6
grygiel 18:5,6,10 19:6,12,22 22:13 24:15 25:14 26:15 26:16 39:14,25 40:13,20 41:6,15 41:21 42:16 43:8
grygiel's 18:15,24 24:10 46:3
guarantee 43:10 94:5
guaranteed 50:24
guess 54:25 122:11 135:2
guidance 18:9
guiding 19:25
gym 116:14 139:13

h

half 29:19 104:8 114:11,12
hall 101:3
halt 5:4
hand 7:14,15,20 9:20 57:10 58:12 85:2,6 102:5 114:4 138:24 139:4 148:6,9 150:15
handicapped 145:3
happen 43:11 70:19,19 81:23 82:8
happened 78:16 130:14
happening 112:20 116:8 119:9,20 120:17
happens 84:11
happy 41:7 63:3 103:19 136:6
harbor 4:20 104:15 119:13
hard 51:16 57:5 74:4
harm 5:7
hats 48:9
hdo 105:10 111:2
head 141:14
heading 47:4 127:12 131:5,6 132:14 135:12
health 71:10
hear 6:15 7:3
heard 9:8 58:22 59:2,9 76:17
hearing 6:9,12 7:6 10:3,10,23 11:2

13:14 17:7,12 23:19,20 24:23 38:3 44:7 51:11 67:7 72:18 96:13 96:16 103:6,24 105:14 145:13 146:4 149:11
hearings 6:14 8:11 9:3 10:2
heart 53:24
heartfelt 112:18
hearts 4:19
height 47:15 103:12 104:3,7 107:22 113:18 115:7 119:2
heights 36:23 48:17 58:20 59:19 73:12,14 75:15 80:22 83:11 84:3 85:16,21
held 17:7 103:6
hello 6:11
help 36:11 51:2,4 66:6 78:10 130:20 133:9 137:6
hempstead 84:5 104:15
hereunto 150:14
heterogenous 78:18
high 37:21 63:14 97:15 146:18
higher 108:5 147:3
highlands 39:22
highlight 108:17 142:3
highlighted 113:8
hills 40:9 41:20 87:25
historic 42:4,7,12 45:11,14 48:25 54:19 73:17 111:2 118:10 119:6
hold 72:17 111:25
holds 45:15 116:22
holistically 84:13
home 53:12 141:8 141:9,15
homes 5:25 47:9
honest 4:21
honestly 4:18
honor 4:6
hop 67:11
hope 58:6 62:25
hopefully 101:11 109:3,22
horrendous 74:21
horrific 73:23
hotel 105:4
hour 91:10 126:20 131:2 135:20,20 141:7,10,20
hours 100:22 133:12 138:12 139:5
house 54:3 76:21 146:22,22
household 34:8 50:8
houses 87:9
housing 34:5,10 46:6,20 47:4,19,22 47:24 50:14 55:7 55:10
hub 77:22
hubs 85:25
huge 135:7,21
hughes 18:7 22:13
human 134:21
hurt 89:5

i

ian 10:11 100:18
ice 52:9
icon 148:6
idea 15:13,20 52:15,18 55:4,17 119:5 126:21 140:7
ideas 16:14 126:16 126:16
identify 7:21
images 119:12
imagined 69:23,24 70:2
immediate 111:9
immediately 41:4
impact 17:4 33:3 42:4,6,11 43:18 63:25 65:19 68:4 78:24 83:3 85:22 88:24 103:15 129:16 130:16 138:17,18 145:21
impacted 65:25 68:11
impacts 19:3 26:25 27:18 29:12 30:25 31:4,15 32:15,21 37:18 63:19 64:18 65:7
implemented 69:5
implementing 63:17
important 13:2 36:25 67:16 77:6 83:6 91:11 92:10 108:17 129:9
importantly 68:10 130:4
improve 130:21
improved 51:6,7 126:3
improvement 58:24 110:14 142:13
improvements 37:6,7,23 45:24 109:5 110:7 125:5 125:9 126:11 130:19 131:18 143:8
improves 139:2
improving 131:21
inaudible 15:15,19
incentive 10:16 20:12 36:6,14 60:21 97:20 98:20 107:2,3 114:11,16 114:19,24 115:5,8 115:13
incentives 36:19
include 12:20,23 36:20 71:6 109:14 136:7
included 19:12 27:11 30:10 35:25 37:11 40:7 80:25 81:19 116:3,5
includes 27:7 36:5
including 15:23 17:2 27:5,11 104:4 107:22,25
income 146:23
incorporated 1:3 3:4 10:5 11:5 21:15,18 23:25 47:9 59:19 98:11 98:15 102:14 116:5 118:13

incorporating 120:19
increase 31:24,25 71:2 108:2 126:23 127:6
increased 36:20
indicate 25:8 100:17 110:4
indicated 93:25 107:10 116:25 123:19 125:4
indicating 116:18 118:4 139:16
individual 77:14 92:16
individuals 58:12 96:8
indoor 116:14
industrial 129:25 135:9,11 138:4 140:19
informal 145:24
informally 102:25
information 22:25 60:2 72:7 111:24 146:4
infrastructure 32:5 49:4 65:21 66:9 70:6
initial 63:7 147:15
injured 76:4
inner 4:19
input 43:20 129:7
inside 51:21 117:7 117:15 120:15,17
inspecting 27:12
instance 32:2 35:6
intended 12:12 13:20 14:2,11 35:18 140:8
intending 131:7
intends 98:12
intensive 137:24
intent 30:18 37:17 139:18
intentionally 35:2
interest 15:8 17:15 67:9
interested 15:18 65:25 120:19,23 150:12
interject 25:16 111:14
intersection 110:7 110:8 116:9 125:9 125:12,16,22 126:2,12,25 127:4 127:22 130:16 131:19,25 132:21 133:5 134:5,12 136:6 139:25 140:14,24 143:25 144:7
intersections 32:12
intimate 101:3
introduce 93:4
investment 30:16
invite 48:4 100:7
involved 27:24 28:4,6 129:6
involvement 64:23
involves 29:18
ipad 77:16
island 11:16 21:25 27:13 47:8 55:5 55:11 62:16 78:3
issue 76:12 79:15 91:19 139:22 145:25
issues 9:4 23:3 28:12 32:24 77:10 90:10,18,19 99:11 130:21
item 108:19
items 61:3 107:16 112:21

j

jake 88:18
january 87:5
jefferson 80:21 85:16
jennifer 150:4,19
jerry 15:11
jersey 28:20
job 90:13
john 2:7 3:14 21:5 58:7 91:14 100:7 101:15 104:9 113:3 148:20
join 3:17
joined 91:13
joining 9:24
jotted 123:21
judy 91:15
july 3:16 96:16,20 148:22
june 1:8 3:5 24:24 25:5 107:15 108:14 150:15
jurisdiction 83:14 135:25

k

karl 93:5
keep 37:8 51:5 57:20 78:2,4 135:15
keeping 9:13 101:10 130:13 141:5
kept 143:12,20
kevin 101:24
key 64:23 68:15 78:6 113:25 114:6 125:11 129:22 143:12
kids 74:22 78:25
kind 43:17 77:6 82:11 135:6 137:13 140:16
know 31:21 46:11 52:5 56:15 59:20 60:6 61:7 63:21 67:5 68:17 70:13 70:15,20,23 71:13 74:7 75:5 76:21 76:23 79:16 81:16 81:22 82:8 83:21 86:2 87:11 91:8,9 129:11 134:14,18 135:19 139:5 146:5
knowledge 60:11
known 10:20 14:10 16:22 38:7 64:19 98:24,25
knows 51:15 132:17

l

l 100:10 113:19 116:9
lacking 46:5
ladies 71:24
lagging 46:17
land 16:19 17:25 18:12 20:2 22:12 22:18 29:17,18 30:12 70:25 73:25 99:2
landing 135:2

landscape 120:16 121:12
large 136:17
larger 121:24 144:22
lasting 63:19
latent 4:20
law 10:3 11:4,11 20:6,9,11,16,17 21:17 23:22,24 24:19 36:7 37:4 37:16 38:23 39:3 42:3,9 43:23 44:18,21 45:4 57:8 60:16 65:16 68:5 81:25 82:4 82:24 93:24 94:2 94:14 95:7
law's 20:12
lawns 91:22
lawyers 17:22
layman's 52:13
layout 117:4 144:11
lead 22:8 23:8 41:13 99:6,16
leaders 47:5
leading 143:15
leads 51:2
learn 46:2
learned 47:6
leasing 146:6
leave 19:20 96:12 96:17 134:7
leaving 127:12 141:9
left 17:13 40:17 41:12 114:4 131:7 131:23 132:7,18 133:11 134:22 135:10 138:11,11 138:24 139:4,6,22 140:10 141:21
leg 113:22
legislation 52:18
legs 113:20 116:10
leheny 18:6 22:13
lens 69:12
lenses 69:13
lessens 31:14
lessons 47:6
letter 24:24 25:5,8 107:14 108:15
letters 111:5
level 104:4 115:25 116:12,22 118:23 130:17
levels 116:18 118:5,24 119:21 129:16
levy 62:22,23 65:10 66:17,24 71:20 72:25 73:3
library 87:7
lick 93:5
lie 55:14 135:10
light 50:8 68:16 106:8 133:25
lighting 109:15
lightly 51:19
limit 8:6
limitation 20:20
limitations 20:15 35:15
limited 6:24 60:11
limiting 128:3
lincoln 74:18
line 7:24 56:12 96:9 128:18 131:22
lines 7:4 56:22
linkage 105:21
lirr 41:3
list 7:17,19 37:8 37:12 72:23
listed 77:16
listen 6:16 67:21 91:11
listening 100:22
little 39:11 54:3 75:8 82:5 101:7 109:17 145:24 147:7
live 5:5 48:19 49:5 49:20,24 50:4,10 50:20 52:7 73:13 78:11 85:19 87:24
lived 45:20 48:21 51:5 53:25 54:5
lives 4:8
living 49:22 50:2 91:24
llc 22:13 97:11 98:13 100:15
lobby 116:7
local 10:3 11:3,10 15:11 16:11 20:6 20:16 21:17 23:22 23:23 30:15 37:4 38:23 42:2 44:18 45:4 52:10 54:5 60:16 65:16 68:5 69:8 78:24 81:24 82:4,24 94:14 95:6
locate 14:11 55:12
located 104:13 125:2 127:20 145:3
location 11:19 34:3 125:13 127:7 136:18 139:20
locations 5:25 34:11 101:7 125:13
logical 14:5
logically 48:3
loitering 49:7
long 5:12 11:16 21:25 27:13 47:3 51:4 55:5,10 57:5 62:16 63:18 64:3 78:2
longer 68:18 136:18 137:18 140:20
look 4:18 55:5,19 57:10 59:12,14 63:23 69:11 70:14 82:2 84:13 94:7 106:21 112:8 142:6
looked 51:21 57:5 59:6 102:25 125:8 125:21 129:23 144:12
looking 60:17 118:17 119:12,14 119:22 120:12 121:8,11 122:10 125:4 127:18 133:10 136:9 147:8
looks 90:25
lost 4:8 15:7
lot 39:8 49:8 52:3 55:7 58:22 80:25 81:3 99:3 114:17 114:21 127:16 143:17 144:18,24 144:25
lots 34:20 74:7 80:24

love 75:25 78:18 95:21
lovely 45:14 73:13
low 33:24
lower 3:10 33:14 39:17 40:4 41:18 130:2 146:23
lucky 120:25
lumber 10:20 97:10,12 98:8,13 98:24 100:15 101:14 102:24 104:13,22 105:25 106:21 107:12 108:10 109:21,25 110:8 113:7 120:7 121:3 122:15,24 125:3,10,15,17,24 126:22 127:12 129:13,17 130:7,7 130:14 131:6,14 133:12 134:23 135:14 136:12 137:12,14 138:12 138:19 139:8 140:10 141:11,12 144:13 146:7

m

mailing 48:16
main 53:15 74:25 120:25 126:21,21 142:5
maintaining 18:19 66:8
maintenance 110:14
major 74:2 76:12 105:6
making 30:3 44:12 82:12 131:22 132:20 134:22 138:24 139:22 143:2
mall 45:18
manage 36:11
manner 9:7
map 99:3
maps 102:9
march 19:8 22:20 24:10 27:23 28:22
marilyn 72:22
marked 102:13,17
markings 133:4,9
marriage 150:11
marshall 2:3 3:6 14:23 53:22 56:17 66:25 78:14 85:7 96:14 132:20
marta 2:5 17:18 21:6 51:25 53:20
master 27:15 28:9
material 65:21 72:4,7
materials 27:19 63:6
matter 12:7 17:12 18:9 31:3 49:9 67:8 70:15 148:22 150:13
matters 47:11
maureen 80:19,20 81:22
max 114:9
maximize 117:6,9
maximum 20:18 60:18
mayor 2:3 3:2,7,8 4:2 10:24,25 23:11,14 24:18 25:15,22 26:2,5,8 26:13,17 38:4 39:15 40:3,14,23 41:8,17,22 43:2,19 44:4 51:24 53:19 56:20 57:25 61:17 66:20 77:4 80:17 81:21 82:23 84:22 87:17 90:22 91:14 91:14 92:14 95:8 96:7,10,18,24 97:5 97:8 98:2 99:21 99:25 100:6 111:13,16 112:5 112:10,14,15,16 121:15,23 123:15 128:7 130:24 132:5 133:22 134:10,18 137:8 138:22 147:2,12 147:19,23 148:3,8 148:19 149:2,5
mean 68:5 139:14
meaning 130:3 134:5
means 47:21 90:8
measure 133:17
measured 64:10
measures 46:16 71:11 127:21 132:2 133:14 136:4
medical 12:17
meet 5:23 57:7 59:25 65:24 87:7
meeting 1:4,13 3:1 3:4,16,20 4:1,25 5:1 6:1 7:1 8:1 9:1 9:6,15 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1,20 62:1 63:1,13 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1,15 79:1 80:1 81:1 82:1 83:1 84:1 85:1,9,23 86:1 87:1,10,15,22 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1,21 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 141:16 142:1 143:1 144:1 145:1

146:1 147:1 148:1 148:22 149:1
meetings 4:4 16:9
members 8:20 58:4 93:11 103:14 148:4
memo 27:22 32:24
memorandum 22:19 28:22
mention 92:10
mentioned 26:21 27:24 34:25 51:8 114:8 118:9 120:2 120:22
merge 142:16
meryl 62:22 66:21 72:25
mess 137:23
methodically 71:16
metropolitan 29:25
mic 97:23
michael 84:20 90:25 92:19 101:19
middle 14:13
mile 29:19 50:21
million 90:2,2
mind 51:18,23 78:2 79:14 80:14 82:13 112:6 113:12 115:21
mindful 5:6
minds 48:8 78:5
mine 119:10
mineola 75:7,23 77:22 86:7 100:11
minimal 78:24 89:19
minimum 13:11
minute 111:25
minutes 1:13 3:1 4:1 5:1 6:1 7:1 8:1 8:6 9:1,15 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1,20 62:1 63:1 64:1 65:1 66:1,22 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1 144:1 145:1 146:1 147:1 148:1 149:1
mistaken 123:23
mitigate 37:18 130:20
mitigating 32:3
mitigation 132:2 133:14,17 136:4 138:10
mix 11:18 29:16 106:7
mixed 10:8 11:8 11:14 15:15,20 16:20 19:3 21:22 24:4 35:13,17 39:2 50:13 52:19 57:12,18 88:6,6 104:17 105:9
modes 29:24
modifications 70:25 143:6
modified 36:22
modifying 35:7
moment 4:16 25:16 32:17 36:15 111:14
month 63:22 146:10
months 11:12 51:20 53:13
morning 79:20 141:23
motion 23:13 25:19,21 26:9 85:8 148:24
move 4:24 5:22 9:6 23:15 26:14 43:14,15 44:6 70:3 84:23 96:11 99:22 115:16 116:16 143:10 146:19 148:13
moved 15:8 96:22 148:25
moves 79:10 126:17
mulryan 101:17 110:4 124:9,11,12 124:12 128:14 129:21 131:11 133:13 135:23 139:15 142:5 143:5 144:9,16 145:11
multifamily 29:8 34:5 47:19,24
multiple 20:23 42:3,10 46:9 69:12 86:15
multipliers 33:7 33:13
municipal 10:4 11:4 21:17 23:24 127:13,15 143:16
municipalities 64:17 84:2
municipality 59:12,14
murray 123:4
mute 7:4
muted 62:20

n

n 100:10
name 7:23 8:21 58:13,18 61:22 73:11 87:22 91:4 91:6 134:14
named 40:18
names 4:9,12 28:4
nancy 84:24 85:15
nassau 28:18 46:16 99:2 110:6 126:13,18 128:16 129:4 136:2
nation 4:17
nature 118:11 119:6 126:19
near 5:8 33:12 47:13 55:12 104:21
nearby 30:15 31:13 62:5
nearing 8:8
nearly 46:16
necessarily 82:13 94:5 141:4,24
necessary 38:16
need 17:24 25:17 32:10 51:15,16 52:22,25 55:9 61:13 68:22 71:8 72:5,8 78:2 79:9 86:24 88:5 129:4 133:19 144:3
needs 14:20 49:10 49:12 50:25 51:4 51:6,6 59:3,14 61:12 66:3 72:4,9 79:20 80:2 145:7
negative 129:16 130:16
neighborhood 73:19 75:18 86:13 87:3
neighboring 59:17 60:3
neighbors 87:8 90:12
nera 92:17,19,21
never 13:15 69:25
nevertheless 13:19
new 1:7 8:25 9:2 10:20 22:23 28:19 28:20 29:24 30:16 31:23 33:25 42:19 46:18 47:9,23 59:7 63:17,23 65:17 68:24 69:12 73:6,12 79:22 82:9 85:16 90:5 93:9 94:25 97:12 98:9,25 100:11 106:13 124:14,19 124:19 134:24 135:3 150:5
newer 34:10
nice 55:21 87:11
nicely 78:14
night 67:11 92:13
nine 40:24 51:20
noble 54:10
nonconforming 106:5
nonindustrial 106:4
nonresidential 29:7
norm 63:24
normal 131:3 135:20
normally 37:20
north 48:25 77:18 84:4 88:13 101:20 104:14 109:20 113:15,23 128:2 139:13
northeast 143:7
northern 55:14 104:14,21 110:9 125:10,17,23 126:23 127:17 131:8,21 132:8 135:12,22 136:23 136:25 139:21 142:17 143:14,23
northwest 142:7,8
notably 33:7 36:4
notary 150:4
note 4:3,15 13:2 23:18 36:25 38:5
noted 13:17 42:17 61:18 85:21 149:12
notes 63:10
noticed 38:15
noting 89:8
notion 54:20
number 11:24 14:3,24 15:25 17:2 18:16 24:23 25:4 27:11,25 29:21 31:24 32:24 33:8,20,24 35:25 47:6 73:15,21 78:8 86:23 89:19 93:13 95:15,17,19 95:24 96:3,5 108:19 112:8 123:21,22 124:4 124:19,19,21 126:6 140:25 148:11,16
numbers 33:15 122:4 148:10,11

o

o'connor 80:19,20 80:21 81:16 82:18 83:10
objection 25:9
objective 143:18
observe 94:16
obtaining 111:5
obviously 124:16 126:7 133:6
occasion 18:25
occasions 18:16
occupied 11:25 105:2
occur 68:25
occurred 131:17
occurrence 88:10
october 17:8
odd 92:2
offer 21:7 98:4 99:20
offered 38:10
office 3:21 9:16 13:9 53:2 128:12
official 84:6,17
okay 40:13 41:15 41:21 66:24 73:3 102:7 112:9 124:5 137:8
old 100:11 104:14 104:21 110:9 125:10,17,22 126:22 127:17 131:7,20 132:8 135:21 136:23,25 139:20 142:16 143:14,22
older 87:12

onboard 133:17
once 7:9,20 82:20 83:8 90:13,24
oncoming 132:22
ones 86:6 105:6
ongoing 4:8
onsite 57:19
open 7:10 8:12 37:5 42:21 51:14 51:18,22 58:3 62:2 72:18 80:14 96:12,17 118:19
opening 24:18 112:17
operate 5:6,15 6:5 54:15
operations 66:3
opinion 49:17 50:23 51:2
opinions 8:16 16:12
opportunities 20:24 55:2
opportunity 9:10 63:5 64:5 78:20 94:3,12 132:11
opposite 119:13
oral 2:6 6:10,11 26:6,7 43:21 48:7 56:18,22 60:9 62:9 72:22 73:2,7 83:20 96:23 97:4 100:5 122:8 123:2 132:19 134:2,13 140:15 142:18,25 147:21 149:4,7
order 7:3 8:4,4,5 20:19 23:12,15 67:14 71:14 99:20
orderly 9:7
ordinance 36:3 106:14,14,21
oriented 10:8 11:8 11:13 12:15,18 13:22 16:21 19:4 21:22 22:21 24:4 24:12 26:23 27:16 29:4,11,13 30:4 31:2 35:4,12 38:25 49:17 52:16 53:6 55:3 62:14 69:6 88:6
outcome 150:12
outlined 37:3
outlines 32:24
outlining 107:15 115:18
outs 127:10
outset 20:5
outside 34:21
overall 66:7 104:7 117:11
overlay 10:14 36:10 94:16,17,19 98:18 105:11 107:9
overly 74:9
oversized 144:19
overview 26:23 27:21 34:12,15
ovington 93:8
owner 93:6
owners 54:13 73:24 94:2

p

p 100:10
p.m. 1:9 131:5 141:10,19 149:12
p.o. 73:5
page 39:16,17 40:5 40:15,24,24 41:10 42:2 46:14,23 115:22 118:4,6
pages 108:16 116:17,20
pan 114:2
pandemic 5:3 59:23 63:2,20 65:13 67:10 69:10 78:17 79:19 86:18 87:4 88:5,10,11,15 88:17
panning 115:21
pantelis 100:9,10 102:7,18,22 111:15,22 114:8 123:18,24 124:6 129:3 137:10 138:14 144:8 145:10 147:5,14 148:2
paragraph 39:16 40:4,24 41:9,18,25
parameter 118:8
parapet 119:3
parcel 25:7,7 59:2 139:13
park 40:8,11 41:20 74:6 86:12 121:10 135:9,11 138:4
parking 15:24 17:4 32:13 36:22 37:7 47:15 49:8 61:2 74:3,7,13,16 74:21 79:13,17,21 83:17 86:9,9,12 90:11,18 104:4 105:4 106:11 115:11 116:2,4 118:23 124:17,20 124:22,25,25 127:3,13,16 139:2 143:16,21,22 144:11,14,16,18 144:25
parks 37:5 40:6 77:19
parkway 55:15
part 6:3 7:5 35:3 41:24 44:7 47:23 48:15 51:3 55:18 78:10 81:12,24 83:21 115:17 119:16 133:7
participants 7:17 7:18,22
participate 6:22
participating 7:12 7:25 9:13 92:12
participation 6:6
particular 27:10 35:9 52:8 110:17 137:5 146:11
particularly 5:10 32:23
parties 65:8 66:2 150:10
parts 104:20
pass 121:19
passed 24:8
patrick 101:16
patronized 50:18
paul 18:5 19:24 26:14 38:5,5,13 39:12 44:5 46:2 78:22
paul's 46:11
pause 64:6 65:3,4 65:24 71:24 72:3 72:17
pavers 109:14

pay 79:10 90:4
pdf 114:2
pdfs 115:18
peak 133:12 141:10,19
pedestrian 12:15 13:21 30:14 35:4 37:10 126:4,5 127:10,19 142:24 143:7,13
pedestrians 128:5 128:9 130:23
people 31:15 33:25 44:11,11 49:7,20,21 50:14 51:5 52:22 54:9 59:4 60:6 75:20 76:6 80:4 86:24 87:13,13 89:2,3,19 92:6 95:12 101:6 133:10 134:8 135:9 139:12 141:8 146:18
percent 114:19,20 114:21,24,25 115:2
perfect 5:18 53:4 113:2,5
perfectly 53:16
period 16:6
periodically 28:11
permissible 60:25
permission 103:18
permit 10:12 13:3 35:13 98:14 109:6
permits 107:2
permitted 12:19 13:7,10,18 35:19 35:22 36:7,24 42:17 63:8 64:12 108:3,6,22
perpetuity 110:15
persevere 70:21
person 52:4 85:5
personal 12:13
personally 28:5
perspective 88:4
pertains 65:13
peter 58:9,11 60:12 61:15,21 62:21 65:9 66:16 71:18 73:8 76:9 77:14 80:19 84:20 84:24 85:6,13 87:19 90:6,24 92:16 95:10,23 96:2,7,11 102:3 112:24 148:6,18
petition 16:17,25 17:9 51:20
petitioner 17:10
phillips 18:6 22:12
phone 95:13,15,17 95:19 96:3,4,8 148:10,10,11,15
phonetic 15:12
photograph 126:8
physical 5:17
physically 44:2
picking 118:10,11
pieces 80:8
pines 91:8,25
pizza 52:11
place 16:8 32:6 40:15 49:24 52:7 52:11,19 80:3,4 93:2 134:6 142:20
places 46:10,11 47:7
plagued 53:11
plan 27:15 28:9 30:17 47:2 59:8 70:23 82:22 97:18 107:19 110:23 113:14 115:19,24 115:25
planner 6:21 18:2 22:12,18 48:12 49:15
planning 18:7 20:3 28:17 31:22 69:5 95:3
plans 65:5 102:10 123:5,11 124:17 126:10
planting 87:24
please 8:17 9:7,18 44:19 51:22 57:20 63:9 66:17,23 67:21,25 72:17,17 72:18,19 84:16 97:8 112:14 113:11 114:2 115:17 116:16 118:18
pleasure 26:17
pledge 3:23,24 4:5
point 9:11 25:13 29:21 40:22 41:11 45:25 52:13 77:13 82:3 89:21 94:15 94:22 95:4 144:10
pointed 86:3 90:12 94:21
points 31:6 63:14 79:3 145:12
pool 116:14
population 31:5 89:10
port 76:3
positive 81:13
possibility 32:18
possible 47:25 63:9 65:7 80:25 113:25
possibly 63:21
post 86:18 128:12
posted 11:11 102:20
potential 18:3 20:25 22:21 24:11 27:4,18 31:15 32:19,21 37:12 38:22 62:3 64:18 65:17,19 78:7 84:12 103:15 133:2 145:20
potentially 30:5 30:25 57:12 132:2
powell 88:19
powerful 14:9
practical 82:3 106:19
pre 63:2 69:10 135:7
preiss 18:6 22:13
preliminary 21:9 23:4 97:17 98:5 99:12
premature 43:17
premises 16:22
prepared 19:6 22:14,19 24:15 27:23 38:6
prerequisites 45:2
present 11:21 63:4 97:24 101:18,23 102:2 106:14 109:5
presentation 7:9 17:9 19:21 37:25 94:14 100:8 104:10 108:8

presentations 16:5 16:8 27:4 56:5
presented 16:17 21:3 57:2,4,7 76:19 78:22 93:19 94:13
presenting 16:13
presently 129:18
president 25:3 73:4
press 4:9
presumably 20:11
pretty 19:17
previous 6:14 93:19
previously 27:20 34:14,15 42:17 106:10,17 107:11 124:16
pride 18:20
primarily 106:5
primary 88:8 143:17
principal 100:20
principals 101:25
prior 13:14 63:11 95:2 102:23 121:25 123:25
probably 53:15 74:13 109:17 111:23 131:2 139:8 147:6,6,8
problem 3:10 54:12 79:18
problematic 79:15 141:22,23
problems 53:9 76:22 135:18,19
procedure 44:14
procedures 69:5 71:5
proceed 5:13 95:5
proceedings 9:14 45:3 100:23 102:23 150:8
process 9:3 44:14 45:10 58:6 64:11 66:13 72:2 83:21 111:5 129:6 136:11
processes 71:9
produce 66:6
professional 12:17 17:25 93:12
project 15:18,21 16:3,15 37:21,24 39:7 55:16 56:7,9 56:14 57:2,6 59:21 74:10 76:5 77:20 78:7 79:16 82:6 90:16,21 97:20 98:8 101:16 101:20 107:18,22 109:10 110:25 111:20,21 115:20 116:19 117:13 118:16,21 126:17 129:20 131:16 136:7 145:18,18 145:23
projects 28:8 55:3 65:18 107:4
promenade 109:24 110:13 119:25 120:3,9,10 120:24 121:3 122:9,13,22
promised 70:17
promising 51:8
properly 39:10
properties 11:23 11:23 34:20 62:9 62:10 81:19 82:10 83:12 94:3 105:22
property 10:19 11:25 15:9 43:10 49:6,10,12,14,16 61:11 62:6,8 80:9 82:17 93:6,13,16 93:21,22 94:18 97:11 98:24 101:14 102:24 103:5 104:12,18 105:3,7,25 110:25 115:4,15 122:11 122:13,17,24 125:2,6
proposal 26:25 60:14 80:8 103:7 121:25 138:20
proposals 110:17
proposed 10:3 11:3,10 15:13 16:3 19:13 20:10 20:17,25 21:16 22:9 23:5,10,23 25:16 34:13 35:7 35:12 36:5 37:4 38:23 39:3 41:2,5 42:2 44:18 45:3 48:20 65:16 68:4 78:12 79:16 81:24 82:4 90:16 98:8 99:7,13,18 103:4 103:11 104:2,6 106:8 107:16 108:9,18 118:21 123:11 129:15 131:18
proposes 22:7 99:5
proposing 15:2 107:17 108:20 109:7 114:13,17 114:21 115:2,6,10 120:2 127:8 130:19 137:3
proposition 89:22 89:24
protected 68:11
protection 111:7
protests 78:17
protocols 71:4
provide 12:12 22:23 26:22 27:4 30:7 32:10,13 36:14 47:21 127:18
provided 32:19 37:13 107:19 113:15 123:10 124:22 144:15,17
provides 11:18 13:5 24:21 32:25 37:2 50:14,16 127:20
providing 28:15 36:16 115:14 117:20 142:12
provision 20:13
provisions 107:20 107:21
proximity 5:9 11:16 29:5 33:17 52:20 62:16 86:8 143:25 145:4
prudent 64:4
public 5:17 6:8,18 7:11 8:11,20 10:2 10:2,10,23 17:7,11 17:12 29:20 40:6 40:11 44:12 45:7 58:4 67:7 96:13 96:15 103:23

109:16 120:3 126:14 136:3 148:4 149:11 150:4
pull 122:6
purchased 54:9
purpose 6:12 11:13 13:21 22:8 99:6 139:17
purposes 108:25 137:20
pursuant 10:12 20:10,11 22:10 97:21 98:14 99:8 110:23
pushed 7:21
put 27:2 51:21 113:10 126:15
putting 5:16 89:19

q

quality 22:11 37:21 79:25 92:6 99:9
quarter 29:19 50:21
question 39:18 40:5 41:23,24 42:5,7,13 49:13 61:23 62:20 80:22 122:9,21 130:25 138:9 142:2
questions 6:16 7:11 38:13 39:12 111:10 121:17 124:7 144:9 145:11 147:18,20 147:25 148:5
queue 134:6 140:5
queueing 139:24
quick 112:6
quickly 66:25
quiet 75:17 136:15
quite 70:5 78:14
quote 12:10
quoted 147:4

r

race 75:20
racism 4:21
rail 62:16 74:18,19 78:3
railroad 27:13 29:5 41:3 49:8 74:8 81:5 134:11
railroad's 11:17 21:25
raise 7:14,15,20 69:14 102:5 147:24 148:6
raised 58:12 85:2 91:18 148:9
random 134:16
range 146:10 147:7
ranges 146:16 147:3
ranging 119:3
rant 101:19
ratio 36:21
ratios 61:2
reaching 63:18
react 120:21
read 4:10 19:11 46:13,22,23 53:23 78:23 108:15 114:5
reading 46:2
reads 46:15
real 18:7 41:24 65:13 68:18 138:23 139:10
realignment 126:22
realistic 74:25 75:25
really 37:18 43:3 51:13 52:17 53:3 53:10 57:9 62:15 63:15 64:6 76:3 79:9,17 81:8 100:23 105:13 106:15 112:17 120:16 132:9 134:14
reason 39:8 43:6 51:9 53:17 92:22 100:17 126:9 145:8
reasonable 84:7
reasoning 42:20 42:24
reasons 74:4
recall 15:3
received 15:6 17:11 147:10
recited 3:25
recognition 35:10
recognize 5:21 15:19 21:4 135:15 136:14
recognized 7:14 8:2 9:9 17:24 92:21
recognizing 87:21
recommendations 46:25 128:18
reconnect 9:19
record 8:10 9:13 23:19 38:10 96:12 96:17 100:14 102:15 114:6 142:18 150:8
recorded 61:19
recovered 3:15
recovery 3:18
recreational 37:5
redeveloped 122:18
redevelopment 32:20
redistricting 81:2
redrafted 14:7
reduces 137:4
reducing 113:18
reevaluate 18:17
refer 46:10 112:24
reference 40:8 41:19
referenced 24:17
referring 134:11
refined 144:3
refining 14:15
reflect 124:18
refrain 8:18
regard 18:4 26:19 28:16 31:7 32:11 32:22,25 33:5 80:23
regarded 18:23
regarding 33:2 88:5
regardless 6:24
region 29:25
regional 47:2
regularly 16:9
regulation 19:16
regulations 19:14 35:9 36:2,20 47:13,17
relate 136:23
related 16:19 150:10

relates 31:11 39:3
relating 45:3
relevant 22:24 27:14 46:24
reliable 29:16
rely 49:25
remain 4:6 8:12 114:12
remains 115:9,13
remarks 63:8,11 66:19 72:15
remember 14:6 52:9 135:18
remind 55:25
remove 41:19
rendering 121:8
renderings 16:3 17:5 118:16,20
renovating 15:14
rent 146:22,25
rental 46:5,20 47:3,9,22 117:8 146:16 147:3
renting 146:25
rents 146:9
reopening 71:5
repair 109:8
repeat 116:20
replace 30:20 109:7
replacement 109:9
replacing 31:17
report 17:5 19:7 19:13,21 24:10 29:21 31:6 33:21 46:3,11,25 126:18 129:23 135:24 141:2
reported 76:24
reporter 9:12 72:24
reports 15:24 64:7 65:5 68:22
representatives 7:7 145:17
represented 118:15
representing 87:23
repurposing 30:17
request 59:11 64:9 65:23 77:15 102:13
requested 82:14 103:18
requesting 107:24 108:5
require 71:9 126:12
required 44:25 115:12 124:23,24 132:3
requirement 57:6 92:8
requirements 36:22 47:16 69:22
rescue 39:21,23
research 15:23 27:16
reserve 63:4 88:20 89:25 147:16,24
reside 91:7
residencies 60:15
resident 15:11 48:10,14 58:10,19 59:18
residential 13:4,16 13:17 24:21 29:8 31:23 35:14 46:7 52:20 78:8 94:22 98:21 122:14 128:23 129:25 136:9 137:23
residents 8:22 16:10 31:24 32:22 33:9,18 36:18 50:18,20 66:12 79:6,22 83:12 116:15
resolution 21:7 23:12 24:7 25:17 97:25 98:5 99:19
resolutions 23:16 44:22,23,25 45:5 99:23
resolved 23:2,7 99:10,15
resources 29:17 65:22 72:11
respect 8:14 44:17 144:13 145:25 146:24
respected 66:14
respectfully 64:9 65:23
respond 77:5 147:17
responsible 20:2
rest 89:7
restaurant 15:17
restauranteur 17:22
restaurants 12:16 12:24
restore 54:21
restrict 47:18
restrictions 47:15
restructure 75:3
restructuring 74:12
result 6:7 71:12 103:17
retail 11:24 12:13 12:20,21,22 13:9 14:4 15:16 35:15 50:17 52:20 60:15 88:8 104:23 106:8
retained 26:22
reversed 66:5 69:3
review 21:11 22:9 22:11 23:9 25:12 28:17 65:5 71:10 97:18 98:7 99:7,9 99:17 110:16 113:24 126:12
reviewed 47:14 51:19 128:16
reviewing 27:14 27:18
revise 103:18
revised 104:2 107:14 124:16
revitalize 15:2 50:24
rezone 20:7 43:9
rezoned 13:16 48:20 105:25
rezoning 17:14 18:3,3,13 20:25 27:5 28:24 32:8 42:18 43:14 93:7 106:2 137:21
rid 4:23
right 19:25 31:13 43:13 49:19 55:5 56:6,11 57:10 59:3 60:23 67:3 70:9 71:15,15 75:2 81:11 96:20 111:18 120:11 121:8 123:22 127:23 128:10 134:4 136:20

141:14 142:16 147:24
rink 52:10
rise 3:23 70:22
road 10:20 37:6 62:17 74:18,19 78:3 81:20 87:25 97:11,12 98:9,13 98:24 100:11,15 101:14 102:24 104:14,22 105:25 106:7,22 107:12 108:10 109:21,25 110:8 121:3 122:15 125:3,10 125:14,15,17,19 125:24 126:22 127:12 129:13,18 130:7,14 131:6,14 133:4,9,12 134:4 134:12,23 135:14 138:13,19 140:10 141:11,12 142:15 143:2 144:13 145:9 146:7
roads 32:6 75:2,3 86:14
roadway 135:25 136:19
robust 77:23
ron 73:11
ronald 73:8
ronkonkoma 75:8 86:6
roof 119:18
roopsingh 92:17 92:20
roslyn 1:3,7 3:5 8:23 10:5,20 11:5 11:17,20 16:24 18:21 21:16,19,25 22:3,23 23:25 24:25 27:12,15,25 28:5,6 29:2 34:22 36:8 39:21,22,23 41:3 45:12 48:14 48:17 49:2,5 52:5 54:2 58:19 59:19 73:6,12,14,16,18 73:22 75:14,15 76:4 77:18 78:3 80:21 83:11,24 84:3 85:16,20 87:23 91:8,24 97:12 98:9,11,16 98:25 101:2 104:17 105:4 134:4,12,25 145:16 146:20
roslyn's 89:5
roughly 33:21
run 112:7
rush 131:2 135:20 135:20 141:7

s

s 100:10
safe 101:12
safety 37:10 71:10 126:4,24
sahn 84:21,21 85:2 85:11 90:25,25 92:18,19
sake 64:21
salute 3:21
sanders 146:2
sarah 2:6 44:5 51:25 52:3 53:25 58:2,5 60:9 139:15
saw 63:2
saying 18:21 38:17 51:5 56:23 92:3 132:9 135:15
says 7:19 128:9
scale 12:13
scheduled 3:11 16:9
schedules 78:3
school 15:25 32:23 33:5,9,22 63:25 64:25 65:14 66:12 69:17 70:13 78:25 79:9 83:18 86:8 89:10,11,13,22 90:9 145:16,21 146:13,20
schoolchildren 33:16 145:22
schools 65:20 67:20 68:9 71:5 89:9
scientific 134:19
scope 26:20 27:10 27:22
screeching 5:4
screen 112:22
script 53:23
scroll 118:3,6 119:11
sean 101:17 121:20 124:9,12 129:10 132:24,25 138:25 144:10
search 67:25
seclusion 5:12
second 8:8 10:10 24:6 25:17,18,20 40:4 45:25 77:21 96:23 97:6 99:24 118:8 121:16 149:3,4
seconds 60:12 65:9 76:9 90:6
section 10:7 11:7 13:4 21:21 24:3 24:19 29:2,9 50:25 60:21 73:13 75:14 97:22 98:17 99:3 105:17 106:24 110:24
sections 27:14
see 7:17 37:20 38:15 41:15 55:6 60:16 63:3 76:3 78:18 79:4 88:18 134:3 146:5 148:8
seeing 83:2
seeking 97:13,19 110:3 132:16
seeks 82:11
seen 4:11 30:13 76:2 94:10 139:19
sees 121:22
selection 33:18
selling 135:2
semantics 140:17
send 58:14 77:15 112:15
seniors 5:10
sense 94:24
sensible 64:4
sentence 41:14
separate 5:24
september 16:16 70:14 103:6 145:14
seqra 23:6 24:7 44:23 97:25 99:14
series 115:18
serve 5:17 39:24
service 12:14,18 12:22 29:16 30:6 34:6 125:12 129:17 130:18

servicemen 4:7
services 18:5 28:16 32:2 34:7 39:19 66:10 71:8
servicing 117:16 117:18
set 9:24 20:15 37:15 46:8 77:7 150:15
setbacks 36:23 107:23
setting 29:6 34:23 35:24
settings 35:21
seven 41:18 126:6
severe 3:10
sewer 32:12 111:6
shape 63:24
shaped 113:19
share 8:17,23 79:10
shared 65:2,14,21 72:9
sheltered 5:11
shipping 104:19
shoot 132:18
shop 14:10
shopping 12:15 13:22 35:4 54:8
shore 88:13
shores 84:24,25 85:13,15,15
short 38:11 47:25 64:2
shortage 55:10 91:23
shorten 127:10
shortening 143:13
shortly 104:10 110:10 111:8
show 33:8,14 120:14
showing 115:25 116:21 119:25
side 83:13 91:3 104:13 112:18 113:21,21,22 119:13 127:14,17 127:24 128:3 134:9,16 140:9,14 142:11
sidewalk 37:9 127:9 128:2 142:9
sidewalks 32:13
sight 131:22
sign 75:20 128:8
signage 133:5
signal 134:6,7 139:24
signature 150:19
signed 25:2
significance 67:8
significant 44:7 103:13 130:11 137:17,24 140:25
significantly 103:25
signs 128:20,25
similar 106:16 109:16,20 126:19 128:13,25 136:11 142:10
simply 42:13 46:10 95:5
single 53:13 79:14
sit 70:11
site 39:5 41:2,5 45:18,21,23 53:4,5 97:18 106:9 107:19 110:23 113:9,14 114:18 130:12 136:15 137:5,15,16 141:19 144:12
sites 62:14 83:23
sitting 100:21
situation 70:16 92:4 137:7 141:3
six 40:15 42:2 108:22
size 13:11 78:9 82:21
sizes 34:9
skating 52:10
slated 83:14
slide 119:22 120:5 120:12 126:6
slightly 113:13 144:22
slowed 140:5
small 6:3 12:12 86:4 144:23
smith 73:9,10,11 76:10 79:13
society 5:6
sole 33:17 44:22
solution 117:5
somebody 82:9
somethings 143:10
somewhat 136:15
sorely 46:4
sorry 39:22 73:2
souls 4:19
sound 64:4
sounds 74:11
source 146:3
south 91:7 104:16 104:18,20 122:11 122:24 127:17 128:3 131:5,7 134:14
southbound 131:20
southeast 22:2
space 37:5 74:15 74:16 116:13 119:16 134:8 145:6
spaces 115:11,12 115:14,15 116:4 124:20,22,25 125:2 127:3 139:2 143:21 144:17 145:3
speak 7:15,22 9:10 53:24 85:18
speaker 8:7,15 61:21 62:21
speakers 8:4,5
speaking 48:8
special 10:12 12:23 79:4 98:13
specialty 12:21
specifically 90:21 112:3 130:12
specifics 80:11 104:11
specified 37:3
speculative 82:5
speedy 3:18 147:11
spoke 51:11 73:24 95:20
spoken 95:11
spot 52:8
sprawl 52:17
square 13:12 14:12 97:14 105:8 111:17,19 121:14 121:24 123:8,9,12 123:14,20 124:2 133:4

squarely 14:12
staff 69:21
stage 9:24 135:3
staggering 83:16
stakeholders 65:25
standard 35:25
standing 4:6 101:4
start 3:19 27:21 38:17 44:16 58:16 73:15 74:22 113:4 131:3
started 87:6
state 8:21 22:10 28:19 36:7 39:20 55:15,21 59:7 69:7 70:12 99:8 150:5
statement 49:12 77:8
stating 8:18 43:3
station 11:17 22:2 27:13 29:6,20 30:11 33:12 41:3 49:19 50:12 57:14 74:8 79:17 81:10 83:13 88:25
stations 29:23 55:13
statistics 33:2
stay 91:10 128:17
steady 14:18
step 61:7
steps 136:20
steve 77:17 80:18
steven 25:2 87:19 87:22 90:23 91:18
steven's 77:16
stood 69:16
stop 14:10 75:19 75:20 128:10 133:24
stopped 140:13
stops 74:20
store 14:12 51:12 51:14
stores 11:24 14:4 15:3,16 88:14,14
stories 103:11 104:3,5 114:10,11 114:13 122:2
story 10:17 97:14 98:21 111:21 113:19 114:14 118:22,22
straight 117:23 131:4 135:12
straightening 143:2
strain 89:20
strange 101:8
strangers 18:11
street 21:24 37:6,7 41:5 50:15 54:4 58:21 61:8 73:12 75:17 79:21 86:12 115:24 120:25 127:14 134:9,15 140:9
streets 75:9 134:16
stress 20:22
stressors 68:12
striking 45:16
strip 15:3 34:19 45:18
strong 112:17
structure 74:17
stuck 87:12
students 66:13 68:10
studied 16:15 28:25 76:13 88:23 135:24
studies 15:23
study 75:12 76:18 93:20 124:18
sub 97:22 98:17
subdivision 24:20 24:20
subject 28:23 88:22 93:7,21 94:19 97:11 103:4 104:12 105:7
submission 8:13
submissions 16:5
submit 8:19 63:6 111:8
submitted 14:24 19:7 27:20 102:8 103:22 107:13
subsection 98:19
subsections 10:15
substation 130:8
successful 74:5,14 77:25 88:9 106:22
successfully 47:8
suffer 83:19
suffice 14:13
sufficient 76:25 90:8
sufficiently 16:15
suffolk 46:17
suggest 4:17
suggesting 131:13
suggestion 39:25
suggestions 110:19
suitable 53:6 62:14
summarize 147:17
summer 28:7
super 14:12
supplement 64:8
supplied 15:22
supply 47:25
support 24:24 30:14 53:18 55:16 93:23
sure 3:17 4:13 39:14 41:6 53:21 68:20 71:11 86:16 138:15
surely 56:21
surge 6:4
surgery 3:12 112:16
surrounding 46:18 60:3 61:5 64:16 83:4 113:6 119:7
survey 64:17
suspend 67:12
sustaining 66:8
system 64:2 66:12 68:13 69:17 70:6 78:25
systems 79:9

t

t 100:10
take 9:5 18:20 25:23 30:5,19 52:22 63:24 64:6 71:13,17 84:9 95:21 132:12 141:6
taken 44:20 69:9 84:18 92:5
takes 11:15
talk 32:17 36:15 66:25 74:10 89:9 121:20

talking 44:14 45:19 74:2 89:17 89:18 122:7 128:21 131:24 140:18
talks 39:18 40:25 59:9 60:17,21
tall 123:7
target 14:2
task 18:25
tasks 27:11
tax 79:5 99:3
taxes 68:18
taxpayers 66:12
teachers 69:20
team 15:22 93:12 112:7
technical 9:4 19:17 85:23 91:2
technological 92:25
technology 8:25
telecast 91:12
telecommunicati... 12:2
telephone 7:2,25 9:19
telephonic 1:7
tell 111:17
tells 134:7
ten 41:25 43:16 89:10 120:3
tenants 54:15
tends 21:16
term 64:3
terms 29:10 31:20 32:6,21 33:16 46:19 90:10 130:17 136:16
terrible 135:13
testify 124:10
thank 14:22 17:17 19:23 21:6 23:17 26:10,16 38:4 44:4,5 51:23,24 53:22 56:16,17 57:25 61:15,17 67:3 72:13,20 73:7,10 77:2 80:17 87:16,17,20 90:22 92:11,14 95:8,19 96:2,4,10 96:24 99:21 112:4 112:12 113:3 123:2,15 137:9 138:7 147:12 148:15,17,18
thanks 9:23 19:23 53:20 96:6
theoretical 39:4 43:5
theory 42:9
thereto 10:7 11:7 21:20 24:3
thing 56:19 76:16 85:23 141:6
things 28:24 37:11 38:15 42:6 59:8 70:18 78:7 88:4 125:20 129:10 132:20 137:14
think 19:9 26:14 32:2 39:18,22 40:10 41:2 43:16 49:11 53:3,11,16 55:17 56:3 58:9 58:25 59:4,22 60:4 61:7,10 62:12 70:10 71:22 75:11 76:5,11,12 76:14 77:24,25 78:6 79:3 80:7,13 80:15 81:22 86:18 86:22 88:22,23 89:8 90:7,10 100:7 118:15 123:24 132:23 135:3 137:11 138:19,21,25 148:20
thinking 77:20
third 24:9
thirty 60:12 65:9 76:9 90:6
thomas 100:10
thorough 71:10
thought 15:21 91:10 92:9 100:23 123:17
thoughtful 20:2 64:10 72:2,14
thoughts 42:21 72:16 112:15 144:4
three 8:6 39:16,17 40:5 48:9 53:13 66:22 74:20 82:21 104:4 116:18,19 117:15 118:24,25
thrive 80:6
thrust 65:12
tight 86:10
time 3:15,24 4:14 4:22 5:2,16 8:9,15 9:5 14:15 48:21 54:25 59:25 62:25 63:16 64:19,20 66:16,18 67:25 69:15,19 71:2,13 71:17 72:11,14 77:9 81:7 85:3 86:20 90:17 109:13 149:12
timely 93:15
times 43:16 57:3 68:6 69:11 73:23 82:21 131:3
tired 49:22
tmu 11:8,13 21:22 24:4 35:12 38:25
tod 16:22 29:12 30:10 31:8 33:2 33:13 34:4
today 3:13 18:21 35:19 43:13
today's 3:5
told 91:21
tom 111:13 114:8 116:25 118:9 119:25 120:22 123:18 147:24
tomorrow 63:22
tonight 5:24 6:3 9:14,25 11:2 13:25 20:5 44:23 58:22 59:10 64:13 89:24 101:13 105:14 136:8
tonight's 3:19 6:8 8:11
top 41:10 116:20 119:3
topic 72:20
total 104:5 111:19 117:2 123:8,20
totality 46:24
tower 49:2
town 47:5 76:2,7 84:4
trade 12:13
traditional 73:16
traditionally 85:25

traffic 15:24 17:4 31:5,7,9,19 48:11 53:10,15 73:23 74:2,16 75:10 76:4,6,11 83:17 86:22 101:17 110:5 121:20 124:9,17 125:19 127:6,20 128:6,10 130:4,5,11,17,22 131:14,24 132:14 135:4,8,21 136:25 137:6,13,18,23,25 138:3,10 139:7,11 139:18 140:11,19
train 29:19,23 49:19,21 50:11 55:13 57:13 81:9 83:13 88:25
trains 77:23
transcript 150:7
transform 29:22
transformed 129:24
transient 29:11
transit 10:8 11:8 11:13 16:21 19:4 21:22 22:21 24:4 24:12 26:23 27:16 29:4,13,16,20,24 30:4,6 31:2,13 33:12,17 34:6 35:12 38:25 47:14 49:17 52:16,21 53:6 55:3 62:14 69:6 88:6
transportation 48:11
traveling 140:3
trends 68:24
triggered 56:7
trip 31:7 130:2 136:16 137:6
trips 137:4 141:9 141:18
trouble 85:3
truck 130:5,8 137:13
trucks 135:17,18 136:17
true 18:19 45:15 150:7
trustee 2:4,5,6 6:10,11 9:21,22 14:21,22 17:19 25:20,24,25 26:3,4 26:6,7,20 43:21 48:7,10 51:3,7 52:2 53:21 56:18 56:22 62:9,12 72:22 73:2,7 83:20 96:22,23 97:2,3,4 99:24 100:3,4,5 122:8 123:2,17 124:5 132:19 134:2,13 138:2,8,21 140:15 141:25 142:18,22 142:25 147:21,22 148:25 149:4,7,8,9
trustees 1:4 3:3 21:14 22:7,16,24 23:3,7 34:16 36:13 42:23 43:20 44:10 45:7 48:5 64:14 94:20 96:21 97:17 98:10 99:5 99:11,15 105:16 109:2 112:14
try 9:18 30:19 50:4 54:11 63:14 66:24 73:21 82:6 126:20 135:13 136:7
trying 5:4 20:22 121:13 135:9 138:22
turn 10:23 17:25 25:14 28:21 38:2 42:11 75:16 131:7 131:23 132:7 133:11 134:22 138:11,11,24 139:4,6 142:16
turning 132:17 135:10 141:11
turns 141:21
two 9:25 10:18 11:22 16:6,13 24:20 34:20 39:23 41:25 44:8 46:10 46:10,14,24 47:11 50:9 62:9,10 67:18 97:16,22 98:23 100:22 103:8 104:6 113:20 114:10,12 115:19 116:10,24 118:18,25 126:9 126:15 132:19 143:10 145:12 146:8,8,12 147:8 148:10
type 28:15 30:18 32:9 34:3,8 42:19 54:15,17 75:6 83:15 89:4 133:18
types 32:14 33:19 35:7 37:11
typical 31:10 33:18 144:20
typically 31:4,8,17 32:14 33:3,25 34:4,7 36:2

u

u.s. 4:6
ugly 45:22
ultimately 15:7
uncontrolled 134:5
underneath 116:5
understand 44:19 60:10 63:7 66:2 71:23,25 80:24
understandable 58:7
understanding 63:12 65:6 122:21
understands 61:11
understood 129:21
undertake 65:4
undertaken 64:11 69:7
undertook 93:20
unfortunate 54:18
unfortunately 15:9 45:22 67:5
uniondale 93:9
unique 11:19 29:9 35:23 45:14
unit 5:22 31:9 103:8 108:21,21 119:17
units 13:10,12 20:18 33:23 43:16 47:16 60:14,18 74:15 75:5 76:11 78:8,9 104:6 108:2,3,23 115:4,6 116:22 117:2,7,8 124:19 129:15

universally 18:22
unknowingly 5:8
unlisted 23:5 99:13
unmute 7:24 58:14 95:15 111:12 148:7,13
unmuted 58:16 102:6
unnecessarily 47:17
unprecedented 69:19
updated 12:8 68:23 124:18
upgraded 109:18
upgrades 32:10
upper 39:16
upward 70:4
urban 48:12
urge 65:3 95:5
urgent 88:12
usage 13:15
use 7:15 10:8,12 11:8,14 15:15,21 16:19,20 17:25 18:12 19:3 20:3 21:22 22:12,18 24:4 35:13,17 39:2 49:16 50:13 52:19 53:17 57:12 57:18 69:6 88:6,6 94:22 102:4 104:17,19,20 105:9,21 106:15 106:16,20 109:15 114:21 129:25,25 146:19 148:6
uses 11:18 12:18 12:19,23 13:9,16 13:17,20 15:2 29:7,17,18 30:12 31:17 35:8,16,18 36:24 40:25 42:17 105:5 106:4 130:6 138:18
usually 3:20 31:13
utilities 32:6,11
utility 144:14
utilize 7:13 8:3
utilized 71:7

v

v 12:3,9,11,19 13:3 13:5,20 22:4 24:22 34:17,21 35:3 81:12
vacant 106:13
vain 5:23
valuable 30:22
vans 137:13,17
vantage 119:12
variables 65:11
various 16:5 28:3 28:12 93:11
vary 107:20
vehicle 50:3,5,7,7 131:5
vehicles 106:12 130:22 131:20 139:23 140:2,9
vehicular 126:3 128:5 142:13
verizon 11:25 25:5 25:6 27:6 34:19 80:24 93:22 106:10 130:8 137:15 139:12
versus 111:20 131:16
viability 117:12,12
viaduct 113:22 119:24
vibrant 18:23 50:15
video 6:20,23
vienna 81:3
view 13:19 42:16 45:24 52:13 82:3 117:11 121:11
views 117:7,25 119:20 132:22
village 1:3 2:7 3:4 3:7 6:20,21,21 7:7 8:23 9:16 10:5 11:5,11,20 12:11 13:4,6 14:8,8,20 14:25 15:6,17 17:16 18:11,13,15 19:7,10 20:3 21:5 21:12,15,18 22:3,4 22:22 23:21,25 24:19 25:11 26:22 28:13 29:2,9 30:16 34:17 35:24 36:18 37:24 38:6 38:21 42:22 45:11 45:12,13,15,20 46:4 47:5 48:16 48:18,23,24 50:25 51:3 53:5,10,15 54:19 58:23,25 60:23 61:4,9,25 62:19 64:14,25 65:3,24 73:22 83:24 89:5 94:4 95:4 97:21 98:11 98:15 101:3 102:20 105:23 107:3 108:12,25 109:6,25 110:6,12 119:23 120:17 129:5,7 133:21 138:6,16
village's 22:12,18 95:2
villages 28:18 36:11
virtual 67:7
virus 6:5
visibility 139:3
vision 18:18
visually 45:12
vitality 30:11
voice 16:11
volume 136:23
volumes 125:22,23 139:7
vote 25:18,23
votes 89:23
voting 56:6
vulderberg 91:18
vulnerable 5:11

w

wagner 27:3
waiting 88:16
walkability 30:7
walkable 29:14
walking 31:14 34:6 50:10,22 51:14 74:22,23 81:9
walkway 109:14 109:16,17,18 110:13
wanaselja 101:21 123:3,4 124:3,8
want 4:3 19:11,15 38:5 44:16 46:9 46:22 49:20,23 67:2 71:25 75:7 78:11 79:4 80:4 91:19 93:3,23 94:15 113:24 114:5 119:5 122:3

140:15 146:15
wanted 85:18,24 117:9 120:14
wants 83:7 85:11
warehouse 104:19 106:11 118:11
warner 13:24 14:17 16:23 19:5 20:7 21:23 61:8 86:11 89:6 145:18
warning 8:8
wars 4:8
washington 76:3
water 32:12 76:19 76:22,24,25 91:16 91:22,23 92:6,8 111:5 113:21 117:6,10,25 119:15,20
water's 120:4,13
waterfront 10:14 28:10 36:9 98:18 104:16 105:9,11 105:20 109:10,13 109:23 110:12 120:21 125:5 136:10 143:16
watershed 4:16
way 42:12 49:23 50:9,16,24 64:4 75:4,4 91:9 122:16 128:10,11 142:10 147:10 150:12
ways 5:5 74:11 88:8
wdo 10:14 36:9 98:17 105:11,18 106:25 107:9,19 110:21
we've 28:2,4 38:11 51:19,21 70:17 74:23 88:12
wearing 48:9
website 11:12 19:10,19 23:21 25:11 102:20
week 3:12 63:22
welcome 3:3 44:19 45:6 71:3
wendy 146:2
wendy's 146:14
went 58:5
west 104:13 105:3 132:15,23 142:11
westergard 2:4 14:21,22 25:24,25 51:7 53:21 97:2 100:3 123:17 124:5 149:9
whereof 150:14
wide 86:14 120:3 120:8
wider 75:9
wife 54:2
willis 75:22
willow 73:12
winberry 101:16 101:23 104:9 111:11,12 112:2,4 112:12 113:2 122:3,20 124:7
wise 121:25
wish 8:9,17
wishes 20:14
wishing 3:17 7:22 9:8
witness 111:11 150:14
witnesses 101:15
wmu 105:9 107:8
wolf 91:6,7
women 4:7
wonderful 54:20 78:4
word 96:20 111:18
work 26:20 27:10 31:16,22 54:11 67:22 68:3 86:20 144:5
workable 62:17
worked 28:8 93:12 121:2
working 101:22
workplace 86:21
works 83:2 126:14 128:17 136:3 145:2
world 5:3 131:9
worse 75:2 141:5
worth 89:8
writing 8:20 63:5
written 8:13 35:2 85:10,11
wrong 111:23
wyandanch 86:7

x

x 1:2,5 43:15

y

yard 130:7 137:12 137:14 139:8
yards 128:11
year 16:6 90:3 103:23
years 16:13 18:14 27:25 28:3,5,7 45:21 48:13 50:3 54:6 69:9 73:15 73:21 89:11 91:13 91:24,25 93:13 103:3 104:24 139:9 147:9
yellow 113:8
yo 121:25
york 1:7 10:21 22:23 28:19 29:24 46:18 59:7 73:6 73:13 85:17 93:9 97:12 98:9,25 100:11 124:14 150:5

z

zero 130:5
zone 14:2 16:18 34:21 35:3,13 43:24,25 44:2 56:9,24 57:17,21 57:24 62:11 63:17 63:25 65:17 69:2 79:11 81:15 82:20 105:10,12 107:11
zoned 12:3 22:4 105:9
zones 62:4
zoning 10:6 11:6 11:21 12:3,4,8 14:16 16:18 18:17 19:13,16 21:13,20 22:22 24:2,12 27:7,15 28:16 30:3 32:9 34:13 34:25 35:10,21 36:3,4 38:24 39:4 47:12 53:18 57:11 59:7,24 61:24 62:2 80:23 93:20 94:17,19,23 98:16 107:18 113:25 114:4,6,9,10,15 124:24

zoom 6:9 7:13 87:10 132:13 146:4
zoomed 120:5
zooming 113:12
zwerdling 10:11 100:18,19 101:24