

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

INCORPORATED VILLAGE OF LAUREL HOLLOW

BOARD OF ZONING APPEALS

March 19, 2019

7:30 p.m.

HEARINGS -

ZV6-2018: Amato

Variance is needed for floor area ratio

P R E S E N T:

Russell Mohr, Chairman

Jeffrey Blumin, Board Member

Cindy Kaufman, Board Member

Louis Lebedin, Board Member

Vincent Parziale, Board Member

James Antonelli, Village Engineer

Howard Avrutine, Esq., Village Attorney

1 MR. AVRUTINE: Next hearing ZV6-2018.
2 Public hearing on the appeal and application of
3 Vincent J. Amato to construct a new principal
4 dwelling 38 Vista Drive with a maximum permitted
5 floor area is greater than 0.09 in violation of
6 section 145-5D4 of the Village Code .1032 is
7 proposed.

8 The property is designated as section 25,
9 block 64, lot 17 on the land and tax map of
10 Nassau County.

11 Exhibits in connection with this hearing
12 are as follows: First notification from the
13 Nassau County Planning Commission dated December
14 17, 2018. That the matter is referred to the
15 Laurel Hollow Board of Zoning Appeals to take
16 action as it deems appropriate.

17 The next exhibit is the legal notice of
18 public hearing dated February 27, 2019.

19 The next exhibit is affidavit of posting
20 from Nick Porcaro that the legal notice was
21 posted conspicuously on the bulletin board at
22 the main entrance of the Village Hall on March
23 8, 2019.

24 The next exhibit is an affidavit of

1 publication stating that the legal notice was
2 published in the North Shore Leader on March 6,
3 2019.

4 The next exhibit is an affidavit from the
5 deputy clerk stating that the notice of public
6 hearing was mailed to interested parties on
7 February 28, 2019.

8 The next exhibit documents confirming that
9 the notice of public hearing was published to
10 the Village of Laurel Hollow website and sent to
11 village website NEWS subscribers on March 4.
12 2019.

13 Next exhibit consists of affidavit of
14 mailing from the applicants indicates that the
15 notice of public hearing was mailed on March 1,
16 2019, to the individuals set forth in the
17 affidavit.

18 And the final exhibit construction drawings
19 with elevations prepared by Gallagher,
20 Homburger, Gonzalez, Architects, PLLC, dated
21 11/1/2018.

22 Is there a representative here on behalf of
23 the applicant.

24 Mr. Murphy, always a pleasure.

1 MR. MURPHY: Good evening. My name is
2 James Murphy. Thank you for the opportunity to
3 be before you this evening. Our offices are
4 located East Norwich. I'm with the law firm of
5 Murphy and Lynch. And we represent Mr. Vincent
6 Amato this evening with regard to this
7 application.

8 And unfortunately he very much wanted to be
9 in attendance. He's unable to attend tonight.
10 But we have in support of this application
11 Mr. Gallagher of the architectural firm of
12 Gallagher, Homburger and Gonzalez.

13 And also we have Mr. Michael Rant who just
14 testified on the prior application to address
15 any questions that the board may have with
16 regard to surveying and the surveys that he's
17 prepared. And we also have Mr. Lester Stanco
18 who is the contractor for this project should
19 the board be approving such.

20 Just briefly, I would like to provide a
21 sort of frame of reference for the board. The
22 Planning Board of this village in August of 1987
23 approved a map of Harbor Ridge which consists of
24 27 building lots and of which lot 17 is one of

1 those 27.

2 And in the following year 1988 about 14
3 months subsequent to that approval by this
4 Planning Board of the village, Mark and Sharon
5 Gold moved into a home with a CO that had been
6 issued on 11/1/1988. And two years later they
7 received a CO for a tennis court and swimming
8 pool and some decking.

9 Then along came Mr. Vincent Amato many
10 years later in 2004 and purchased the property
11 from the Golds family.

12 As Mr. Amato mentioned a moment ago, this
13 is a request for relief with regard to the
14 maximum permitted floor area and which under the
15 code is required to be .09. And we're
16 requesting a change upward of .1032.

17 What I'd like to do at this time with
18 permission of the board is to have Mr. Gary
19 Gallagher present to you the design of this new
20 home. In accordance with the consultations with
21 Mr. Amato in terms of what would be feasible for
22 his family as it presently exists.

23 So Gary Gallagher.

24 MR. AVRUTINE: Please give your name for

1 the record.

2 MR. GALLAGHER: Gary Gallagher,
3 architectural firm of GHG Architects in
4 Huntington, New York, 91 Prospect Street.

5 If I may, just I'd like to hand out some
6 things. These are packets. Some of these items
7 you have in the original submittal. I will just
8 run through them quickly, but I will enhance the
9 presentation, if I may -- if I may come up.

10 I think I have enough for everyone. Okay.
11 I will just run through these quickly as I
12 proceed through the presentation this will help.

13 The first it's series of 10 documents. The
14 first document is a copy of the radius map in
15 black and white.

16 Second one is copy of the radius map in
17 color. The reason for that is it's just a
18 little bit easier to read the addresses and the
19 names in the black and white version as it is in
20 the color as opposed to the color.

21 Now the color version it's easier to see
22 the improvements on the property including the
23 existing foliage and so forth. The next two
24 photographs labeled 1A and 1B are photographs of

1 the existing house located at 38 Vista.

2 I don't know if any of the members of the
3 board been out there just as a reference. This
4 /v is what's there now.

5 So you have two photos of photographs of
6 that and then the following, I think, it's four,
7 five -- four pages are photographs of houses in
8 the immediate vicinity of this one which shows a
9 variety of different architectural styles.

10 The next document is a small version of two
11 dimensions that are color enhanced rendering of
12 the proposed house. Which I will just put up
13 here a larger version of it. You have the same
14 things in the packet.

15 Then the last page this was submitted as
16 part of the initial submission. This is just a
17 summary of the zoning information.

18 So with that I will orientate you to the
19 site. This is copy of the site plan. Bladycus
20 and Panetta site plan dated 10/17/2018. The
21 only difference on this drawing from what's been
22 submitted as part of the packages I have
23 highlighted in yellow just so graphically it's
24 easier to see where we are proposing additions

1 to the footprints of the existing residents.

2 Now proposal is to demolish existing
3 resident. This is the outline. This black line
4 is the existing resident. The yellow are
5 additions to the footprint, but we are knocking
6 down existing house.

7 The proposal is to remove existing elevated
8 deck behind the patio, remove the existing
9 tennis court, the existing pool and patio
10 surrounding the pool is to remain.

11 We are not -- with this design we are not
12 widening the house and we're not encroaching any
13 closer to the front property line than we
14 already are. So we're just building a different
15 house.

16 The reason -- let me just run through the
17 house for a moment here. So now this is the
18 proposed house. The look of it which you have a
19 colored version of it, I will just flip to the
20 plan. So this is the proposed design. I will
21 run through the rooms in a moment. But the
22 proposal here the reason why we need to exceed
23 this the Amatos have lived here for the last 15
24 years. They have become very -- grown

1 comfortable with the neighborhood. But their
2 needs have changed over the years.

3 They have older children and they have a
4 very young child. So they need room for the
5 older children to come home. They need a little
6 bit larger bedrooms. They also have extended
7 family from overseas. Wife is from overseas.
8 So they have family members that come over and
9 stay for extended periods of time. So we need
10 bedrooms a little bit larger.

11 And the last primary reason, one of the
12 main reasons, why we're looking to make the
13 house a little bit larger than is allowed as of
14 right is because Mr. Amato is very avid and
15 serious auto car collector. So he'd like a
16 little bit more room than is customarily found
17 in the -- than is customarily found in a
18 three-car garage.

19 He would like some room around his prized
20 collection. He doesn't house all of it here
21 certainly, but he'd like to keep a few of the
22 cars, you know, at the house.

23 So whereas we have three-car garage which
24 is customary in homes like this in this market

1 place, Laurel Hollow. This is an enhanced size.

2 The proposed residence occupies 8994 gross
3 square feet. That's inclusive of the garage.

4 All habitable space, exterior of the brick
5 veneer, and the two-story space over the great
6 room and dining room, which we have proposed in
7 this design, the allowable is 7845. So the
8 overage is approximately 1149 square feet.

9 Which that it's an important number because
10 I'm going to illustrate something here
11 momentarily and you will recall that number.

12 So those are the reasons why they are
13 looking for a larger home. And I will just run
14 through the rooms. There is not really anything
15 in terms of the rooms that's atypical to homes
16 of this size. There is a great room or living
17 room. There is a dining room. There is a
18 kitchen. There is a den/family room, studio,
19 foyer of course, powder room, two bedrooms
20 downstairs with related bathrooms and closet;
21 three-car garage, laundry.

22 And then upstairs there's the master and
23 three other bedrooms related closets, two-story
24 space over the great room, two-story space over

1 the dining room and the foyer.

2 So it's not that there is so many rooms.
3 It's just some of the sizes for the reasons I
4 stated they desire those.

5 Okay. So now let me just illustrate this
6 now. What I have done I have taken a plan and I
7 examined what the differences would be in this
8 house if it were done as of right without any
9 relief from this board, without the need for any
10 relief from this board.

11 And what I have done, I have highlighted, I
12 have taken the floor plans, first floor, second
13 floor on this one page, and I have highlighted
14 these areas in orange. Which I will run through
15 quickly.

16 I can get into each of the numbers
17 specifically, but I know you have a large group
18 of people here. So I'm just going to hit the
19 highlights. If you want I will go through each
20 one in detail, but what I have done is I have
21 looked at the garage it's under this page.

22 I have reduced this three-car garage to
23 what would be essentially the minimal size of a
24 three-car garage which is not unusual in this --

1 three-car garage is not unusual in this
2 marketplace.

3 So with that I take out approximately 233
4 square feet. I have also then looked at
5 reducing the height of the two-story space in
6 the living room and the great room, living room
7 and the dining room.

8 We have counted that space twice. On the
9 first floor we have counted it once. And second
10 floor we've counted it in full. But on the
11 second floor it's just air.

12 So when I looked -- what I looked at doing
13 leave the plan the same, just dropping that
14 ceiling down to 13, 14 feet rather than the
15 two-story at the height of the second story.
16 And then the last thing I did was I looked to
17 taking one foot across the back of the house
18 first floor and second floor.

19 MR. MOHR: What is the differential when
20 you drop it?

21 MR. GALLAGHER: The sum total of 504 and
22 285 so 789 square feet. Then last thing I
23 looked at from the end of the garage to the back
24 of the bedroom number five at the first floor

1 and in corresponding location above it, I have
2 taken off one foot over the back of the house.
3 And that representing an additional 91 and 87 so
4 it's 178, yeah 178.

5 And then the first number I gave you was
6 233. So when you add it all it comes out 12
7 hundred square feet. Okay. So 12 hundred
8 square feet exceeds that 1149 that we're over in
9 our design. So why am I doing that?

10 Well this elevation would not change. This
11 elevation would remain the same if I were to do
12 the plan as basically make these reductions. So
13 the width of the house wouldn't change. The
14 height of the house wouldn't change. Anything
15 that's visible from the street passersby
16 wouldn't change.

17 So with that we don't feel what we're
18 asking for the benefits to the applicant impose
19 anything to the neighborhood that throws it out
20 of scale. So with that I don't know if you want
21 to --

22 MR. MURPHY: Go ahead. You're doing great.

23 MR. GALLAGHER: Okay. I'll keep going.

24 MR. AVRUTINE: Just for my edification,

1 Mr. Gallagher, if you have it handy, the portion
2 of the overage that the volted ceiling on the
3 second floor counts for was that number 700.

4 MR. GALLAGHER: That was -- let me -- let
5 me double check. It was 12 hundred. That was
6 789.

7 MR. AVRUTINE: So it's fair to say then and
8 that's in the actual floor space, usable floor
9 space, although it does count towards your floor
10 area calculations. So if you didn't count that
11 or what then would be the overage of actual
12 usable floor space.

13 MR. GALLAGHER: Difference between 12
14 hundred and 789 so it's what that 12 hundred and
15 change. Excuse me a few hundred.

16 MR. PARZIALE: Which 12 hundred something,
17 what's the garage? And one width foot off the
18 back of the house.

19 MR. GALLAGHER: 238 and 178 sum total yeah
20 around a little over 400.

21 MR. AVRUTINE: Thank you.

22 MR. GALLAGHER: I forgot where I was. Give
23 me a minute. So as I said, this illustration
24 although it conforms -- it really doesn't to the

1 ordinance, it really doesn't fulfill the needs
2 of the Amatos.

3 Now as far as we're not changing just
4 running through quickly through the standard of
5 review. As I said at the outset, we're building
6 on the same footprint essentially except save
7 these yellow additions. We're not changing the
8 grading around any appreciable amount. Minor
9 impact to the grading.

10 We're proposing to build a rectangular
11 patio, a new patio in place of where the raised
12 deck was. We're not -- I don't think we're
13 cutting down anymore trees, existing driveway
14 remains. So we really not making any
15 environmental impact.

16 In the context of the neighborhood, those
17 photographs I handed you earlier, you can see
18 there is a varied architecture. I don't think
19 the styling of the house impacts that to the
20 point where it's out of character or out of
21 context with the neighborhood.

22 And, again, I think the benefits to the
23 applicants I don't believe there is any
24 detriment to the community. So I certainly

1 believe the advantages to the applicants
2 outweigh any potential detriment to the
3 community.

4 So if there is any -- that pretty much
5 concludes what I have to say. I don't know if,
6 Mr. Murphy, if there is anything I can answer
7 for the board.

8 MR. AVRUTINE: Mr. Murphy, do you have
9 anything further?

10 MR. MURPHY: I just want to summarize
11 village 1277B with regard to the application of
12 that board dwelling as Gary mentioned benefit of
13 the application versus detriment, there is no
14 adverse impact.

15 Based upon what's been presented so far
16 this evening, we submit with regard to having an
17 adverse impact on the physical environmental
18 conditions of the property of the neighborhood,
19 no undesirable change in the neighborhood.

20 And taking within the context of the
21 numbers we have been speaking about with respect
22 to these numbers don't constitute what's
23 otherwise deemed to be substantial.

24 In terms of item number five of 7712 with

1 regard to self-created hardship, obviously it is
2 because we designed a new home, but as the board
3 knows well, such is not necessarily a negative
4 detriment with regard to reaching your
5 conclusion weighing benefit versus the
6 detriment.

7 MR. MOHR: Thank you. We appreciate the
8 very thorough application. It was very helpful
9 because we went to the site without elevation it
10 was very difficult to render exactly what we're
11 going to transpire.

12 Just seeing from the site plan form.

13 MR. AVRUTINE: I would just like to put on
14 record that the ten-page document including the
15 photographs shall be marked as Applicant's
16 Exhibit Number One for the record.

17 MR. GALLAGHER: If the board would like I
18 could leave these color enhanced documents as
19 well Mr. Avrutine.

20 MR. MOHR: Do you need these for the
21 record?

22 MR. AVRUTINE: No, we have no room for
23 them.

24 MR. GALLAGHER: If you need them I have

1 them.

2 MR. MOHR: Any questions?

3 MR. LEBEDIN: I just have observation. I
4 also own a home in Harbor Ridge. I appreciate
5 you're saying you're not in any way modifying
6 the footprint and given the design of the
7 existing homes the design works with the
8 surroundings homes.

9 The way I see is that a house that
10 currently exists there was presumably designed
11 with a footprint the neighborhood that still
12 meets the requirements of the village, right.

13 So what you're asking for now effectively
14 is taking that same footprint going to the
15 second floor which then effectively exceeds
16 requirements of the village.

17 You may claim that there is no real issues
18 surrounding that. And the way I see we are now
19 establishing a precedent which basically now
20 enables anybody else to who is building a home
21 in the village to ask for a relief with no
22 compromising issues.

23 You don't have seem to be any issues other
24 than the fact the square footage of the property

1 doesn't accommodate the square footage of the
2 house. That's the challenge I think we have as
3 a board.

4 You know I'm very conscious of the fact
5 that when we establish a decision here how do we
6 defend that when other people make presentations
7 to us without any compromising any issue
8 surrounding the particular plan.

9 Help me with how do I get over that?

10 MR. GALLAGHER: Well each one of those as
11 we know each one of those applications has to be
12 measured on its own merit. I believe this
13 application has been sympathetic to that because
14 we haven't made the house wider.

15 We haven't made encroached any closer to
16 the street. And we are -- the height of the
17 house, you know, the only relief that we're
18 seeking is the overall square footage. We
19 haven't made the scale of the house taller than
20 its 31 feet and change where 35 is permitted.

21 So we haven't made any other we haven't
22 encroached or encroached on anything else. We
23 haven't sought any other relief other than those
24 three for the three reasons I suggested with

1 respect to the square footage. And one of them
2 is just essential air space on the second floor.

3 MR. LEBEDIN: But sheer size of the house
4 is larger as you drive through the community
5 this house is going to be larger than everything
6 else there presumably because I have no reason
7 to believe that the other houses haven't met
8 requirements of the village.

9 MR. GALLAGHER: I don't know the
10 circumstances surrounding.

11 MR. LEBEDIN: Well you showed us other
12 pictures, the houses, do you know if those
13 conform to guidelines of the village. I have no
14 reason to believe that they are not.

15 MR. GALLAGHER: The purpose of those was to
16 demonstrate, you know, the styling and the
17 scale. I don't think there is one house in
18 there in particular traditional style house it's
19 rather large in scale as well. I presume it's
20 on a two-acre lot. I'm not sure if the lots
21 larger or not, but as I said, the only other
22 thing I can say to that is, speak to that is
23 this would be the same elevation if I did this
24 house, designed this house as of right with

1 respect to the gross floor area.

2 So this is what you would see from the
3 street. So it wouldn't change the character of
4 the neighborhood. So in that regard that's it.
5 I mean, that's it.

6 MR. MOHR: Any other questions from the
7 board.

8 MR. AVRUTINE: Want to open it the public?

9 MR. MOHR: Neighbor from the public wants
10 to speak on this application at this time.

11 Your name and address for the record
12 please.

13 MR. STANCO: Les Stanco. I reside at 92
14 Broad Hollow Road, Old Brookville, New York.

15 I'm one of Vince Amatos closest friends and
16 also a builder. I was at Harbor Ridge in the
17 beginning when the Horowitz family developed it.
18 And on board I was partners with David Shothan
19 for many years. The current house that's there
20 now at 38 is a some contemporary and it is -- we
21 repaired it as much as we can.

22 The roof system, you know, the flat rooves,
23 the para pit walls, back is all rotted out. I
24 mean, it's really, really, really bad shape.

1 Really bad shape. And it's a dated home. It's
2 very dated type of home. As you're looking at
3 the house, the house to the left is a very large
4 home. It was built, renovated, and know it was
5 a brand new house, very big, bigger than what
6 we're doing here. Much bigger. So what I could
7 see from my visual.

8 So I think enhances the community. Get rid
9 of that contemporary, tired-looking home with
10 the glass block with the round walls. It's an
11 80's look. It was built I think in '87, '88.

12 MR. GALLAGHER: Late 80's.

13 MR. STANCO: That's pretty much the reason
14 and motivation. His wife loves the community
15 and they want to stay there. I had said we
16 could build someplace else. She loves it. She
17 wants to stay there. The backyard is beautiful.
18 He got rid of the tennis court, getting rid of
19 everything else in the back. It's pretty much
20 the reason why he's doing this.

21 MR. AVRUTINE: Thank you, sir.

22 MR. MURPHY: Hopefully this is in a brief
23 summation. The concern that you have expressed
24 is same concern I had when this matter first

1 came before me. And after looking at and
2 considering the various drawings and the reason
3 for such, the conclusion that I had reached was
4 that this is albeit self-serving declaration
5 nonetheless, I did struggle with such.

6 And the conclusion that I reached is that
7 although every decision that this board makes
8 and every board zoning appeals decision that's
9 made, always concern with regard to precedent
10 because if you're going to approve something
11 you're changing the code as it relates to that
12 particular application, but I think what's
13 really controlling here for this particular
14 application is that there is no visual
15 differential with regard to the relief that's
16 being sought.

17 In fact, if the applicant which should be
18 coming forward wanting to change the code as it
19 relates to their particular property visual
20 differential I think is important, and in this
21 instance for the reasons that Mr. Gallagher has
22 presented, there is no visual differential.

23 MR. LEBEDIN: That's not true. I thought
24 the back was going to come in. I thought the

1 house was going to be smaller.

2 MR. GALLAGHER: Pull back wall in a foot
3 cut about ten feet off the garage.

4 MR. MURPHY: Visual from the street.

5 MR. MOHR: From the street.

6 MR. MURPHY: When you're driving by, with
7 all due respect, this community is one of the
8 finest as far as I'm concerned. Many years I
9 have been living here. In terms of luxury homes
10 that would be fitting for this village, I would
11 say Vista every home there is really quite
12 luxurious and quite special.

13 And I don't think, with all due respect,
14 that anyone driving along Vista is going to see
15 any difference between this home if approved by
16 this board and any of the other homes up and
17 down Vista Drive. Thank you.

18 MR. MOHR: Any other questions from the
19 public? Comments?

20 MR. AVRUTINE: Motion to close the public
21 hearing?

22 MR. PARZIALE: Motion to close.

23 MR. AVRUTINE: Member Parziale.

24 Second.

1 MS. KAUFMAN: Second.

2 MR. AVRUTINE: Member Kaufman.

3 All in favor.

4 (Board says aye.)

5 MR. AVRUTINE: Let the record reflect this
6 application type two under New York State
7 Environmental Quality Review Act, any motion on
8 the application?

9 MR. PARZIALE: I would make a motion to
10 pass the application.

11 MR. AVRUTINE: Motion to approve by member
12 Parziale. Do we have a second on that?

13 MR. MOHR: I will second the motion.

14 MR. AVRUTINE: By Chairman Mohr.

15 Shall I poll the board?

16 We'll do that.

17 Member Parziale?

18 MR. PARZIALE: Yes.

19 MR. AVRUTINE: Member Lebedin?

20 MR. LEBEDIN: Abstain.

21 MR. AVRUTINE: Member Kauffman?

22 MS. KAUFMAN: I'm going to abstain as well.

23 MR. AVRUTINE: Member Mohr?

24 MR. MOHR: Yes.

1 MR. AVRUTINE: Unfortunately it does not
2 pass because we do not have majority.

3 So that is unfortunately the result.

4 MR. MURPHY: I'm sorry.

5 MR. AVRUTINE: It was two members voted
6 yes. Two abstained. So it did not pass.

7 MR. MURPHY: I understand that. Sadly I
8 understand that. Thank you.

9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

<p>'87 [1] - 22:11 '88 [1] - 22:11 <i>v</i> [1] - 7:4 0.09 [1] - 2:5 09 [1] - 5:15 1 [1] - 3:15 10 [1] - 6:13 10/17/2018 [1] - 7:20 1032 [2] - 2:6, 5:16 11/1/1988 [1] - 5:6 11/1/2018 [1] - 3:21 1149 [2] - 10:8, 13:8 12 [6] - 13:6, 13:7, 14:5, 14:13, 14:14, 14:16 1277B [1] - 16:11 13 [1] - 12:14 14 [2] - 5:2, 12:14 145-5D4 [1] - 2:6 15 [1] - 8:23 17 [3] - 2:9, 2:14, 4:24 178 [3] - 13:4, 14:19 19 [1] - 1:3 1987 [1] - 4:22 1988 [1] - 5:2 1A [1] - 6:24 1B [1] - 6:24 2004 [1] - 5:10 2018 [1] - 2:14 2019 [7] - 1:3, 2:18, 2:23, 3:3, 3:7, 3:12, 3:16 233 [2] - 12:3, 13:6 238 [1] - 14:19 25 [1] - 2:8 27 [3] - 2:18, 4:24, 5:1 28 [1] - 3:7 285 [1] - 12:22 31 [1] - 19:20 35 [1] - 19:20 38 [3] - 2:4, 7:1, 21:20 4 [1] - 3:11 400 [1] - 14:20 504 [1] - 12:21 6 [1] - 3:2 64 [1] - 2:9 700 [1] - 14:3 7712 [1] - 16:24 7845 [1] - 10:7 789 [3] - 12:22, 14:6, 14:14 7:30 [1] - 1:4 8 [1] - 2:23 80's [2] - 22:11, 22:12 87 [1] - 13:3 8994 [1] - 10:2 91 [2] - 6:4, 13:3 92 [1] - 21:13 abstain [2] - 25:20, 25:22 abstained [1] - 26:6 accommodate [1] - 19:1 accordance [1] - 5:20</p>	<p>acre [1] - 20:20 Act [1] - 25:7 action [1] - 2:16 actual [2] - 14:8, 14:11 add [1] - 13:6 additional [1] - 13:3 additions [3] - 7:24, 8:5, 15:7 address [2] - 4:14, 21:11 addresses [1] - 6:18 advantages [1] - 16:1 adverse [2] - 16:14, 16:17 affidavit [5] - 2:19, 2:24, 3:4, 3:13, 3:17 ago [1] - 5:12 ahead [1] - 13:22 air [2] - 12:11, 20:2 albeit [1] - 23:4 allowable [1] - 10:7 allowed [1] - 9:13 Amato [7] - 1:7, 2:3, 4:6, 5:9, 5:12, 5:21, 9:14 Amatos [3] - 8:23, 15:2, 21:15 amount [1] - 15:8 AND [1] - 26:10 answer [1] - 16:6 Antonelli [1] - 1:16 appeal [1] - 2:2 appeals [1] - 23:8 Appeals [1] - 2:15 APPEALS [1] - 1:2 applicant [3] - 3:23, 13:18, 23:17 Applicant's [1] - 17:15 applicants [3] - 3:14, 15:23, 16:1 application [14] - 2:2, 4:7, 4:10, 4:14, 16:11, 16:13, 17:8, 19:13, 21:10, 23:12, 23:14, 25:6, 25:8, 25:10 applications [1] - 19:11 appreciable [1] - 15:8 appreciate [2] - 17:7, 18:4 appropriate [1] - 2:16 approval [1] - 5:3 approve [2] - 23:10, 25:11 approved [2] - 4:23, 24:15 approving [1] - 4:19 Architects [2] - 3:20, 6:3 architectural [3] - 4:11, 6:3, 7:9 architecture [1] - 15:18 area [5] - 1:8, 2:5, 5:14, 14:10, 21:1 areas [1] - 11:14 attend [1] - 4:9 attendance [1] - 4:9 Attorney [1] - 1:17 atypical [1] - 10:15 August [1] - 4:22 auto [1] - 9:15 avid [1] - 9:14 Avrutine [2] - 1:17, 17:19 AVRUTINE [2] - 2:1, 5:24, 13:24, 14:7, 14:21, 16:8, 17:13, 17:22, 21:8, 22:21, 24:20, 24:23, 25:2, 25:5, 25:11, 25:14,</p>	<p>25:19, 25:21, 25:23, 26:1, 26:5 aye [1] - 25:4 backyard [1] - 22:17 bad [2] - 21:24, 22:1 based [1] - 16:15 bathrooms [1] - 10:20 BE [1] - 26:10 beautiful [1] - 22:17 become [1] - 8:24 bedroom [1] - 12:24 bedrooms [4] - 9:6, 9:10, 10:19, 10:23 beginning [1] - 21:17 behalf [1] - 3:22 behind [1] - 8:8 benefit [2] - 16:12, 17:5 benefits [2] - 13:18, 15:22 between [2] - 14:13, 24:15 big [1] - 22:5 bigger [2] - 22:5, 22:6 bit [5] - 6:18, 9:6, 9:10, 9:13, 9:16 black [3] - 6:15, 6:19, 8:3 Bladycus [1] - 7:19 block [2] - 2:9, 22:10 Blumin [1] - 1:12 board [19] - 2:21, 4:15, 4:19, 4:21, 5:18, 7:3, 11:9, 11:10, 16:7, 16:12, 17:2, 17:17, 19:3, 21:7, 21:18, 23:7, 23:8, 24:16, 25:15 BOARD [1] - 1:2 Board [8] - 1:12, 1:13, 1:14, 1:15, 2:15, 4:22, 5:4, 25:4 brand [1] - 22:5 brick [1] - 10:4 brief [1] - 22:22 briefly [1] - 4:20 Broad [1] - 21:14 Brookville [1] - 21:14 build [2] - 15:10, 22:16 builder [1] - 21:16 building [4] - 4:24, 8:14, 15:5, 18:20 built [2] - 22:4, 22:11 bulletin [1] - 2:21 calculations [1] - 14:10 car [7] - 9:15, 9:18, 9:23, 10:21, 11:22, 11:24, 12:1 cars [1] - 9:22 ceiling [2] - 12:14, 14:2 certainly [2] - 9:21, 15:24 CERTIFIED [1] - 26:10 Chairman [2] - 1:11, 25:14 challenge [1] - 19:2 change [10] - 5:16, 13:10, 13:13, 13:14, 13:16, 14:15, 16:19, 19:20, 21:3, 23:18 changed [1] - 9:2 changing [3] - 15:3, 15:7, 23:11 character [2] - 15:20, 21:3 check [1] - 14:5 child [1] - 9:4</p>
--	---	---

<p>children [2] - 9:3, 9:5 Cindy [1] - 1:13 circumstances [1] - 20:10 claim [1] - 18:17 clerk [1] - 3:5 close [2] - 24:20, 24:22 closer [2] - 8:13, 19:15 closest [1] - 21:15 closet [1] - 10:20 closets [1] - 10:23 CO [2] - 5:5, 5:7 Code [1] - 2:6 code [3] - 5:15, 23:11, 23:18 collection [1] - 9:20 collector [1] - 9:15 color [6] - 6:17, 6:20, 6:21, 7:11, 17:18 colored [1] - 8:19 comfortable [1] - 9:1 coming [1] - 23:18 comments [1] - 24:19 Commission [1] - 2:13 community [6] - 15:24, 16:3, 20:4, 22:8, 22:14, 24:7 compromising [2] - 18:22, 19:7 concern [3] - 22:23, 22:24, 23:9 concerned [1] - 24:8 concludes [1] - 16:5 conclusion [3] - 17:5, 23:3, 23:6 conditions [1] - 16:18 confirming [1] - 3:8 conform [1] - 20:13 conforms [1] - 14:24 connection [1] - 2:11 conscious [1] - 19:4 considering [1] - 23:2 consists [2] - 3:13, 4:23 conspicuously [1] - 2:21 constitute [1] - 16:22 construct [1] - 2:3 construction [1] - 3:18 consultations [1] - 5:20 contemporary [2] - 21:20, 22:9 context [3] - 15:16, 15:21, 16:20 contractor [1] - 4:18 controlling [1] - 23:13 copy [3] - 6:14, 6:16, 7:19 CORRECT [1] - 26:10 corresponding [1] - 13:1 count [2] - 14:9, 14:10 counted [3] - 12:8, 12:9, 12:10 counts [1] - 14:3 County [2] - 2:10, 2:13 course [1] - 10:19 court [3] - 5:7, 8:9, 22:18 COURT [1] - 26:12 created [1] - 17:1 current [1] - 21:19 customarily [2] - 9:16, 9:17 customary [1] - 9:24</p>	<p>cut [1] - 24:3 cutting [1] - 15:13 dated [6] - 2:13, 2:18, 3:20, 7:20, 22:1, 22:2 David [1] - 21:18 December [1] - 2:13 decision [3] - 19:5, 23:7, 23:8 deck [2] - 8:8, 15:12 decking [1] - 5:8 declaration [1] - 23:4 deemed [1] - 16:23 deems [1] - 2:16 defend [1] - 19:6 demolish [1] - 8:2 demonstrate [1] - 20:16 den/family [1] - 10:18 deputy [1] - 3:5 design [7] - 5:19, 8:11, 8:20, 10:7, 13:9, 18:6, 18:7 designated [1] - 2:8 designed [3] - 17:2, 18:10, 20:24 desire [1] - 11:4 detail [1] - 11:20 detriment [5] - 15:24, 16:2, 16:13, 17:4, 17:6 developed [1] - 21:17 difference [3] - 7:21, 14:13, 24:15 differences [1] - 11:7 different [2] - 7:9, 8:14 differential [4] - 12:19, 23:15, 23:20, 23:22 difficult [1] - 17:10 dimensions [1] - 7:11 dining [4] - 10:6, 10:17, 11:1, 12:7 document [3] - 6:14, 7:10, 17:14 documents [3] - 3:8, 6:13, 17:18 done [4] - 11:6, 11:8, 11:11, 11:20 double [1] - 14:5 down [4] - 8:6, 12:14, 15:13, 24:17 downstairs [1] - 10:20 drawing [1] - 7:21 drawings [2] - 3:18, 23:2 drive [1] - 20:4 Drive [2] - 2:4, 24:17 driveway [1] - 15:13 driving [2] - 24:6, 24:14 drop [1] - 12:20 dropping [1] - 12:13 due [2] - 24:7, 24:13 dwelling [2] - 2:4, 16:12 easier [3] - 6:18, 6:21, 7:24 East [1] - 4:4 edification [1] - 13:24 effectively [2] - 18:13, 18:15 elevated [1] - 8:7 elevation [4] - 13:10, 13:11, 17:9, 20:23 elevations [1] - 3:19 enables [1] - 18:20 encroached [3] - 19:15, 19:22</p>	<p>encroaching [1] - 8:12 end [1] - 12:23 Engineer [1] - 1:16 enhance [1] - 6:8 enhanced [3] - 7:11, 10:1, 17:18 enhances [1] - 22:8 entrance [1] - 2:22 environmental [2] - 15:15, 16:17 Environmental [1] - 25:7 Esq [1] - 1:17 essential [1] - 20:2 essentially [2] - 11:23, 15:6 establish [1] - 19:5 establishing [1] - 18:19 evening [4] - 4:1, 4:3, 4:6, 16:16 exactly [1] - 17:10 examined [1] - 11:7 exceed [1] - 8:22 exceeds [2] - 13:8, 18:15 except [1] - 15:6 excuse [1] - 14:15 exhibit [7] - 2:17, 2:19, 2:24, 3:4, 3:8, 3:13, 3:18 Exhibit [1] - 17:16 exhibits [1] - 2:11 existing [11] - 6:23, 7:1, 8:1, 8:2, 8:4, 8:6, 8:7, 8:8, 8:9, 15:13, 18:7 exists [2] - 5:22, 18:10 expressed [1] - 22:23 extended [2] - 9:6, 9:9 exterior [1] - 10:4 fact [3] - 18:24, 19:4, 23:17 fair [1] - 14:7 family [5] - 5:11, 5:22, 9:7, 9:8, 21:17 far [3] - 15:3, 16:15, 24:8 favor [1] - 25:3 feasible [1] - 5:21 February [2] - 2:18, 3:7 feet [9] - 10:3, 10:8, 12:4, 12:14, 12:22, 13:7, 13:8, 19:20, 24:3 few [2] - 9:21, 14:15 final [1] - 3:18 finest [1] - 24:8 firm [3] - 4:4, 4:11, 6:3 first [9] - 2:12, 6:13, 6:14, 11:12, 12:9, 12:18, 12:24, 13:5, 22:24 fitting [1] - 24:10 five [3] - 7:7, 12:24, 16:24 flat [1] - 21:22 flip [1] - 8:19 floor [20] - 1:8, 2:5, 5:14, 11:12, 11:13, 12:9, 12:10, 12:11, 12:18, 12:24, 14:3, 14:8, 14:9, 14:12, 18:15, 20:2, 21:1 foliage [1] - 6:23 following [2] - 5:2, 7:6 follows [1] - 2:12 foot [4] - 12:17, 13:2, 14:17, 24:2 footage [4] - 18:24, 19:1, 19:18, 20:1 footprint [5] - 8:5, 15:6, 18:6, 18:11,</p>
---	--	---

<p>18:14 footprints [1] - 8:1 forgot [1] - 14:22 form [1] - 17:12 forth [2] - 3:16, 6:23 forward [1] - 23:18 four [2] - 7:6, 7:7 foyer [2] - 10:19, 11:1 frame [1] - 4:21 friends [1] - 21:15 front [1] - 8:13 fulfill [1] - 15:1 full [1] - 12:10 Gallagher [8] - 3:19, 4:11, 4:12, 5:19, 5:23, 6:2, 14:1, 23:21 GALLAGHER [14] - 6:2, 12:21, 13:23, 14:4, 14:13, 14:19, 14:22, 17:17, 17:24, 19:10, 20:9, 20:15, 22:12, 24:2 garage [1] - 9:18, 9:23, 10:3, 10:21, 11:21, 11:22, 11:24, 12:1, 12:23, 14:17, 24:3 Gary [4] - 5:18, 5:23, 6:2, 16:12 GHG [1] - 6:3 given [1] - 18:6 glass [1] - 22:10 Gold [1] - 5:5 Golds [1] - 5:11 Gonzalez [2] - 3:20, 4:12 grading [2] - 15:8, 15:9 graphically [1] - 7:23 great [5] - 10:5, 10:16, 10:24, 12:6, 13:22 greater [1] - 2:5 gross [2] - 10:2, 21:1 group [1] - 11:17 grown [1] - 8:24 guidelines [1] - 20:13 habitable [1] - 10:4 Hall [1] - 2:22 hand [1] - 6:5 handed [1] - 15:17 handy [1] - 14:1 Harbor [3] - 4:23, 18:4, 21:16 hardship [1] - 17:1 hearing [8] - 2:1, 2:2, 2:11, 2:18, 3:6, 3:9, 3:15, 24:21 HEARINGS [1] - 1:6 height [4] - 12:5, 12:15, 13:14, 19:16 help [2] - 6:12, 19:9 helpful [1] - 17:8 highlighted [3] - 7:23, 11:11, 11:13 highlights [1] - 11:19 hit [1] - 11:18 Hollow [4] - 2:15, 3:10, 10:1, 21:14 HOLLOW [1] - 1:1 Homburger [2] - 3:20, 4:12 home [13] - 5:5, 5:20, 9:5, 10:13, 17:2, 18:4, 18:20, 22:1, 22:2, 22:4, 22:9, 24:11, 24:15</p>	<p>homes [6] - 9:24, 10:15, 18:7, 18:8, 24:9, 24:16 hopefully [1] - 22:22 Horowitz [1] - 21:17 house [33] - 7:1, 7:12, 8:6, 8:12, 8:15, 8:17, 8:18, 9:13, 9:20, 9:22, 11:8, 12:17, 13:2, 13:13, 13:14, 14:18, 15:19, 18:9, 19:2, 19:14, 19:17, 19:19, 20:3, 20:5, 20:17, 20:18, 20:24, 21:19, 22:3, 22:5, 24:1 houses [3] - 7:7, 20:7, 20:12 Howard [1] - 1:17 hundred [7] - 13:7, 14:5, 14:14, 14:15, 14:16 Huntington [1] - 6:4 illustrate [2] - 10:10, 11:5 illustration [1] - 14:23 immediate [1] - 7:8 impact [4] - 15:9, 15:15, 16:14, 16:17 impacts [1] - 15:19 important [2] - 10:9, 23:20 impose [1] - 13:18 improvements [1] - 6:22 including [2] - 6:22, 17:14 inclusive [1] - 10:3 INCORPORATED [1] - 1:1 indicates [1] - 3:14 individuals [1] - 3:16 information [1] - 7:17 initial [1] - 7:16 instance [1] - 23:21 interested [1] - 3:6 issue [1] - 19:7 issued [1] - 5:6 issues [3] - 18:17, 18:22, 18:23 item [1] - 16:24 items [1] - 6:6 James [2] - 1:16, 4:2 Jeffrey [1] - 1:12 Kauffman [1] - 25:21 Kaufman [2] - 1:13, 25:2 KAUFMAN [2] - 25:1, 25:22 keep [2] - 9:21, 13:23 kitchen [1] - 10:18 knocking [1] - 8:5 knows [1] - 17:3 labeled [1] - 6:24 land [1] - 2:9 large [3] - 11:17, 20:19, 22:3 larger [8] - 7:13, 9:6, 9:10, 9:13, 10:13, 20:4, 20:5, 20:21 last [5] - 7:15, 8:23, 9:11, 12:16, 12:22 late [1] - 22:12 laundry [1] - 10:21 LAUREL [1] - 1:1 Laurel [3] - 2:15, 3:10, 10:1 law [1] - 4:4 Leader [1] - 3:2 leave [2] - 12:13, 17:18</p>	<p>LEBEDIN [5] - 18:3, 20:3, 20:11, 23:23, 25:20 Lebedin [2] - 1:14, 25:19 left [1] - 22:3 legal [3] - 2:17, 2:20, 3:1 Leon [1] - 26:11 LEON [1] - 26:12 les [1] - 21:13 Lester [1] - 4:17 line [2] - 8:3, 8:13 lived [1] - 8:23 living [4] - 10:16, 12:6, 24:9 located [2] - 4:4, 7:1 location [1] - 13:1 look [2] - 8:18, 22:11 looked [6] - 11:21, 12:4, 12:12, 12:16, 12:23 looking [5] - 9:12, 10:13, 22:2, 22:9, 23:1 Louis [1] - 1:14 loves [2] - 22:14, 22:16 luxurious [1] - 24:12 luxury [1] - 24:9 Lynch [1] - 4:5 mailed [2] - 3:6, 3:15 mailing [1] - 3:14 main [2] - 2:22, 9:12 majority [1] - 26:2 map [4] - 2:9, 4:23, 6:14, 6:16 March [5] - 1:3, 2:22, 3:2, 3:11, 3:15 Mark [1] - 5:4 marked [1] - 17:15 market [1] - 9:24 marketplace [1] - 12:2 master [1] - 10:22 matter [2] - 2:14, 22:24 maximum [2] - 2:4, 5:14 mean [2] - 21:5, 21:24 measured [1] - 19:12 meets [1] - 18:12 MELINDA [1] - 26:12 Member [4] - 1:12, 1:13, 1:14, 1:15 member [7] - 24:23, 25:2, 25:11, 25:17, 25:19, 25:21, 25:23 members [3] - 7:2, 9:8, 26:5 mentioned [2] - 5:12, 16:12 merit [1] - 19:12 met [1] - 20:7 Michael [1] - 4:13 minimal [1] - 11:23 minor [1] - 15:8 minute [1] - 14:23 modifying [1] - 18:5 Mohr [3] - 1:11, 25:14, 25:23 MOHR [10] - 12:19, 17:7, 17:20, 18:2, 21:6, 21:9, 24:5, 24:18, 25:13, 25:24 moment [3] - 5:12, 8:17, 8:21 momentarily [1] - 10:11 months [1] - 5:3</p>
--	--	---

<p>motion [6] - 24:20, 24:22, 25:7, 25:9, 25:11, 25:13 motivation [1] - 22:14 moved [1] - 5:5 MR [63] - 2:1, 4:1, 5:24, 6:2, 12:19, 13:22, 13:23, 13:24, 14:4, 14:7, 14:13, 14:16, 14:19, 14:21, 14:22, 16:8, 16:10, 17:7, 17:13, 17:17, 17:20, 17:22, 17:24, 18:2, 18:3, 19:10, 20:3, 20:9, 20:11, 20:15, 21:6, 21:8, 21:9, 21:13, 22:12, 22:13, 22:21, 22:22, 23:23, 24:2, 24:4, 24:5, 24:6, 24:18, 24:20, 24:22, 24:23, 25:2, 25:5, 25:9, 25:11, 25:13, 25:14, 25:18, 25:19, 25:20, 25:21, 25:23, 25:24, 26:1, 26:4, 26:5, 26:7 MS [2] - 25:1, 25:22 Murphy [5] - 3:24, 4:2, 4:5, 16:6, 16:8 MURPHY [8] - 4:1, 13:22, 16:10, 22:22, 24:4, 24:6, 26:4, 26:7 name [3] - 4:1, 5:24, 21:11 names [1] - 6:19 Nassau [2] - 2:10, 2:13 necessarily [1] - 17:3 need [7] - 8:22, 9:4, 9:5, 9:9, 11:9, 17:20, 17:24 needed [1] - 1:8 needs [2] - 9:2, 15:1 negative [1] - 17:3 neighbor [1] - 21:9 neighborhood [8] - 9:1, 13:19, 15:16, 15:21, 16:18, 16:19, 18:11, 21:4 New [3] - 6:4, 21:14, 25:6 new [5] - 2:3, 5:19, 15:11, 17:2, 22:5 NEWS [1] - 3:11 next [9] - 2:1, 2:17, 2:19, 2:24, 3:4, 3:8, 3:13, 6:23, 7:10 Nick [1] - 2:20 nonetheless [1] - 23:5 North [1] - 3:2 Norwich [1] - 4:4 notice [6] - 2:17, 2:20, 3:1, 3:5, 3:9, 3:15 notification [1] - 2:12 Number [1] - 17:16 number [6] - 10:9, 10:11, 12:24, 13:5, 14:3, 16:24 numbers [3] - 11:16, 16:21, 16:22 observation [1] - 18:3 obviously [1] - 17:1 occupies [1] - 10:2 OF [2] - 1:1, 1:2 offices [1] - 4:3 Old [1] - 21:14 older [2] - 9:3, 9:5 once [1] - 12:9 one [15] - 4:24, 6:16, 7:8, 9:11, 11:13, 11:20, 12:17, 13:2, 14:17, 19:10, 19:11, 20:1, 20:17, 21:15, 24:7 One [1] - 17:16</p>	<p>open [1] - 21:8 opportunity [1] - 4:2 opposed [1] - 6:20 orange [1] - 11:14 ordinance [1] - 15:1 orientate [1] - 7:18 original [1] - 6:7 otherwise [1] - 16:23 outline [1] - 8:3 outset [1] - 15:5 outweigh [1] - 16:2 overage [3] - 10:8, 14:2, 14:11 overall [1] - 19:18 oversees [2] - 9:7 own [2] - 18:4, 19:12 p.m [1] - 1:4 packages [1] - 7:22 packet [1] - 7:14 packets [1] - 6:6 page [4] - 7:15, 11:13, 11:21, 17:14 pages [1] - 7:7 Panetta [1] - 7:20 para [1] - 21:23 part [2] - 7:16, 7:22 particular [5] - 19:8, 20:18, 23:12, 23:13, 23:19 parties [1] - 3:6 partners [1] - 21:18 PARZIALE [4] - 14:16, 24:22, 25:9, 25:18 Parziale [4] - 1:15, 24:23, 25:12, 25:17 pass [3] - 25:10, 26:2, 26:6 passersby [1] - 13:15 patio [4] - 8:8, 8:9, 15:11 people [2] - 11:18, 19:6 periods [1] - 9:9 permission [1] - 5:18 permitted [3] - 2:4, 5:14, 19:20 photographs [6] - 6:24, 7:5, 7:7, 15:17, 17:15 photos [1] - 7:5 physical [1] - 16:17 pictures [1] - 20:12 pit [1] - 21:23 place [2] - 10:1, 15:11 plan [8] - 7:19, 7:20, 8:20, 11:6, 12:13, 13:12, 17:12, 19:8 Planning [3] - 2:13, 4:22, 5:4 plans [1] - 11:12 pleasure [1] - 3:24 PLLC [1] - 3:20 point [1] - 15:20 poll [1] - 25:15 pool [3] - 5:8, 8:9, 8:10 Porcaro [1] - 2:20 portion [1] - 14:1 posted [1] - 2:21 posting [1] - 2:19 potential [1] - 16:2</p>	<p>powder [1] - 10:19 precedent [2] - 18:19, 23:9 prepared [2] - 3:19, 4:17 present [1] - 5:19 presentation [2] - 6:9, 6:12 presentations [1] - 19:6 presented [2] - 16:15, 23:22 presently [1] - 5:22 presumably [2] - 18:10, 20:6 presume [1] - 20:19 pretty [3] - 16:4, 22:13, 22:19 primary [1] - 9:11 principal [1] - 2:3 prized [1] - 9:19 proceed [1] - 6:12 project [1] - 4:18 property [7] - 2:8, 5:10, 6:22, 8:13, 16:18, 18:24, 23:19 proposal [3] - 8:2, 8:7, 8:22 proposed [6] - 2:7, 7:12, 8:18, 8:20, 10:2, 10:6 proposing [2] - 7:24, 15:10 Prospect [1] - 6:4 provide [1] - 4:20 public [9] - 2:2, 2:18, 3:5, 3:9, 3:15, 21:8, 21:9, 24:19, 24:20 publication [1] - 3:1 published [2] - 3:2, 3:9 pull [1] - 24:2 purchased [1] - 5:10 purpose [1] - 20:15 put [2] - 7:12, 17:13 Quality [1] - 25:7 questions [4] - 4:15, 18:2, 21:6, 24:18 quickly [4] - 6:8, 6:11, 11:15, 15:4 quite [2] - 24:11, 24:12 radius [2] - 6:14, 6:16 raised [1] - 15:11 Rant [1] - 4:13 rather [2] - 12:14, 20:19 ratio [1] - 1:8 reached [2] - 23:3, 23:6 reaching [1] - 17:4 read [1] - 6:18 real [1] - 18:17 really [10] - 10:14, 14:24, 15:1, 15:14, 21:24, 22:1, 23:13, 24:11 reason [9] - 6:17, 8:16, 8:22, 9:11, 20:6, 20:14, 22:13, 22:20, 23:2 reasons [5] - 9:12, 10:12, 11:3, 19:24, 23:21 received [1] - 5:7 record [6] - 6:1, 17:14, 17:16, 17:21, 21:11, 25:5 rectangular [1] - 15:10 reduced [1] - 11:22 reducing [1] - 12:5 reductions [1] - 13:12 reference [2] - 4:21, 7:3</p>
--	---	--

<p>referred [1] - 2:14 reflect [1] - 25:5 regard [10] - 4:6, 4:16, 5:13, 16:11, 16:16, 17:1, 17:4, 21:4, 23:9, 23:15 related [2] - 10:20, 10:23 relates [2] - 23:11, 23:19 relief [7] - 5:13, 11:9, 11:10, 18:21, 19:17, 19:23, 23:15 remain [2] - 8:10, 13:11 remains [1] - 15:14 remove [2] - 8:7, 8:8 render [1] - 17:10 rendering [1] - 7:11 renovated [1] - 22:4 repaired [1] - 21:21 REPORTER [1] - 26:12 represent [1] - 4:5 representative [1] - 3:22 representing [1] - 13:3 request [1] - 5:13 requesting [1] - 5:16 required [1] - 5:15 requirements [3] - 18:12, 18:16, 20:8 reside [1] - 21:13 residence [1] - 10:2 resident [2] - 8:3, 8:4 residents [1] - 8:1 respect [5] - 16:21, 20:1, 21:1, 24:7, 24:13 result [1] - 26:3 review [1] - 15:5 Review [1] - 25:7 rid [3] - 22:8, 22:18 Ridge [3] - 4:23, 18:4, 21:16 Road [1] - 21:14 roof [1] - 21:22 room [17] - 9:4, 9:16, 9:19, 10:6, 10:16, 10:17, 10:18, 10:19, 10:24, 11:1, 12:6, 12:7, 17:22 rooms [4] - 8:21, 10:14, 10:15, 11:2 rooves [1] - 21:22 rotted [1] - 21:23 round [1] - 22:10 RPR [1] - 26:12 run [6] - 6:8, 6:11, 8:16, 8:21, 10:13, 11:14 running [1] - 15:4 Russell [1] - 1:11 sadly [1] - 26:7 save [1] - 15:6 scale [4] - 13:20, 19:19, 20:17, 20:19 second [13] - 6:16, 11:12, 12:9, 12:11, 12:15, 12:18, 14:3, 18:15, 20:2, 24:24, 25:1, 25:12, 25:13 section [2] - 2:6, 2:8 see [8] - 6:21, 7:24, 15:17, 18:9, 18:18, 21:2, 22:7, 24:14 seeing [1] - 17:12 seeking [1] - 19:18</p>	<p>seem [1] - 18:23 self [2] - 17:1, 23:4 self-created [1] - 17:1 self-serving [1] - 23:4 SENIOR [1] - 26:12 sent [1] - 3:10 series [1] - 6:13 serious [1] - 9:15 serving [1] - 23:4 set [1] - 3:16 shall [2] - 17:15, 25:15 shape [2] - 21:24, 22:1 Sharon [1] - 5:4 sheer [1] - 20:3 Shore [1] - 3:2 Shothan [1] - 21:18 showed [1] - 20:11 shows [1] - 7:8 site [5] - 7:19, 7:20, 17:9, 17:12 size [4] - 10:1, 10:16, 11:23, 20:3 sizes [1] - 11:3 small [1] - 7:10 smaller [1] - 24:1 someplace [1] - 22:16 somo [1] - 21:20 sorry [1] - 26:4 sort [1] - 4:21 sought [2] - 19:23, 23:16 space [10] - 10:4, 10:5, 10:24, 12:5, 12:8, 14:8, 14:9, 14:12, 20:2 speaking [1] - 16:21 special [1] - 24:12 specifically [1] - 11:17 square [10] - 10:3, 10:8, 12:4, 12:22, 13:7, 13:8, 18:24, 19:1, 19:18, 20:1 STANCO [2] - 21:13, 22:13 Stanco [2] - 4:17, 21:13 standard [1] - 15:4 State [1] - 25:6 stating [2] - 3:1, 3:5 stay [3] - 9:9, 22:15, 22:17 still [1] - 18:11 story [6] - 10:5, 10:23, 10:24, 12:5, 12:15 Street [1] - 6:4 street [5] - 13:15, 19:16, 21:3, 24:4, 24:5 struggle [1] - 23:5 studio [1] - 10:18 style [1] - 20:18 styles [1] - 7:9 styling [2] - 15:19, 20:16 submission [1] - 7:16 submit [1] - 16:16 submittal [1] - 6:7 submitted [2] - 7:15, 7:22 subscribers [1] - 3:11 subsequent [1] - 5:3 substantial [1] - 16:23</p>	<p>suggested [1] - 19:24 sum [2] - 12:21, 14:19 summarize [1] - 16:10 summary [1] - 7:17 summation [1] - 22:23 support [1] - 4:10 surrounding [4] - 8:10, 18:18, 19:8, 20:10 surroundings [1] - 18:8 surveying [1] - 4:16 surveys [1] - 4:16 swimming [1] - 5:7 sympathetic [1] - 19:13 system [1] - 21:22 taller [1] - 19:19 tax [1] - 2:9 ten [2] - 17:14, 24:3 ten-page [1] - 17:14 tennis [3] - 5:7, 8:9, 22:18 terms [4] - 5:21, 10:15, 16:24, 24:9 testified [1] - 4:14 thorough [1] - 17:8 three [9] - 9:18, 9:23, 10:21, 10:23, 11:22, 11:24, 12:1, 19:24 three-car [6] - 9:18, 9:23, 10:21, 11:22, 11:24, 12:1 throws [1] - 13:19 tired [1] - 22:9 tired-looking [1] - 22:9 TO [1] - 26:10 tonight [1] - 4:9 total [2] - 12:21, 14:19 towards [1] - 14:9 traditional [1] - 20:18 transpire [1] - 17:11 trees [1] - 15:13 true [1] - 23:23 TRUE [1] - 26:10 twice [1] - 12:8 two [14] - 5:6, 6:23, 7:5, 7:10, 10:5, 10:19, 10:23, 10:24, 12:5, 12:15, 20:20, 25:6, 26:5, 26:6 two-acre [1] - 20:20 two-story [5] - 10:5, 10:23, 10:24, 12:5, 12:15 type [2] - 22:2, 25:6 unable [1] - 4:9 under [3] - 5:14, 11:21, 25:6 undesirable [1] - 16:19 unfortunately [3] - 4:8, 26:1, 26:3 unusual [2] - 11:24, 12:1 up [3] - 6:9, 7:12, 24:16 upstairs [1] - 10:22 upward [1] - 5:16 usable [2] - 14:8, 14:12 Variance [1] - 1:8 varied [1] - 15:18 variety [1] - 7:9 various [1] - 23:2</p>
--	--	---

veneer [1] - 10:5
version [5] - 6:19, 6:21, 7:10, 7:13, 8:19
versus [2] - 16:13, 17:5
vicinity [1] - 7:8
village [10] - 3:11, 4:22, 5:4, 16:11,
 18:12, 18:16, 18:21, 20:8, 20:13,
 24:10
VILLAGE [1] - 1:1
Village [5] - 1:16, 1:17, 2:6, 2:22, 3:10
Vince [1] - 21:15
Vincent [4] - 1:15, 2:3, 4:5, 5:9
violation [1] - 2:5
visible [1] - 13:15
Vista [5] - 2:4, 7:1, 24:11, 24:14, 24:17
visual [5] - 22:7, 23:14, 23:19, 23:22,
 24:4
volted [1] - 14:2
voted [1] - 26:5
wall [1] - 24:2
walls [2] - 21:23, 22:10
wants [2] - 21:9, 22:17
website [2] - 3:10, 3:11
weighing [1] - 17:5
whereas [1] - 9:23
white [2] - 6:15, 6:19
widening [1] - 8:12
wider [1] - 19:14
width [2] - 13:13, 14:17
wife [2] - 9:7, 22:14
works [1] - 18:7
year [1] - 5:2
years [6] - 5:6, 5:10, 8:24, 9:2, 21:19,
 24:8
yellow [3] - 7:23, 8:4, 15:7
York [3] - 6:4, 21:14, 25:6
young [1] - 9:4
Zoning [1] - 2:15
zoning [2] - 7:17, 23:8
ZONING [1] - 1:2
ZV6-2018 [2] - 1:7, 2:1