

- - - - - X

SUFFOLK COUNTY PLANNING COMMISSION

Port Jefferson Village Hall

Port Jefferson, New York

November 2, 2011

12:00 p.m.

- - - - - X

MEMBERS PRESENT:

- DAVID CALONE, Chairman
- ADRIENNE ESPOSITO, Secretary,
- CARL GABRIELSEN, Town of Riverhead
- DIANA WEIR, Town of East Hampton
- LINDA HOLMES, Shelter Island
- JENNIFER CASEY, Town of Huntington
- MICHAEL KELLY, Town of Brookhaven
- JOHN FINN, Town of Smithtown
- MATTHEW CHARTRAND, Town of Islip
- BARBARA ROBERTS, Town of Southampton
- GLYNIS BERRY, At-Large

THOMAS YOUNG, ESQ., County Attorney for
Planning Department

- SARAH LANSDALE, Planning Director
- DANIEL J. GULIZIO, Deputy Planning Director
- ANDREW FRELENG, Chief Planner
- THEODORE KLEIN, Planning



1 11/2/11 Suffolk Planning Commission

2 THE CHAIRMAN: Welcome to the
3 November 2, 2011 meeting of the Suffolk County
4 Planning Commission. I note that a quorum is
5 present and I ask Secretary Esposito to lead us
6 in the pledge.

7 (Recitation of the Pledge of
8 Allegiance.)

9 The first order of business is to
10 swear in a new member of the planning
11 commission. Glynis, if you would please stand.

12 (Commissioner Berry was duly sworn in
13 by the Chairman.)

14 THE CHAIRMAN: Thank you, welcome. I
15 would note that we have, actually, with the
16 county executive's nomination and the county
17 legislature's confirmation of Commissioner
18 Berry, we actually have a full membership of
19 the commission. (Applause)

20 THE CHAIRMAN: It's good to have a
21 full cohort. First item on the agenda is the
22 adoption of the minutes for August, 2011.
23 Without objection, I would like to table those.
24 The Editor-in-Chief and I have been chatting.

25 COMMISSIONER HOLMES: I would like to



1 11/2/11 Suffolk Planning Commission
2 mention that Susan Catalano is the sloppiest
3 court reporter that Five Star ever sent to us,
4 and I hope they never send her again because
5 she doesn't proofread her minutes, and the
6 August minutes was rather brief as our meetings
7 go, and I found seventy-two errors, when they
8 finally sent us the last seventeen pages, which
9 they left off in the earlier draft. So, you
10 know, let's table them, if you want to.

11 THE CHAIRMAN: Without objection,
12 we will table the minutes for August. We have
13 some work to do on that. We have some work to
14 do on several of the minutes. I know the
15 county has been struggling with that issue, and
16 it's something we need to work on. I'd like to
17 get this resolved and caught up by the end of
18 the year, but we will see what we can do.

19 The next item is the public portion.
20 I have one card, Mr. Guy Germano.

21 MR. GERMANO: I will reserve for
22 later.

23 COMMISSIONER ESPOSITO: There is no
24 later.

25 MR. GERMANO: That's fine.



1 11/2/11 Suffolk Planning Commission

2 THE CHAIRMAN: Thanks for being here.
3 If there is anything that you would like to
4 say, now is the time. It's okay if you wish
5 not to. Any other public comment? If not,
6 we will close the public portion.

7 Couple of remarks from the Chair
8 report. First of all, welcome to Port
9 Jefferson. This is a particularly meaningful
10 location for me since I was born in the
11 hospital right out the window here, and had my
12 first job here and went to high school here,
13 and it's good to be back. Also, of course, we
14 welcome our newest member, Glynis Berry. I
15 know some of you had the chance to meet her and
16 she was confirmed by the legislature a few
17 weeks ago. She's an architect from East
18 Marion. We're excited to have her with us and
19 I hope you all get a chance to know her.

20 I want to thank Mayor Garant for
21 hosting us here today. We look forward to
22 hearing from the mayor and I believe Legislator
23 Vilorio-Fisher will be here as well.

24 To bring you up-to-date on some of
25 the activities, the Comprehensive Plan, earlier



1 11/2/11 Suffolk Planning Commission
2 this year the Planning Commission, for the
3 first time in thirty years, voted to release
4 the draft of Volume 1A. We presented that
5 draft to the legislature a few weeks ago. Our
6 general time line is to work toward finishing
7 Volume 1B around the end of this year and move
8 to completing Volume 2 by the end of next year.

9 With regard to the task forces, our
10 solar permit streamlining effort is going well.
11 That was announced at a press conference
12 involving a number of elected officials in the
13 end of September. We have nine out of
14 Suffolk's ten towns actively pursuing it. A
15 few of them have adopted pieces of it as part
16 of their process, and we hope that they will
17 all adopt by the end of the year. The only one
18 we are working on is Shelter Island. I ask
19 Commissioner Holmes to give a call to
20 Supervisor Dougherty to touch base on that. I
21 know the LIPA folks reached out to him in the
22 last couple of days to make sure he knew about
23 the program.

24 The State of New York is looking at
25 this as possibly a model roll-out through out



1 11/2/11 Suffolk Planning Commission
2 the state, assuming goes well in Suffolk
3 County. We are excited about that.

4 On the East End Wind Code, as I
5 updated you in the past. We had several
6 meetings now on drafting a model wind code for
7 the East End municipalities. The town board
8 members from several East End towns have been
9 working with us on it, particularly staff from
10 East and Southampton have been working
11 diligently. We are planning on having a final
12 meeting on November 14th at Southampton Town
13 Hall regarding the proposed code with the
14 elected officials to go through it one more
15 time, and my goal is to present it at the
16 December meeting of the East End Supervisors or
17 Mayors Association, and I particularly want to
18 thank Commissioners Holmes and Weir who have
19 been at some of the meetings and assisted with
20 that.

21 With regard to our Protect and Grow
22 effort, as you know, at our urging, the county
23 has identified local sources of sewer
24 financing. I see Legislator Vilorio-Fisher is
25 here, and you know the legislature passed that



1 11/2/11 Suffolk Planning Commission
2 bill in August and now Director Lansdale is
3 heading the committee reviewing specific
4 criteria to make sure financing goes to areas
5 in the county where development is most needed
6 and corresponds with the Comprehensive Plan and
7 to projects that support the values that the
8 Planning Commission and others have identified
9 as important to Suffolk's future, like
10 workforce housing, transit-oriented design,
11 energy efficient buildings, public safety, etc.
12 So, we will get an update from Director
13 Lansdale in a few minutes.

14 With regard to SUPP, it continues to
15 make progress. I know the Village of Port
16 Jefferson had staff at several of the meetings,
17 as have a number of planning directors from
18 various towns, as well as elected officials.
19 That continues to progress. We have been
20 working on that for a year. It's slow and
21 steady progress. It took Silicon Valley, when
22 they tried to do it, five or six years. The
23 key is if the next county executive embraces
24 this as the current county executive has and
25 the next administration continues to move it



1 11/2/11 Suffolk Planning Commission
2 forward as we have in the last year.

3 Professional certification for
4 commercial interiors, our idea is to follow the
5 lead of New York City in eliminating the need
6 for building inspections for routine interior
7 commercial alterations. This effort has the
8 support of ABLI and other groups, and
9 Commissioners Finn and Casey have been working
10 on that. We have a draft plan by Farrell
11 Fritz. Brookhaven Town has indicated a
12 willingness to pilot the program, and we will
13 be meeting with them this afternoon to put
14 together the first steps. That is good news
15 for making that a reality.

16 With regard to housing, we started
17 working, as you know, on the Suffolk County
18 Housing Summit, which we are planning to host
19 in early February. The Town Supervisors
20 Association and Village Officials Association
21 are going to co-host with the Planning
22 Commission. The Long Island Housing
23 Partnership, thanks to Commissioner Weir, is
24 going to be our nonprofit partner organizing
25 and coordinating the event, and the Long Island



1 11/2/11 Suffolk Planning Commission
2 Business Institute will be involved as well.
3 We have Commissioner Kontokosta, Commissioners
4 Weir, Casey, Kelly and Roberts who we are
5 counting on to lead this effort and put it
6 together. I'd like to grab a few minutes with
7 those members after this meeting to catch up on
8 some of the planning.

9 With the task forces, we have public
10 safety. As you know, we have a draft design
11 standards that Andy worked on as well as Tom
12 McAdam. The Town of Brookhaven indicated an
13 interest in piloting those, and we will be
14 meeting with them later this afternoon to work
15 on getting those into their code so new
16 developments and new projects are designed with
17 public safety in mind. Some of you have been
18 on more than a year, District Attorney Tom
19 Spota has been a supporter of that effort and
20 we hope with Brookhaven testing it out, we will
21 find out whether it works. It's working in
22 other places around the country and overseas
23 and it should happen here.

24 Congratulations to Andy and the whole
25 staff and everyone around the table for the



1 11/2/11 Suffolk Planning Commission
2 great Planning Federation event. We had over
3 two hundred people, our highest attendance
4 ever. Congratulations to the staff. We had
5 folks from Melville to Montauk and I know some
6 folks from Nassau as well. Elected officials,
7 zoning board and planning board folks and a lot
8 of you, so thank you for that.

9 Under the County Charter, at this
10 meeting the Planning Commission needs to name a
11 nominating and rules committee that will report
12 back to the commission at our January meeting
13 on proposed officers for next year and bylaws
14 changes. I will discuss that more at the end
15 of the meeting. We have the guidelines
16 committee that Director Lansdale will give us
17 an update. There have been some stakeholder
18 meetings on that as we look towards changing
19 and updating our guidelines going forward and
20 hopefully resolve those by the end of the year.

21 The Nassau County Planning Commission
22 requested to meet with us and to do a joint
23 meeting with us. The goal would be to get to
24 know each other better, and they were
25 interested in some of the projects we started



1 11/2/11 Suffolk Planning Commission
2 here. The solar code is a good example. We
3 started that. A number of towns and villages
4 in Nassau are also getting on that standard.
5 But there is more that we can do together,
6 particularly with the regional council having
7 funding problems and not really as involved in
8 the policy level as we are or having the
9 authority that we have. I hope by working with
10 the planning commission across our county line,
11 we can work on things with regional
12 consequence.

13 We are looking for possibly doing
14 that in Hauppauge the morning of our January
15 meeting, which is the first Wednesday in
16 January from ten a.m. to eleven-thirty a.m. I
17 think they will come to us and we will do a
18 joint meeting for an hour and a half or so
19 before we have our regular meeting.

20 That's the update of the activities
21 of the Planning Commission. Any questions or
22 comments around the table? Seeing none,
23 we will move to the Director's report and then
24 to our guest speakers.

25 COMMISSIONER LANSDALE: Just a couple



1 11/2/11 Suffolk Planning Commission
2 of updates. I want to build on what Chairman
3 Calone spoke about with the Planning
4 Federation. It was our highest attended event.
5 I want to extend my thanks on behalf of the
6 entire Commission for Andy spearheading the
7 coordination. It's the first event that we
8 went paperless in our invites and our resource
9 packet, and it was well received by the members
10 who attended. We had a roundtable for the
11 first time ever with of all the planning
12 directors of the various towns. That was one
13 of the more highly rated sections, along
14 with the sewer debate and waste water
15 restructure debate, which many of you
16 participated as panelists, thank you all for
17 participating in that, especially Adrienne and
18 John Finn and others.

19 We, as you know, continue to work on
20 the SUPP, along with the Department of Economic
21 Development and Workforce Housing, and
22 internally at the Planning Department level we
23 are looking at putting our referrals that we
24 receive from the various towns and villages on
25 line as a first step in the SUPP process so



1 11/2/11 Suffolk Planning Commission
2 that folkScan see the status of the referrals
3 on line at the department level.

4 We are continuing to work on our
5 update to the Planning Commission guidelines.
6 This Friday, we had an interesting conversation
7 around native vegetation, storm water runoff
8 and other key environmental issues, and one of
9 the things the Towns of Islip, Brookhaven,
10 Smithtown and Southampton and many stakeholders
11 who participated. This will be our third
12 meeting of the guidelines committee. We are
13 looking to wrap that up at the end of this
14 year, early next year.

15 We are continuing to work on the
16 Comprehensive Plan at the staff level and
17 working diligently on a couple of chapters,
18 including energy, land use, housing and natural
19 resources and doing that with the assistance of
20 several interns. We have now have three
21 interns, Kate O'Hagan, Carla Miranda and
22 Melissa Preska who are working to help us with
23 the Comprehensive Plan update.

24 In addition to the housing summit
25 that Chairman Calone talked about, we are also



1 11/2/11 Suffolk Planning Commission
2 planning a parking summit for the second half
3 of next year. We are working with one of the
4 interns to help put that together. We are
5 working with the sewer infrastructure
6 committee. We have a meeting. It's open to
7 the public, November 4th. I want to thank
8 Glynis and Adrienne for sitting in on the
9 meetings. I will make sure --

10 THE CHAIRMAN: Where is it?

11 DIRECTOR LANSDALE: Twelve-thirty,
12 fourth floor of the Dennison building at the
13 Planning Department, our conference room. We
14 are also -- the county has submitted an
15 application on behalf of, in partnership with
16 Islip and Town of Brookhaven for a sewage
17 treatment plant at Ronkonkoma Hub as part of
18 the Regional Economic Development Council, and
19 I also want to thank, on behalf of the entire
20 staff, Chairman Calone and all members of the
21 Planning Commission for submitting a letter to
22 the members of the legislature advocating for
23 the department and the restoration of our
24 budget during this period.

25 COMMISSIONER ESPOSITO: Did that



1 11/2/11 Suffolk Planning Commission
2 actually go to the legislature?

3 DIRECTOR LANSDALE: Yes.

4 THE CHAIRMAN: I did get a call from
5 the county executive. He was not happy about
6 the letter. But, FYI. But I did get some
7 responses from the legislators who did receive
8 the letter. We all know they have difficult
9 decisions to make. I appreciate all of your
10 feedback and input on it. The Commission, as a
11 volunteer body, is trying to do a lot of things
12 to move the county forward. The department is
13 involved in a lot of important initiatives. We
14 can't do that without quality and number of
15 folks to get that done. We will see what
16 happens as a result of that process.

17 Maybe Legislator Fisher can give us a
18 sense of how that is playing out, if she thinks
19 that is appropriate. Any questions for
20 Director Lansdale? If not, I want to thank
21 Mayor Garant for hosting us and I know she
22 wants to say a few words of welcome and
23 highlight some of the things going on around
24 here. Thank you for the tour. About half of
25 us were on the tour.



1 11/2/11 Suffolk Planning Commission

2 MAYOR GARANT: I want to welcome
3 everybody. A lot of you are familiar faces
4 that I have seen at some of the functions you
5 attended. I gave some of the members of the
6 Commission a nickel tour that turned into a
7 dime tour, but it was really only about the
8 boardwalk and waterfront projects that we are
9 looking to do in conjunction with the Town of
10 Brookhaven to expand some of the asphalt into
11 green space and enhance some of the parks and
12 marine uses that we have along the waterfront.

13 I think the Commission saw the zone
14 change we did last year when we rezoned the
15 waterfront from a generic MW to MW1 and MW2 to
16 preserve the maritime uses and working aspects
17 of the harborfront. We are working on many
18 projects, so everything that you folks talk
19 about, we are working on on a day-to-day basis
20 to try and enhance the quality of life here in
21 the village. Not only along with the town are
22 we working on the waterfront revitalization
23 programs and looking to work with the
24 Department of State on widening the sidewalks
25 in upper and lower Port Jefferson.



1 11/2/11 Suffolk Planning Commission

2 We are currently updating our Master
3 Plan. As part of that, we are looking to
4 create a revitalization zone in the upper port
5 C2 commercial district. On the south of the
6 side of the tracks we are back in the Town of
7 Brookhaven, so we are once again partering with
8 the town and the civic groups in the station
9 area. A little disappointed that the Route 112
10 restoration stopped at the 25A turnout because
11 they abandoned three quarters of a mile of road
12 that comes to the gate of Port Jefferson. We
13 are trying to work with the town to revitalize
14 that as well as the new gateway into Port
15 Jefferson Village.

16 We are looking at instituting a
17 parking district in upper port. We have
18 managed parking in lower port and we are
19 looking to update the system. We got a grant
20 from the DEC to enhance and revegetate the Mill
21 Creek. We just did a study on stormwater
22 management, which you can see on some of the
23 boards up here, you can see some of visuals and
24 some of the things we are working on.

25 I respect and appreciate the support



1 11/2/11 Suffolk Planning Commission
2 of the members of the Commission, planners,
3 fellow government leaders, Vivian
4 Viloria-Fisher. We can't do any of this on a
5 local level without the support of the
6 officials we deal with every day. Yesterday
7 Adrienne and I met and we had a lovely tour of
8 our power plant. We were hosted about three
9 hours. We can see the scope and size of the
10 project that we are dealing with there. We
11 would love to protect our waterfront and
12 harbor. I'm happy to announce that the plant
13 received a SPEDES permit, renewed for five
14 years to help us manage the once-through
15 cooling system that the plant utilizes to
16 produce energy through units three and four.
17 So they will be doing major upgrades to the
18 plant to continue to protect the environment of
19 the harbor, and so it's never a dull day in
20 Port Jefferson.

21 We have a ferry, train, two
22 hospitals, two vibrant commercial districts,
23 fourteen linear miles of beach, a country club,
24 sewer plant, landfill so we have a vibrant
25 active community and I invite you to come and



1 11/2/11 Suffolk Planning Commission
2 visit and come for a day or for your lifetime.
3 I have a lot of stuff hopefully coming down the
4 pike. See you guys soon.

5 THE CHAIRMAN: I want to acknowledge
6 Legislator Viloría-Fisher not only a friend of
7 the commission but it's great to see you here
8 in your district as opposed to Hauppauge.

9 LEG. VILORIA-FISHER: It's great to
10 be here. I don't see you showing off a copy of
11 this, but I have to tell you, I had a chance to
12 look through this. You really do Suffolk
13 County proud. Really, there is so much
14 information here -- if you only look at the
15 pictures, you get a good view, but I did read
16 the narrative too. I'm beginning to put some
17 questions together. I hope to have, although I
18 only have, I think, sixty days left as a
19 Legislator. I can ask questions after I'm not
20 a Legislator. I'll just be a gadfly.

21 Getting to the budget, I really you
22 want all to know what a great leader you have
23 in Sarah Lansdale here. You know, the budget
24 working group was working together and we were
25 presented a very difficult budget. We said



1 11/2/11 Suffolk Planning Commission
2 well, there is no clear picture that the
3 commissioner saw this before we did. We knew
4 that they hadn't. I suggested to my colleagues
5 that we reach out to the commissioners of the
6 different departments and just to ask what is
7 your priority so we could align the priorities.

8 We left that meeting at four o'clock
9 in the afternoon. I adopted three departments
10 to speak with, and one of them was Planning. I
11 made appointments with those three
12 commissioners, and Sarah was the first
13 commissioner to meet with me. I called at
14 four-thirty in the afternoon. At eight o'clock
15 the next morning we were meeting. She came
16 prepared with priorities, with notes. We went
17 over what is important to the department. You
18 can't construct a budget if you don't have the
19 functionality available to you, the
20 prioritization available to you as a decision
21 maker, because you can't set policy without the
22 institutional knowledge and with the
23 professional input of what is important.

24 So, I just have to thank Sarah again
25 for being there, as I said, eight o'clock the



1 11/2/11 Suffolk Planning Commission
2 next morning. I meet with three commissioners,
3 one at eight, one at eight-thirty and one at
4 nine because at nine-thirty I was being taped
5 at Cablevision with Pat Halpern, so I had to
6 give them a little time to cover up the face
7 before the cameras started rolling. But it was
8 that important to us. John Kennedy met with, I
9 think with Jim Tomarken from Health that night.
10 Everybody understood the kind of pressure we
11 were under. I congratulate Sarah.

12 Andy, congratulations for putting
13 that program together, with three hundred
14 people?

15 MR. FRELENG: Two hundred.

16 LEG. VILORIA-FISHER: Next year
17 three hundred. There is a lot I have to talk
18 about. I'll do it very briefly. Regarding the
19 Unified Permit Portal that is something that
20 some of us have been trying to work on for
21 years. I had been working tangentially on
22 parallel tracks with my colleague Connie Kepert
23 in Brookhaven Town who had that blue ribbon or
24 red tape cutting commission, I think she called
25 it, to try to get it so people could get



1 11/2/11 Suffolk Planning Commission
2 through the permitting process more easily. I
3 met with three Health Department commissioners,
4 not Planning, because it's the Health
5 Department permitting that sometimes slows
6 things down. We have to protect our drinking
7 water, we have to protect our environment, but
8 at the same time it's difficult for a people
9 who are paying for a mortgage on a business, to
10 pay for nine months and not be able to open it.

11 Which brings me to the budget. If
12 anybody saw the article on the kind of
13 testimony that we got from our Department of
14 Social Services, and Department of Health, with
15 the staff cuts that they would realize from
16 this budget that was presented to us, we would
17 not be able to do the kind -- the Health
18 Department would not be able to do those
19 Article 6 inspections and permitting for going
20 out more than six months because the staff
21 won't be there. Our Medical Examiner's Office
22 would not be able to release bodies to funeral
23 parlors for weeks. I asked, what about
24 religious restrictions. She said, we could not
25 meet them with only one medical examiner. They



1 11/2/11 Suffolk Planning Commission
2 wouldn't be able to release a body lying in the
3 street.

4 So we are working very hard to fix
5 the holes in the budget. Our beaches would
6 have to close because we wouldn't have the
7 staff in our Health Department to do the
8 coliform counts and see if our waters are safe.
9 If you can't inspect the waters, you can't let
10 people swim in them.

11 I can't give you any details because
12 we haven't yet published -- we pretty much put
13 it to bed right now. Our Budget Review Office
14 is crunching the numbers. We will be meeting
15 Monday morning before we finalize the piece
16 that goes to the printer. So we will probably
17 be in Hauppauge very early Monday morning going
18 over that. So, if I could share more, I would,
19 but it's not definitive yet. We are trying to
20 put all the numbers together. You know it's a
21 bipartisan working group, so I'm proud of the
22 work we have done.

23 I brought this on purpose because not
24 all of you were there when your chairman and
25 our commissioner presented this to the



1 11/2/11 Suffolk Planning Commission
2 legislature, but we were very impressed.
3 You're volunteers, you're putting in your own
4 time. I want to say, it's a great document to
5 begin the conversation. You can't have the
6 conversation -- the only thing I wanted to ask
7 about that, because it's something I spent a
8 great deal of time on, it's health disparities
9 and access to health services. I'm wondering
10 if sometime maybe in Volume 2 we could get a
11 snapshot of that.

12 I mention that because when I was
13 looking at page -- I haven't looked at it for a
14 while; I had other things on my mind -- I think
15 when you talk about the types -- when you look
16 at the type of employment and economic dollars,
17 our health services and professionals. I think
18 there was a category of jobs, I think
19 professional and services, but our health
20 industry is a very important piece of our
21 economic picture here. This morning I met with
22 Pederson-Craig, a not-for-profit, and our
23 models for health delivery systems are changing
24 a great deal. They need to change because of
25 tight money. They need to change because the



1 11/2/11 Suffolk Planning Commission
2 definitions in health care delivery are
3 changing, coming down from the federal
4 government and state. It's also changing
5 because of our demographic changes with older
6 populations and their needs.

7 So, when I spoke with Pederson-Craig
8 this morning, it was about collaborative
9 services. Pederson-Craig provides abuse and
10 mental health, but they are talking about
11 working with other agencies that provide more
12 health care for physical health, because you
13 have to integrate systems now. I think it
14 might be interesting to look, I know it's a
15 little bit out of your purview, but if you look
16 at economic challenges -- I don't want to take
17 up too much of your time.

18 THE CHAIRMAN: The quality of life
19 section is -- one of the most important
20 qualities of life is our health. Health
21 management is not only quality of life, but
22 also a driver of the economy. I think our
23 number three employer on Long Island is LIJ. I
24 know Sarah has more information about our next
25 volume.



1 11/2/11 Suffolk Planning Commission

2 COMMISSIONER LANSDALE: Yes, I just
3 had a meeting with Dr. Bob Scott, President of
4 Adelphi University. He produces Vital Signs,
5 which is index health statistics for the
6 region. There is that growing linkage between
7 community planning, land use planning and
8 health. That is something we will definitely
9 work on.

10 LEG. VILORIA-FISHER: The East End
11 is really having a problem with access to
12 health care and that is an aging population;
13 that is important. I wanted to speak with our
14 mayor here about we are trying to see where we
15 are going with the property that used to be the
16 KFC on Hallock. I'm not throwing it on your
17 lap, I'm saying that the county now owns it
18 through tax default, so we are trying to see
19 what would be the best use of that corner.
20 I've been looking at that for quite a while.
21 I've been trying revitalize it for quite a
22 while because it's a blight.

23 MAYOR GARANT: There is a civic
24 meeting on November 22nd. They invited me, the
25 group that is working to revitalize the upper



1 11/2/11 Suffolk Planning Commission
2 port. That would be a good time to throw that
3 out. I'd be happy to help any way I can.

4 LEG. VILORIA-FISHER: Energy
5 efficiency. My green homes, green jobs task
6 force will be presenting the report at the EEE
7 legislative committee next week. What you are
8 doing regarding energy efficiency and green
9 buildings has been on my mind for a long time.
10 I introduced the lead legislation to require
11 all municipal buildings to be built according
12 to green standards.

13 We are all working in the same
14 direction. Thank you for the work that you are
15 doing there. We will get a copy of that to
16 you. And of course the Commission will be
17 getting a copy of that.

18 THE CHAIRMAN: Is that next week?

19 LEG. VILORIA-FISHER: I don't have
20 the date with me. It's Wayne
21 Horsley's Committee. It's three E's, energy,
22 economic development and education. The Food
23 Policy Council is continuing our work. You
24 know, I will be reporting to you. Our Chair
25 right now is Yves Michel. John King has taken



1 11/2/11 Suffolk Planning Commission
2 a lead on one of the subcommittees. He does
3 the food distribution. That is working.

4 I'm excited about the solar code work
5 that you are doing because that is one of the
6 recommendations that came out of our green
7 homes, green jobs, that we need standardization
8 of the different codes, the thresholds that we
9 need. We need to standardize that throughout
10 our towns regionally. We need to have a
11 standard code and guidelines.

12 I thank you for the work that you do.
13 By the way, one of the sights you missed in
14 your ten cent store is there is a legislative
15 office right here in town. I often joke that
16 they put all of the vices together. I'm
17 between the bar and tobacco lounge. Thank you
18 very much for coming here.

19 COMMISSIONER HOLMES: Can I ask a
20 question?

21 Sure.

22 COMMISSIONER HOLMES: In your sixty
23 days left, do you think possibly you might help
24 us get legislation that would authorize us to
25 audio tape our meetings instead of having a



1 11/2/11 Suffolk Planning Commission
2 court reporter? With the outstanding stellar
3 exception of Judi, I'm having so much trouble.

4 LEG. VILORIA-FISHER: Guess what,
5 I'm ahead of you. I already asked counsel to
6 draw that up because I know that that can be
7 something that will save money, and we will
8 have the recording and minutes taken.

9 COMMISSIONER HOLMES: And a nice
10 summary. That would be wonderful.

11 LEG. VILORIA-FISHER: Sarah Lansdale
12 brought that suggestion to me. I acted on it
13 right away. I got in touch with counsel. I
14 believe it has been drafted and it will be laid
15 on the table next Wednesday.

16 Any other questions? Thank you so
17 much.

18 THE CHAIRMAN: Moving onto the
19 administrative portion of the agenda, the first
20 item is the new New Frontier project in the
21 Town of Babylon.

22 MR. FRELENG: Thank you. As
23 indicated the first referral --

24 COMMISSIONER WEIR: I must recuse
25 myself. MR. FRELENG: The first



1 11/2/11 Suffolk Planning Commission
2 matter on the regulatory agenda is the referral
3 from the Town of Babylon. New Frontier
4 jurisdiction is that the subject application is
5 adjacent to New York State Route 110, locally
6 known as Broadway. The applicant seeks Babylon
7 town board change of zone approval on nine
8 parcels for the construction of forty-five
9 thousand square feet of retail space and five
10 hundred residential multi-family. This is
11 going to be on twenty point two six acres.
12 Twenty percent of the units intend as
13 affordable housing component.

14 The referral also includes
15 re-subdivision approval of nine parcels into
16 five for the purpose of phase construction.
17 The first phase, including the retail component
18 and fifty units of housing, is also referred
19 for site plan approval. The retail component
20 of phase one will require a use variance from
21 the Zoning Board of Appeals, has not been
22 referred to the Planning Commission pursuant to
23 Article 14 of the County Administrative Code.

24 The subject property is currently
25 developed with approximately three hundred



1 11/2/11 Suffolk Planning Commission
2 seventy five residential trailers, and you can
3 see from the aerial photo up on the screen,
4 this is the layout of the manufactured home
5 park. The park appears to have little in the
6 way of typical residential amenities throughout
7 the mobile home park. With respect to General
8 Municipal Law considerations regarding
9 compatibility of land uses and community
10 character, we took a look at the existing
11 community character of the site, first in terms
12 of zoning. We note that the vicinity is
13 predominated by B residential zoning district.
14 The subject parcel is Central to senior citizen
15 designations, multi-family residences and two
16 parcels zoned E business an additional MR
17 parcel is noted south and adjacent to New York
18 State Route 110. That might be hard to see
19 here but we have some MR here. We have the
20 subject property zoned BE, senior citizen,
21 multi-family residence, senior citizen and
22 multi-family residence below.

23 COMMISSIONER ESPOSITO: What is the
24 road to the east, the one that is going
25 diagonal?



1 11/2/11 Suffolk Planning Commission

2 MR. FRELENG: Great Neck Road. This
3 aspect here is not part of the subject
4 application. I'm just showing you the zoning
5 around the subject property. This is the
6 subject property. (Referring to the slide.)
7 Staff believes the proposal intends to
8 redevelop and provide land use to improve the
9 health safety and welfare conditions on the
10 subject property for the improvement of the
11 compatibility of land uses, community
12 character, public convenience and maintaining a
13 satisfactory community environment. It's the
14 belief of staff that the use can be compatible
15 with the existing land use character of the
16 area.

17 In terms of the Local Comprehensive
18 Plan recommendations, the Town of Babylon
19 Comprehensive Plan makes no specific
20 recommendations for the subject property.
21 There are some general recommendations in the
22 plan to develop a program of mixed uses which
23 strengthens highway strips, and to take a look
24 at the affordability of housing for young
25 families and increase the range of housing



1 11/2/11 Suffolk Planning Commission
2 choices. Those are generic statements in the
3 plan.

4 Notwithstanding the retail component,
5 the change of zone to MR would form the nucleus
6 of a higher density zoning district node
7 consisting of SC and MR, senior citizen and
8 multi-family residence zoning along this
9 location of Broadway. If you take a look at
10 zoning map, it seems appropriate to change the
11 zone of this property to match the high density
12 zoning in the area.

13 So staff believes the proposed change
14 of zone is compatible with the Town of Babylon
15 Comprehensive plan. In terms of the Suffolk
16 County Planning Commission guideline
17 considerations, the Town of Babylon, in concert
18 with the petitioner'SConsultants have jointly
19 prepared and submitted an "Analysis of
20 Conformance to the Suffolk County Planning
21 Commission Policies & Guidelines for the
22 Referral of Proposed Municipal Subdivision and
23 Zoning Actions." We have attached that to the
24 staff report. Planning staff has reviewed the
25 analysis formulated by the county and



1 11/2/11 Suffolk Planning Commission
2 petitioner. There do not appear to be any
3 significant environmental issues regarding the
4 proposed project negatively. All sanitary
5 waste generated by the project will be conveyed
6 to Suffolk County Sewer District 21. Proposed
7 plan includes recreation areas with a pool and
8 pool house, lawn and landscaped area and all
9 storm water runoff is to be retained on site
10 and treated in accordance with storm water
11 pollution prevention plans.

12 This is a significant improvement
13 over the existing conditions of the subject
14 property. The referred material to the Suffolk
15 County Planning Commission also indicates that
16 the petitioner has considered energy efficiency
17 and one hundred units to be set aside for
18 affordable housing purposes. The petitioner
19 offered, as part of the development, a
20 relocation package and the Town of Babylon, in
21 connection with the Long Island Housing
22 Partnership, is preparing a short and long-term
23 relocation plan for current residents.

24 With respect to the site plan phase
25 of the proposed development, elements of the



1 11/2/11 Suffolk Planning Commission
2 proposal from the perspective of the Town of
3 Babylon far exceed the density under the code.
4 For comparison purposes, other multi-family
5 rental projects in the area were revealed to
6 have these densities. I'm not going to go
7 through the exact densities in and around the
8 area, but suffice it to say that the subject
9 density is slightly higher than the average
10 density, with the exception of the senior
11 citizen projects.

12 The town and petitioners have put
13 forward in their analysis that there are
14 extenuating conditions associated with the
15 existing site conditions that warrant the
16 requested density. Foremost is the fact that
17 the mobile home park is under a consent order
18 with the Suffolk County Department of Health
19 Services with respect to violations and need to
20 connect with public sewers. The
21 petitionerSContend that the ability to prepare
22 and redevelop the site, coupled with the
23 relocation assistance adds cost to the project
24 that would not otherwise absent the unique
25 conditions associated with the site. They hope



1 11/2/11 Suffolk Planning Commission
2 that the suffolk county planning commission
3 will find that the requested density is
4 warranted. The Town and petitioners identified
5 several variances from the local zoning law
6 provisions that will be needed to construct the
7 project as proposed. The Suffolk County
8 Planning Commission will have the opportunity
9 to deliberate the merits of the density of the
10 subject proposal, its site configuration,
11 parking requirements and other site planning
12 issues as reflected by the zoning relief
13 necessary at the time. The current referral
14 appears to reflect the evolution of planning
15 efforts between the Town staff and applicant
16 and considerations of affordable housing and
17 other Suffolk County Planning Commission
18 guidelines for development appear to have been
19 incorporated. The proposal would eliminate the
20 substandard living environment of the
21 manufactured home park and would improve the
22 livability of the surrounding community while
23 addressing the displacement of residents.
24 So the point of the last statement I
25 made, there are some variances that are going



1 11/2/11 Suffolk Planning Commission
2 to be required as a result of the application.
3 The variances petitioned to the Zoning Board of
4 Appeals have not been referred to the
5 Commission, so the Commission will have the
6 chance later on to deliberate those aspects
7 that are being asked for relief. In
8 consideration, staff is recommending approval
9 of the change of zone request on the nine
10 parcels from E business and B residence to
11 multiple residence. The reason for that is
12 provided.

13 Staff is also recommending approval
14 of the re-subdivision of nine parcels to five
15 parcels for the purpose of a five phase
16 development. Staff is recommending approval of
17 the phase one site plan with the following
18 modifications and comments:

19 The first modification is that staff
20 recommends is that maximum number of units be
21 established consistent with the density of
22 similarly zoned parcels. The staff report goes
23 into the density of the multi attached unit
24 projects surrounding the subject property, and
25 for reasons explained, this project is at the



1 11/2/11 Suffolk Planning Commission
2 higher range of densities in the area, and it's
3 noted that that project is not a senior citizen
4 project where the higher density attributed in
5 the area are to senior citizen projects.

6 The staff recommended to the
7 Commission a modification. The second
8 modification being, in order to address equity
9 concerns, twenty percent of the units built in
10 phase one shall be set aside for affordable
11 housing purposes. In the Town of Babylon
12 reports the displaced residents will have first
13 preference for the affordable units in the
14 development. The timing of availability of
15 affordable units would be a crucial element for
16 relocation. Staff recommends to the commission
17 that an appropriate portion of the number of
18 the affordable units be set aside in phase one
19 so relocated persons will have the ability to
20 get into the program. Staff is recommending a
21 third modification that the application to the
22 town of Zoning Board of appeals shall be
23 referred to the Suffolk county planning
24 commission in accordance to New York State
25 General Municipal Law 239 and Article 14 of the



1 11/2/11 Suffolk Planning Commission
2 Suffolk county Administrative code and that is
3 so the variance issues with respect to all the
4 relief required for the site plan can be
5 deliberated at the commission at a later date.

6 Staff is recommending some comments
7 that the commission should refer to the Town of
8 Babylon. With regard to the extenuating
9 circumstances existing with the site
10 conditions, the application will be stronger if
11 the applicant provides a financial analysis
12 that supports the contention. There was none
13 provided in the referral material provided
14 to the Suffolk County Planning Commission. We
15 are not aware of what financial analysis was
16 referred to the town. The town should really
17 consider providing more than twenty percent
18 towards affordable housing purposes. We want
19 to make sure that the displaced residents have
20 the maximum opportunity to be relocated on
21 site, if appropriate. The third comment that a
22 greater effort should be made to relocate
23 available parking behind the retail structures
24 and create additional green space along the
25 Broadway corridor. It's to break up the mass



1 11/2/11 Suffolk Planning Commission
2 of forty-five thousand square feet of retail,
3 to create a more friendly breakdown. That is
4 the staff report, Mr. Chairman.

5 THE CHAIRMAN: This is a Babylon
6 project. That means that -- I am the
7 representative.

8 COMMISSIONER LANSDALE: Andy, can you
9 go back to the zoning map?

10 THE CHAIRMAN: Did you want to show
11 the pictures Andy, too? I think that is
12 helpful.

13 MR. FRELENG: Existing conditions at
14 the site, this is across the street from the
15 proposed development. This is within the
16 proposed development. This is pretty much
17 typical state of the internal roadway network
18 and pedestrian circulation.

19 Another view of an internal street
20 network, this is across one of the attached
21 unit projects to the north. This is what the
22 streetscape would look like outside the mobile
23 home park. This is looking out from the park.
24 A typical streetscape. I believe the mobile
25 home park is to the right in this slide.



1 11/2/11 Suffolk Planning Commission

2 DIRECTOR LANSDALE: I want to -- can
3 you point out what color the senior housing is
4 and what that density is in relation to the
5 site?

6 MR. FRELENG: The two SC owned
7 properties is pale blue. Not your typical
8 zoning colors, but we are working with our
9 color blind staff. SC is up to the north
10 adjacent to the property and to the west
11 opposite Route 110. The densities for the SC
12 southward, Amityville, a hundred seventy-four
13 senior rental apartments, twenty-four point
14 nine units to the acre. That one is -- that
15 would be the South Wood complex. That has
16 twenty-four -- sorry, twenty-four point nine
17 units to the acre, and Crystal Manor complex
18 has sixty-two senior affordable units on two
19 point four acres, and that one is, that is
20 number three. That would be that.

21 (Indicating) Those are the two senior citizen
22 projects.

23 DIRECTOR LANSDALE: I did some
24 research on manufactured home parks, which is
25 the new term for mobile home parks or trailer



1 11/2/11 Suffolk Planning Commission
2 parks. There are approximately seventy-one
3 thousand residents in New York State that live
4 in manufactured home parks and there are
5 approximately forty parks in Suffolk County,
6 just for background.

7 THE CHAIRMAN: Just a few opening
8 comments from the area perspective. It is, as
9 your materials indicate, it is a parcel in need
10 of a lot of help. You can see that from the
11 photos, you can read that in the materials.
12 There are significant environmental issues.
13 There are -- the site itself hadn't been --
14 obviously, it's under a consent decree. It
15 needs to be upgraded.

16 I think that in this case, I think
17 the town has done a good job working with the
18 developer to try to figure out what makes
19 sense. It's on Route 110, a critical corridor
20 for our region. I think that the plan that has
21 been come up with is a good one. It will allow
22 a lot of the environmental issues to be
23 remediated and allow some good commercial and
24 needed housing in the area.

25 With respect to the density, it's on



1 11/2/11 Suffolk Planning Commission
2 par with sort of with some of the neighboring
3 parcels, a little bit more than some of the
4 others. There is a significant amount of
5 environmental work and really upgrades,
6 refurbishment that need to be done to the area,
7 and I think this project allows that to happen.
8 From my perspective, it's a relatively dense
9 project, but it's a much more appealing
10 project. I think it will be much better for
11 the area.

12 I think an important piece of this is
13 that the developer and town are working with
14 the Housing Partnership to make sure that those
15 who live there can either stay there in the
16 affordable units, and there is relocation
17 package that the Housing Partnership is
18 coordinating. I like the idea on the twenty
19 percent that we require, the twenty percent in
20 the phase one and also the town to ask about
21 whether the town should not consider more. I
22 think that is an appropriate comment. Other
23 thoughts, comments, questions?

24 COMMISSIONER CHARTRAND: Going
25 forward, the next phase, what is the percentage



1 11/2/11 Suffolk Planning Commission
2 of workforce affordable housing going to be
3 then?

4 MR. FRELENG: It was not indicated in
5 the referral. Overall, the project is
6 proposing twenty percent. It wasn't broken
7 down.

8 THE CHAIRMAN: The idea is it has to
9 be twenty percent overall and the proposed
10 modification that it be done in phase one. We
11 will see phases two, three, four, five in the
12 future.

13 MR. FRELENG: You should.

14 THE CHAIRMAN: Under the law we will.
15 Anything else?

16 COMMISSIONER CASEY: I like the idea
17 of breaking up the commercial and putting the
18 parking behind. I think that is a good
19 recommendation. I think that will help not
20 have another strip mall look along there.

21 COMMISSIONER GABRIELSEN: I just want
22 to address the residential. Three hundred
23 seventy-five units in that. I'm thinking, how
24 many per household, you may have up to a
25 thousand people that are going to be displaced.



1 11/2/11 Suffolk Planning Commission

2 In phase one, we have fifty units going up, and
3 twenty percent of that would be, that they have
4 a choice on low income housing, you are talking
5 ten units. That is not really going to put a
6 dent into anything.

7 I was wondering, as far as coming up
8 with a short and long-term plan, have they come
9 up with anything yet?

10 COMMISSIONER ESPOSITO: Where are the
11 people going to go?

12 MR. FRELENG: The project is
13 evolving. The Long Island Housing Partnership
14 has taken the lead. There is a financial
15 package to some of the residents there. All
16 the information we have that was referred to us
17 indicates that they are working on a relocation
18 package and they're in negotiations now.

19 COMMISSIONER GABRIELSEN: The twenty
20 percent doesn't do justice.

21 THE CHAIRMAN: It doesn't mean
22 they're going to rip the whole thing up in one
23 phase, either.

24 COMMISSIONER GABRIELSEN: That is my
25 next question.



1 11/2/11 Suffolk Planning Commission

2 COMMISSIONER ESPOSITO: To me it just
3 means they will lose their home in phases. It
4 seems like it's a massive relocation. Maybe
5 this is the not the Commission's purview, but
6 it seems like it's a massive relocation of
7 modest and low income homes and residents. And
8 I just can't imagine where they will go. I
9 can't imagine how they will resettle their
10 lives.

11 COMMISSIONER GABRIELSEN: I would
12 like to see the long-term plan that they have.
13 I just don't want to see them lost in the
14 shuffle.

15 COMMISSIONER ESPOSITO: This is a
16 major one. I roughly estimate there has to be
17 a minimum of eight hundred people, including
18 children.

19 THE CHAIRMAN: It's something like
20 that. The bottom line is this area -- as
21 someone who lives near here is in -- the status
22 quo doesn't work. It is environmentally
23 unsustainable. It's bad for public health.
24 It's not good for the corridor from a
25 commercial perspective. I think the equity



1 11/2/11 Suffolk Planning Commission
2 points are well taken. If this application had
3 come in and said we wish everyone the best, I
4 think that would be a problem. I think having
5 the Housing Partnership involved, and having
6 the developer acknowledge that and paying, I
7 think what I read three months or so, which was
8 a minimum amount of payment, plus relocation
9 expenses seems to be appropriate under the
10 circumstances.

11 COMMISSIONER FINN: Just a couple of
12 points. You would hate to see anybody
13 displaced from their home. If this applicant
14 wasn't before us, I think in the information
15 that we have seen, they're in violation of the
16 law right now. There is an environmental
17 issue, they're unconnected to the sewer
18 district. Whether this developer comes along
19 to redevelop the property, they have a pending
20 problem as it stands.

21 The issue about the percentages, one
22 of the things with any multi-family housing to
23 encourage the number of affordable units, you
24 don't want them to be all lumped in one
25 building. As you come in a project of this



1 11/2/11 Suffolk Planning Commission
2 size of five hundred units, first building on
3 the right is all people living in the
4 affordable unit. They tried that in the '70's
5 and that didn't work, you want them spread out
6 over the community.

7 I understand the need to have three
8 hundred seventy-five units be affordable, and
9 you want them to have a home, but the goal is
10 to have this a successful real estate venture.
11 From a development standpoint, there are a lot
12 of dollars going out the door. For him to
13 demonstrate that this is going to work, twenty
14 percent is onerous from an affordability
15 standpoint. To have them all lumped in the
16 first phase is not such a good idea.

17 As to the commercial property, I can
18 understand wanting to have the campus feel.
19 One of the things to be mindful of when you
20 have a surface area, from a retail perspective,
21 you have that flexibility. When you start
22 making multiple buildings you don't have those
23 footprints to deal with those type of retailers
24 that come in because you're confined by the
25 size of those premises, so I would be a little



1 11/2/11 Suffolk Planning Commission
2 reluctant to break those buildings up to into
3 smaller buildings. You can all separate the
4 footprint. It's separate. it's in the front,
5 it's properly located. I would be leery of
6 making these buildings smaller.

7 COMMISSIONER CASEY: I think they can
8 put the parking behind that. I think that
9 makes it more pleasing to the eye.

10 COMMISSIONER FINN: But it doesn't
11 make it more successful. If you go to some of
12 the downtown areas, the areas where you can
13 park in the front are more successful from a
14 retail perspective.

15 THE CHAIRMAN: One comment. It says
16 the two structures could be broken up. It
17 doesn't say should be, in my mind that comment
18 is relatively benign. Just raising the issue,
19 from another planning perspective, going back
20 to the town saying you may want to look at
21 this. I think at the end of the day that is
22 negotiation between the developer and town. Us
23 simply throwing it out as a comment, I don't
24 see that as a problem.

25 COMMISSIONER HOLMES: First, this is



1 11/2/11 Suffolk Planning Commission
2 a residential development, not retail, and I
3 don't think you can compare the two that well.

4 COMMISSIONER ESPOSITO: It's both.

5 COMMISSIONER HOLMES: I think that
6 the estimates that some commissioners are
7 making about the population in this mobile home
8 park is excessive because most people I know
9 who live in mobile homes, it's one person or a
10 couple. There aren't that many total families
11 living in mobile homes. It would be helpful if
12 we had a figure for the population that is in
13 that mobile home park now. That would be
14 helpful for us. I don't think we can assume a
15 thousand or even eight hundred or something
16 like that. I think it's probably less.

17 THE CHAIRMAN: I think that was in
18 the DGEIS.

19 MR. FRELENG: The number of mobile
20 homes fluctuates. We originally calculated
21 three fifty. I'm sure the Town of Babylon has
22 that number and Long Island Housing Partnership
23 has that.

24 COMMISSIONER ESPOSITO: They better
25 have it. I want to point out a small but happy



1 11/2/11 Suffolk Planning Commission
2 thing. First, I want to respectfully disagree
3 with my colleague. As someone who grew up in
4 Amityville, and has been in that area, there
5 are families living there. One happy thing,
6 Andy skipped this very significant line. The
7 proposed development includes, in addition to
8 the retail and housing units, recreation areas
9 with a pool and pool house -- ninety thousand
10 square feet of permeable pavers. I wanted to
11 bring that out here. Say something nice about
12 permeable pavers and say how delighted we are
13 to see that.

14 THE CHAIRMAN: Thanks for brightening
15 our day, Adrienne. We are starting to see
16 this. I think this is the result of the effort
17 of the Commission in the last two or three
18 years, a number of the policies we have been
19 advocating, energy efficiency. Babylon has
20 been a leader in this all along, things like
21 permeable pavers.

22 I want to also note this is not the
23 first time, but we have now seen the review by,
24 I guess it's Nelson, Pope & Voorhis comparing
25 the project to the Commission guidelines. I'm



1 11/2/11 Suffolk Planning Commission
2 sure we didn't take that on face value. I'm
3 sure it's helpful to us, if take a look at it,
4 to know that the developer and consultants are
5 thinking about the regional guidelines when
6 they are thinking about the project. We have
7 seen that in the last few months. It's
8 encouraging for us to see these sort of issues
9 that we have been flagging and raising being
10 incorporated into the thinking of the
11 developers and consultants.

12 At the end of the day, these things
13 only get built project by project. Unless the
14 projects incorporate this regional thinking, it
15 doesn't get done.

16 COMMISSIONER BERRY: First, I support
17 the comments that were made by the staff. I'd
18 like to have a little more discussion about
19 some of these issues and a couple of
20 suggestions in addition. First of all, going
21 down to the five lots I think is fine. But I
22 would make a suggestion in a slight
23 realignment. The small retail in front of
24 phase three I think should be cut off of phase
25 one and combined with phase three. I think how



1 11/2/11 Suffolk Planning Commission
2 you develop that will have an
3 interrelationship.

4 Phase one doesn't have any green
5 space for its residents. And there is also no
6 indication of where deliveries are made, so
7 there could be a safety issue of how that is
8 laid out. When they look at phase one, I think
9 they need to consider those safety items.

10 I'm also concerned about how many
11 people are being displaced. And actually I
12 think it would be a better project if phase
13 three were done first. I think it sets the
14 tone. It's really a mixed use. You would have
15 more affordable houses as part of that. I
16 think it's a better start to the project.

17 In terms of the density, a couple of
18 things that are supportive of what the staff is
19 recommending, is that the parking, forty-three
20 percent is cut. That is a very high
21 percentage, and there is no compensation given
22 for that. I'm afraid if they start having
23 traffic issues, they will start taking the
24 green space back, which is one of the charming
25 points about this plan, that each residential



1 11/2/11 Suffolk Planning Commission
2 part has green outdoor space, except for phase
3 one. If we are going to allow less parking, I
4 think it needs to be compensated by a program
5 that is carefully thought out; for instance,
6 shared cars or something like that. They need
7 to address this seriously and not just say we
8 are cutting forty-three percent of the parking
9 because I don't think that would be a viable
10 option.

11 The other thing that bothers me is
12 that they asked for -- they increased the
13 density without having to pay for development
14 credits elsewhere to decrease density in other
15 locations, but we have seen no financial sort
16 of reasoning on why we should allow that. I'm
17 for the higher density, especially as
18 recommended by the staff, but if we are going
19 to forgo a lower density elsewhere, maybe that
20 money should be go towards the families being
21 displaced and/or the clean up. I think that
22 equation needs to be looked at more carefully.

23 THE CHAIRMAN: We have a bunch of
24 things here. Andy do you want to respond to
25 any of those?



1 11/2/11 Suffolk Planning Commission

2 MR. FRELENG: Staff has no comments
3 on that. I don't think that is something to
4 respond to. The reallocation of lot line is
5 something the Commission can consider as a
6 comment. We have no hard numbers on the number
7 of folks being displaced.

8 With respect to phase three being
9 done first, I think from a planning perspective
10 that is logical. That is the core of the
11 development project and most of the residential
12 units are there and this could be oriented to
13 the way that it relates to the rest of the
14 site.

15 Staff did indicate that variances
16 would be the subject of review from the Town of
17 Babylon will have to be referred to the
18 Commission, and the Commission will then have
19 the opportunity to deliberate the adequacy of
20 parking, lot lines and a whole bunch of issues
21 that would have to be relieved.

22 The Commission does have a policy
23 that increases in density should be offset by a
24 density shift. Staff is four square behind the
25 concept. The applicants put forth a number of



1 11/2/11 Suffolk Planning Commission
2 reasons why that should be reconsidered as a
3 mandate. The only comment that staff had was
4 that staff was not provided with any financial
5 analysis to be provided to the Commission to
6 see if that was a substantial argument. We
7 have to rely on the locality to iron these
8 issues out.

9 THE CHAIRMAN: Any other thoughts?
10 Seeing none, there are a few things here to
11 chat about and see if there is any other
12 interest to raising any of the issues to a
13 condition. Realignment to the lot line,
14 carving out phase five.

15 COMMISSIONER BERRY: Taking part of
16 phase one that is in front of phase three, so
17 that is developed with phase three. Also, so
18 that green space can be allocated to phase one.

19 THE CHAIRMAN: What is the proposal?

20 COMMISSIONER BERRY: The
21 proposal is to realign two of the proposed lots
22 so that the retail that is in front of phase
23 three would be part of phase three and allow
24 for green space for phase one.

25 COMMISSIONER HOLMES: I'm confused.



1 11/2/11 Suffolk Planning Commission

2 Could you say that again?

3 THE CHAIRMAN: I think a fundamental
4 issue is we don't know the background of why it
5 was done the way it was done.

6 MR. FRELENG: So we are all clear,
7 phase one includes forty-eight thousand square
8 feet of retail and fifty units on top. I think
9 Commissioner Berry is recommending to remove
10 that piece of retail from phase one, consider
11 it in the development with phase three, so you
12 can either -- staff recommending breaking this
13 up and maybe move the retail around and try and
14 provide more green space to try and relate it
15 to more to what is being developed on that
16 site. COMMISSIONER

17 CHARTRAND: Is that even within our scope?

18 THE CHAIRMAN: I think we would be
19 hard pressed to be redrawing lines.

20 COMMISSIONER CASEY: I think one of
21 the issues is we want to have more residential
22 units being built first because so many people
23 are being displaced, and the first phase is
24 only fifty units and that is why she suggested
25 it. I think one of the issues is getting



1 11/2/11 Suffolk Planning Commission
2 housing built so maybe some of the people
3 getting displaced have a place to go.

4 I have another question. Some of
5 these people own these homes. My concern is
6 are they going to get some kind of money for
7 these things?

8 MR. FRELENG: Some of them are
9 rented, some of them are sublet from the owner.

10 COMMISSIONER CASEY: They just lease
11 the land. That is another financial component.
12 These are people's homes, even though they're
13 not regular homes, they're still something that
14 people have ownership interest in. They might
15 have mortgages on them.

16 MR. FRELENG: Staff doesn't have
17 details on them. I just know that the Long
18 Island Housing Partnership and the Town of
19 Babylon are working out the details.

20 DIRECTOR LANSDALE: It's my
21 understanding that that the Town of Babylon and
22 Long Island Housing Partnership are working
23 with the residents of that park, and working
24 out actively a way to resolve this for
25 everyone.



1 11/2/11 Suffolk Planning Commission

2 COMMISSIONER KONTOKOSKA: Rearranging
3 lots, there is a logic, I hope, that went in
4 the subdivision of the development that is far
5 beyond the information that we have, or making
6 decisions on changing that would go far beyond
7 the information that we need to make an
8 educated recommendation on that. It highlights
9 an important issue that I think has been coming
10 up a lot; that is phased development, which is
11 a major concern. It's mitigated by the
12 involvement of the town and Long Island Housing
13 Partnership.

14 It's your concern that a developer
15 will come in for approval for a phased plan,
16 cram in the money making parts, for lack of a
17 better term, and abandon the remaining phases.
18 I think there needs to be a way to look at
19 agreement between the developer, the town and
20 perhaps the local community representatives or
21 between the town and developer to actually look
22 at locking in how the benefits would be
23 accruing over the life of the development.

24 To be honest, if some benefits are
25 given in exchange for the developers giving



1 11/2/11 Suffolk Planning Commission
2 affordable housing and increased density, there
3 is some response if the project isn't built out
4 as planned, then the town gets to recoup, or
5 the residents get to recoup some of their
6 losses, as we are seeing in other areas in the
7 country.

8 I think it's a practice we should look at.

9 The punchline is we need to have some
10 way to make sure that the phased developments
11 proceed as planned and each individual phase is
12 sustainable in its own right.

13 THE CHAIRMAN: Was it Patchogue where
14 it was a phased development and there were
15 certain guarantees given by the developer,
16 covenants, right? I think that would be
17 germane for us to raise that issue here,
18 suggesting that a community development
19 agreement covering all the phases be entered
20 into between the developer and township would
21 be, I guess the right parties. I don't think
22 we need to define what is in that. The public
23 benefit is something that the town is in a
24 better position to judge what they think they
25 are. We can throw out what we think they are,



1 11/2/11 Suffolk Planning Commission
2 green space, et cetera, it might be simply just
3 noting to the town and developer that we think
4 a community development agreement is
5 appropriate in this case, given the phased
6 development. What do you think would be
7 appropriate?

8 COMMISSIONER KONTOKOSKA: There are
9 other methods of doing it, deed restrictions,
10 covenants, conditions on the approvals for the
11 individual phases. We should bring it to the
12 attention of the town, that there needs to be
13 some strategy to make sure the benefits of the
14 development actually accrue and they're not
15 front loaded to the first phase of the
16 development.

17 COMMISSIONER GABRIELSEN: What would
18 that be, condition or comment?

19 COMMISSIONER FINN: I think that
20 needs to be a comment.

21 THE CHAIRMAN: I think that is good,
22 I want to make sure we don't lose some of the
23 other issues. I think the vice chairman talked
24 about a little bit about the lot line
25 realignment. I think the same thing goes



1 11/2/11 Suffolk Planning Commission
2 towards to the pacing of the phase of the
3 development, what makes sense from a
4 construction perspective. Phase one does have a
5 relatively low number of units compared to
6 other parts of the project. I want to see if
7 there is any kind of support for adding
8 something along the lines that the developer
9 consider in terms of doing phase three first.
10 Is there any other support for that around the
11 table?

12 COMMISSIONER ROBERTS: I think we
13 should support that.

14 COMMISSIONER HOLMES: I think that is
15 a good idea. If there isn't a compelling
16 reason not to do it.

17 COMMISSIONER CASEY: Maybe phase two
18 would be easier. I think give them the option
19 that they should have more housing.

20 COMMISSIONER ESPOSITO: I don't think
21 we can do that.

22 THE CHAIRMAN: I think the only thing
23 we can consider doing is saying just concerned
24 about the amount of units being put on line and
25 that we would encourage the town or developer



1 11/2/11 Suffolk Planning Commission
2 to consider doing phase three or one of the
3 other phases first that has a greater
4 frontloading of the housing units.

5 COMMISSIONER ROBERTS: I appreciate
6 that point of view. It's very problematic to
7 me that we don't have more information on the
8 relocation plan of perhaps a thousand people in
9 these trailers. That definitely has regional
10 significance. I'm mulling on how we can have
11 that message put in and will we have an
12 opportunity to hear that plan? I think it's
13 important for us to know what is going to
14 happen to these people in the trailers.

15 THE CHAIRMAN: We are hearing three
16 pieces, change of zone, subdivision and site
17 plan for the first piece in phase one. So this
18 is the time where, once that zone is changed,
19 the project is going forward. The rest is how
20 you are going to move the deck chairs around.

21 COMMISSIONER ROBERTS: Perhaps adding
22 a comment here when this comes back to us for
23 further review that that plan is part of what
24 is presented in front of this Commission.

25 COMMISSIONER FINN: To that point,



1 11/2/11 Suffolk Planning Commission
2 it's got to be some logic to that. You see the
3 site plan is staged in phases. Obviously, they
4 are thinking about this, so this is going to
5 been ramped up. It's interesting how they
6 picked phase one; we can only guess at this
7 point. On the commercial side, if they have a
8 plan to leave and allow the three hundred
9 seventy-five trailers to be -- it's a point
10 that they have it in phases. There has to be
11 some logic to that.

12 COMMISSIONER CASEY: I was curious
13 where they superimpose what. This is what is
14 on top now?

15 MR. FRELENG: We don't have an
16 overlay.

17 THE CHAIRMAN: Phase one is the upper
18 left-hand corner, the northwest corner.

19 MR. FRELENG: Phase one would be
20 approximately the center of the property right
21 here.

22 COMMISSIONER CASEY: There is
23 trailers where the retail stage is going.

24 MR. FRELENG: This is north.

25 COMMISSIONER CASEY: There are a



1 11/2/11 Suffolk Planning Commission
2 bunch of trailers in there.

3 MR. FRELENG: This is phase one, so
4 there are a bunch of trailers right here.

5 THE CHAIRMAN: Here are a couple of
6 things I heard around the table. One, that
7 there be strategy indicating that the benefits
8 of the entire development, accrue, and not --
9 and that there be some agreement -- some kind
10 of condition on the project that public
11 amenities are fully delivered. That is not an
12 elegant way of saying that, but that's the
13 idea.

14 The second one, as Barbara mentioned,
15 the Commission is going to look to see an
16 understanding of the housing plan when this
17 comes back to the Commission for site plan
18 review. The third thing is that the developer
19 consider doing phase three before phase one. I
20 think there is some disagreement about that.

21 The last issue which Commissioner
22 Berry mentioned, that I have in mind also,
23 something about public safety. I think we can
24 have a situation of relaying the public safety
25 guidelines which cover a bunch of public safety



1 11/2/11 Suffolk Planning Commission
2 issues that would be involved in this project.

3 I think those are four potential
4 comments. I'd like to take them one by one to
5 see if we have agreement on them. See if there
6 is any objection to adding them as comments.
7 If are there any other issues that people want
8 to raise?

9 COMMISSIONER ROBERTS: I thought we
10 had an agreement that rather than suggest phase
11 three first, that we would suggest that they
12 look at possibly changing the phasing so more
13 housing was done.

14 COMMISSIONER CASEY: That works
15 better.

16 THE CHAIRMAN: The public safety one,
17 we have a typical sort of language would be the
18 developer be directed to consult the Planning
19 Commission's guidelines on public safety. Any
20 thoughts or objection to including our language
21 on public safety? Seeing none, we will add
22 that as a comment.

23 Two, when the Commission receives
24 future referrals in that project with regard to
25 the site plan, that the Commission will be



1 11/2/11 Suffolk Planning Commission
2 looking to see a definitive housing plan has
3 been -- housing relocation plan -- any other
4 thoughts on that?

5 COMMISSIONER BERRY: I think I would
6 like to say including costs for relocation.

7 THE CHAIRMAN: We would like to see a
8 housing relocation plan for existing residents.

9 COMMISSIONER ROBERTS: And trailers.

10 COMMISSIONER ESPOSITO: That is what
11 he means.

12 COMMISSIONER ROBERTS: In trailers.

13 COMMISSIONER FINN: Is it
14 ownership or rentals?

15 THE CHAIRMAN: They're not all
16 rentals. They're all owned by someone.

17 COMMISSIONER FINN: They're on a
18 ground lease?

19 THE CHAIRMAN: Yes.

20 MR. FRELENG: Proposals for all
21 rental, the trailers are a mix of people
22 renting from the owners and people who occupy
23 the trailers.

24 THE CHAIRMAN: New proposal will be
25 all rental. Comment number two. Any



1 11/2/11 Suffolk Planning Commission
2 objections to adding that? Seeing none.

3 Then the one with regard to the
4 phasing comment to the extent that we recommend
5 that the order of the phased development take
6 into account emphasizing prioritizing housing
7 developments earlier in the development, which
8 is the time line. That is an inarticulate way
9 of saying it.

10 COMMISSIONER BERRY: More houses in
11 the earlier phases.

12 THE CHAIRMAN: That the developer and
13 town consider putting more housing units
14 earlier in the development of the project.

15 MR. FRELENG: We can adopt that in
16 concept and draft it up and circulate it among
17 the Board.

18 THE CHAIRMAN: The last one, that
19 town and developer enter into some kind of
20 agreement or some kind of -- there be some kind
21 of strategy that the benefits of development
22 are guaranteed to accrue. The benefits of the
23 entire development are guaranteed to accrue.

24 VICE CHAIRMAN KONTOKOSTA: Or some
25 agreement is made that outlines and stipulates



1 11/2/11 Suffolk Planning Commission
2 the benefits that would be provided by the
3 developer in exchange for approval. The main
4 concern is the first phase is built and then
5 demolition begins on other units and if future
6 housing isn't built for one reason or another,
7 then those people lose their houses. I would
8 like to see that relocation assistance is given
9 to anyone whose home was taken in this process.

10 THE CHAIRMAN: Benefits including
11 relocation assistance. Any objections to that?

12 COMMISSIONER ESPOSITO: Can you read
13 it again?

14 MR. FRELENG: Developer enter into
15 strategy to distribute the benefits on the
16 entire development of the agreement should
17 outline and stipulate the benefits provided,
18 including relocation assistance. That is that
19 I have. We will massage that and circulate it
20 around.

21 COMMISSIONER ESPOSITO: That is the
22 equivalent of the town sharing information.

23 COMMISSIONER HOLMES: No, between the
24 town and developer.

25 THE CHAIRMAN: That there should be



1 11/2/11 Suffolk Planning Commission
2 an agreement with regard to the overall
3 benefits of the development. We don't know
4 that that exists now. We have seen it in
5 Patchogue where an agreement was reached on the
6 river project where they were going to do it,
7 no matter what, even if the phases didn't
8 materialize.

9 COMMISSIONER FINN: It says noted
10 that the petitioner has offered as mitigation
11 of the displacement of the mobile home park a
12 relocation package. Perhaps we should find out
13 what the relocation package is.

14 THE CHAIRMAN: When they come back,
15 we want to understand what the relocation
16 package is. The benefit, the point is that the
17 package should survive, whether phase one
18 occurs and phase two doesn't occur or whatever.
19 This is a comment, but I think it's an
20 important one. That is with regard to making
21 sure that the benefits of the bargain accrue
22 to the community no matter what happens.
23 Separate and distinct. People are going to be
24 displaced no matter what.

25 We have those four comments. Any



1 11/2/11 Suffolk Planning Commission

2 other considerations? If not, we will move on.

3 COMMISSIONER BERRY: I have a
4 question. Was anybody else concerned about the
5 parking?

6 THE CHAIRMAN: I know we will see
7 that again with regard to the future phases of
8 the site plan. With regard to phase one, that
9 would be the time to speak with regard to
10 parking. How much was it under on phase one?

11 MR. FRELENG: I don't have that
12 readily available. The town was going to
13 indicate that they were going to look at the
14 particular phases as they came in. I don't
15 recall any other concerns about that.

16 THE CHAIRMAN: If there is an underage here,
17 there should be an overage elsewhere. That is
18 a cumulative thing that we should keep an eye
19 on. Any other thoughts, comments, suggestions?
20 Seeing none, I think we have a staff report
21 which we amended by adding four comments.

22 I had one question on the first
23 modification. I think it's confusing. The
24 second and third ones, second one, I certainly
25 support and I also like the fact that there is



1 11/2/11 Suffolk Planning Commission
2 a comment that says you can go further, and I
3 think the third one is obvious. The first one,
4 I don't know what that means, "maximum number
5 of units shall be established consistent with
6 the density of similarly zoned parcels." It's
7 a little more dense than some of the things
8 nearby. It's a little less dense than the
9 senior next to it.

10 If this goes to a planning board or
11 town board, I don't know that they know what we
12 are trying to say. If that's the case, I
13 suggest that we strike it or say that we think
14 it isn't consistent for some reason.

15 MR. FRELENG: Similarly zoned
16 properties would be the other MR properties. I
17 think in terms of planning, you can make a
18 distinction between the spinoff impacts one,
19 for lack of a better term, of attached units
20 whether affordable or senior units. I think
21 trip generation multipliers would be different
22 for seniors than attached units. Staff is
23 recommending MR stay as MR and senior citizen
24 stay as senior citizen, unless there are
25 extenuating circumstances, as the developer



1 11/2/11 Suffolk Planning Commission
2 provided. However, that needs to be in the
3 record. Staff believes if you're going to use
4 MR, you should be consistent with MR, and
5 senior citizen should be consistent.

6 THE CHAIRMAN: This is more than what
7 is allowed in MR, and less than what is allowed
8 in senior citizen.

9 MR. FRELENG: Correct.

10 COMMISSIONER HOLMES: They should be
11 consist. THE CHAIRMAN: In my mind,
12 this project, there are a lot of extenuating
13 circumstances in my mind because of the kind of
14 project and environmental issues and rundown
15 nature of this area that requires a lot of
16 work. Personally, I believe that the --
17 allowing more density here can make sense
18 because there are significant problems and
19 community benefit.

20 This doesn't say that. This says
21 something that, I mean --

22 MR. FRELENG: This provides an
23 opportunity for the locality to provide, in
24 their deliberations, the rationale for going
25 beyond seventeen, seventeen and fifteen units



1 11/2/11 Suffolk Planning Commission
2 to the acre, to more like what they are
3 proposing, which is twenty-four units to the
4 acre, which is more consistent with the SC
5 code.

6 In this particular instance, we are
7 going to allow a higher density. It allows the
8 next project that comes in not to use this as a
9 case study for higher density in an MR zone.

10 THE CHAIRMAN: This is saying it
11 should be less. With respect to this
12 commission, it should be less. Now Town of
13 Babylon is going to deviate from that, you have
14 to override us and you have to put that on the
15 record. It's a different thing than saying we
16 think, in the circumstance, given the knowledge
17 that we have, which isn't complete, it makes
18 sense to have the higher density, but you, Town
19 of Babylon, should put that on the record.
20 It's a different thing.

21 We can procedurally force them to put
22 it on the record or procedurally, through a
23 modification, to force them to put it on the
24 record without us necessarily taking a
25 position, whether it is or is not appropriate



1 11/2/11 Suffolk Planning Commission
2 to have a higher density than what is currently
3 there. This density as scripted out here, it
4 is not appropriate. Town of Babylon, you
5 override us if you feel like it.

6 It's different than saying we
7 understand there is a lot of issues. We think,
8 Town of Babylon, you should put on the record
9 why you think the density is appropriate.

10 MR. FRELENG: The proposal is not
11 consistent with the MR code.

12 COMMISSIONER FINN: To that point,
13 you had the benefit, which most of us have not,
14 to visit this site. This site specific,
15 wouldn't you think, as a planning professional,
16 this would warrant the additional density, to
17 take the existing conditions, to make this plan
18 come to fruition? Would you be an advocate to
19 have additional density in this location?

20 MR. FRELENG: Are you asking staff's
21 personal opinion? I don't know the economics
22 of the project. I don't know if seven units to
23 the acre plus fifty thousand square feet of
24 retail would make the project work for the
25 developer. From my personal opinion, is a



1 11/2/11 Suffolk Planning Commission
2 redevelopment of the site a good idea? Yes,
3 but I don't know what the appropriate density
4 is. COMMISSIONER FINN: I
5 understand what your concern is going down the
6 road with painting site plans with a brush.
7 This particular situation is an unusual
8 situation. It's a health and safety hazard and
9 it's a problem. The site is a problem. This
10 applicant knew that, which we never talk about
11 did on this commission, but is density a bonus
12 or incentive for someone to come in and take a
13 blighted property.

14 We know on adjacent parcels they have
15 the same exact density, if not more than this
16 site. I think the way the modification is
17 written, I think it sends the wrong message. I
18 think it's we will make a modification that is
19 too dense, or just strike it altogether.

20 MR. FRELENG: If you ask this staff
21 member's personal opinion, I think this project
22 may be too dense if you look at the number of
23 variances that are required in order to do the
24 project. Staff doesn't have the luxury of
25 taking into account the other items the



1 11/2/11 Suffolk Planning Commission
2 commission takes into account, like economics.
3 That's the Board's discretion. Staff is
4 looking at it from a planning perspective.

5 THE CHAIRMAN: We can do one or two
6 things. We can make a value judgment, or
7 simply say to the town we recognize what you
8 are saying, this is more dense than typical of
9 MR code, but we are not in a position to judge
10 all the public benefits. So if the planning
11 board believes this is appropriate to allow the
12 increased density, they should say their
13 reasons on the record. We can simply say that
14 without us making a determination whether it's
15 too much or too little, whether it works or
16 doesn't work for a developer.

17 COMMISSIONER ESPOSITO: I think that
18 is the way we should go. We don't have
19 information to make a greater evaluation than
20 that. I think it would be inappropriate to
21 start directing, based on such limited
22 information. I prefer that be the tactic that
23 the Planning Commission takes.

24 VICE-PRESIDENT KONTOKOSTA: I agree.
25 There is a DEIS that has been done. Where are



1 11/2/11 Suffolk Planning Commission
2 they on the SEQRA process? Has a finding
3 statement been issued?

4 MR. FRELENG: I'm not sure, I don't
5 think a finding statement has been issued.

6 VICE PRESIDENT KONTOKOSTA: That is a
7 key barometer of what the impacts would be.

8 THE CHAIRMAN: The Suffolk County
9 Planning Commission notes that the density
10 proposed by the application is greater than
11 that allowed by the MR code. If the town
12 planning board believes that the benefit
13 justifies the excess of the MR code, they
14 should enumerate those justifications in their
15 decision.

16 COMMISSIONER HOLMES: It should not
17 be a "should," it should be a "shall;" is that
18 right?

19 THE CHAIRMAN: Sure, that
20 is why the committee works with others.

21 MR. FRELENG: Just to follow up,
22 phase one is about thirty percent short of the
23 required parking.

24 COMMISSIONER HOLMES: Would you read
25 that again, David?

 THE CHAIRMAN: Change modification



1 11/2/11 Suffolk Planning Commission
2 one to the following: The Suffolk County
3 Planning Commission notes that the density
4 proposed by this application is greater than
5 that allowed by the MR code. If the town
6 planning board believes the community benefits
7 of the application justify density in excess of
8 the MR code, they shall enumerate those
9 justifications in their decision.

10 Any thoughts, comments, questions?
11 Any objection to making that change? Seeing
12 none, we will make that change. We have two
13 other modifications. Any comments or
14 suggestions? If not, I will entertain a motion
15 to adopt the resolution with the three
16 modifications, including number one, which is
17 amended, and there are three comments as
18 articulated by staff and four comments as added
19 by the Commission.

20 COMMISSIONER HOLMES: Move the
21 adoption of the staff report as amended.

22 COMMISSIONER CHARTRAND: Seconded.

23 THE CHAIRMAN: All in favor, please
24 raise your hand. (Show of hands) Ten to zero.
25 Next item is the Mount Sinai Industrial.



1 11/2/11 Suffolk Planning Commission

2 Welcome back, Commissioner Weir.

3 MR. FRELENG: The next referral is
4 from the Town of Brookhaven, Mount Sinai
5 Industrial, LLC, otherwise known as Mount Sinai
6 Village Center. The applicants request a
7 change of zone totaling thirty point three two
8 acres from L-1 Industrial, J-2 Business and A-1
9 Residential to all J-2 Business in order to
10 develop the site as a mixed use commercial
11 center with retail, office, bank, restaurant,
12 all totaling proposed gross floor area of
13 approximately two hundred thirty-three thousand
14 fifty-eight square feet. The proposed
15 commercial center includes ten buildings, two
16 of which are anchor retail and sub-anchor
17 retail, a store converted to a bank, a one
18 hundred seat stand alone restaurant and six
19 other one and two and three story retail
20 buildings. There is an office component in the
21 project that is the second floor of three of
22 the proposed retail buildings, and total office
23 component is seventeen thousand six hundred
24 square feet.

25 The Town of Brookhaven zoning law



1 11/2/11 Suffolk Planning Commission
2 requirement for off street parking is not met
3 and would require relief. Parking is
4 approximately twenty percent short of the
5 requirement.

6 The application material indicates
7 that the development is not going to be
8 connected to an existing sewage treatment
9 facility or propose to construct a sewage
10 treatment plant on site. Rather, the
11 development of the commercial center will
12 discharge sanitary waste to septic tanks and
13 leaching rings on site in accordance with
14 Suffolk County Department of Health Services
15 requirements.

16 The petition also includes the
17 proposed creation of a commercial center which
18 includes a village center type development with
19 a boulevard design and internal sense-of-place,
20 walkability between office, retail and public
21 outdoor use space. Approximately twenty-three
22 point eight two percent of the subject property
23 provided as natural open space.

24 In terms of General Municipal Law
25 considerations, the proposal does not appear to



1 11/2/11 Suffolk Planning Commission
2 have any significant regional or
3 inter-community concerns regarding the
4 development of the subject property. One item
5 of note is that the subject development is
6 adjacent to the County Route 111 corridor,
7 which is undeveloped and proximate to county
8 parkland which may form the headland of the
9 Greenbelt Trail. Opportunities exist to link
10 the pedestrian network with possible future
11 trailheads to the regional trail system.

12 The Town of Brookhaven 1996 Land Use
13 Plan identified the subject parcel as
14 appropriate for residential use. The proposal
15 does not appear to be consistent with the '96
16 Comprehensive Plan. Several other initiatives
17 have been conducted; none have been adopted by
18 the Brookhaven Town Board. The commentaries
19 from the later planning documents indicate a
20 desire to improve the subject property with
21 commercial uses along the 25A corridor with
22 considerations for residential lots or planned
23 retirement community units.

24 You can see from the zoning map the
25 residential areas. The plans also recommend



1 11/2/11 Suffolk Planning Commission
2 limiting the big box retail element on the site
3 to a maximum of seventy-five thousand square
4 feet of gross floor area. The plan also
5 recommends a minimum of twenty-five percent
6 undisturbed natural area and buffering to the
7 adjacent residential community. In context
8 with later planning studies, the proposed
9 change of zone for the subject property would
10 appear to be in conceptual conformance.

11 Planning Department staff
12 consistently had a concern that we related to
13 the Town of Brookhaven that townwide, the town
14 has less than one percent of its land
15 industrially zoned. Staff believes a light
16 industrial park, tradesperson park or even a
17 technology park could be a viable option. The
18 town contends that there is not a significant
19 base in the Hamlet of Mount Sinai. It's
20 pointed out that there are scattered industrial
21 zoned lands with existing uses and some
22 potential growth.

23 Staff wanted to take a look at that.
24 It's hard to see from the graphic here. This
25 is the subject property. We tried to show some



1 11/2/11 Suffolk Planning Commission
2 radiuses, three point one nine, four and a
3 quarter miles.

4 THE CHAIRMAN: What is this
5 articulating?

6 MR. FRELENG: Other light
7 industrially zoned properties in the area, just
8 to pictorially represent the applicant's
9 contention that there are existing scattered
10 industrially zoned lands with potential for
11 growth near the subject property.

12 THE CHAIRMAN: Do those parcels have
13 room for growth?

14 MR. FRELENG: Some have redeveloped
15 as businesses roll-over and some have vacancies
16 with the ability to develop. The applicant
17 contends that neither Mount Sinai or the region
18 would suffer from the land use conversion.

19 Another concern raised by the
20 department was with respect to shopping center
21 vacancy rates in that area. We, in the staff
22 report, we indicate what the vacancy rights
23 rates are for those areas. The applicant's
24 consultant concluded that the vacancies that
25 exist in the area may be more related to the



1 11/2/11 Suffolk Planning Commission
2 style of development of the strip commercial
3 centers, poor access, poor signage, rent
4 considerations or other factors. The applicant
5 feels there is a significant market share in
6 the area to develop the land as proposed.

7 COMMISSIONER WEIR: The purple piece,
8 is that the subject property?

9 MR. FRELENG: It's right in the
10 middle. Within three and a half miles there
11 are a couple of identified pieces heading due
12 west. South, four and a quarter miles there is
13 a parcel zoned light industrial, and all the
14 way out here, about four and a quarter miles,
15 there is another piece large piece of zoned
16 industrial.

17 With regard to the Suffolk County
18 Planning Commission guideline considerations,
19 the Town of Brookhaven Department of Planning,
20 Environment and Land Management, in concert
21 with the petitioner's consultant, Nelson, Pope
22 & Voorhis, had jointly prepared an "Analysis of
23 Conformance to the Suffolk County Planning
24 Commission Policies & Guidelines for the
25 Referral of Proposed Municipal Subdivision and



1 11/2/11 Suffolk Planning Commission
2 Zoning Actions" dated October 11, 2011.
3 Suffolk County Planning staff reviewed the
4 analysis formulated by the town and petitioner
5 and has following observations:

6 If you take a look at the overall
7 area, Suffolk County has been acquiring land
8 for open space purposes to the east of the
9 property and adjacent to County Road 111 that
10 was to be at one time the extension of County
11 Road 111. It ends at the Expressway.
12 There were plans to bring it up and through the
13 Port Jefferson area up to Setauket. The county
14 is picking up land. There is a county holding
15 here.

16 What you can't see is that this trail
17 hopscotchs and links all the way down in to the
18 Pine Barrens. This could conceivably be part
19 of a trail system where this would be the
20 headlands of a trail. Staff thinks it would be
21 appropriate to consider design elements of a
22 project along the northeast property line that
23 enhances the open space qualities of Suffolk
24 County lands. If we go to the site plan, you
25 can see the right-of-way for County Road 111



1 11/2/11 Suffolk Planning Commission
2 runs along this property, and there could be
3 connections made or some sort of amenities.
4 This buffer appears to be off site, and we want
5 to make sure there is a vegetated buffer along
6 the parking line is substantial enough to
7 provide protection to the right-of-way.

8 You can see the vegetation here.
9 When we get into site plan, maybe you can bump
10 it out another five feet or so.

11 THE CHAIRMAN: This is not a site
12 plan?

13 MR. FRELENG: This is a change of
14 zone.

15 THE CHAIRMAN: We will frequently
16 flag these kinds of issues the staff identifies
17 as comments in a change of zone. This way,
18 when the site plan is fleshed out, the
19 developer is aware of what issues they may not
20 be thinking about that we may be looking at
21 from a regional perspective that are particular
22 to this project, like the one Andy spoke about.

23 MR. FRELENG: The petitioner includes
24 elements of the development proposal that would
25 be in conformance with Suffolk County Planning



1 11/2/11 Suffolk Planning Commission
2 Commission guidelines, including energy
3 efficiency, traffic safety, walkability. There
4 is a whole list of public benefits and
5 mitigations that the applicants are proposing.
6 There is connectivity between the adjacent
7 sites. Again, staff is just saying that we
8 should just pay attention to the Greenbelt
9 Trail to develop in the future.

10 In terms of energy efficiency, we are
11 proposing to be redesigned and looking towards
12 the reorientation of the subject site. The
13 site has been designed in an attempt to be
14 walkable.

15 With all of the above considerations,
16 staff is recommending approval with the
17 following comments:

18 First is that the subject property,
19 while it's not located in the Central Pine
20 Barrens, it is situate to the Suffolk County
21 owned lands and unimproved corridor for County
22 Road 111. The second comment being that site
23 planning and variance relief, if any, is
24 subject to the Suffolk County Planning
25 Commission and should be referred for our later



1 11/2/11 Suffolk Planning Commission

2 review. That is the staff report.

3 THE CHAIRMAN: This is a Brookhaven
4 project. Since Mike is not here and I lived
5 most of my life in Mount Sinai, I can tell you
6 that this is a significant improvement over the
7 aesthetics of the existing strip mall kind of
8 atmosphere that pervades my home town. You
9 don't want to pave paradise to put up a parking
10 lot.

11 COMMISSIONER ESPOSITO: Thanks, Joni.

12 THE CHAIRMAN: This is a good use of
13 the land and it's industrially zoned. It's
14 meant to be developed. I don't believe this is
15 on any county list.

16 MR. FRELENG: Staff does not have any
17 specific knowledge of that.

18 THE CHAIRMAN: It's meant to be
19 utilized in an industrial capacity. The
20 question is changing it to the kind of capacity
21 that we have here. My question is the over
22 intensification of the commercial. At the end
23 of the day, that is something the developer has
24 to decide on. If we are going to do more
25 commercial in the area, this is a more tasteful



1 11/2/11 Suffolk Planning Commission
2 way of doing it.

3 I want to raise the issue of storm
4 water runoff. Before I get to that, I will ask
5 if there are any other comments.

6 COMMISSIONER HOLMES: Having driven
7 past the site on the way here today, I agree
8 that the proposal would be an improvement.
9 There is a lot of pavement.

10 COMMISSIONER ESPOSITO: Not much
11 paradise.

12 COMMISSIONER WEIR: This has
13 structures on it already, or is this
14 unimproved?

15 MR. FRELENG: It's unimproved.

16 THE CHAIRMAN: It's treed. It's
17 wooded.

18 COMMISSIONER ESPOSITO: Open space
19 doesn't need to be improved, in some people's
20 eyes.

21 COMMISSIONER BERRY:
22 Although I admire the design, it is a green
23 field instead of a gray or brown field.
24 Because of that, although I agree with the
25 change in zoning, I don't think they should be
given anything extra. For instance, I think



1 11/2/11 Suffolk Planning Commission
2 that the twenty-five percent undisturbed land
3 should be on the lots that they own and not
4 include the right-of-way.

5 I agree with the comments that the
6 staff made about linking to the future
7 greenway. Also relative to the parking,
8 they're asking for twenty percent relief. I
9 have no problem with them not building the
10 twenty percent, but the design does encourage
11 temporary intensive uses of open space. I
12 think we may find in the future they may need
13 that parking. I would like to see that parking
14 banked in addition to the twenty-five percent
15 undisturbed.

16 THE CHAIRMAN: Do we have-- he
17 doesn't have a parking variance yet. This is
18 just a change of zone? MR. FRELENG:

19 This is based on the conceptual plan provided
20 with the change of zone, correct.

21 THE CHAIRMAN: While it's
22 instructive, there hasn't been any specific
23 application as to what their -- what kind of
24 parking they are proposing.

25 MR. FRELENG: It's conceptual. It



1 11/2/11 Suffolk Planning Commission
2 still has to go through site plan, and at that
3 point they have to negotiate the parking, and
4 they may have to go to the ZBA for variance.
5 The conceptual plan is showing they will need a
6 variance for twenty percent of the parking.

7 THE CHAIRMAN: I think it would be
8 appropriate to say we are concerned about the
9 parking shortfall; we are going to keep an eye
10 on it.

11 MR. FRELENG: It should be noted if
12 they are going to provide the parking as land
13 banked, it's is going to been functional in the
14 future and they may have to change the size of
15 some of the buildings or go higher or changed
16 the footprint. It's kind of an advisory that
17 the applicant may want to change the size of
18 the buildings.

19 THE CHAIRMAN: We can say we are
20 concerned about the shortfall. We are not
21 ruling on it now. It's not really before us
22 now. It's not at site plan. But we are saying
23 that we have some concerns about the adequacy
24 of the parking. Unless there is an objection.

25 COMMISSIONER WEIR: The size of these



1 11/2/11 Suffolk Planning Commission
2 large retail, is that big box stores? Is that
3 a Lowe's type of situation?

4 MR. FRELENG: One is seventy-five
5 thousand square feet. In accordance with some
6 of the local planning initiatives, they don't
7 go larger than seventy-five thousand square
8 feet, and the other is fifty thousand square
9 feet.

10 COMMISSIONER ESPOSITO: I'm going to
11 beat this drum. I know it's a conceptual site
12 plan. We should mention to them this is the
13 perfect situation to include green
14 methodologies for storm water runoff, permeable
15 pavement, bioswales, natural vegetation uses.
16 It's green space now. It's the perfect
17 situation to tailor it to meet those storm
18 water guidelines, and we will be looking
19 forward as to how they use them when we get the
20 site plan. Just saying.

21 THE CHAIRMAN: I think they can
22 consult our guidelines, our publication on
23 green methodology storm water runoff. These
24 are all comments. Anyone have any issues with
25 the change of zone? (No response)



1 11/2/11 Suffolk Planning Commission

2 There are two existing comments, one
3 on parking one on storm water.

4 COMMISSIONER BERRY: And the
5 twenty-five percent undisturbed should be on
6 their property rather than included in the
7 right-of-way.

8 THE CHAIRMAN: The proposal preserves
9 approximately twenty-five percent natural
10 vegetation, natural place clustered -- oh, I
11 read that as saying that it doesn't include
12 that. That is on the parcel. Am I reading
13 that wrong?

14 MR. FRELENG: The proposal is
15 twenty-three point eight two percent along the
16 southern property boundary. Unadopted property
17 documents for the area recommend twenty-five
18 percent. The applicant is saying if you take
19 the abandoned roadway and combine it with the
20 project, you have twenty-five percent.

21 THE CHAIRMAN: No one adopted the
22 twenty-five percent standard. It's typical
23 Brookhaven. It's not in the Pine Barrens?

24 MR. FRELENG: No. Staff was hesitant
25 to put a benchmark on what Commission



1 11/2/11 Suffolk Planning Commission
2 guidelines would be. If it was in the Barrens
3 for a commercial site, it would be thirty-five
4 percent to be left natural. Staff didn't put
5 it in because it's not in the Pine Barrens.
6 You don't have guidelines for clearing outside
7 of Pine Barrens. The only benchmark is what is
8 being circulated out there on the discussion.

9 They should have twenty-five percent
10 on the property. The applicants are coming
11 back with twenty-three point two, and I guess
12 it's a discretionary call as to whether it's
13 close enough.

14 THE CHAIRMAN: Commissioner Berry
15 suggested we include twenty-five percent on
16 site. We don't really have a standard.

17 MR. FRELENG: Staff could make a
18 suggestion that perhaps this could be land
19 banked and you can provide open space in terms
20 of the land banked scenario and tie that in
21 with the Greenbelt.

22 THE CHAIRMAN: What is there now?

23 MR. FRELENG: This is a strip of
24 parking. It's not land banked. You can do a
25 little bit of semantics put into land bank and



1 11/2/11 Suffolk Planning Commission

2 call it open space and say it can be added to.

3 THE CHAIRMAN: You don't have to make
4 up the parking elsewhere.

5 MR. FRELENG: Hopefully, at site plan
6 they will provide a parking analysis.

7 COMMISSIONER ESPOSITO: Should not we
8 really talk about that at the site plan stage,
9 parking?

10 MR. FRELENG: Unless you are
11 concerned that the change of zone phase at the
12 conception, is a little bit over --

13 COMMISSIONER ESPOSITO: You're
14 talking about one point eight percent.

15 THE CHAIRMAN: I think it's fine to
16 mention the parking because it's a little bit
17 of a shortfall. It isn't like a de minimus
18 shortfall, so we will keep an eye on it when it
19 comes to site plan. What I'm hearing is that
20 the differentiation of twenty-three point two
21 versus twenty-five when there isn't a formal
22 standard of twenty-five, may not be something
23 that we can get into.

24 COMMISSIONER ESPOSITO: From what I
25 understand, it's almost twenty-four percent on



1 11/2/11 Suffolk Planning Commission
2 the bottom. Somewhere in the matrix of the
3 plan there must be some green space that might
4 or might not make up the green space.

5 MR. FRELENG: That would be natural
6 green space.

7 COMMISSIONER ESPOSITO: They could if
8 they do bioswales.

9 COMMISSIONER HOLMES: I was going to
10 say, following up on Commissioner Berry's
11 suggestion, could we say that the developer
12 should consider putting twenty-five percent of
13 parking on their own property? Should
14 consider, could consider?

15 THE CHAIRMAN: Anyone feel strongly
16 about that, including it? I don't see anyone
17 feeling strongly about that. If someone wants
18 to make a motion.

19 COMMISSIONER HOLMES: I'll make a
20 motion that it be included, and Commissioner
21 Berry will second it.

22 THE CHAIRMAN: Commissioner Holmes is
23 the senior member and Commissioner Berry is the
24 junior member. The proposal is that you add
25 language in as a comment that we suggest that



1 11/2/11 Suffolk Planning Commission
2 the developer consider increasing the naturally
3 occurring open space to be twenty-five percent
4 as a comment. That is the motion?

5 COMMISSIONER HOLMES: Yes.

6 COMMISSIONER BERRY: Yes.

7 THE CHAIRMAN: Not increase because
8 it's just conceptual. That they meet the
9 twenty-five percent standard for on site open
10 space.

11 COMMISSIONER HOLMES: She said on
12 site parking.

13 COMMISSIONER BERRY: They're two
14 different things. One is twenty-five percent
15 undisturbed being on site, which came from a
16 recommendation from the community. That is why
17 I picked that up. The other is that the twenty
18 percent unbuilt parking be land banked in
19 addition to the twenty-five percent open space.

20 THE CHAIRMAN: There was no objection
21 to including the parking, or at least
22 acknowledging the parking issue. The question
23 is whether anyone wants to add language on open
24 space. I didn't see a lot of nodding heads on
25 that.



1 11/2/11 Suffolk Planning Commission

2 We have had this situation in
3 Brookhaven where they had planning documents
4 that they haven't adopted. There is no formal
5 standard. It hadn't happened.

6 COMMISSIONER ESPOSITO: I make a
7 suggestion. I think we can include these as
8 comments. It's better to give the applicant
9 more information rather than less information.
10 There is no site plan. It's a conceptual site
11 plan. We just made a comment what we would
12 like to see, to keep the twenty-five percent,
13 fine.

14 Then we will look at the site plan
15 when it comes back and evaluate. I don't think
16 adding it as a generalized conceptualized
17 comment to a conceptualized site plan is going
18 to be harmful.

19 THE CHAIRMAN: Is there any objection
20 to adding it the way Adrienne articulated it?
21 We will see it at site plan. Seeing none,
22 we will add that as a comment. The other
23 comment was on parking. We did that.

24 Without objection, any other
25 comments? Anything else? Storm water.



1 11/2/11 Suffolk Planning Commission

2 COMMISSIONER ESPOSITO: Andy didn't
3 forget about that, I'm sure.

4 THE CHAIRMAN: We have five comments,
5 two written by staff. The concern about storm
6 water runoff, concern about shortfall of
7 parking and twenty-five percent open space.
8 Anything else? Motion by the vice chairman and
9 second by Commissioner Berry. Motion by me,
10 seconded by Commissioner Berry. All in favor.
11 (Show of hands) Eleven, zero.

12 Last item is the Walt Whitman
13 expansion.

14 MR. FRELENG: Next applicatoin comes
15 to us from the Town of Huntington referral, the
16 Walt Whitman Mall, LLC. The applicants are
17 requesting site plan approval from the
18 Huntington Planning Board for various
19 improvements, including the addition of
20 seventy-two thousand square feet of retail
21 space along the western portion of the mall,
22 reconfiguration of parking areas and
23 construction of new parking areas. A total of
24 four thousand seven hundred parking spaces
25 would be provided and is consistent with relief



1 11/2/11 Suffolk Planning Commission
2 granted by the Town Zoning Board of Appeals.

3 Two recharge basins exist on the
4 subject site, one on the northeast portion of
5 the property and one on the southeastern
6 portion, totaling approximately two point five
7 six acres. The recharge basins are proposed to
8 be developed as parking areas. In addition,
9 minor improvements to internal parking lot,
10 pedestrian circulation and additional
11 landscaping is proposed to be provided to
12 provide a more pedestrian friendly and
13 aesthetically pleasing environment. The
14 application material indicates that the
15 development is to connect to an existing sewage
16 treatment facility off site.

17 In terms of General Municipal Law
18 Consideration, the proposal does not appear to
19 have any significant regional or community
20 concerns. The proposed improvement is
21 approximately five percent increase of the
22 total floor square area of the shopping mall.
23 The Town of Huntington Horizons 2020
24 Comprehensive Plan Update identifies the
25 property as a major commercial corridor, mixed



1 11/2/11 Suffolk Planning Commission
2 use center. The proposed expansion of the
3 shopping mall and improvements to the parking
4 lot appear to be consistent with the town's
5 comprehensive plan update.

6 With regard to the considerations, it
7 does not appear from the nature of the referred
8 material that the material has given
9 consideration to the contents of the Suffolk
10 County Planning Commission guidebook. It's
11 noted that the expansion and parking lot
12 improvements are relatively minor compared to
13 the overall existing gross floor area of the
14 mall, and total acreage of the project area of
15 sixty-five acres.

16 It's the belief of the staff that the
17 proposal may find some benefit in viewing the
18 Commission's guidebook, especially with respect
19 to energy efficiency and public safety.

20 Staff recommends approval subject to
21 the following comments:

22 All improvements to the Walt Whitman
23 Mall should be in conformance with any SEQRA
24 findings and prior relief granted by the
25 Huntington Town Planning Board and Zoning Board



1 11/2/11 Suffolk Planning Commission
2 of Appeals. Second comment, all storm water
3 runoff be kept on site and treated with best
4 management practices. The applicants should
5 review the Suffolk County Planning Commission
6 guidebook and incorporate where practical,
7 design elements recommended therein.

8 The staff is recommending a fourth
9 comment, that this is related to recent site
10 inspections that we have done, that a fence
11 blocking motor vehicle cross access along the
12 southern property line be reestablished so
13 pedestrian and motor vehicle cross access
14 between the two sites is consistent.

15 This is the north end of the site as
16 it exists today. The proposed improvements
17 would go along the front end of the building.
18 There is a recharge basin over here in the
19 southeast corner, and here in the northeast
20 corner. That's it. There would be the zoning
21 of the property. It's consistent with the
22 zoning.

23 This would be the site plan. You can
24 see this being Broad Hollow Road, this is the
25 front of the building. The gray area shows the



1 11/2/11 Suffolk Planning Commission
2 improvements of the eight thousand square feet
3 that would bump up to a second story and a
4 deck. This is about forty feet and you can see
5 all the minor parking fixes on site and then
6 the recharge basins that are filled in and
7 converted to parking. That is the staff
8 report.

9 THE CHAIRMAN: This is a Huntington
10 project. Commissioner Casey, thoughts.

11 COMMISSIONER CASEY: Looking at it,
12 seems like it's pretty good. The mall is a
13 vital component on Route 110 and it appears
14 anything that the parking is generally
15 underutilized. I agree with the staff
16 recommendations.

17 MR. FRELENG: I didn't point out one
18 thing. This has been fenced off while they
19 prepare for construction, but there is cross
20 access between the properties. We are
21 recommending that they reestablish the cross
22 access.

23 COMMISSIONER CASEY: There is another
24 shopping center to the south of it which is the
25 Barnes & Noble park shopping center.



1 11/2/11 Suffolk Planning Commission

2 MR. FRELENG: There is a comment that
3 we are recommending, it's not in the staff
4 report, and we are recommending that this cross
5 access be reestablished. They put up
6 construction fencing. We want to make sure it
7 doesn't become permanent.

8 Anecdotally, in the Town of
9 Southampton, we have a couple of projects where
10 they put up fencing and the fencing never came
11 down, and we had some neighbors start to have
12 arguments over cross access agreements and
13 insurance and stuff.

14 THE CHAIRMAN: Any other comments,
15 questions?

16 COMMISSIONER CASEY: I make
17 a motion that we adopt it.

18 COMMISSIONER WEIR: Second.

19 THE CHAIRMAN: All in favor? (Show
20 of hands) Ten-zero. Where did Matt go?

21 COMMISSIONER FINN: He had to recuse
22 himself.

23 THE CHAIRMAN: That is why
24 the vote is ten-zero. Unless anyone has
25 anything else, let the Vice Chairman say a few
words.

26 COMMISSIONER KONTOKOSKA: I came on



1 11/2/11 Suffolk Planning Commission
2 this Commission about six years ago. I was
3 hoping to use the position to make a positive
4 impact, positive change on the county. I never
5 had any intention of being here just to keep
6 the seat warm.

7 I've been fortunate over the last few
8 months to take on a lot of responsibility,
9 including some projects with Mayor Bloomberg's
10 office and two projects on the East End. So
11 I'm going to be stepping off the Commission at
12 the end of my term as Vice Chair in February.
13 That will close out the vice chair position and
14 allow me to finish up the work on the housing
15 that I've been doing and commercial energy
16 efficiency. I'll be around for a few months.

17 I want to thank a few thank you's. I
18 want to thank the staff, Dan and Andy, who have
19 given us the information to make many times
20 sensible and logical decisions that implement
21 all of musings up here, which is pretty
22 impressive. Obviously, working with Tom is
23 fantastic. Tom was a great leader and I have
24 high hopes for Sarah. I know she will do a
25 great job. I told her not to be disenchanting



1 11/2/11 Suffolk Planning Commission
2 by all the people who don't want change. And I
3 expect great things from our fearless leader.
4 Other parts of his legacy will be introduction
5 of the six hour planning commission meeting.
6 He's done an incredible job making this a very
7 relevant board, making this a leader in the
8 county and highlighting key and being an
9 advocate for key regional issues and by being a
10 leader in cooperation with the towns and
11 villages, which was something that was lacking
12 and is evident in your accomplishments.

13 I'm privilege to be part of the
14 Commission. I don't know how I became one of
15 the veterans of the Commission. It's been
16 fantastic to see the new members come on and
17 the professionalism and expertise that has come
18 on has been tremendous. You have me for
19 another couple of months. Use it wisely and
20 it's been an honor to serve the county.

21 (Applause)

22 THE CHAIRMAN: It goes without saying
23 we will miss Constantine, his leadership, his
24 expertise, his calm under fire, and I know
25 I will miss him very much.



1 11/2/11 Suffolk Planning Commission

2 COMMISSIONER HOLMES: He's the only
3 professor we ever had.

4 COMMISSIONER ROBERTS: I teach at
5 Columbia Business School.

6 THE CHAIRMAN: Constantine said he
7 will stick around for a few months. That is
8 important to us. The housing summit, the green
9 building effort being launched soon. Glynis is
10 interested in that. Hoping you guys can
11 connect on that. We will miss you.

12 That leads me to the other thing. We
13 have three officerships coming up for next
14 year. One or two appointed nominating and
15 rules committee. We need to look at our
16 bylaws. We did some major revisions last year.
17 We need to take a look at our rules of how we
18 conduct our business. I wanted to ask Diana
19 Weir to be chair of the nominating and rules
20 committee and Constantine as well as Tom
21 McAdam. I look forward to them leading that
22 effort.

23 Under the county charter the rules
24 committee is appointed by the Chair with the
25 blessing of the whole Commission in November of



1 11/2/11 Suffolk Planning Commission
2 each year. They report in January who the
3 recommendations for the officers for the coming
4 year, and our organizational meeting, which is
5 in February, we will elect new officers, adopt
6 our rules for the year, adopt our schedule for
7 the year. We will be sketching out where we
8 want to travel in the county. We have hit all
9 ten towns. I think we should probably keep
10 doing that.

11 Thank you and most importantly,
12 thanks to Constantine for your service and I
13 appreciate the help of the nominating
14 committee. Diana will send out an E-mail to
15 let anybody interested in an officership,
16 interested nominating anyone for an
17 officership, let her know. You can circulate
18 the rules if they have any comments or
19 suggestions. Anything else? If not, if we can
20 grab five minutes, I want to hand out the draft
21 housing agenda and entertain a motion to
22 adjourn.

23 COMMISSIONER HOLMES: So move.

24 COMMISSIONER WEIR: Second.

25 (Time noted: 2:35 p.m.)



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

CERTIFICATION

STATE OF NEW YORK)
)
COUNTY OF SUFFOLK)

SS:

I, JUDI GALLOP, a Notary Public in
and for the State of New York, do hereby
certify:

THAT this is a true and accurate
record of the meeting held by the Suffolk
County Planning Commission on November 2,
2011, as reported by me and transcribed by
me.

Judi Gallop
JUDI GALLOP



E R R A T A

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

I wish to make the following changes, for the following reasons:

PAGE LINE

-----	----	CHANGE:-----
		REASON:-----
-----	----	CHANGE:-----
		REASON:-----
-----	----	CHANGE:-----
		REASON:-----
-----	----	CHANGE:-----
		REASON:-----
-----	----	CHANGE:-----
		REASON:-----
-----	----	CHANGE:-----
		REASON:-----
-----	----	CHANGE:-----
		REASON:-----
-----	----	CHANGE:-----
		REASON:-----

WITNESS' SIGNATURE DATE



<p style="text-align: center;"><u>1</u></p> <p>11 86:2</p> <p>11/2/11 2:1 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 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 62:1 63:1 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 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</p> <p>110 30:5 31:18 41:11 42:19 104:13</p> <p>111 82:6 86:9,11,25 88:22</p> <p>112 17:9</p> <p>12:00 1:8</p> <p>14 30:23 38:25</p> <p>14th 6:12</p> <p>1996 82:12</p> <p>1A 5:4</p> <p>1B 5:7</p> <hr/> <p style="text-align: center;"><u>2</u></p> <p>2 1:7 2:3 5:8 24:10 110:15</p> <p>2:35 109:25</p> <p>2011 1:7 2:3,22 86:2 110:16</p> <p>2020 101:23</p> <p>21 34:6</p> <p>22nd 26:24</p> <p>239 38:25</p>	<p>25A 17:10 82:21</p> <hr/> <p style="text-align: center;"><u>4</u></p> <p>4th 14:7</p> <hr/> <p style="text-align: center;"><u>6</u></p> <p>6 22:19</p> <hr/> <p style="text-align: center;"><u>A</u></p> <p>a.m 11:16</p> <p>A-1 80:8</p> <p>abandon 59:17</p> <p>abandoned 17:11 94:19</p> <p>ability 35:21 38:19 84:16</p> <p>able 22:10,17,18,22 23:2</p> <p>ABLI 8:8</p> <p>absent 35:24</p> <p>abuse 25:9</p> <p>access 24:9 26:11 85:3 103:11,13 104:20,22 105:5,12</p> <p>accomplishments 107:12</p> <p>accordance 34:10 38:24 81:13 93:5</p> <p>according 27:11</p> <p>account 68:6 76:25 77:2</p> <p>accrue 61:14 65:8 68:22,23 70:21</p> <p>accruing 59:23</p> <p>accurate 110:13</p> <p>acknowledge 19:5 47:6</p> <p>acknowledging 98:22</p> <p>acquiring 86:7</p> <p>acre 41:14,17 74:2,4 75:23</p> <p>acreage 102:14</p> <p>acres 30:11 41:19 80:8 101:7 102:15</p> <p>across 11:10 40:14,20</p> <p>acted 29:12</p> <p>Actions 33:23 86:2</p> <p>active 18:25</p> <p>actively 5:14 58:24</p>	<p>activities 4:25 11:20</p> <p>actually 2:15,18 15:2 53:11 59:21 61:14</p> <p>add 66:21 97:24 98:23 99:22</p> <p>added 79:18 96:2</p> <p>adding 62:7 63:21 66:6 68:2 71:21 99:16,20</p> <p>addition 13:24 51:7 52:20 91:14 98:19 100:19 101:8</p> <p>additional 31:16 39:24 75:16,19 101:10</p> <p>address 38:8 44:22 54:7</p> <p>addressing 36:23</p> <p>adds 35:23</p> <p>Adelphi 26:4</p> <p>adequacy 55:19 92:23</p> <p>adjacent 30:5 31:17 41:10 76:14 82:6 83:7 86:9 88:6</p> <p>adjourn 109:22</p> <p>administration 7:25</p> <p>administrative 29:19 30:23 39:2</p> <p>admire 90:21</p> <p>adopt 5:17 68:15 79:15 105:16 109:5,6</p> <p>adopted 5:15 20:9 82:17 94:21 99:4</p> <p>adoption 2:22 79:21</p> <p>Adrienne 1:13 12:17 14:8 18:7 51:15 99:20</p> <p>advisory 92:16</p> <p>advocate 75:18 107:9</p> <p>advocating 14:22 51:19</p> <p>aerial 31:3</p> <p>aesthetically 101:13</p> <p>aesthetics 89:7</p> <p>affordability 32:24 48:14</p> <p>affordable 30:13 34:18 36:16 38:10,13,15,18 39:18 41:18 43:16 44:2 47:23 48:4,8 53:15 60:2 72:20</p> <p>afraid 53:22</p>	<p>afternoon 8:13 9:14 20:9,14</p> <p>agencies 25:11</p> <p>agenda 2:21 29:19 30:2 109:21</p> <p>aging 26:12</p> <p>ago 4:17 5:5 106:2</p> <p>agreement 59:19 60:19 61:4 65:9 66:5,10 68:20,25 69:16 70:2,5</p> <p>agreements 105:12</p> <p>ahead 29:5</p> <p>align 20:7</p> <p>Allegiance 2:8</p> <p>allocated 56:18</p> <p>allow 42:21,23 54:3,16 56:23 64:8 74:7 77:11 106:14</p> <p>allowed 73:7 78:11 79:5</p> <p>allowing 73:17</p> <p>allows 43:7 74:7</p> <p>alone 80:18</p> <p>already 29:5 90:13</p> <p>alterations 8:7</p> <p>altogether 76:19</p> <p>am 40:6 94:12</p> <p>amended 71:21 79:17,21</p> <p>amenities 31:6 65:11 87:3</p> <p>Amityville 41:12 51:4</p> <p>among 68:16</p> <p>amount 43:4 47:8 62:24</p> <p>analysis 33:19,25 35:13 39:11,15 56:5 85:22 86:4 96:6</p> <p>anchor 80:16</p> <p>and/or 54:21</p> <p>ANDREW 1:21</p> <p>Andy 9:11,24 12:6 21:12 40:8,11 51:6 54:24 87:22 100:2 106:18</p> <p>Anecdotally 105:8</p> <p>announce 18:12</p> <p>announced 5:11</p>
--	---	--	--



<p>anybody 22:12 47:12 71:4 109:15</p> <p>anyone 69:9 93:24 97:15,16 98:23 105:22 109:16</p> <p>anything 4:3 44:15 45:6,9 90:25 99:25 100:8 104:14 105:23 109:19</p> <p>apartments 41:13</p> <p>appealing 43:9</p> <p>appeals 30:21 37:4 38:22 101:2 103:2</p> <p>appear 34:2 36:18 81:25 82:15 83:10 101:18 102:4,7</p> <p>appears 31:5 36:14 87:4 104:13</p> <p>Applause 2:19 107:21</p> <p>applicant 30:6 36:15 39:11 47:13 76:10 84:16 85:4 92:17 94:18 99:8</p> <p>applicants 55:25 80:6 88:5 95:10 100:16 103:4</p> <p>applicant's 84:8,23</p> <p>application 14:15 30:4 32:4 37:2 38:21 39:10 47:2 78:10 79:4,7 81:6 91:23 101:14</p> <p>applicatoin 100:14</p> <p>appointed 108:14,24</p> <p>appointments 20:11</p> <p>appreciate 15:9 17:25 63:5 109:13</p> <p>appropriate 15:19 33:10 38:17 39:21 43:22 47:9 61:5,7 74:25 75:4,9 76:3 77:11 82:14 86:21 92:8</p> <p>approval 30:7,15,19 37:8,13,16 59:15 69:3 88:16 100:17 102:20</p> <p>approvals 61:10</p> <p>approximately 30:25 42:2,5 64:20 80:13 81:4,21 94:9 101:6,21</p> <p>architect 4:17</p> <p>area 17:9 32:16 33:12</p>	<p>34:8 35:5,8 38:2,5 42:8,24 43:6,11 46:20 48:20 51:4 73:15 80:12 83:4,6 84:7,21,25 85:6 86:7,13 89:25 94:17 101:22 102:13,14 103:25</p> <p>areas 7:4 34:7 49:12 51:8 60:6 82:25 84:23 100:22,23 101:8</p> <p>aren't 50:10</p> <p>argument 56:6</p> <p>arguments 105:12</p> <p>article 22:12,19 30:23 38:25</p> <p>articulated 79:18 99:20</p> <p>articulating 84:5</p> <p>aside 34:17 38:10,18</p> <p>aspect 32:3</p> <p>aspects 16:16 37:6</p> <p>asphalt 16:10</p> <p>assistance 13:19 35:23 69:8,11,18</p> <p>assisted 6:19</p> <p>associated 35:14,25</p> <p>Association 6:17 8:20</p> <p>assume 50:14</p> <p>assuming 6:2</p> <p>At-Large 1:18</p> <p>atmosphere 89:8</p> <p>attached 33:23 37:23 40:20 72:19,22</p> <p>attempt 88:13</p> <p>attendance 10:3</p> <p>attended 12:4,10 16:5</p> <p>attention 61:12 88:8</p> <p>Attorney 1:19 9:18</p> <p>attributed 38:4</p> <p>audio 28:25</p> <p>August 2:22 3:6,12 7:2</p> <p>authority 11:9</p> <p>authorize 28:24</p> <p>availability 38:14</p> <p>available 20:19,20</p>	<p>39:23 71:12</p> <p>average 35:9</p> <p>aware 39:15 87:19</p> <p>away 29:13</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>Babylon 29:21 30:3,6 32:18 33:14,17 34:20 35:3 38:11 39:8 40:5 50:21 51:19 55:17 58:19,21 74:13,19 75:4,8</p> <p>background 42:6 57:4</p> <p>bad 46:23</p> <p>bank 80:11,17 95:25</p> <p>banked 91:14 92:13 95:19,20,24 98:18</p> <p>bar 28:17</p> <p>Barbara 1:17 65:14</p> <p>bargain 70:21</p> <p>Barnes 104:25</p> <p>barometer 78:7</p> <p>Barrens 86:18 88:20 94:23 95:2,5,7</p> <p>base 5:20 83:19</p> <p>based 77:21 91:19</p> <p>basin 103:18</p> <p>basins 101:3,7 104:6</p> <p>basis 16:19</p> <p>beach 18:23</p> <p>beaches 23:5</p> <p>beat 93:11</p> <p>became 107:14</p> <p>become 105:7</p> <p>bed 23:13</p> <p>begin 24:5</p> <p>beginning 19:16</p> <p>begins 69:5</p> <p>behalf 12:5 14:15,19</p> <p>behind 39:23 44:18 49:8 55:24</p> <p>belief 32:14 102:16</p> <p>believe 4:22 29:14 40:24 73:16 89:14</p> <p>believes 32:7 33:13</p>	<p>73:3 77:11 78:12 79:6 83:15</p> <p>benchmark 94:25 95:7</p> <p>benefit 60:23 70:16 73:19 75:13 78:12 102:17</p> <p>benefits 59:22,24 61:13 65:7 68:21,22 69:2,10,15,17 70:3,21 77:10 79:6 88:4</p> <p>benign 49:18</p> <p>Berry 1:18 2:12,18 4:14 52:16 56:15,20 57:9 65:22 67:5 68:10 71:3 90:20 94:4 95:14 97:21,23 98:6,13 100:9,10</p> <p>Berry's 97:10</p> <p>best 26:19 47:3 103:3</p> <p>better 10:24 43:10 50:24 53:12,16 59:17 60:24 66:15 72:19 99:8</p> <p>beyond 59:5,6 73:25</p> <p>bill 7:2</p> <p>bioswales 93:15 97:8</p> <p>bipartisan 23:21</p> <p>bit 25:15 43:3 61:24 95:25 96:12,16</p> <p>blessing 108:25</p> <p>blight 26:22</p> <p>blighted 76:13</p> <p>blind 41:9</p> <p>blocking 103:11</p> <p>Bloomberg's 106:9</p> <p>blue 21:23 41:7</p> <p>board 6:7 10:7 30:7,21 37:3 38:22 68:17 72:10,11 77:11 78:12 79:6 82:18 100:18 101:2 102:25 107:7</p> <p>boards 17:23</p> <p>Board's 77:3</p> <p>boardwalk 16:8</p> <p>Bob 26:3</p> <p>bodies 22:22</p> <p>body 15:11 23:2</p>
--	---	---	--



<p>bonus 76:11</p> <p>born 4:10</p> <p>bothers 54:11</p> <p>bottom 46:20 97:2</p> <p>boulevard 81:19</p> <p>boundary 94:16</p> <p>box 83:2 93:2</p> <p>break 39:25 49:2</p> <p>breakdown 40:3</p> <p>breaking 44:17 57:12</p> <p>brief 3:6</p> <p>briefly 21:18</p> <p>brightening 51:14</p> <p>bring 4:24 51:11 61:11 86:12</p> <p>brings 22:11</p> <p>Broad 103:24</p> <p>Broadway 30:6 33:9 39:25</p> <p>broken 44:6 49:16</p> <p>Brookhaven 1:16 8:11 9:12,20 13:9 14:16 16:10 17:7 21:23 80:4,25 82:12,18 83:13 85:19 89:3 94:23 99:3</p> <p>brought 23:23 29:12</p> <p>brown 90:22</p> <p>brush 76:6</p> <p>budget 14:24 19:21,23,25 20:18 22:11,16 23:5,13</p> <p>buffer 87:4,5</p> <p>buffering 83:6</p> <p>build 12:2</p> <p>building 8:6 14:12 47:25 48:2 91:9 103:17,25 108:9</p> <p>buildings 7:11 27:9,11 48:22 49:2,3,6 80:15,20,22 92:15,18</p> <p>built 27:11 38:9 52:13 57:22 58:2 60:3 69:4,6</p> <p>bump 87:9 104:3</p> <p>bunch 54:23 55:20</p>	<p>65:2,4,25</p> <p>business 2:9 9:2 22:9 31:16 37:10 80:8,9 108:5,18</p> <p>businesses 84:15</p> <p>bylaws 10:13 108:16</p> <hr/> <p style="text-align: center;">C</p> <hr/> <p>C2 17:5</p> <p>Cablevision 21:5</p> <p>calculated 50:20</p> <p>calm 107:24</p> <p>Calone 1:13 12:3 13:25 14:20</p> <p>cameras 21:7</p> <p>campus 48:18</p> <p>capacity 89:19,20</p> <p>card 3:20</p> <p>care 25:2,12 26:12</p> <p>carefully 54:5,22</p> <p>CARL 1:14</p> <p>Carla 13:21</p> <p>cars 54:6</p> <p>carving 56:14</p> <p>case 42:16 61:5 72:12 74:9</p> <p>Casey 1:15 8:9 9:4 44:16 49:7 57:20 58:10 62:17 64:12,22,25 66:14 104:10,11,23 105:15</p> <p>Catalano 3:2</p> <p>catch 9:7</p> <p>category 24:18</p> <p>caught 3:17</p> <p>cent 28:14</p> <p>center 64:20 80:6,11,15 81:11,17,18 84:20 102:2 104:24,25</p> <p>centers 85:3</p> <p>Central 88:19</p> <p>certain 60:15</p> <p>certainly 71:24</p> <p>certification 8:3 110:2</p> <p>certify 110:11</p>	<p>cetera 61:2</p> <p>chair 4:7 27:24 106:12,13 108:19,24</p> <p>chairman 1:13 2:2,13,14,20 3:11 4:2 12:2 13:25 14:10,20 15:4 19:5 23:24 25:18 27:18 29:18 40:4,5,10 42:7 44:8,14 45:21 46:19 49:15 50:17 51:14 54:23 56:9,19 57:3,18 60:13 61:21,23 62:22 63:15 64:17 65:5 66:16 67:7,15,19,24 68:12,18,24 69:10,25 70:14 71:6,16 73:6,11 74:10 77:5 78:8,18,25 79:23 84:4,12 87:11,15 89:3,12,18 90:16 91:16,21 92:7,19 93:21 94:8,21 95:14,22 96:3,15 97:15,22 98:7,20 99:19 100:4,8 104:9 105:14,18,21,23 107:22 108:6</p> <p>chairs 63:20</p> <p>challenges 25:16</p> <p>chance 4:15,19 19:11 37:6</p> <p>change 16:14 24:24,25 30:7 33:5,10,13 37:9 63:16 78:25 79:11,12 80:7 83:9 87:13,17 90:24 91:18,20 92:14,17 93:25 96:11 106:4 107:2 111:6,8,10,12,14,16,1 8,20</p> <p>changed 63:18 92:15</p> <p>changes 10:14 25:5 111:2</p> <p>changing 10:18 24:23 25:3,4 59:6 66:12 89:20</p> <p>chapters 13:17</p> <p>character 31:10,11 32:12,15</p> <p>charming 53:24</p> <p>charter 10:9 108:23</p> <p>CHARTRAND 1:17 43:24 57:17 79:22</p>	<p>chat 56:11</p> <p>chatting 2:24</p> <p>Chief 1:21</p> <p>children 46:18</p> <p>choice 45:4</p> <p>choices 33:2</p> <p>circulate 68:16 69:19 109:17</p> <p>circulated 95:8</p> <p>circulation 40:18 101:10</p> <p>circumstance 74:16</p> <p>circumstances 39:9 47:10 72:25 73:13</p> <p>citizen 31:14,20,21 33:7 35:11 38:3,5 41:21 72:23,24 73:5,8</p> <p>City 8:5</p> <p>civic 17:8 26:23</p> <p>clean 54:21</p> <p>clear 20:2 57:6</p> <p>clearing 95:6</p> <p>close 4:6 23:6 95:13 106:13</p> <p>club 18:23</p> <p>clustered 94:10</p> <p>code 6:4,6,13 9:15 11:2 28:4,11 30:23 35:3 39:2 74:5 75:11 77:9 78:11,13 79:5,8</p> <p>codes 28:8</p> <p>cohort 2:21</p> <p>co-host 8:21</p> <p>coliform 23:8</p> <p>collaborative 25:8</p> <p>colleague 21:22 51:3</p> <p>colleagues 20:4</p> <p>color 41:3,9</p> <p>colors 41:8</p> <p>Columbia 108:5</p> <p>combine 94:19</p> <p>combined 52:25</p> <p>comes 17:12 47:18 63:22 65:17 74:8 96:19 99:15 100:14</p>
--	--	--	---



<p>coming 19:3 25:3 28:18 45:7 59:9 95:10 108:13 109:3</p> <p>comment 4:5 39:21 43:22 49:15,17,23 55:6 56:3 61:18,20 63:22 66:22 67:25 68:4 70:19 72:2 88:22 97:25 98:4 99:11,17,22,23 103:2,9 105:2</p> <p>commentaries 82:18</p> <p>comments 11:22 37:18 39:6 42:8 43:23 52:17 55:2 66:4,6 70:25 71:19,21 79:10,13,17,18 87:17 88:17 90:5 91:5 93:24 94:2 99:8,25 100:4 102:21 105:14 109:18</p> <p>commercial 8:4,7 17:5 18:22 42:23 44:17 46:25 48:17 64:7 80:10,15 81:11,17 82:21 85:2 89:22,25 95:3 101:25 106:15</p> <p>commission 1:4 2:1,4,11,19 3:1 4:1 5:1,2 6:1 7:1,8 8:1,22 9:1 10:1,10,12,21 11:1,10,21 12:1,6 13:1,5 14:1,21 15:1,10 16:1,6,13 17:1 18:1,2 19:1,7 20:1 21:1,24 22:1 23:1 24:1 25:1 26:1 27:1,16 28:1 29:1 30:1,22 31:1 32:1 33:1,16,21 34:1,15 35:1 36:1,2,8,17 37:1,5 38:1,7,16,24 39:1,5,7,14 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1,17,25 52:1 53:1 54:1 55:1,5,18,22 56:1,5 57:1 58:1 59:1 60:1 61:1 62:1 63:1,24 64:1 65:1,15,17 66:1,23,25 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1,12 75:1 76:1,11 77:1,2,23 78:1,9 79:1,3,19 80:1 81:1 82:1 83:1 84:1 85:1,18,24 86:1 87:1 88:1,2,25 89:1 90:1</p>	<p>91:1 92:1 93:1 94:1,25 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1,10 103:1,5 104:1 105:1 106:1,2,11 107:1,5,14,15 108:1,25 109:1 110:15</p> <p>commissioner 2:12,17,25 3:23 5:19 8:23 9:3 11:25 14:25 20:3,13 23:25 26:2 28:19,22 29:9,24 31:23 40:8 43:24 44:16,21 45:10,19,24 46:2,11,15 47:11 49:7,10,25 50:4,5,24 52:16 56:15,20,25 57:9,16,20 58:10 59:2 61:8,17,19 62:12,14,17,20 63:5,21,25 64:12,22,25 65:21 66:9,14 67:5,9,10,12,13,17 68:10 69:12,21,23 70:9 71:3 73:10 75:12 76:4 77:17 78:16,23 79:20,22 80:2 85:7 89:11 90:6,10,12,18,20 92:25 93:10 94:4 95:14 96:7,13,24 97:7,9,10,19,20,22,23 98:5,6,11,13 99:6 100:2,9,10 104:10,11,23 105:15,17,20,25 108:2,4 109:23,24</p> <p>commissioners 6:18 8:9 9:3 20:5,12 21:2 22:3 50:6</p> <p>Commission's 46:5 66:19 102:18</p> <p>committee 7:3 10:11,16 13:12 14:6 27:7 78:19 108:15,20,24 109:14</p> <p>community 18:25 26:7 31:9,11 32:11,13 36:22 48:6 59:20 60:18 61:4 70:22 73:19 79:6 82:23 83:7 98:16 101:19</p> <p>compare 50:3</p> <p>compared 62:5 102:12</p>	<p>comparing 51:24</p> <p>comparison 35:4</p> <p>compatibility 31:9 32:11</p> <p>compatible 32:14 33:14</p> <p>compelling 62:15</p> <p>compensated 54:4</p> <p>compensation 53:21</p> <p>complete 74:17</p> <p>completing 5:8</p> <p>complex 41:15,17</p> <p>component 30:13,17,19 33:4 58:11 80:20,23 104:13</p> <p>comprehensive 4:25 7:6 13:16,23 32:17,19 33:15 82:16 101:24 102:5</p> <p>conceivably 86:18</p> <p>concept 55:25 68:16</p> <p>conception 96:12</p> <p>conceptual 83:10 91:19,25 92:5 93:11 98:8 99:10</p> <p>conceptualized 99:16,17</p> <p>concern 58:5 59:11,14 69:4 76:5 83:12 84:19 100:5,6</p> <p>concerned 53:10 62:23 71:4 92:8,20 96:11</p> <p>concerns 38:9 71:15 82:3 92:23 101:20</p> <p>concert 33:17 85:20</p> <p>concluded 84:24</p> <p>condition 56:13 61:18 65:10</p> <p>conditions 32:9 34:13 35:14,15,25 39:10 40:13 61:10 75:17</p> <p>conduct 108:18</p> <p>conducted 82:17</p> <p>conference 5:11 14:13</p> <p>configuration 36:10</p> <p>confined 48:24</p> <p>confirmation 2:17</p>	<p>confirmed 4:16</p> <p>conformance 33:20 83:10 85:23 87:25 102:23</p> <p>confused 56:25</p> <p>confusing 71:23</p> <p>congratulate 21:11</p> <p>congratulations 9:24 10:4 21:12</p> <p>conjunction 16:9</p> <p>connect 35:20 101:15 108:11</p> <p>connected 81:8</p> <p>connection 34:21</p> <p>connections 87:3</p> <p>connectivity 88:6</p> <p>Connie 21:22</p> <p>consent 35:17 42:14</p> <p>consequence 11:12</p> <p>consider 39:17 43:21 53:9 55:5 57:10 62:9,23 63:2 65:19 68:13 86:21 97:12,14 98:2</p> <p>consideration 37:8 101:18 102:9</p> <p>considerations 31:8 33:17 36:16 71:2 81:25 82:22 85:4,18 88:15 102:6</p> <p>consist 73:11</p> <p>consistent 37:21 72:5,14 73:4,5 74:4 75:11 82:15 100:25 102:4 103:14,21</p> <p>consistently 83:12</p> <p>consisting 33:7</p> <p>Constantine 107:23 108:6,20 109:12</p> <p>construct 20:18 36:6 81:9</p> <p>construction 30:8,16 62:4 100:23 104:19 105:6</p> <p>consult 66:18 93:22</p> <p>consultant 84:24 85:21</p> <p>consultants 52:4,11</p>
---	--	--	--



<p>contends 83:18 84:17</p> <p>contention 39:12 84:9</p> <p>contents 102:9</p> <p>context 83:7</p> <p>continue 12:19 18:18</p> <p>continues 7:14,19,25</p> <p>continuing 13:4,15 27:23</p> <p>convenience 32:12</p> <p>conversation 13:6 24:5,6</p> <p>conversion 84:18</p> <p>converted 80:17 104:7</p> <p>conveyed 34:5</p> <p>cooling 18:15</p> <p>cooperation 107:10</p> <p>coordinating 8:25 43:18</p> <p>coordination 12:7</p> <p>copy 19:10 27:15,17</p> <p>core 55:10</p> <p>corner 26:19 64:18 103:19,20</p> <p>correct 73:9 91:20</p> <p>corresponds 7:6</p> <p>corridor 39:25 42:19 46:24 82:6,21 88:21 101:25</p> <p>cost 35:23</p> <p>costs 67:6</p> <p>council 11:6 14:18 27:23</p> <p>counsel 29:5,13</p> <p>counting 9:5</p> <p>country 9:22 18:23 60:7</p> <p>counts 23:8</p> <p>county 1:4,19 2:3,16 3:15 6:3,22 7:5,23,24 8:17 10:9,21 11:10 14:14 15:5,12 19:13 26:17 30:23 33:16,20,25 34:6,15 35:18 36:2,7,17 38:23 39:2,14 42:5 78:8 79:2 81:14 82:6,7 85:17,23 86:3,7,9,10,13,14,24, 25 87:25 88:20,21,24</p>	<p>89:15 102:10 103:5 106:4 107:8,20 108:23 109:8 110:6,15</p> <p>couple 4:7 5:22 11:25 13:17 47:11 50:10 52:19 53:17 65:5 85:11 105:9 107:19</p> <p>coupled 35:22</p> <p>course 4:13 27:16</p> <p>court 3:3 29:2</p> <p>covenants 60:16 61:10</p> <p>cover 21:6 65:25</p> <p>covering 60:19</p> <p>cram 59:16</p> <p>create 17:4 39:24 40:3</p> <p>creation 81:17</p> <p>credits 54:14</p> <p>Creek 17:21</p> <p>criteria 7:4</p> <p>critical 42:19</p> <p>cross 103:11,13 104:19,21 105:4,12</p> <p>crucial 38:15</p> <p>crunching 23:14</p> <p>Crystal 41:17</p> <p>cumulative 71:18</p> <p>curious 64:12</p> <p>current 7:24 34:23 36:13</p> <p>currently 17:2 30:24 75:2</p> <p>cut 52:24 53:20</p> <p>cuts 22:15</p> <p>cutting 21:24 54:8</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>Dan 106:18</p> <p>DANIEL 1:21</p> <p>date 27:20 39:5 111:24</p> <p>dated 86:2</p> <p>David 1:13 78:24</p> <p>day 18:6,19 19:2 49:21 51:15 52:12 89:23</p> <p>days 5:22 19:18 28:23</p>	<p>day-to-day 16:19</p> <p>de 96:17</p> <p>deal 18:6 24:8,24 48:23</p> <p>dealing 18:10</p> <p>debate 12:14,15</p> <p>DEC 17:20</p> <p>December 6:16</p> <p>decide 89:24</p> <p>decision 20:20 78:15 79:9</p> <p>decisions 15:9 59:6 106:20</p> <p>deck 63:20 104:4</p> <p>decrease 54:14</p> <p>decree 42:14</p> <p>deed 61:9</p> <p>default 26:18</p> <p>define 60:22</p> <p>definitely 26:8 63:9</p> <p>definitions 25:2</p> <p>definitive 23:19 67:2</p> <p>DEIS 77:25</p> <p>deliberate 36:9 37:6 55:19</p> <p>deliberated 39:5</p> <p>deliberations 73:24</p> <p>delighted 51:12</p> <p>delivered 65:11</p> <p>deliveries 53:6</p> <p>delivery 24:23 25:2</p> <p>demographic 25:5</p> <p>demolition 69:5</p> <p>demonstrate 48:13</p> <p>Dennison 14:12</p> <p>dense 43:8 72:7,8 76:19,22 77:8</p> <p>densities 35:6,7 38:2 41:11</p> <p>density 33:6,11 35:3,9,10,16 36:3,9 37:21,23 38:4 41:4 42:25 53:17 54:13,14,17,19 55:23,24 60:2 72:6 73:17 74:7,9,18</p>	<p>75:2,3,9,16,19 76:3,11,15 77:12 78:9 79:3,7</p> <p>dent 45:6</p> <p>department 1:19 12:20,22 13:3 14:13,23 15:12 16:24 20:17 22:3,5,13,14,18 23:7 35:18 81:14 83:11 84:20 85:19</p> <p>departments 20:6,9</p> <p>Deputy 1:21</p> <p>design 7:10 9:10 81:19 86:21 90:21 91:10 103:7</p> <p>designations 31:15</p> <p>designed 9:16 88:13</p> <p>desire 82:20</p> <p>details 23:11 58:17,19</p> <p>determination 77:14</p> <p>develop 32:22 53:2 80:10 84:16 85:6 88:9</p> <p>developed 30:25 56:17 57:15 89:14 101:8</p> <p>developer 42:18 43:13 47:6,18 49:22 52:4 59:14,19,21 60:15,20 61:3 62:8,25 65:18 66:18 68:12,19 69:3,14,24 72:25 75:25 77:16 87:19 89:23 97:11 98:2</p> <p>developers 52:11 59:25</p> <p>development 7:5 12:21 14:18 27:22 34:19,25 36:18 37:16 38:14 40:15,16 48:11 50:2 51:7 54:13 55:11 57:11 59:4,10,23 60:14,18 61:4,6,14,16 62:3 65:8 68:5,7,14,21,23 69:16 70:3 81:7,11,18 82:4,5 85:2 87:24 101:15</p> <p>developments 9:16 60:10 68:7</p> <p>deviate 74:13</p> <p>DGEIS 50:18</p> <p>diagonal 31:25</p> <p>Diana 1:14 108:18</p>
---	--	---	---



109:14 different 20:6 28:8 72:21 74:15,20 75:6 98:14 differentiation 96:20 difficult 15:8 19:25 22:8 diligently 6:11 13:17 dime 16:7 directed 66:18 directing 77:21 direction 27:14 Director 1:20,21 7:2,12 10:16 14:11 15:3,20 41:2,23 58:20 directors 7:17 12:12 Director's 11:23 disagree 51:2 disagreement 65:20 disappointed 17:9 discharge 81:12 discretion 77:3 discretionary 95:12 discuss 10:14 discussion 52:18 95:8 disenchanted 106:25 disparities 24:8 displaced 38:12 39:19 44:25 47:13 53:11 54:21 55:7 57:23 58:3 70:24 displacement 36:23 70:11 distinct 70:23 distinction 72:18 distribute 69:15 distribution 28:3 district 9:18 17:5,17 19:8 31:13 33:6 34:6 47:18 districts 18:22 document 24:4 documents 82:19 94:17 99:3 dollars 24:16 48:12 done 15:15 23:22 42:17	43:6 44:10 52:15 53:13 55:9 57:5 66:13 77:25 103:10 107:6 door 48:12 Dougherty 5:20 downtown 49:12 Dr 26:3 draft 3:9 5:4,5 8:10 9:10 68:16 109:20 drafted 29:14 drafting 6:6 draw 29:6 drinking 22:6 driven 90:6 driver 25:22 drum 93:11 due 85:11 dull 18:19 duly 2:12 during 14:24 <hr/> E <hr/> earlier 3:9 4:25 68:7,11,14 early 8:19 13:14 23:17 easier 62:18 easily 22:2 east 1:14 4:17 6:4,7,8,10,16 26:10 31:24 86:8 106:10 economic 12:20 14:18 24:16,21 25:16 27:22 economics 75:21 77:2 economy 25:22 Editor-in-Chief 2:24 educated 59:8 education 27:22 EEE 27:6 efficiency 27:5,8 34:16 51:19 88:3,10 102:19 106:16 efficient 7:11 effort 5:10 6:22 8:7 9:5,19 39:22 51:16 108:9,22	efforts 36:15 eight 20:14,25 21:3 46:17 50:15 81:22 94:15 96:14 104:2 eight-thirty 21:3 either 43:15 45:23 57:12 elect 109:5 elected 5:12 6:14 7:18 10:6 elegant 65:12 element 38:15 83:2 elements 34:25 86:21 87:24 103:7 Eleven 100:11 eleven-thirty 11:16 eliminate 36:19 eliminating 8:5 else 44:15 71:4 99:25 100:8 105:23 109:19 elsewhere 54:14,19 71:17 96:4 E-mail 109:14 embraces 7:23 emphasizing 68:6 employer 25:23 employment 24:16 encourage 47:23 62:25 91:10 encouraging 52:8 energy 7:11 13:18 18:16 27:4,8,21 34:16 51:19 88:2,10 102:19 106:15 enhance 16:11,20 17:20 enhances 86:23 enter 68:19 69:14 entered 60:19 entertain 79:14 109:21 entire 12:6 14:19 65:8 68:23 69:16 enumerate 78:14 79:8 environment 18:18 22:7 32:13 36:20 85:20 101:13 environmental 13:8 34:3 42:12,22 43:5	47:16 73:14 environmentally 46:22 equation 54:22 equity 38:8 46:25 equivalent 69:22 errors 3:7 E's 27:21 especially 12:17 54:17 102:18 Esposito 1:13 2:5 3:23 14:25 31:23 45:10 46:2,15 50:4,24 62:20 67:10 69:12,21 77:17 89:11 90:10,18 93:10 96:7,13,24 97:7 99:6 100:2 ESQ 1:19 established 37:21 72:5 estate 48:10 estimate 46:16 estimates 50:6 et 61:2 evaluate 99:15 evaluation 77:19 event 8:25 10:2 12:4,7 everybody 16:3 21:10 everyone 9:25 47:3 58:25 everything 16:18 evident 107:12 evolution 36:14 evolving 45:13 exact 35:7 76:15 examiner 22:25 Examiner's 22:21 example 11:2 exceed 35:3 except 54:2 exception 29:3 35:10 excess 78:13 79:7 excessive 50:8 exchange 59:25 69:3 excited 4:18 6:3 28:4 executive 7:23,24 15:5
--	--	--	--



<p>executive's 2:16</p> <p>exist 82:9 84:25 101:3</p> <p>existing 31:10 32:15 34:13 35:15 39:9 40:13 67:8 75:17 81:8 83:21 84:9 89:7 94:2 101:15 102:13</p> <p>exists 70:4 103:16</p> <p>expand 16:10</p> <p>expansion 100:13 102:2,11</p> <p>expect 107:3</p> <p>expenses 47:9</p> <p>expertise 107:17,24</p> <p>explained 37:25</p> <p>Expressway 86:11</p> <p>extend 12:5</p> <p>extension 86:10</p> <p>extent 68:4</p> <p>extenuating 35:14 39:8 72:25 73:12</p> <p>extra 90:25</p> <p>eye 49:9 71:18 92:9 96:18</p> <p>eyes 90:20</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>face 21:6 52:2</p> <p>faces 16:3</p> <p>facility 81:9 101:16</p> <p>fact 35:16 71:25</p> <p>factors 85:4</p> <p>familiar 16:3</p> <p>families 32:25 50:10 51:5 54:20</p> <p>fantastic 106:23 107:16</p> <p>Farrell 8:10</p> <p>favor 79:23 100:10 105:18</p> <p>fearless 107:3</p> <p>February 8:19 106:12 109:5</p> <p>federal 25:3</p> <p>Federation 10:2 12:4</p> <p>feedback 15:10</p>	<p>feel 48:18 75:5 97:15</p> <p>feeling 97:17</p> <p>feels 85:5</p> <p>feet 30:9 40:2 51:10 57:8 75:23 80:14,24 83:4 87:10 93:5,8,9 100:20 104:2,4</p> <p>fellow 18:3</p> <p>fence 103:10</p> <p>fenced 104:18</p> <p>fencing 105:6,10</p> <p>ferry 18:21</p> <p>field 90:22</p> <p>fifteen 73:25</p> <p>fifty 30:18 45:2 50:21 57:8,24 75:23 93:8</p> <p>fifty-eight 80:14</p> <p>figure 42:18 50:12</p> <p>filled 104:6</p> <p>final 6:11</p> <p>finalize 23:15</p> <p>finally 3:8</p> <p>financial 39:11,15 45:14 54:15 56:4 58:11</p> <p>financing 6:24 7:4</p> <p>finding 78:2,5</p> <p>findings 102:24</p> <p>fine 3:25 52:21 96:15 99:13</p> <p>finish 106:14</p> <p>finishing 5:6</p> <p>Finn 1:16 8:9 12:18 47:11 49:10 61:19 63:25 67:13,17 70:9 75:12 76:4 105:20</p> <p>fire 107:24</p> <p>first 2:9,21 4:8,12 5:3 8:14 11:15 12:7,11,25 20:12 29:19,23,25 30:17 31:11 37:19 38:12 48:2,16 49:25 51:2,23 52:16,20 53:13 55:9 57:22,23 61:15 62:9 63:3,17 66:11 69:4 71:22 72:3 88:18</p> <p>Fisher 15:17</p>	<p>five 3:3 7:22 18:13 30:9,16 31:2 37:14,15 44:11 48:2 52:21 56:14 87:10 100:4 101:6,21 109:20</p> <p>fix 23:4</p> <p>fixes 104:5</p> <p>flag 87:16</p> <p>flagging 52:9</p> <p>fleshed 87:18</p> <p>flexibility 48:21</p> <p>floor 14:12 80:12,21 83:4 101:22 102:13</p> <p>fluctuates 50:20</p> <p>folks 5:21 10:5,6,7 15:15 16:18 55:7</p> <p>folkScan 13:2</p> <p>food 27:22 28:3</p> <p>footprint 49:4 92:16</p> <p>footprints 48:23</p> <p>force 27:6 74:21,23</p> <p>forces 5:9 9:9</p> <p>Foremost 35:16</p> <p>forget 100:3</p> <p>forgo 54:19</p> <p>form 33:5 82:8</p> <p>formal 96:21 99:4</p> <p>formulated 33:25 86:4</p> <p>forth 55:25</p> <p>fortunate 106:7</p> <p>forty 42:5 104:4</p> <p>forty-eight 57:7</p> <p>forty-five 30:8 40:2</p> <p>forty-three 53:19 54:8</p> <p>forward 4:21 8:2 10:19 15:12 35:13 43:25 63:19 93:19 108:21</p> <p>fourteen 18:23</p> <p>fourth 14:12 103:8</p> <p>four-thirty 20:14</p> <p>FRELENG 1:21 21:15 29:22,25 32:2 40:13 41:6 44:4,13 45:12 50:19 55:2 57:6 58:8,16 64:15,19,24 65:3 67:20 68:15</p>	<p>69:14 71:11 72:15 73:9,22 75:10,20 76:20 78:4,20 80:3 84:6,14 85:9 87:13,23 89:16 90:15 91:18,25 92:11 93:4 94:14,24 95:17,23 96:5,10 97:5 100:14 104:17 105:2</p> <p>frequently 87:15</p> <p>Friday 13:6</p> <p>friend 19:6</p> <p>friendly 40:3 101:12</p> <p>Fritz 8:11</p> <p>front 49:4,13 52:23 56:16,22 61:15 63:24 103:17,25</p> <p>Frontier 29:20 30:3</p> <p>frontloading 63:4</p> <p>fruition 75:18</p> <p>full 2:18,21</p> <p>fully 65:11</p> <p>functional 92:13</p> <p>functionality 20:19</p> <p>functions 16:4</p> <p>fundamental 57:3</p> <p>funding 11:7</p> <p>funeral 22:22</p> <p>future 7:9 44:12 66:24 69:5 71:7 82:10 88:9 91:6,12 92:14</p> <p>FYI 15:6</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>GABRIELSEN 1:14 44:21 45:19,24 46:11 61:17</p> <p>gadfly 19:20</p> <p>GALLOP 110:9,21</p> <p>Garant 4:20 15:21 16:2 26:23</p> <p>gate 17:12</p> <p>gateway 17:14</p> <p>general 5:6 31:7 32:21 38:25 81:24 101:17</p> <p>generalized 99:16</p> <p>generally 104:14</p>
--	---	---	--



<p>generated 34:5</p> <p>generation 72:21</p> <p>generic 16:15 33:2</p> <p>germane 60:17</p> <p>Germano 3:20,21,25</p> <p>gets 60:4</p> <p>getting 9:15 11:4 19:21 27:17 57:25 58:3</p> <p>given 53:21 59:25 60:15 61:5 69:8 74:16 90:25 102:8 106:19</p> <p>giving 59:25</p> <p>Glynis 1:18 2:11 4:14 14:8 108:9</p> <p>goal 6:15 10:23 48:9</p> <p>government 18:3 25:4</p> <p>grab 9:6 109:20</p> <p>grant 17:19</p> <p>granted 101:2 102:24</p> <p>graphic 83:24</p> <p>gray 90:22 103:25</p> <p>great 10:2 19:7,9,22 24:4,8,24 32:2 106:23,25 107:3</p> <p>greater 39:22 63:3 77:19 78:10 79:4</p> <p>green 16:11 27:5,8,12 28:6,7 39:24 53:4,24 54:2 56:18,24 57:14 61:2 90:21 93:13,16,23 97:3,4,6 108:8</p> <p>Greenbelt 82:9 88:8 95:21</p> <p>greenway 91:7</p> <p>grew 51:3</p> <p>gross 80:12 83:4 102:13</p> <p>ground 67:18</p> <p>group 19:24 23:21 26:25</p> <p>groups 8:8 17:8</p> <p>Grow 6:21</p> <p>growing 26:6</p> <p>growth 83:22 84:11,13</p> <p>guaranteed 68:22,23</p> <p>guarantees 60:15</p>	<p>guess 29:4 51:24 60:21 64:6 95:11</p> <p>guest 11:24</p> <p>guidebook 102:10,18 103:6</p> <p>guideline 33:16 85:18</p> <p>guidelines 10:15,19 13:5,12 28:11 33:21 36:18 51:25 52:5 65:25 66:19 85:24 88:2 93:18,22 95:2,6</p> <p>GULIZIO 1:21</p> <p>Guy 3:20</p> <p>guys 19:4 108:10</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>half 11:18 14:2 15:24 85:10</p> <p>Hall 1:5 6:13</p> <p>Hallock 26:16</p> <p>Halpern 21:5</p> <p>Hamlet 83:19</p> <p>Hampton 1:14</p> <p>hand 79:24 109:20</p> <p>hands 79:24 100:11 105:19</p> <p>happen 9:23 43:7 63:14</p> <p>happened 99:5</p> <p>happens 15:16 70:22</p> <p>happy 15:5 18:12 27:3 50:25 51:5</p> <p>harbor 18:12,19</p> <p>harborfront 16:17</p> <p>hard 23:4 31:18 55:6 57:19 83:24</p> <p>harmful 99:18</p> <p>haSConsidered 34:16</p> <p>hate 47:12</p> <p>Hauppauge 11:14 19:8 23:17</p> <p>haven't 23:12 24:13 99:4</p> <p>having 6:11 11:6,8 26:11 28:25 29:3 47:4,5 53:22 54:13 90:6</p>	<p>hazard 76:8</p> <p>heading 7:3 85:11</p> <p>headland 82:8</p> <p>headlands 86:20</p> <p>heads 98:24</p> <p>health 21:9 22:3,4,14,17 23:7 24:8,9,17,19,23 25:2,10,12,20 26:5,8,12 32:9 35:18 46:23 76:8 81:14</p> <p>hear 63:12</p> <p>heard 65:6</p> <p>hearing 4:22 63:15 96:19</p> <p>held 110:14</p> <p>help 13:22 14:4 18:14 27:3 28:23 42:10 44:19 109:13</p> <p>helpful 40:12 50:11,14 52:3</p> <p>hereby 110:10</p> <p>He's 107:6 108:2</p> <p>hesitant 94:24</p> <p>high 4:12 33:11 53:20 106:24</p> <p>higher 33:6 35:9 38:2,4 54:17 74:7,9,18 75:2 92:15</p> <p>highest 10:3 12:4</p> <p>highlight 15:23</p> <p>highlighting 107:8</p> <p>highlights 59:8</p> <p>highly 12:13</p> <p>highway 32:23</p> <p>hit 109:8</p> <p>holding 86:14</p> <p>holes 23:5</p> <p>Hollow 103:24</p> <p>Holmes 1:15 2:25 5:19 6:18 28:19,22 29:9 49:25 50:5 56:25 62:14 69:23 73:10 78:16,23 79:20 90:6 97:9,19,22 98:5,11 108:2 109:23</p> <p>home 31:4,7 35:17 36:21 40:23,25 41:24,25 42:4 46:3</p>	<p>47:13 48:9 50:7,13 69:9 70:11 89:8</p> <p>homes 27:5 28:7 46:7 50:9,11,20 58:5,12,13</p> <p>honest 59:24</p> <p>honor 107:20</p> <p>hope 3:4 4:19 5:16 9:20 11:9 19:17 35:25 59:3</p> <p>hopefully 10:20 19:3 96:5</p> <p>hopes 106:24</p> <p>hoping 106:3 108:10</p> <p>hopscotchs 86:17</p> <p>Horizons 101:23</p> <p>Horsley'SCommittee 27:21</p> <p>hospital 4:11</p> <p>hospitals 18:22</p> <p>host 8:18</p> <p>hosted 18:8</p> <p>hosting 4:21 15:21</p> <p>hour 11:18 107:5</p> <p>hours 18:9</p> <p>house 34:8 51:9</p> <p>household 44:24</p> <p>houses 53:15 68:10 69:7</p> <p>housing 7:10 8:16,18,22 12:21 13:18,24 30:13,18 32:24,25 34:18,21 36:16 38:11 39:18 41:3 42:24 43:14,17 44:2 45:4,13 47:5,22 50:22 51:8 58:2,18,22 59:12 60:2 62:19 63:4 65:16 66:13 67:2,3,8 68:6,13 69:6 106:14 108:8 109:21</p> <p>Hub 14:17</p> <p>hundred 10:3 21:13,15,17 30:10,25 34:17 41:12 44:22 46:17 48:2,8 50:15 64:8 80:13,18,23 100:24</p> <p>Huntington 1:15 100:15,18 101:23 102:25 104:9</p>
--	--	---	--



<hr/> <p style="text-align: center;">I</p> <hr/> <p>I'd 3:16 9:6 27:3 52:17 66:4</p> <p>idea 8:4 43:18 44:8,16 48:16 62:15 65:13 76:2</p> <p>identified 6:23 7:8 36:4 82:13 85:11</p> <p>identifies 87:16 101:24</p> <p>I'll 19:20 21:18 97:19 106:16</p> <p>I'm 18:12 19:16,19 23:21 24:9 26:16,17 28:4,16 29:3,5 32:4 35:6 44:23 50:21 51:25 52:2 53:10,22 54:16 56:25 63:10 78:4 93:10 96:19 100:3 106:11 107:13</p> <p>imagine 46:8,9</p> <p>impact 106:4</p> <p>impacts 72:18 78:7</p> <p>implement 106:20</p> <p>important 7:9 15:13 20:17,23 21:8 24:20 25:19 26:13 43:12 59:9 63:13 70:20 108:8</p> <p>importantly 109:11</p> <p>impressed 24:2</p> <p>impressive 106:22</p> <p>improve 32:8 36:21 82:20</p> <p>improved 90:19</p> <p>improvement 32:10 34:12 89:6 90:8 101:20</p> <p>improvements 100:19 101:9 102:3,12,22 103:16 104:2</p> <p>inappropriate 77:20</p> <p>inarticulate 68:8</p> <p>incentive 76:12</p> <p>include 91:4 93:13 94:11 95:15 99:7</p> <p>included 94:6 97:20</p> <p>includes 30:14 34:7 51:7 57:7 80:15</p>	<p>81:16,18 87:23</p> <p>including 13:18 30:17 46:17 66:20 67:6 69:10,18 79:16 88:2 97:16 98:21 100:19 106:9</p> <p>income 45:4 46:7</p> <p>incorporate 52:14 103:6</p> <p>incorporated 36:19 52:10</p> <p>increase 32:25 98:7 101:21</p> <p>increased 54:12 60:2 77:12</p> <p>increases 55:23</p> <p>increasing 98:2</p> <p>incredible 107:6</p> <p>index 26:5</p> <p>indicate 42:9 55:15 71:13 82:19 84:22</p> <p>indicated 8:11 9:12 29:23 44:4</p> <p>indicates 34:15 45:17 81:6 101:14</p> <p>indicating 41:21 65:7</p> <p>indication 53:6</p> <p>individual 60:11 61:11</p> <p>industrial 79:25 80:5,8 83:16,20 85:13,16 89:19</p> <p>industrially 83:15 84:7,10 89:13</p> <p>industry 24:20</p> <p>information 19:14 25:24 45:16 47:14 59:5,7 63:7 69:22 77:19,22 99:9 106:19</p> <p>infrastructure 14:5</p> <p>initiatives 15:13 82:16 93:6</p> <p>input 15:10 20:23</p> <p>inspect 23:9</p> <p>inspections 8:6 22:19 103:10</p> <p>instance 54:5 74:6 90:25</p> <p>instead 28:25 90:22</p>	<p>Institute 9:2</p> <p>instituting 17:16</p> <p>institutional 20:22</p> <p>instructive 91:22</p> <p>insurance 105:13</p> <p>integrate 25:13</p> <p>intend 30:12</p> <p>intends 32:7</p> <p>intensification 89:22</p> <p>intensive 91:11</p> <p>intention 106:5</p> <p>inter-community 82:3</p> <p>interest 9:13 56:12 58:14</p> <p>interested 10:25 108:10 109:15,16</p> <p>interesting 13:6 25:14 64:5</p> <p>interior 8:6</p> <p>interiors 8:4</p> <p>internal 40:17,19 81:19 101:9</p> <p>internally 12:22</p> <p>interns 13:20,21 14:4</p> <p>interrelationship 53:3</p> <p>introduced 27:10</p> <p>introduction 107:4</p> <p>invite 18:25</p> <p>invited 26:24</p> <p>invites 12:8</p> <p>involved 9:2 11:7 15:13 47:5 66:2</p> <p>involvement 59:12</p> <p>involving 5:12</p> <p>iron 56:7</p> <p>iSCentral 31:14</p> <p>Island 1:15 5:18 8:22,25 25:23 34:21 45:13 50:22 58:18,22 59:12</p> <p>Islip 1:17 13:9 14:16</p> <p>isn't 60:3 62:15 69:6 72:14 74:17 96:17,21</p> <p>issue 3:15 47:17,21 49:18 53:7 57:4 59:9 60:17 65:21 90:3</p>	<p>98:22</p> <p>issued 78:3,5</p> <p>issues 13:8 34:3 36:12 39:3 42:12,22 52:8,19 53:23 55:20 56:8,12 57:21,25 61:23 66:2,7 73:14 75:7 87:16,19 93:24 107:9</p> <p>item 2:21 3:19 29:20 79:25 82:4 100:12</p> <p>items 53:9 76:25</p> <p>it's 2:20 3:16 4:4,13 7:20 9:21 12:7 14:6 18:19 19:7,9 22:4,8 23:19,20 24:4,7,8 25:4,14 26:22 27:20,21 32:13 38:2 39:25 42:14,19,25 43:8,9 46:4,6,19,23,24 49:4,5 50:4,9,16 51:24 52:3,7 53:14,16 58:20 59:11,14 60:8 63:6,12 64:2,5,9 70:19 71:23 72:6,8 74:15,20 75:6 76:8,9,18 77:14 83:19,24 85:9 88:19 89:13,18 90:15,16 91:21,25 92:13,16,21,22 93:11,16 94:22,23 95:5,12,24 96:15,16,25 98:8 99:8,10 102:10,16 103:21 104:12 105:3 107:15,20</p> <p>I've 26:20,21 106:7,15</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>J-2 80:8,9</p> <p>January 10:12 11:14,16 109:2</p> <p>Jefferson 1:5,6 4:9 7:16 16:25 17:12,15 18:20 86:13</p> <p>JENNIFER 1:15</p> <p>Jim 21:9</p> <p>job 4:12 42:17 106:25 107:6</p> <p>jobs 24:18 27:5 28:7</p> <p>John 1:16 12:18 21:8 27:25</p>
---	--	--	---



<p>joint 10:22 11:18</p> <p>jointly 33:18 85:22</p> <p>joke 28:15</p> <p>Joni 89:11</p> <p>judge 60:24 77:9</p> <p>judgment 77:6</p> <p>Judi 29:3 110:9,21</p> <p>junior 97:24</p> <p>jurisdiction 30:4</p> <p>justice 45:20</p> <p>justifications 78:14 79:9</p> <p>justifies 78:13</p> <p>justify 79:7</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p>Kate 13:21</p> <p>Kelly 1:16 9:4</p> <p>Kennedy 21:8</p> <p>Kepert 21:22</p> <p>key 7:23 13:8 78:7 107:8,9</p> <p>KFC 26:16</p> <p>kinds 87:16</p> <p>King 27:25</p> <p>KLEIN 1:22</p> <p>knew 5:22 20:3 76:10</p> <p>knowledge 20:22 74:16 89:17</p> <p>known 30:6 80:5</p> <p>KONTOKOSKA 59:2 61:8 105:25</p> <p>Kontokosta 9:3 68:24 77:24 78:6</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>L-1 80:8</p> <p>lack 59:16 72:19</p> <p>lacking 107:11</p> <p>laid 29:14 53:8</p> <p>land 13:18 26:7 31:9 32:8,11,15 58:11 82:12 83:14 84:18 85:6,20 86:7,14 89:13 91:2 92:12</p>	<p>95:18,20,24,25 98:18</p> <p>landfill 18:24</p> <p>lands 83:21 84:10 86:24 88:21</p> <p>landscaped 34:8</p> <p>landscaping 101:11</p> <p>language 66:17,20 97:25 98:23</p> <p>Lansdale 1:20 7:2,13 10:16 11:25 14:11 15:3,20 19:23 26:2 29:11 40:8 41:2,23 58:20</p> <p>lap 26:17</p> <p>large 85:15 93:2</p> <p>larger 93:7</p> <p>last 3:8 5:22 8:2 16:14 36:24 51:17 52:7 65:21 68:18 100:12 106:7 108:16</p> <p>later 3:22,24 9:14 37:6 39:5 82:19 83:8 88:25</p> <p>launched 108:9</p> <p>law 31:8 36:5 38:25 44:14 47:16 80:25 81:24 101:17</p> <p>lawn 34:8</p> <p>layout 31:4</p> <p>leaching 81:13</p> <p>lead 2:5 8:5 9:5 27:10 28:2 45:14</p> <p>leader 19:22 51:20 106:23 107:3,7,10</p> <p>leaders 18:3</p> <p>leadership 107:23</p> <p>leading 108:21</p> <p>leads 108:12</p> <p>lease 58:10 67:18</p> <p>least 98:21</p> <p>leave 64:8</p> <p>leery 49:5</p> <p>left-hand 64:18</p> <p>LEG 19:9 21:16 26:10 27:4,19 28:20 29:4,11</p> <p>legacy 107:4</p> <p>legislation 27:10 28:24</p>	<p>legislative 27:7 28:14</p> <p>Legislator 4:22 6:24 15:17 19:6,19,20</p> <p>legislators 15:7</p> <p>legislature 4:16 5:5 6:25 14:22 15:2 24:2</p> <p>legislature's 2:17</p> <p>less 50:16 54:3 72:8 73:7 74:11,12 83:14 99:9</p> <p>let's 3:10</p> <p>letter 14:21 15:6,8</p> <p>level 11:8 12:22 13:3,16 18:5</p> <p>life 16:20 25:18,20,21 59:23 89:5</p> <p>lifetime 19:2</p> <p>light 83:15 84:6 85:13</p> <p>LIJ 25:23</p> <p>limited 77:21</p> <p>limiting 83:2</p> <p>LINDA 1:15</p> <p>line 5:6 11:10 12:25 13:3 46:20 51:6 55:4 56:13 61:24 62:24 68:8 86:22 87:6 103:12 111:5</p> <p>linear 18:23</p> <p>lines 55:20 57:19 62:8</p> <p>link 82:9</p> <p>linkage 26:6</p> <p>linking 91:6</p> <p>links 86:17</p> <p>LIPA 5:21</p> <p>list 88:4 89:15</p> <p>little 17:9 21:6 25:15 31:5 43:3 48:25 52:18 61:24 72:7,8 77:15 95:25 96:12,16</p> <p>livability 36:22</p> <p>live 42:3 43:15 50:9</p> <p>lived 89:4</p> <p>lives 46:10,21</p> <p>living 36:20 48:3 50:11 51:5</p> <p>LLC 80:5 100:16</p>	<p>loaded 61:15</p> <p>local 6:23 18:5 32:17 36:5 59:20 93:6</p> <p>locality 56:7 73:23</p> <p>locally 30:5</p> <p>located 49:5 88:19</p> <p>location 4:10 33:9 75:19</p> <p>locations 54:15</p> <p>locking 59:22</p> <p>logic 59:3 64:2,11</p> <p>logical 55:10 106:20</p> <p>long 8:22,25 25:23 27:9 34:21 45:13 50:22 58:17,22 59:12</p> <p>long-term 34:22 45:8 46:12</p> <p>lose 46:3 61:22 69:7</p> <p>losses 60:6</p> <p>lost 46:13</p> <p>lot 10:7 15:11,13 16:3 19:3 21:17 42:10,22 48:11 55:4,20 56:13 59:10 61:24 73:12,15 75:7 89:10 90:9 98:24 101:9 102:4,11 106:8</p> <p>lots 52:21 56:21 59:3 82:22 91:3</p> <p>lounge 28:17</p> <p>love 18:11</p> <p>lovely 18:7</p> <p>low 45:4 46:7 62:5</p> <p>lower 16:25 17:18 54:19</p> <p>Lowe's 93:3</p> <p>lumped 47:24 48:15</p> <p>luxury 76:24</p> <p>lying 23:2</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>main 69:3</p> <p>maintaining 32:12</p> <p>major 18:17 46:16 59:11 101:25 108:16</p> <p>maker 20:21</p> <p>mall 44:20 89:7 100:16,21 101:22 102:3,14,23 104:12</p>
---	---	--	---



manage 18:14	meet 4:15 10:22 20:13 21:2 22:25 93:17 98:8	104:5	multi 37:23
managed 17:18	meeting 2:3 6:12,16 8:13 9:7,14 10:10,12,15,23 11:15,18,19 13:12 14:6 20:8,15 23:14 26:3,24 107:5 109:4 110:14	minutes 2:22 3:5,6,12,14 7:13 9:6 29:8 109:20	multi-family 30:10 31:15,21,22 33:8 35:4 47:22
management 17:22 25:21 85:20 103:4	meetings 3:6 6:6,19 7:16 10:18 14:9 28:25	Miranda 13:21	multiple 37:11 48:22
mandate 56:3	Melissa 13:22	miss 107:23,25 108:11	multipliers 72:21
Manor 41:17	Melville 10:5	missed 28:13	municipal 27:11 31:8 33:22 38:25 81:24 85:25 101:17
manufactured 31:4 36:21 41:24 42:4	member 2:10 4:14 97:23,24	mitigated 59:11	municipalities 6:7
map 33:10 40:9 82:24	members 6:8 9:7 12:9 14:20,22 16:5 18:2 107:16	mitigation 70:10	musings 106:21
marine 16:12	member's 76:21	mitigations 88:5	MW 16:15
Marion 4:18	MEMBERS 1:12	mix 67:21	MW1 16:15
maritime 16:16	membership 2:18	mixed 32:22 53:14 80:10 101:25	MW2 16:15
market 85:5	MENTIONS 1:12	mobile 31:7 35:17 40:22,24 41:25 50:7,9,11,13,19 70:11	myself 29:25
mass 39:25	MENTIONS 1:12	model 5:25 6:6	<hr/> N <hr/>
massage 69:19	MENTIONS 1:12	models 24:23	narrative 19:16
massive 46:4,6	MENTIONS 1:12	modest 46:7	Nassau 10:6,21 11:4
Master 17:2	MENTIONS 1:12	modification 37:19 38:7,8,21 44:10 71:23 74:23 76:16,18 78:25	native 13:7
match 33:11	MENTIONS 1:12	modifications 37:18 79:13,16	natural 13:18 81:23 83:6 93:15 94:9,10 95:4 97:5
material 34:14 39:13 81:6 101:14 102:8	MENTIONS 1:12	Monday 23:15,17	naturally 98:2
materialize 70:8	MENTIONS 1:12	money 24:25 29:7 54:20 58:6 59:16	nature 73:15 102:7
materials 42:9,11	MENTIONS 1:12	Montauk 10:5	nearby 72:8
matrix 97:2	MENTIONS 1:12	months 22:10,20 47:7 52:7 106:8,16 107:19 108:7	necessarily 74:24
Matt 105:19	MENTIONS 1:12	morning 11:14 20:15 21:2 23:15,17 24:21 25:8	necessary 36:13
matter 30:2 70:7,22,24	MENTIONS 1:12	mortgage 22:9	Neck 32:2
MATTHEW 1:17	MENTIONS 1:12	mortgages 58:15	negatively 34:4
maximum 37:20 39:20 72:4 83:3	MENTIONS 1:12	motion 79:14 97:18,20 98:4 100:8,9 105:16 109:21	negotiate 92:3
may 44:24 49:20 76:22 82:8 84:25 87:19,20 91:12 92:4,14,17 96:22 102:17	MENTIONS 1:12	motor 103:11,13	negotiation 49:22
maybe 15:17 24:10 46:4 54:19 57:13 58:2 62:17 87:9	MENTIONS 1:12	Mount 79:25 80:4,5 83:19 84:17 89:5	negotiations 45:18
mayor 4:20,22 15:21 16:2 26:14,23 106:9	MENTIONS 1:12	move 5:7 7:25 11:23 15:12 57:13 63:20 71:2 79:20 109:23	neighboring 43:2
Mayors 6:17	MENTIONS 1:12	Moving 29:18	neighbors 105:11
McAdam 9:12 108:21	MENTIONS 1:12	mulling 63:10	neither 84:17
mean 45:21 73:21	MENTIONS 1:12		Nelson 51:24 85:21
meaningful 4:9	MENTIONS 1:12		network 40:17,20 82:10
means 40:6 46:3 67:11 72:4	MENTIONS 1:12		newest 4:14
meant 89:14,18	MENTIONS 1:12		news 8:14
medical 22:21,25	MENTIONS 1:12		nice 29:9 51:11
			nickel 16:6
			night 21:9
			nine 5:13 21:4 22:10



<p>30:7,15 37:9,14 41:14,16 84:2</p> <p>nine-thirty 21:4</p> <p>ninety 51:9</p> <p>Noble 104:25</p> <p>nodding 98:24</p> <p>node 33:6</p> <p>nominating 10:11 108:14,19 109:13,16</p> <p>nomination 2:16</p> <p>none 11:22 39:12 56:10 66:21 68:2 71:20 79:12 82:17 99:21</p> <p>nonprofit 8:24</p> <p>north 40:21 41:9 64:24 103:15</p> <p>northeast 86:22 101:4 103:19</p> <p>northwest 64:18</p> <p>Notary 110:9</p> <p>note 2:4,15 31:12 51:22 82:5</p> <p>noted 31:17 38:3 70:9 92:11 102:11 109:25</p> <p>notes 20:16 78:9 79:3</p> <p>not-for-profit 24:22</p> <p>noting 61:3</p> <p>Notwithstanding 33:4</p> <p>November 1:7 2:3 6:12 14:7 26:24 108:25 110:15</p> <p>nucleus 33:5</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>objection 2:23 3:11 66:6,20 79:11 92:24 98:20 99:19,24</p> <p>objections 68:2 69:11</p> <p>observations 86:5</p> <p>obvious 72:3</p> <p>obviously 42:14 64:3 106:22</p> <p>occupy 67:22</p> <p>occur 70:18</p> <p>occurring 98:3</p> <p>occurs 70:18</p>	<p>o'clock 20:8,14,25</p> <p>October 86:2</p> <p>offered 34:19 70:10</p> <p>office 22:21 23:13 28:15 80:11,20,22 81:20 106:10</p> <p>officers 10:13 109:3,5</p> <p>officership 109:15,17</p> <p>officerships 108:13</p> <p>officials 5:12 6:14 7:18 8:20 10:6 18:6</p> <p>offset 55:23</p> <p>oh 94:10</p> <p>O'Hagan 13:21</p> <p>okay 4:4</p> <p>older 25:5</p> <p>once-through 18:14</p> <p>onerous 48:14</p> <p>ones 71:24</p> <p>onto 29:18</p> <p>open 14:6 22:10 81:23 86:8,23 90:18 91:11 95:19 96:2 98:3,9,19,23 100:7</p> <p>opening 42:7</p> <p>opinion 75:21,25 76:21</p> <p>Opportunities 82:9</p> <p>opportunity 36:8 39:20 55:19 63:12 73:23</p> <p>opposed 19:8</p> <p>opposite 41:11</p> <p>option 54:10 62:18 83:17</p> <p>order 2:9 35:17 38:8 68:5 76:23 80:9</p> <p>organizational 109:4</p> <p>organizing 8:24</p> <p>oriented 55:12</p> <p>originally 50:20</p> <p>others 7:8 12:18 43:4 78:19</p> <p>otherwise 35:24 80:5</p> <p>outdoor 54:2 81:21</p> <p>outline 69:17</p>	<p>outlines 68:25</p> <p>outside 40:22 95:6</p> <p>outstanding 29:2</p> <p>overage 71:17</p> <p>overall 44:5,9 70:2 86:6 102:13</p> <p>overlay 64:16</p> <p>override 74:14 75:5</p> <p>overseas 9:22</p> <p>owned 41:6 67:16 88:21</p> <p>owner 58:9</p> <p>owners 67:22</p> <p>ownership 58:14 67:14</p> <p>owns 26:17</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m 1:8 109:25</p> <p>pacing 62:2</p> <p>package 34:20 43:17 45:15,18 70:12,13,16,17</p> <p>packet 12:9</p> <p>page 24:13 111:5</p> <p>pages 3:8</p> <p>painting 76:6</p> <p>pale 41:7</p> <p>panelists 12:16</p> <p>paperless 12:8</p> <p>par 43:2</p> <p>paradise 89:9 90:11</p> <p>parallel 21:22</p> <p>parcel 31:14,17 42:9 82:13 85:13 94:12</p> <p>parcels 30:8,15 31:16 37:10,14,15,22 43:3 72:6 76:14 84:12</p> <p>park 31:5,7 35:17 36:21 40:23,25 49:13 50:8,13 58:23 70:11 83:16,17 104:25</p> <p>parking 14:2 17:17,18 36:11 39:23 44:18 49:8 53:19 54:3,8 55:20 71:5,10 78:22 81:2,3 87:6 89:9 91:7,13,17,24 92:3,6,9,12,24 94:3</p>	<p>95:24 96:4,6,9,16 97:13 98:12,18,21,22 99:23 100:7,22,23,24 101:8,9 102:3,11 104:5,7,14</p> <p>parkland 82:8</p> <p>parks 16:11 41:24,25 42:2,4,5</p> <p>parlors 22:23</p> <p>partering 17:7</p> <p>participated 12:16 13:11</p> <p>participating 12:17</p> <p>particular 71:14 74:6 76:7 87:21</p> <p>particularly 4:9 6:9,17 11:6</p> <p>parties 60:21</p> <p>partner 8:24</p> <p>partnership 8:23 14:15 34:22 43:14,17 45:13 47:5 50:22 58:18,22 59:13</p> <p>passed 6:25</p> <p>past 6:5 90:7</p> <p>Pat 21:5</p> <p>Patchogue 60:13 70:5</p> <p>pave 89:9</p> <p>pavement 90:9 93:15</p> <p>pavers 51:10,12,21</p> <p>pay 22:10 54:13 88:8</p> <p>paying 22:9 47:6</p> <p>payment 47:8</p> <p>percentage 43:25</p> <p>Pederson-Craig 24:22 25:7,9</p> <p>pedestrian 40:18 82:10 101:10,12 103:13</p> <p>pending 47:19</p> <p>people 10:3 21:14,25 22:8 23:10 44:25 45:11 46:17 48:3 50:8 53:11 57:22 58:2,5,14 63:8,14 66:7 67:21,22 69:7 70:23 107:2</p> <p>people's 58:12 90:19</p> <p>per 44:24</p>
--	--	---	--



<p>percent 30:12 38:9 39:17 43:19 44:6,9 45:3,20 48:14 53:20 54:8 78:21 81:4,22 83:5,14 91:2,8,10,14 92:6 94:5,9,15,18,20,22 95:4,9,15 96:14,25 97:12 98:3,9,14,18,19 99:12 100:7 101:21</p> <p>percentage 53:21</p> <p>percentages 47:21</p> <p>perfect 93:13,16</p> <p>perhaps 59:20 63:8,21 70:12 95:18</p> <p>period 14:24</p> <p>permanent 105:7</p> <p>permeable 51:10,12,21 93:14</p> <p>permit 5:10 18:13 21:19</p> <p>permitting 22:2,5,19</p> <p>person 50:9</p> <p>personal 75:21,25 76:21</p> <p>Personally 73:16</p> <p>persons 38:19</p> <p>perspective 35:2 42:8 43:8 46:25 48:20 49:14,19 55:9 62:4 77:4 87:21</p> <p>pervades 89:8</p> <p>petition 81:16</p> <p>petitioned 37:3</p> <p>petitioner 34:2,16,18 70:10 86:4 87:23</p> <p>petitioners 36:4</p> <p>petitioner's 85:21</p> <p>petitioner'SConsultant s 33:18</p> <p>petitionerSContend 35:21</p> <p>petitoners 35:12</p> <p>phase 30:16,17,20 34:24 37:15,17 38:10,18 43:20,25 44:10 45:2,23 48:16 52:24,25 53:4,8,12 54:2 55:8 56:14,16,17,18,22,23,</p>	<p>24 57:7,10,11,23 60:11 61:15 62:2,4,9,17 63:2,17 64:6,17,19 65:3,19 66:10 69:4 70:17,18 71:8,10 78:21 96:11</p> <p>phased 59:10,15 60:10,14 61:5 68:5</p> <p>phases 44:11 46:3 59:17 60:19 61:11 63:3 64:3,10 68:11 70:7 71:7,14</p> <p>phasing 66:12 68:4</p> <p>photo 31:3</p> <p>photos 42:11</p> <p>physical 25:12</p> <p>picked 64:6 98:17</p> <p>picking 86:14</p> <p>pictorially 84:8</p> <p>picture 20:2 24:21</p> <p>pictures 19:15 40:11</p> <p>piece 23:15 24:20 43:12 57:10 63:17 85:7,15</p> <p>pieces 5:15 63:16 85:11</p> <p>pike 19:4</p> <p>pilot 8:12</p> <p>piloting 9:13</p> <p>Pine 86:18 88:19 94:23 95:5,7</p> <p>places 9:22</p> <p>plan 4:25 7:6 8:10 13:16,23 17:3 30:19 32:18,19,22 33:3,15 34:7,23,24 37:17 39:4 42:20 45:8 46:12 53:25 59:15 63:8,12,17,23 64:3,8 65:16,17 66:25 67:2,3,8 71:8 75:17 82:13,16 83:4 86:24 87:9,12,18 91:19 92:2,5,22 93:12,20 96:5,8,19 97:3 99:10,11,14,17,21 100:17 101:24 102:5 103:23</p> <p>planned 60:4,11 82:22</p> <p>Planner 1:21</p> <p>planners 18:2</p> <p>planning</p>	<p>1:4,19,20,21,22 2:1,4,10 3:1 4:1 5:1,2 6:1,11 7:1,8,17 8:1,18,21 9:1,8 10:1,2,7,10,21 11:1,10,21 12:1,3,11,22 13:1,5 14:1,2,13,21 15:1 16:1 17:1 18:1 19:1 20:1,10 21:1 22:1,4 23:1 24:1 25:1 26:1,7 27:1 28:1 29:1 30:1,22 31:1 32:1 33:1,16,20,24 34:1,15 35:1 36:1,2,8,11,14,17 37:1 38:1,23 39:1,14 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1,19 50:1 51:1 52:1 53:1 54:1 55:1,9 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1,18 67:1 68:1 69:1 70:1 71:1 72:1,10,17 73:1 74:1 75:1,15 76:1 77:1,4,10,23 78:1,9,12 79:1,3,6 80:1 81:1 82:1,19 83:1,8,11 84:1 85:1,18,19,23 86:1,3 87:1,25 88:1,23,24 89:1 90:1 91:1 92:1 93:1,6 94:1 95:1 96:1 97:1 98:1 99:1,3 100:1,18 101:1 102:1,10,25 103:1,5 104:1 105:1 106:1 107:1,5 108:1 109:1 110:15</p> <p>plans 34:11 76:6 82:25 86:12</p> <p>plant 14:17 18:8,12,15,18,24 81:10</p> <p>playing 15:18</p> <p>please 2:11 79:23</p> <p>pleasing 49:9 101:13</p> <p>pledge 2:6,7</p> <p>plus 47:8 75:23</p> <p>point 30:11 36:24 41:3,13,16,19 50:25 63:6,25 64:7,9 70:16 75:12 80:7 81:22 84:2 92:3 94:15 95:11</p>	<p>96:14,20 101:6 104:17</p> <p>pointed 83:20</p> <p>points 47:2,12 53:25</p> <p>policies 33:21 51:18 85:24</p> <p>policy 11:8 20:21 27:23 55:22</p> <p>pollution 34:11</p> <p>pool 34:7,8 51:9</p> <p>poor 85:3</p> <p>Pope 51:24 85:21</p> <p>population 26:12 50:7,12</p> <p>populations 25:6</p> <p>port 1:5,6 4:8 7:15 16:25 17:4,12,14,17,18 18:20 27:2 86:13</p> <p>Portal 21:19</p> <p>portion 3:19 4:6 29:19 38:17 100:21 101:4,6</p> <p>position 60:24 74:25 77:9 106:3,13</p> <p>positive 106:3,4</p> <p>possible 82:10</p> <p>possibly 5:25 11:13 28:23 66:12</p> <p>potential 66:3 83:22 84:10</p> <p>power 18:8</p> <p>practical 103:6</p> <p>practice 60:8</p> <p>practices 103:4</p> <p>predominated 31:13</p> <p>prefer 77:22</p> <p>preference 38:13</p> <p>premises 48:25</p> <p>prepare 35:21 104:19</p> <p>prepared 20:16 33:19 85:22</p> <p>preparing 34:22</p> <p>present 1:12 2:5 6:15</p> <p>presented 5:4 19:25 22:16 23:25 63:24</p>
--	---	--	--



<p>presenting 27:6</p> <p>preserve 16:16</p> <p>preserves 94:8</p> <p>President 26:3 78:6</p> <p>Preska 13:22</p> <p>press 5:11</p> <p>pressed 57:19</p> <p>pressure 21:10</p> <p>pretty 23:12 40:16 104:12 106:21</p> <p>prevention 34:11</p> <p>printer 23:16</p> <p>prior 102:24</p> <p>priorities 20:7,16</p> <p>prioritization 20:20</p> <p>prioritizing 68:6</p> <p>priority 20:7</p> <p>privilege 107:13</p> <p>probably 23:16 50:16 109:9</p> <p>problem 26:11 47:4,20 49:24 76:9 91:9</p> <p>problematic 63:6</p> <p>problems 11:7 73:18</p> <p>procedurally 74:21,22</p> <p>proceed 60:11</p> <p>process 5:16 12:25 15:16 22:2 69:9 78:2</p> <p>produce 18:16</p> <p>produces 26:4</p> <p>professional 8:3 20:23 24:19 75:15</p> <p>professionalism 107:17</p> <p>professionals 24:17</p> <p>professor 108:3</p> <p>program 5:23 8:12 21:13 32:22 38:20 54:4</p> <p>programs 16:23</p> <p>progress 7:15,19,21</p> <p>project 18:10 29:20 34:4,5 35:23 36:7 37:25 38:3,4 40:6 43:7,9,10 44:5 45:12 47:25 51:25 52:6,13</p>	<p>53:12,16 55:11 60:3 62:6 63:19 65:10 66:2,24 68:14 70:6 73:12,14 74:8 75:22,24 76:21,24 80:21 86:22 87:22 89:4 94:20 102:14 104:10</p> <p>projects 7:7 9:16 10:25 16:8,18 35:5,11 37:24 38:5 40:21 41:22 52:14 105:9 106:9,10</p> <p>proofread 3:5</p> <p>properly 49:5</p> <p>properties 41:7 72:16 84:7 104:20</p> <p>property 26:15 30:24 31:20 32:5,6,10,20 33:11 34:14 37:24 41:10 47:19 64:20 76:13 81:22 82:4,20 83:9,25 84:11 85:8 86:9,22 87:2 88:18 94:6,16 95:10 97:13 101:5,25 103:12,21</p> <p>properly 48:17</p> <p>proposal 32:7 35:2 36:10,19 56:19,21 67:24 75:10 81:25 82:14 87:24 90:8 94:8,14 97:24 101:18 102:17</p> <p>Proposals 67:20</p> <p>propose 81:9</p> <p>proposed 6:13 10:13 33:13,22 34:4,6,25 36:7 40:15,16 44:9 51:7 56:21 78:10 79:4 80:12,14,22 81:17 83:8 85:6,25 101:7,11,20 102:2 103:16</p> <p>proposing 44:6 74:3 88:5,11 91:24</p> <p>protect 6:21 18:11,18 22:6,7</p> <p>protection 87:7</p> <p>proud 19:13 23:21</p> <p>provide 25:11 32:8 57:14 73:23 87:7 92:12 95:19 96:6 101:12</p> <p>provided 37:12 39:13</p>	<p>56:4,5 69:2,17 73:2 81:23 91:19 100:25 101:11</p> <p>provides 25:9 39:11 73:22</p> <p>providing 39:17</p> <p>provisions 36:6</p> <p>proximate 82:7</p> <p>public 3:19 4:5,6 7:11 9:9,17 14:7 32:12 35:20 46:23 60:22 65:10,23,24,25 66:16,19,21 77:10 81:20 88:4 102:19 110:9</p> <p>publication 93:22</p> <p>published 23:12</p> <p>punchline 60:9</p> <p>purple 85:7</p> <p>purpose 23:23 30:16 37:15</p> <p>purposes 34:18 35:4 38:11 39:18 86:8</p> <p>pursuant 30:22</p> <p>pursuing 5:14</p> <p>purview 25:15 46:5</p> <p>putting 12:23 21:12 24:3 44:17 68:13 97:12</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>qualities 25:20 86:23</p> <p>quality 15:14 16:20 25:18,21</p> <p>quarter 84:3 85:12,14</p> <p>quarters 17:11</p> <p>question 28:20 45:25 58:4 71:4,22 89:20,21 98:22</p> <p>questions 11:21 15:19 19:17,19 29:16 43:23 79:10 105:15</p> <p>quite 26:20,21</p> <p>quo 46:22</p> <p>quorum 2:4</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>radiuses 84:2</p>	<p>raise 60:17 66:8 79:24 90:3</p> <p>raised 84:19</p> <p>raising 49:18 52:9 56:12</p> <p>ramped 64:5</p> <p>range 32:25 38:2</p> <p>rated 12:13</p> <p>rates 84:21,23</p> <p>rather 3:6 66:10 81:10 94:6 99:9</p> <p>rationale 73:24</p> <p>reach 20:5</p> <p>reached 5:21 70:5</p> <p>readily 71:12</p> <p>reading 94:12</p> <p>real 48:10</p> <p>realign 56:21</p> <p>realignment 52:23 56:13 61:25</p> <p>reality 8:15</p> <p>realize 22:15</p> <p>reallotment 55:4</p> <p>really 11:7 16:7 19:12,13,21 26:11 39:16 43:5 45:5 53:14 92:21 95:16 96:8</p> <p>Rearranging 59:2</p> <p>reason 37:11 62:16 69:6 72:14 111:7,9,11,13,15,17,1 9,21</p> <p>reasoning 54:16</p> <p>reasons 37:25 56:2 77:13 111:3</p> <p>recall 71:15</p> <p>receive 12:24 15:7</p> <p>received 12:9 18:13</p> <p>receives 66:23</p> <p>recent 103:9</p> <p>recharge 101:3,7 103:18 104:6</p> <p>Recitation 2:7</p> <p>recognize 77:7</p> <p>recommend 68:4 82:25 94:17</p>
---	--	---	--



<p>recommendation 44:19 59:8 98:16</p> <p>recommendations 28:6 32:18,20,21 104:16 109:3</p> <p>recommended 38:6 54:18 103:7</p> <p>recommending 37:8,13,16 38:20 39:6 53:19 57:9,12 72:23 88:16 103:8 104:21 105:3,4</p> <p>recommends 37:20 38:16 83:5 102:20</p> <p>reconfiguration 100:22</p> <p>reconsidered 56:2</p> <p>record 73:3 74:15,19,22,24 75:8 77:13 110:14</p> <p>recording 29:8</p> <p>recoup 60:4,5</p> <p>recreation 34:7 51:8</p> <p>recuse 29:24 105:20</p> <p>red 21:24</p> <p>redesigned 88:11</p> <p>redevelop 32:8 35:22 47:19</p> <p>redeveloped 84:14</p> <p>redevelopment 76:2</p> <p>redrawing 57:19</p> <p>reestablish 104:21</p> <p>reestablished 103:12 105:5</p> <p>refer 39:7</p> <p>referral 29:23 30:2,14 33:22 36:13 39:13 44:5 80:3 85:25 100:15</p> <p>referrals 12:23 13:2 66:24</p> <p>referred 30:18,22 34:14 37:4 38:23 39:16 45:16 55:17 88:25 102:7</p> <p>Referring 32:6</p> <p>reflect 36:14</p> <p>reflected 36:12</p> <p>refurbishment 43:6</p>	<p>regard 5:9 6:21 7:14 8:16 39:8 66:24 68:3 70:2,20 71:7,8,9 85:17 102:6</p> <p>regarding 6:13 21:18 27:8 31:8 34:3 82:3</p> <p>region 26:6 42:20 84:17</p> <p>regional 11:6,11 14:18 52:5,14 63:9 82:2,11 87:21 101:19 107:9</p> <p>regionally 28:10</p> <p>regular 11:19 58:13</p> <p>regulatory 30:2</p> <p>relate 57:14</p> <p>related 83:12 84:25 103:9</p> <p>relates 55:13</p> <p>relation 41:4</p> <p>relative 91:7</p> <p>relatively 43:8 49:18 62:5 102:12</p> <p>relaying 65:24</p> <p>release 5:3 22:22 23:2</p> <p>relevant 107:7</p> <p>relief 36:12 37:7 39:4 81:3 88:23 91:8 100:25 102:24</p> <p>relieved 55:21</p> <p>religious 22:24</p> <p>relocate 39:22</p> <p>relocated 38:19 39:20</p> <p>relocation 34:20,23 35:23 38:16 43:16 45:17 46:4,6 47:8 63:8 67:3,6,8 69:8,11,18 70:12,13,15</p> <p>reluctant 49:2</p> <p>rely 56:7</p> <p>remaining 59:17</p> <p>remarks 4:7</p> <p>remediated 42:23</p> <p>remove 57:9</p> <p>renewed 18:13</p> <p>rent 85:3</p> <p>rental 35:5 41:13</p>	<p>67:21,25</p> <p>rentals 67:14,16</p> <p>rented 58:9</p> <p>renting 67:22</p> <p>reorientation 88:12</p> <p>report 4:8 10:11 11:23 27:6 33:24 37:22 40:4 71:20 79:21 84:22 89:2 104:8 105:4 109:2</p> <p>reported 110:16</p> <p>reporter 3:3 29:2</p> <p>reporting 27:24</p> <p>reports 38:12</p> <p>represent 84:8</p> <p>representative 40:7</p> <p>representatives 59:20</p> <p>request 37:9 80:6</p> <p>requested 10:22 35:16 36:3</p> <p>requesting 100:17</p> <p>require 27:10 30:20 43:19 81:3</p> <p>required 37:2 39:4 76:23 78:22</p> <p>requirement 81:2,5</p> <p>requirements 36:11 81:15</p> <p>requires 73:15</p> <p>research 41:24</p> <p>reserve 3:21</p> <p>resettle 46:9</p> <p>residence 31:21,22 33:8 37:10,11</p> <p>residences 31:15</p> <p>residential 30:10 31:2,6,13 44:22 50:2 53:25 55:11 57:21 80:9 82:14,22,25 83:7</p> <p>residents 34:23 36:23 38:12 39:19 42:3 45:15 46:7 53:5 58:23 60:5 67:8</p> <p>resolution 79:15</p> <p>resolve 10:20 58:24</p> <p>resolved 3:17</p>	<p>resource 12:8</p> <p>resources 13:19</p> <p>respect 17:25 31:7 34:24 35:19 39:3 42:25 55:8 74:11 84:20 102:18</p> <p>respectfully 51:2</p> <p>respond 54:24 55:4</p> <p>response 60:3 93:25</p> <p>responses 15:7</p> <p>responsibility 106:8</p> <p>rest 55:13 63:19</p> <p>restaurant 80:11,18</p> <p>restoration 14:23 17:10</p> <p>restrictions 22:24 61:9</p> <p>restructure 12:15</p> <p>re-subdivision 30:15 37:14</p> <p>result 15:16 37:2 51:16</p> <p>retail 30:9,17,19 33:4 39:23 40:2 48:20 49:14 50:2 51:8 52:23 56:22 57:8,10,13 64:23 75:24 80:11,16,17,19,22 81:20 83:2 93:2 100:20</p> <p>retailers 48:23</p> <p>retained 34:9</p> <p>retirement 82:23</p> <p>revealed 35:5</p> <p>revegetate 17:20</p> <p>review 23:13 51:23 55:16 63:23 65:18 89:2 103:5</p> <p>reviewed 33:24 86:3</p> <p>reviewing 7:3</p> <p>revisions 108:16</p> <p>revitalization 16:22 17:4</p> <p>revitalize 17:13 26:21,25</p> <p>rezoned 16:14</p> <p>ribbon 21:23</p> <p>right-of-way 86:25 87:7 91:4 94:7</p>
---	---	--	--



<p>rights 84:22</p> <p>rings 81:13</p> <p>rip 45:22</p> <p>river 70:6</p> <p>Riverhead 1:14</p> <p>road 17:11 31:24 32:2 76:6 86:9,11,25 88:22 103:24</p> <p>roadway 40:17 94:19</p> <p>Roberts 1:17 9:4 62:12 63:5,21 66:9 67:9,12 108:4</p> <p>rolling 21:7</p> <p>roll-out 5:25</p> <p>roll-over 84:15</p> <p>Ronkonkoma 14:17</p> <p>room 14:13 84:13</p> <p>roughly 46:16</p> <p>roundtable 12:10</p> <p>Route 17:9 30:5 31:18 41:11 42:19 82:6 104:13</p> <p>routine 8:6</p> <p>rules 10:11 108:15,17,19,23 109:6,18</p> <p>ruling 92:21</p> <p>rundown 73:14</p> <p>runoff 13:7 34:9 90:4 93:14,23 100:6 103:3</p> <p>runs 87:2</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safe 23:8</p> <p>safety 7:11 9:10,17 32:9 53:7,9 65:23,24,25 66:16,19,21 76:8 88:3 102:19</p> <p>sanitary 34:4 81:12</p> <p>Sarah 1:20 19:23 20:12,24 21:11 25:24 29:11 106:24</p> <p>satisfactory 32:13</p> <p>save 29:7</p> <p>saw 16:13 20:3 22:12</p> <p>SC 33:7 41:6,9,11 74:4</p>	<p>scattered 83:20 84:9</p> <p>scenario 95:20</p> <p>schedule 109:6</p> <p>school 4:12 108:5</p> <p>scope 18:9 57:17</p> <p>Scott 26:3</p> <p>screen 31:3</p> <p>scripted 75:3</p> <p>seat 80:18 106:6</p> <p>second 14:2 38:7 65:14 71:24 80:21 88:22 97:21 100:9 103:2 104:3 105:17 109:24</p> <p>seconded 79:22 100:10</p> <p>Secretary 1:13 2:5</p> <p>section 25:19</p> <p>sections 12:13</p> <p>seeing 11:22 56:10 60:6 66:21 68:2 71:20 79:11 99:21</p> <p>seeks 30:6</p> <p>seems 33:10 46:4,6 47:9 104:12</p> <p>seen 16:4 47:15 51:23 52:7 54:15 70:4</p> <p>semantics 95:25</p> <p>send 3:4 109:14</p> <p>sends 76:17</p> <p>senior 31:14,20,21 33:7 35:10 38:3,5 41:3,13,18,21 72:9,20,23,24 73:5,8 97:23</p> <p>seniors 72:22</p> <p>sense 15:18 42:19 62:3 73:17 74:18</p> <p>sense-of-place 81:19</p> <p>sensible 106:20</p> <p>sent 3:3,8</p> <p>separate 49:3,4 70:23</p> <p>September 5:13</p> <p>septic 81:12</p> <p>SEQRA 78:2 102:23</p> <p>seriously 54:7</p> <p>serve 107:20</p>	<p>service 109:12</p> <p>services 22:14 24:9,17,19 25:9 35:19 81:14</p> <p>Setauket 86:13</p> <p>sets 53:13</p> <p>seven 75:22 100:24</p> <p>seventeen 3:8 73:25 80:23</p> <p>seventy 31:2</p> <p>seventy-five 44:23 48:8 64:9 83:3 93:4,7</p> <p>seventy-four 41:12</p> <p>seventy-one 42:2</p> <p>seventy-two 3:7 100:20</p> <p>several 3:14 6:5,8 7:16 13:20 36:5 82:16</p> <p>sewage 14:16 81:8,9 101:15</p> <p>sewer 6:23 12:14 14:5 18:24 34:6 47:17</p> <p>sewers 35:20</p> <p>share 23:18 85:5</p> <p>shared 54:6</p> <p>sharing 69:22</p> <p>Shelter 1:15 5:18</p> <p>She's 4:17</p> <p>shift 55:24</p> <p>shopping 84:20 101:22 102:3 104:24,25</p> <p>short 34:22 45:8 78:21 81:4</p> <p>shortfall 92:9,20 96:17,18 100:6</p> <p>showing 19:10 32:4 92:5</p> <p>shows 103:25</p> <p>shuffle 46:14</p> <p>sidewalks 16:24</p> <p>sights 28:13</p> <p>signage 85:3</p> <p>SIGNATURE 111:24</p> <p>significance 63:10</p> <p>significant 34:3,12 42:12 43:4 51:6 73:18 82:2 83:18 85:5 89:6</p>	<p>101:19</p> <p>Signs 26:4</p> <p>Silicon 7:21</p> <p>similarly 37:22 72:6,15</p> <p>simply 49:23 61:2 77:7,13</p> <p>Sinai 79:25 80:4,5 83:19 84:17 89:5</p> <p>site 30:19 31:11 34:9,24 35:15,22,25 36:10,11 37:17 39:4,9,21 40:14 41:5 42:13 55:14 57:16 63:16 64:3 65:17 66:25 71:8 75:14 76:2,6,9,16 80:10 81:10,13 83:2 86:24 87:4,9,11,18 88:12,13,22 90:7 92:2,22 93:11,20 95:3,16 96:5,8,19 98:9,12,15 99:10,14,17,21 100:17 101:4,16 103:3,9,15,23 104:5</p> <p>sites 88:7 103:14</p> <p>sitting 14:8</p> <p>situate 88:20</p> <p>situation 65:24 76:7,8 93:3,13,17 99:2</p> <p>six 7:22 22:20 30:11 80:18,23 101:7 106:2 107:5</p> <p>sixty 19:18 28:22</p> <p>sixty-five 102:15</p> <p>sixty-two 41:18</p> <p>size 18:9 48:2,25 92:14,17,25</p> <p>sketching 109:7</p> <p>skipped 51:6</p> <p>slide 32:6 40:25</p> <p>slight 52:22</p> <p>slightly 35:9</p> <p>sloppiest 3:2</p> <p>slow 7:20</p> <p>slows 22:5</p> <p>small 50:25 52:23</p> <p>smaller 49:3,6</p> <p>Smithtown 1:16 13:10</p>
--	--	--	---



snapshot 24:11	23:7 32:7,14 33:13,24 36:15	stepping 106:11	sublet 58:9
Social 22:14	37:8,13,16,19,22	steps 8:14	submitted 14:14 33:19
solar 5:10 11:2 28:4	38:6,16,20 39:6 40:4	stick 108:7	submitting 14:21
someone 46:21 51:3 67:16 76:12 97:17	41:9 52:17 53:18	stipulate 69:17	substandard 36:20
sometime 24:10	54:18 55:2,15,24	stipulates 68:25	substantial 56:6 87:6
Somewhere 97:2	56:3,4 57:12 58:16	stopped 17:10	successful 48:10 49:11,13
sorry 41:16	71:20 72:22 73:3	store 28:14 80:17	suffer 84:18
sort 43:2 52:8 54:15 66:17 87:3	76:20,24 77:3	stores 93:2	suffice 35:8
sources 6:23	79:18,21 83:11,15,23	storm 13:7 34:9,10 90:3 93:14,17,23 94:3 99:25 100:5 103:2	suffolk 1:4 2:1,3 3:1 4:1 5:1 6:1,2 7:1 8:1,17 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1,12 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 33:1,15,20 34:1,6,14 35:1,18 36:1,2,7,17 37:1 38:1,23 39:1,2,14 40:1 41:1 42:1,5 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 62:1 63:1 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 78:1,8 79:1,2 80:1 81:1,14 82:1 83:1 84:1 85:1,17,23 86:1,3,7,23 87:1,25 88:1,20,24 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1,9 103:1,5 104:1 105:1 106:1 107:1 108:1 109:1 110:6,14
south 17:5 31:17 41:15 85:12 104:24	84:21 86:3,20 87:16	stormwater 17:21	Suffolk's 5:14 7:9
Southampton 1:17 6:10,12 13:10 105:9	88:7,16 89:2,16 91:6	story 80:19 104:3	suggest 66:10,11 72:13 97:25
southeast 103:19	94:24 95:4,17 100:5	strategy 61:13 65:7 68:21 69:15	suggested 20:4 57:24 95:15
southeastern 101:5	102:16,20 103:8	streamlining 5:10	suggesting 60:18
southern 94:16 103:12	104:7,15 105:3	street 23:3 40:14,19 81:2	suggestion 29:12 52:22 95:18 97:11 99:7
southward 41:12	106:18	streetscape 40:24	suggestions 52:20 71:19 79:14 109:19
space 16:11 30:9 39:24 53:5,24 54:2 56:18,24 57:14 61:2 81:21,23 86:8,23 90:18 91:11 93:16 95:19 96:2 97:3,4,6 98:3,10,19,24 100:7,21	staff's 75:20	streetscape 40:22	summary 29:10
spaces 100:24	stage 64:23 96:8	strengthens 32:23	
speak 20:10 26:13 71:9	staged 64:3	strike 72:13 76:19	
speakers 11:24	stakeholder 10:17	strip 44:20 85:2 89:7 95:23	
spearheading 12:6	stakeholders 13:10	strips 32:23	
specific 7:3 32:19 75:14 89:17 91:22	stand 2:11 80:18	stronger 39:10	
SPEDES 18:13	standard 11:4 28:11 94:22 95:16 96:22 98:9 99:5	strongly 97:15,17	
spent 24:7	standardization 28:7	structures 39:23 49:16 90:13	
spinoff 72:18	standardize 28:9	struggling 3:15	
spoke 12:3 25:7 87:22	standards 9:11 27:12	studies 83:8	
Spota 9:19	standpoint 48:11,15	stuff 19:3 105:13	
spread 48:5	stands 47:20	style 85:2	
square 30:9 40:2 51:10 55:24 57:7 75:23 80:14,24 83:3 93:5,7,8 100:20 101:22 104:2	Star 3:3	sub-anchor 80:16	
ss 110:5	start 48:21 53:16,22,23 77:21 105:11	subcommittees 28:2	
staff 6:9 7:16 9:25 10:4 13:16 14:20 22:15,20	started 8:16 10:25 11:3 21:7	subdivision 33:22 59:4 63:16 85:25	
	starting 51:15	subject 30:4,24 31:14,20 32:3,5,6,10,20 34:13 35:8 36:10 37:24 55:16 81:22 82:4,5,13,20 83:9,25 84:11 85:8 88:12,18,24 101:4 102:20	
	state 5:24 6:2 16:24 25:4 30:5 31:18 38:24 40:17 42:3 110:4,10	struggles 3:15	
	statement 36:24 78:3,5	studies 83:8	
	statements 33:2	stuff 19:3 105:13	
	station 17:8	style 85:2	
	statistics 26:5	sub-anchor 80:16	
	status 13:2 46:21	subcommittees 28:2	
	stay 43:15 72:23,24	subdivision 33:22 59:4 63:16 85:25	
	steady 7:21	subject 30:4,24 31:14,20 32:3,5,6,10,20 34:13 35:8 36:10 37:24 55:16 81:22 82:4,5,13,20 83:9,25 84:11 85:8 88:12,18,24 101:4 102:20	
	stellar 29:2	struggles 3:15	
	step 12:25	studies 83:8	



<p>summit 8:18 13:24 14:2 108:8</p> <p>superimpose 64:13</p> <p>Supervisor 5:20</p> <p>Supervisors 6:16 8:19</p> <p>SUPP 7:14 12:20,25</p> <p>support 7:7 8:8 17:25 18:5 52:16 62:7,10,13 71:25</p> <p>supporter 9:19</p> <p>supportive 53:18</p> <p>supports 39:12</p> <p>sure 5:22 7:4 14:9 28:21 39:19 43:14 50:21 52:2,3 60:10 61:13,22 70:21 78:4,18 87:5 100:3 105:6</p> <p>surface 48:20</p> <p>surrounding 36:22 37:24</p> <p>survive 70:17</p> <p>Susan 3:2</p> <p>sustainable 60:12</p> <p>swear 2:10</p> <p>swim 23:10</p> <p>sworn 2:12</p> <p>system 17:19 18:15 82:11 86:19</p> <p>systems 24:23 25:13</p> <hr/> <p style="text-align: center;">T</p> <p>table 2:23 3:10,12 9:25 11:22 29:15 62:11 65:6</p> <p>tactic 77:22</p> <p>tailor 93:17</p> <p>taking 53:23 56:15 74:24 76:25</p> <p>talk 16:18 21:17 24:15 76:10 96:8</p> <p>talked 13:25 61:23</p> <p>talking 25:10 45:4 96:14</p> <p>tangentially 21:21</p> <p>tanks 81:12</p> <p>tape 21:24 28:25</p> <p>taped 21:4</p>	<p>task 5:9 9:9 27:5</p> <p>tasteful 89:25</p> <p>tax 26:18</p> <p>teach 108:4</p> <p>technology 83:17</p> <p>temporary 91:11</p> <p>ten 5:14 11:16 28:14 45:5 79:24 80:15 109:9</p> <p>ten-zero 105:19,22</p> <p>term 41:25 59:17 72:19 106:12</p> <p>terms 31:11 32:17 33:15 53:17 62:9 72:17 81:24 88:10 95:19 101:17</p> <p>testimony 22:13</p> <p>testing 9:20</p> <p>thank 2:14 4:20 6:18 10:8 12:16 14:7,19 15:20,24 20:24 27:14 28:12,17 29:16,22 106:17,18 109:11</p> <p>thanks 4:2 8:23 12:5 51:14 89:11 109:12</p> <p>that's 3:25 11:20 65:12 72:12 77:3 103:20</p> <p>the'70's 48:4</p> <p>the'96 82:15</p> <p>THEODORE 1:22</p> <p>therein 103:7</p> <p>they're 45:18,22 47:15,17 58:12,13 61:14 67:15,16,17 91:8 98:13</p> <p>third 13:11 38:21 39:21 65:18 71:24 72:3</p> <p>thirty 5:3 78:21 80:7</p> <p>thirty-five 95:3</p> <p>thirty-three 80:13</p> <p>THOMAS 1:19</p> <p>thoughts 43:23 56:9 66:20 67:4 71:19 79:10 104:10</p> <p>thousand 30:9 40:2 42:3 44:25 50:15 51:9 57:7 63:8 75:23 80:13,23 83:3</p>	<p>93:5,7,8 100:20,24 104:2</p> <p>thresholds 28:8</p> <p>throughout 28:9 31:6</p> <p>throw 27:2 60:25</p> <p>throwing 26:16 49:23</p> <p>tie 95:20</p> <p>tight 24:25</p> <p>tobacco 28:17</p> <p>today 4:21 90:7 103:16</p> <p>Tom 9:11,18 106:22,23 108:20</p> <p>Tomarken 21:9</p> <p>tone 53:14</p> <p>top 57:8 64:14</p> <p>total 50:10 80:22 100:23 101:22 102:14</p> <p>totaling 80:7,12 101:6</p> <p>touch 5:20 29:13</p> <p>tour 15:24,25 16:6,7 18:7</p> <p>toward 5:6</p> <p>towards 10:18 39:18 54:20 62:2 88:11</p> <p>town 1:14,15,16,17 6:7,12 8:11,19 9:12 14:16 16:9,21 17:6,8,13 21:23 28:15 29:21 30:3,7 32:18 33:14,17 34:20 35:2,12 36:4,15 38:11,22 39:7,16 42:17 43:13,20,21 49:20,22 50:21 55:16 58:18,21 59:12,19,21 60:4,23 61:3,12 62:25 68:13,19 69:22,24 71:12 72:11 74:12,18 75:4,8 77:7 78:11 79:5 80:4,25 82:12,18 83:13,18 85:19 86:4 89:8 100:15 101:2,23 102:25 105:8</p> <p>towns 5:14 6:8 7:18 11:3 12:12,24 28:10 107:10 109:9</p> <p>town's 102:4</p> <p>Towns 13:9</p> <p>township 60:20</p>	<p>townwide 83:13</p> <p>tracks 17:6 21:22</p> <p>tradesperson 83:16</p> <p>traffic 53:23 88:3</p> <p>trail 82:9,11 86:16,19,20 88:9</p> <p>trailer 41:25</p> <p>trailers 31:2 63:9,14 64:9,23 65:2,4 67:9,12,21,23</p> <p>trailheads 82:11</p> <p>train 18:21</p> <p>transcribed 110:16</p> <p>transit-oriented 7:10</p> <p>travel 109:8</p> <p>treated 34:10 103:3</p> <p>treatment 14:17 81:8,10 101:16</p> <p>treed 90:16</p> <p>tremendous 107:18</p> <p>tried 7:22 48:4 83:25</p> <p>trip 72:21</p> <p>trouble 29:3</p> <p>true 110:13</p> <p>try 16:20 21:25 42:18 57:13,14</p> <p>trying 15:11 17:13 21:20 23:19 26:14,18,21 72:12</p> <p>turned 16:6</p> <p>turnout 17:10</p> <p>Twelve-thirty 14:11</p> <p>twenty 30:11,12 38:9 39:17 43:18,19 44:6,9 45:3,19 48:13 81:4 91:8,10 92:6 98:17</p> <p>twenty-five 83:5 91:2,14 94:5,9,17,20,22 95:9,15 96:21,22 97:12 98:3,9,14,19 99:12 100:7</p> <p>twenty-four 41:13,16 74:3 96:25</p> <p>twenty-three 81:21 94:15 95:11 96:20</p> <p>type 24:16 48:23 81:18 93:3</p>
--	--	--	---



<p>types 24:15</p> <p>typical 31:6 40:17,24 41:7 66:17 77:8 94:22</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>Unadopted 94:16</p> <p>unbuilt 98:18</p> <p>unconnected 47:17</p> <p>underage 71:16</p> <p>understand 48:7,18 70:15 75:7 76:5 96:25</p> <p>understanding 58:21 65:16</p> <p>understood 21:10</p> <p>underutilized 104:15</p> <p>undeveloped 82:7</p> <p>undisturbed 83:6 91:2,15 94:5 98:15</p> <p>Unified 21:19</p> <p>unimproved 88:21 90:14,15</p> <p>unique 35:24</p> <p>unit 37:23 40:21 48:4</p> <p>units 18:16 30:12,18 34:17 37:20 38:9,13,15,18 41:14,17,18 43:16 44:23 45:2,5 47:23 48:2,8 51:8 55:12 57:8,22,24 62:5,24 63:4 68:13 69:5 72:5,19,20,22 73:25 74:3 75:22 82:23</p> <p>University 26:4</p> <p>unless 52:13 72:24 92:24 96:10 105:22</p> <p>unsustainable 46:23</p> <p>unusual 76:7</p> <p>update 7:12 10:17 11:20 13:5,23 17:19 101:24 102:5</p> <p>updated 6:5</p> <p>updates 12:2</p> <p>updating 10:19 17:2</p> <p>upgraded 42:15</p> <p>upgrades 18:17 43:5</p> <p>upper 16:25 17:4,17</p>	<p>26:25 64:17</p> <p>up-to-date 4:24</p> <p>urging 6:22</p> <p>utilized 89:19</p> <p>utilizes 18:15</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vacancies 84:15,24</p> <p>vacancy 84:21,22</p> <p>Valley 7:21</p> <p>value 52:2 77:6</p> <p>values 7:7</p> <p>variance 30:20 39:3 88:23 91:17 92:4,6</p> <p>variances 36:5,25 37:3 55:15 76:23</p> <p>various 7:18 12:12,24 100:18</p> <p>vegetated 87:5</p> <p>vegetation 13:7 87:8 93:15 94:10</p> <p>vehicle 103:11,13</p> <p>venture 48:10</p> <p>versus 96:21</p> <p>veterans 107:15</p> <p>viable 54:9 83:17</p> <p>vibrant 18:22,24</p> <p>vice 61:23 68:24 78:6 100:8 105:23 106:12,13</p> <p>VICE-PRESIDENT 77:24</p> <p>vices 28:16</p> <p>vicinity 31:12</p> <p>view 19:15 40:19 63:6</p> <p>viewing 102:17</p> <p>village 1:5 7:15 8:20 16:21 17:15 80:6 81:18</p> <p>villages 11:3 12:24 107:11</p> <p>Viloria-Fisher 4:23 6:24 18:4 19:6,9 21:16 26:10 27:4,19 28:20 29:4,11</p> <p>violation 47:15</p>	<p>violations 35:19</p> <p>visit 19:2 75:14</p> <p>visuals 17:23</p> <p>vital 26:4 104:13</p> <p>Vivian 18:3</p> <p>volume 5:4,7,8 24:10 25:25</p> <p>volunteer 15:11</p> <p>volunteers 24:3</p> <p>Voorhis 51:24 85:22</p> <p>vote 105:22</p> <p>voted 5:3</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>walkability 81:20 88:3</p> <p>walkable 88:14</p> <p>Walt 100:12,16 102:22</p> <p>warm 106:6</p> <p>warrant 35:15 75:16</p> <p>warranted 36:4</p> <p>wasn't 44:6 47:14</p> <p>waste 12:14 34:5 81:12</p> <p>water 12:14 13:7 22:7 34:9,10 90:4 93:14,18,23 94:3 99:25 100:6 103:2</p> <p>waterfront 16:8,12,15,22 18:11</p> <p>waters 23:8,9</p> <p>Wayne 27:20</p> <p>Wednesday 11:15 29:15</p> <p>week 27:7,18</p> <p>weeks 4:17 5:5 22:23</p> <p>Weir 1:14 6:18 8:23 9:4 29:24 80:2 85:7 90:12 92:25 105:17 108:19 109:24</p> <p>welcome 2:2,14 4:8,14 15:22 16:2 80:2</p> <p>welfare 32:9</p> <p>We're 4:18</p> <p>west 41:10 85:12</p> <p>western 100:21</p> <p>whatever 70:18</p> <p>whether 9:21 43:21</p>	<p>47:18 70:17 72:20 74:25 77:14,15 95:12 98:23</p> <p>Whitman 100:12,16 102:22</p> <p>whole 9:24 45:22 55:20 88:4 108:25</p> <p>whose 69:9</p> <p>widening 16:24</p> <p>willingness 8:12</p> <p>wind 6:4,6</p> <p>window 4:11</p> <p>wisely 107:19</p> <p>wish 4:4 47:3 111:2</p> <p>WITNESS 111:24</p> <p>wonderful 29:10</p> <p>wondering 24:9 45:7</p> <p>Wood 41:15</p> <p>wooded 90:17</p> <p>work 3:13,16 5:6 9:14 11:11 12:19 13:4,15 16:23 17:13 21:20 23:22 26:9 27:14,23 28:4,12 43:5 46:22 48:5,13 73:16 75:24 77:16 106:14</p> <p>worked 9:11</p> <p>workforce 7:10 12:21 44:2</p> <p>working 5:18 6:9,10 7:20 8:9,17 9:21 11:9 13:17,22 14:3,5 16:16,17,19,22 17:24 19:24 21:21 23:4,21 25:11 26:25 27:13 28:3 41:8 42:17 43:13 45:17 58:19,22,23 106:22</p> <p>works 9:21 66:14 77:15 78:19</p> <p>wrap 13:13</p> <p>written 76:17 100:5</p> <p>wrong 76:17 94:13</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p>Yesterday 18:6</p> <p>yet 23:12,19 45:9 91:17</p> <p>York 1:6 5:24 8:5 30:5 31:17 38:24 42:3</p>
---	---	---	---



110:4,10

young 1:19 32:24**you's** 106:17**Yves** 27:25

 Z

ZBA 92:4**zero** 79:24 100:11**zone** 16:13 17:4 30:7

33:5,11,14 37:9

63:16,18 74:9 80:7

83:9 87:14,17

91:18,20 93:25 96:11

zoned 31:16,20 37:22

72:6,15 83:15,21

84:7,10 85:13,15

89:13

zoning 10:7 30:21

31:12,13 32:4

33:6,8,10,12,23

36:5,12 37:3 38:22

40:9 41:8 80:25 82:24

86:2 90:24 101:2

102:25 103:20,22

