

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

INCORPORATED VILLAGE OF OCEAN BEACH

FIRE ISLAND, NEW YORK

-----x

PLANNING BOARD/ARCHITECTURAL REVIEW BOARD

PUBLIC HEARINGS

-----x

March 23, 2024  
2:03 p.m.  
Boat House  
Ocean Beach, New York

-----x

B E F O R E:

JOSEPH SPERANZA, CHAIRMAN

CRAIG SHERMAN, MEMBER

CONSTANTINE KARALIS, MEMBER

BYRON CHENAULT, ALTERNATE MEMBER

JUDITH STEINMAN, MEMBER, via Zoom

JOEL SILVERBERG, MEMBER, via Zoom

DAVID LIEBER, ALTERNATE MEMBER, via Zoom

GINA RAGUSA, ALTERNATE MEMBER, via Zoom

JONNEIGH M. ADRION, VILLAGE CLERK

KENNETH GRAY, ESQ., VILLAGE ATTORNEY

D. Leigh Chapman  
Court Reporter

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

2

3 **Special Permit Application Number 315**

4 Jay Fenley, Esq.  
5 Fenely, LLP  
6 260 West Main Street, Suite 1  
7 Bay Shore, New York 11706

8 Michael Dunn, Architect  
9 256 Orinoco Drive, Suite B  
10 Brightwaters, New York 11718

11 ALSO PRESENT:

12 Chris and Laura Mercogliano, Applicants

13

14 **Special Permit Application Number 316**

15 Paul Mohring, Applicant  
16 56 East Bay View  
17 Ocean Bay Park, New York 11770

18

19 **Special Permit Application Number 317**

20 Kenneth Oberlies, Sales Manager (Via Zoom)  
21 East Islip Lumber  
22 33 Wall Street  
23 East Islip, New York 11730

24 ALSO PRESENT:

25 Harvey Levine, Applicant's Landlord

26

27

28

29

1            **Special Permit Application Number 318**

2            Jonathan Randazzo, Applicant  
3            32 Angela Lane  
4            Bay Shore, New York 11706

5            ALSO PRESENT:

6            Applicants  
7            Joe Bonocore  
8            Evan Brett  
9            Dina Rossen (phonetic)

10           Tyler Sterck, Applicant's Landlord (Via Zoom)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

## I N D E X

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

**Application****Page**

Special Permit Application No. 315	7-34
Special Permit Application No. 316	34-43
Special Permit Application No. 317	43-54
Special Permit Application No. 318	54-81

## PROCEEDINGS

1 CHAIRMAN SPERANZA: I call the meeting to  
2 order, Planning Board/Architectural Review  
3 Board. Ken, can you take roll call, please?

4 Bunny has the agenda.

5 MR. GRAY: Bunny, can you take roll call,  
6 please?

7 CLERK ADRION: Oh, you want me to do the  
8 roll call?

9 MR. GRAY: Yeah.

10 CLERK ADRION: Joe Speranza?

11 CHAIRMAN SPERANZA: Here.

12 CLERK ADRION: Craig Sherman?

13 MEMBER SHERMAN: Present.

14 CLERK ADRION: Constantine Karalis?

15 MEMBER KARALIS: Here.

16 CLERK ADRION: Byron Chenault?

17 ALTERNATE MEMBER CHENAULT: Here.

18 CLERK ADRION: Joel Silverberg?

19 (No verbal response given.)

20 CLERK ADRION: Gina Ragusa?

21 ALTERNATE MEMBER RAGUSA: Here. (Via Zoom.)

22 CLERK ADRION: Lisa Pace?

23 (No verbal response given.)

24 CLERK ADRION: David Lieber?

25 (No verbal response given.)

## PROCEEDINGS

1 CLERK ADRION: David Silver?

2 (No verbal response given.)

3 CHAIRMAN SPERANZA: Judy, are you on?

4 MR. ARMENT: She's on the call.

5 CHAIRMAN SPERANZA: She's got to unmute.

6 CLERK ADRION: All right. So we don't have  
7 David Lieber, David Silver, or Joel. What about  
8 Bob Stack?

9 CHAIRMAN SPERANZA: Bob Stack, are you on?

10 (No verbal response given.)

11 MR. ARMENT: We have a David, but I don't  
12 know which one. I don't see a Bob Stack.

13 CLERK ADRION: Might be Robert Stack.

14 MR. ARMENT: Yeah, no.

15 CHAIRMAN SPERANZA: You have a David? I  
16 think it's David Lieber, but I'm not sure. He  
17 said he was going to join by Zoom.

18 ALTERNATE MEMBER RAGUSA: Hi, this is Gina.  
19 David says, "I'm here but can't unmute or start  
20 the video."

21 CHAIRMAN SPERANZA: Okay.

22 ALTERNATE MEMBER RAGUSA: I believe Judy  
23 Steinman is on. David said it's not working and  
24 he has his hand up.

25 (Trouble shooting Zoom issues.)

## SPA No. 315

1           CHAIRMAN SPERANZA: We'll continue then.  
2           In fairness to everybody here and the length of  
3           the agenda, I'm going to continue. I think  
4           there's a 4:45 boat I think some people want to  
5           catch.

6           The first item on the agenda is the  
7           continuation of **Special Permit Application**  
8           **Number 315**, which is for 153 Bay Walk.

9           Is the applicant here?

10          ATTORNEY FENLEY: Jason Fenley, for the  
11          applicant. Good afternoon, everybody.

12          CHAIRMAN SPERANZA: Thank you.

13          ATTORNEY FENLEY: I guess I'll just start.  
14          Remember we were here back in January with the  
15          application for Special Use Permit. That  
16          application has now been amended, and,  
17          importantly, it is no longer an application for  
18          a special permit.

19          The current building at 153 Bay Walk is  
20          going to be restored. The second floor is going  
21          to remain residential units. The first floor,  
22          which is currently permitted for retail use, the  
23          request is to convert that from three units to  
24          four. The building will be completely renovated  
25          both interiors and out. Significant investment

SPA No. 315

1 in the property. The kind of materials that  
2 will be used will be discussed by Project  
3 Architect, Mr. Michael Dunn, who will speak in a  
4 second.

5 But again, quickly, from our view, this is  
6 no longer a special use permit. We're not  
7 seeking to change the use. It's just simply an  
8 ARB application for an approval for the  
9 materials being used.

10 There was that one small request that the  
11 first floor be converted from three units to  
12 four units and I'll call in Michael Dunn to  
13 discuss the materials, and, obviously if you  
14 have any questions, we'll speak to those as  
15 well.

16 CHAIRMAN SPERANZA: Well, before Michael  
17 speaks, is the liquor store saying?

18 ATTORNEY FENLEY: For now, yes. They're  
19 under lease, and they are going to stay for the  
20 balance of the lease.

21 CHAIRMAN SPERANZA: Can you tell me how  
22 long the lease is for?

23 ATTORNEY FENLEY: Do you know how long the  
24 lease is for?

25 MS. MERCOGLIANO: Three more years.



## SPA No. 315

1           CHAIRMAN SPERANZA: Three more years.

2 Thank you. Okay.

3           MR. DUNN: Good afternoon, everybody. I'm  
4 Michael Dunn, the architect for the project.

5           As you can see in the renderings and the  
6 plans, we are converting the downstairs three  
7 retail spaces to four. So they will be  
8 approximately 400 and change square feet each.

9           The exterior is essentially going to stay  
10 the same. It's going to be stained gray like  
11 the shingle you have here. And everything else,  
12 the trim will be white and the roofing will stay  
13 as is. We're going to add a black awning to  
14 give some dimension to the building and it will  
15 look like a brand new building when we're all  
16 done with it.

17           CHAIRMAN SPERANZA: Where's the awning?

18           MR. DUNN: Just above the doors and  
19 windows.

20           MEMBER SHERMAN: It's not on the rendering.

21           CHAIRMAN SPERANZA: I couldn't find it on  
22 here.

23           MR. DUNN: I can show it to you on my  
24 rendering.

25           CHAIRMAN SPERANZA: Okay. That would help.

## SPA No. 315

1           CLERK ADRION: Yeah, they have them too.  
2           It's this picture, Joe. This picture has the  
3           awnings on it.

4           CHAIRMAN SPERANZA: Is it in today's  
5           package? Thank you.

6           CLERK ADRION: It's in there, yeah.

7           CHAIRMAN SPERANZA: All right. Now I see  
8           them (perusing). Okay. Thank you.

9           That's the first time I'm seeing that.  
10          Okay.

11          Anybody want to look at this? Constantine?  
12          That's a sample of the awning and the color of  
13          the shingles. I noticed on the rendering that I  
14          have, that you're still calling this the  
15          Gallery.

16          MR. MERCOGLIANO: The apartments will be  
17          The Gallery Apartments downstairs.

18          CHAIRMAN SPERANZA: The apartments will  
19          still be called The Gallery?

20          MR. MERCOGLIANO: It's always been referred  
21          to as the Gallery, so we figured we would keep  
22          the Gallery. So the apartments will be the  
23          Gallery Apartments.

24          CHAIRMAN SPERANZA: Chris, Chris, you have  
25          to get up and talk into the microphone.

## SPA No. 315

1           Actually, Laura is the applicant.

2                   MS. MERCOGLIANO:  Yes.  The name is the  
3           Gallery Apartments.

4                   CHAIRMAN SPERANZA:  Gallery Apartments.  
5           Thank you.  This says Gallery.

6                   MEMBER SHERMAN:  The intent though is to  
7           have signage here (indicating)?

8                   MS. MERCOGLIANO:  Very small.

9                   MEMBER SHERMAN:  Yeah, it's no worries.

10                   CHAIRMAN SPERANZA:  Well, just tell me, is  
11           it the Gallery Apartments?

12                   ATTORNEY FENLEY:  The second floor.

13                   MS. MERCOGLIANO:  Here's a better sign  
14           (handling).

15                   CHAIRMAN SPERANZA:  Yeah, but it's affixed  
16           to the first floor, but that's at the door, I  
17           guess, to the stairs to the second.

18                   MS. MERCOGLIANO:  Yes.

19                   CHAIRMAN SPERANZA:  Okay.  All right.

20                   And the other -- Gallery Apartments.  Okay.  
21           Anyone else have any questions?

22                   MEMBER KARALIS:  Yes.  Michael, on the  
23           drawing, on the large sheets, you're showing  
24           (inaudible) walls.  Presumably you need  
25           firewalls.  This is something, not maybe of this

SPA No. 315

1 Board, but I just wanted to mark it. We just  
2 had a fire in town and what happens then, to me,  
3 it's a historic building. And all historic  
4 buildings suffer from insulation and  
5 fireproofing. So I would think, number one,  
6 that, and I know you're quite a competent  
7 architect. You know what you're doing. You  
8 have to make sure that the ceilings are also  
9 providing the right kind of separation because  
10 we have different use upstairs, as you very well  
11 know. That's fair enough.

12 One question I have is a practical reality.  
13 If somebody wanted to rent two of those units,  
14 would you have to come back to this Board and  
15 ask for putting a door in between? Or would you  
16 now consider actually having some fire doors in  
17 there so the owners can actually rent two units  
18 through one person, with the passage in between  
19 that's already been approved.

20 MR. DUNN: That's a good question. I guess  
21 you could rent it to two.

22 ATTORNEY FENLEY: The question is if one  
23 tenant rents two spaces?

24 MEMBER KARALIS: Yeah. Right now, you have  
25 four identical, separated boxes with a firewalls

## SPA No. 315

1 between them and if you have a person that wants  
2 to rent twice the amount of space, you should  
3 have the capability built in, so that you can  
4 actually rent two of those units to one person  
5 without having to come back to the Building  
6 Department or to this Board without having to  
7 ask for special consideration. I'm just  
8 recommending that. It's up to you to pick it up  
9 or not.

10 ATTORNEY FENLEY: So we will certainly take  
11 that into consideration. Thank you.

12 MEMBER KARALIS: Okay. And also, I suppose  
13 it's this attachment here (holding up a  
14 document) that's the wishful thinking for how  
15 the building is going to look like eventually  
16 because neither of the other drawings, I know  
17 they've been done at different times and they  
18 don't necessarily match with each another, but I  
19 think we're going to be looking at this. Thank  
20 you. That's all I have to say.

21 MR. DUNN: Yes, that's the one.

22 CHAIRMAN SPERANZA: Any other questions?  
23 Any one on Zoom?

24 ALTERNATE MEMBER RAGUSA: Yeah, this is  
25 Gina Ragusa, a member of the Planning Board.

## SPA No. 315

1           Besides the liquor store, what other stores  
2 do you have planned to be in there? Or do you  
3 have them leased yet?

4           ATTORNEY FENLEY: There are no current  
5 tenants. The owners plan on hiring a broker to  
6 rent the spaces and they're going to evaluate  
7 each tenant's application to rent the spaces and  
8 work with the community and make sure they have  
9 a viable option. A business that can pay rent.  
10 Add resources to the community and do everything  
11 they can to further the community. And, again,  
12 the applicant is running a business. So they  
13 have to vet each tenant individually and make  
14 sure they can pay their rent and all applicants  
15 will be fairly considered.

16           CHAIRMAN SPERANZA: All applicants will  
17 have to come in for special permits as well.

18           ALTERNATE MEMBER RAGUSA: Yeah, that was  
19 going to be my next question. And my other  
20 question was, it looks like on the plans there  
21 will be four new bathrooms downstairs; is that  
22 correct? For the retail spaces?

23           MR. DUNN: Yes, each retail space will have  
24 their own bathroom.

25           ALTERNATE MEMBER RAGUSA: Is that

## SPA No. 315

1 excessive? I mean, could we knock that down to  
2 two? To a shared space, rather than each one  
3 having their own? That would be a concern of  
4 mine, so many bathrooms.

5 MR. DUNN: I believe each tenant space is  
6 going to have to have their own bathroom.

7 ALTERNATE MEMBER RAGUSA: Why is that?

8 MR. DUNN: For the employees and for their  
9 workers to use and even the shoppers to use the  
10 bathroom if they need it.

11 ALTERNATE MEMBER RAGUSA: Okay. Thank you.

12 CHAIRMAN SPERANZA: Anyone else have any  
13 questions? On Zoom or otherwise? No more  
14 questions? Any questions?

15 MS. SOBEL: Can the public ask a question  
16 or not?

17 CHAIRMAN SPERANZA: I'm sorry?

18 MS. SOBEL: Can the public ask a question,  
19 or is it just for the Planning Board?

20 CHAIRMAN SPERANZA: The public can ask a  
21 question.

22 MS. SOBEL: I have two questions.

23 CHAIRMAN SPERANZA: Well, wait. Hold on.  
24 Who are you and where do you live?

25 MS. SOBEL: My name is Laura Sobel,

## SPA No. 315

1 S-O-B-E-L.

2 CHAIRMAN SPERANZA: Where do you live?

3 MS. SOBEL: 152 Ocean Road.

4 CHAIRMAN SPERANZA: Thank you. Okay.

5 Ask your question, please.

6 MS. SOBEL: Question number one is also  
7 about the bathrooms downstairs. I was wondering  
8 if an environmental impact study had been done  
9 on what these additional bathrooms will be  
10 doing? Since it is a very old building and the  
11 plumbing also in Ocean Beach is quite old, as  
12 we've been reading about. What impact would  
13 that have on the environment in the area around  
14 the building and the surrounding houses?

15 ATTORNEY FENLEY: I do not believe that an  
16 environmental impact study was conducted. But I  
17 don't believe one is required under the current  
18 code.

19 MS. SOBEL: Okay. And then I was also  
20 curious, what is the legal capacity for each of  
21 the apartments upstairs in the Gallery  
22 Apartments?

23 ATTORNEY FENLEY: What is it permitted for  
24 now?

25 MS. SOBEL: Correct.



## SPA No. 315

1           ATTORNEY FENLEY: I don't know off the top  
2 of my head, but it is currently permitted for  
3 four individual residential units.

4           MS. SOBEL: No, no. What is the capacity  
5 of each unit?

6           ATTORNEY FENLEY: In terms of the  
7 occupancy?

8           MS. SOBEL: One bedroom, two bedroom, three  
9 bedroom? How many people can live in them?

10          ATTORNEY FENLEY: I don't know off the top  
11 of my head.

12          MS. SOBEL: One of my concerns is the  
13 impact that additional people would have on the  
14 building and also on the surrounding areas in  
15 regards to peace and tranquility of the Village  
16 and being a very busy corner as far as the  
17 environmental impact on the community.

18          MEMBER SHERMAN: Sorry. The apartments  
19 above are already existing, so those are not new  
20 apartments. They're not going to be additions.  
21 They're already there, and, I believe, occupied.  
22 They have been there for a very long time.

23          ATTORNEY FENLEY: Thank you for that  
24 answer. That's exactly what we were going to  
25 say.

SPA No. 315

1           CHAIRMAN SPERANZA: Hold on. And the rule  
2 in the Village, these apartments will have to  
3 get rental permits, and you can have two people  
4 in a bedroom. That's it.

5           MS. SOBEL: Two people per bedroom. That's  
6 what I believed it was.

7           CHAIRMAN SPERANZA: That's the rule.

8           MS. SOBEL: I saw a (sic) advertisement for  
9 four people for each apartment.

10          CHAIRMAN SPERANZA: Okay. Report that to  
11 the Village Office.

12          MS. SOBEL: Okay.

13          CHAIRMAN SPERANZA: Thank you. Anybody  
14 else?

15          MS. CAFUOCO: Joe Speranza, this is Susie  
16 Cafuoco.

17          CHAIRMAN SPERANZA: Hi, Susie Cafuoco.

18          MS. CAFUOCO: How are you all?

19          CHAIRMAN SPERANZA: I'm good.

20          MS. CAFUOCO: I appreciate your efforts all  
21 being out there on this awful day.

22                 My question is about the bathrooms as well.  
23 So we have three units upstairs. That's four  
24 bathrooms and another three/four downstairs. So  
25 now there's going to be seven or eight bathrooms

SPA No. 315

1 in the building. It's about the sewer system.

2 Can the Village's sewer system handle that?

3 CHAIRMAN SPERANZA: Yeah. I mean, the  
4 short answer is we'll find out. But there is no  
5 need, nothing in the code that says an applicant  
6 has to submit an environmental study in  
7 conjunction with this application.

8 MS. CAFUOCO: As you know, that corner  
9 floods so bad.

10 CHAIRMAN SPERANZA: Plus there is no  
11 environmental study of how many toilets you can  
12 put in this building. So that will be an issue  
13 between the applicant and the building  
14 inspector.

15 ATTORNEY FENLEY: One additional point as  
16 well. There's currently six bathrooms in the  
17 structure, so it's only an increase from six to  
18 eight.

19 CHAIRMAN SPERANZA: Understood. Again,  
20 it's an issue between the applicant and the  
21 building inspector.

22 ATTORNEY FENLEY: I agree.

23 CHAIRMAN SPERANZA: Okay, Susie?

24 MS. CAFUOCO: Yes. Just a point of  
25 information. The original application was in

SPA No. 315

1 Laura's name and this amended application is in  
2 Chris' name and nothing is signed and I don't  
3 know. It doesn't look like a complete  
4 application to me, having worked in the Village  
5 Office for so long.

6 CHAIRMAN SPERANZA: Hold on. I couldn't  
7 hear what you said because people were speaking  
8 out loud. What is your comment, Susie? Can you  
9 repeat that, please?

10 MS. CAFUOCO: I was just mentioning, in  
11 terms of the two applications, the original and  
12 this amended version, the original was in  
13 Laura's name and the recent one is in Chris'  
14 name.

15 CHAIRMAN SPERANZA: Yeah.

16 MS. CAFUOCO: And nothing is signed, and I  
17 just think it should be more complete.

18 CHAIRMAN SPERANZA: The copy I have --

19 ATTORNEY FENLEY: So the applicant is 153  
20 Bay Walk, LLC. It's a corporate entity that's  
21 the applicant.

22 MS. CAFUOCO: Okay. I guess that answers  
23 it.

24 CLERK ADRION: I think the second  
25 application that you did was for informational

SPA No. 315

1 purposes. It wasn't an actual formal  
2 application.

3 ATTORNEY FENLEY: Yes. The initial  
4 application was amended. The initial  
5 application was by 153 Bay Walk, LLC.

6 CHAIRMAN SPERANZA: The first application  
7 was signed by Laura, and this application was  
8 amended by their representative. Okay?

9 MS. CAFUOCO: Okay.

10 CHAIRMAN SPERANZA: It's not a separate  
11 application; it's an amendment. All right,  
12 Susie? Thank you for your comment.

13 MS. CAFUOCO: I'm sure the building will  
14 look beautiful when it's complete.

15 CHAIRMAN SPERANZA: It will. It should.  
16 You know, the color looks nice and with the  
17 black awning, it's going to look nice. We're  
18 happy with it. Any other questions?

19 MS. SILDORF: Hello, It's Maria Silsdorf,  
20 might I?

21 CHAIRMAN SPERANZA: Sure.

22 MS. SILDORF: Hi, good afternoon. I'm  
23 excited to have some new retailers in the  
24 Village. Although, I'm going to miss The  
25 Gallery terribly. It's very nice that you're

SPA No. 315

1 keeping the name of Gallery as an homage to the  
2 past. But I did have three comments.

3 In terms of the retail tenants, am I  
4 correct that there cannot be any food?

5 CHAIRMAN SPERANZA: Any food?

6 MS. SILDORF: No food; am I correct?

7 CHAIRMAN SPERANZA: You're correct.

8 MS. SILDORF: Okay. So that's good.

9 In terms of the bathrooms, there is not a  
10 retailer in the Village that offers bathrooms to  
11 their customers. So just in the interest of  
12 space, as a former retailer, I would just  
13 suggest that perhaps the owners reconsider that  
14 and have shared bathrooms or take full advantage  
15 of the Community House bathrooms that are right  
16 across the street. Space is at a premium and  
17 bathrooms don't produce sales. So you might  
18 just want to reconsider that.

19 The third comment, rather a question, the  
20 apartments above, as Craig stated, have been  
21 rented forever to full-year tenants or  
22 full-season tenants. Two people in each of  
23 those two apartments. I, too, saw the ad that  
24 Laura mentioned. I believe that those  
25 apartments will now be converting to weekly or

## SPA No. 315

1 more rentals with a higher capacity. So I think  
2 the wear and tear on the plumbing will increase  
3 naturally just by the change in rental use. I  
4 just wanted to make that comment out loud, but  
5 thank you.

6 CHAIRMAN SPERANZA: Okay. Anyone else?

7 ALTERNATE MEMBER RAGUSA: Roberta.

8 CHAIRMAN SPERANZA: Roberta?

9 ALTERNATE MEMBER RAGUSA: Roberta Geiger  
10 has her hand up. Roberta, did you want to say  
11 something?

12 MS. GEIGER: Yes. Hi, Roberta Geiger, 199  
13 Midway Walk, Ocean Beach.

14 I was just wondering what type of retail  
15 stores they were looking to put in that  
16 building?

17 ATTORNEY FENLEY: Well, like we advised the  
18 Board before, the owners are going to hire a  
19 broker to seek out tenants that can provide a  
20 viable business and pay rent. So they're open  
21 to businesses that can obtain a special use  
22 permit that add to the business community of the  
23 Village and, again, that will serve a useful  
24 business function.

25 MS. GEIGER: Thank you. I'm looking

SPA No. 315

1 forward to it. Good luck, Chris and Laura.

2 CHAIRMAN SPERANZA: Anyone else?

3 ALTERNATE MEMBER RAGUSA: There's someone  
4 iPhone A? Do you have a question?

5 (No verbal response given.)

6 How about Ken Klein? Ken, do you have a  
7 question? Are you able to unmute yourself?

8 (No verbal response given.)

9 Okay. iPhone A and Ken Klein both had  
10 their hands up.

11 CHAIRMAN SPERANZA: Who's talking?

12 ALTERNATE MEMBER RAGUSA: It's Gina Ragusa.  
13 I'm looking at the Zoom.

14 CHAIRMAN SPERANZA: Oh, hi, Gina.

15 ALTERNATE MEMBER RAGUSA: Sorry about that.  
16 Sorry I didn't introduce myself. And then  
17 there's Kim's iPhone.

18 Marco, do you have to unmute people or they  
19 just need to do it themselves?

20 MR. ARMENT: Everyone else has the ability  
21 to do it, and, Gina, you have the same ability  
22 as I do now. So you can ask people to unmute  
23 with the little button under their names.

24 ALTERNATE MEMBER RAGUSA: Perfect. So if  
25 you unmute yourself in the lower left hand



SPA No. 315

1 corner, the people that have their hands up.  
2 That's iPhone A and Ken Klein. Do you have  
3 something that you wanted to add?

4 (No verbal response given.)

5 They're not coming through.

6 Well, this is Gina Ragusa from the Planning  
7 Board, and I did want to go back to the question  
8 I asked for the upstairs apartments. It wasn't  
9 clear if they were one or two bedrooms or  
10 studios from the plans. I just wanted to ask  
11 again, what size the rooms are going to be  
12 upstairs?

13 MR. DUNN: One bedrooms.

14 ALTERNATE MEMBER RAGUSA: One bedrooms,  
15 okay. And, again, will it be weekly rentals or  
16 are you looking for long term or whatever you  
17 can get?

18 ATTORNEY FENLEY: Seasonal rentals. And,  
19 again, there will be a rental application  
20 submitted with potential tenants.

21 ALTERNATE MEMBER RAGUSA: Well, seasonal  
22 application means you're going to rent it for  
23 the season. So you're not renting it weekly?

24 ATTORNEY FENLEY: There's no plan to rent  
25 it weekly.

SPA No. 315

1           ALTERNATE MEMBER RAGUSA: Oh, okay. So you  
2 plan on renting it for the season if someone is  
3 interested. Okay. And will the apartments be  
4 ready this summer?

5           ATTORNEY FENLEY: Hopefully.

6           ALTERNATE MEMBER RAGUSA: And has  
7 construction started and/or when will it start?

8           ATTORNEY FENLEY: Construction could not  
9 start until this Board approves it and once it's  
10 approved, we'll start construction.

11          ALTERNATE MEMBER RAGUSA: Thank you.

12          ATTORNEY FENLEY: And we need additional  
13 approval.

14          CHAIRMAN SPERANZA: Correct. The trustees  
15 need to approve it.

16          ATTORNEY FENLEY: Yeah.

17          ALTERNATE MEMBER RAGUSA: Okay, thank you.  
18 And to iPhone A, Ken Klein.

19          MR. KLEIN: Yes. Can you hear me now?

20          ALTERNATE MEMBER RAGUSA: I can, yes.

21          MR. KLEIN: I have a quick comment. I  
22 assume that when they renovate the apartments,  
23 they're going to put in new fixtures, et cetera,  
24 et cetera. If they put in, under the current  
25 codes, low-flow fixtures, you'll have less

## SPA No. 315

1 discharge than you currently have now.

2 MEMBER SHERMAN: Thanks, Ken.

3 MR. KLEIN: You're welcome.

4 CHAIRMAN SPERANZA: Thank you, Ken. Keep  
5 in mind, everyone, that Ken helped write the New  
6 York City Building Code for plumbing. That's a  
7 true story.

8 ALTERNATE MEMBER RAGUSA: Thank you, Ken.

9 Judy Steinman? Judy Steinman from the  
10 Planning Board, can you speak?

11 MEMBER STEINMAN: Yes. Can you hear me?

12 ALTERNATE MEMBER RAGUSA: Yes, can you  
13 introduce yourself?

14 MEMBER STEINMAN: Yes, I'm Judy Steinman.  
15 I live on Surf View Walk. I've been in the  
16 Village about, I don't know, 35 years.

17 ALTERNATE MEMBER RAGUSA: You're a member  
18 of the Planning Board, right?

19 CHAIRMAN SPERANZA: Judy, Judy, you don't  
20 have to introduce yourself. You're a member of  
21 the Planning Board. You're a voting member of  
22 the Planning Board. You're just on Zoom.

23 MEMBER STEINMAN: Thank you, sir. Joe,  
24 you're a good guy.

25 I want to reinforce what Maria said. I

## SPA No. 315

1 think you have units downstairs that do not each  
2 need a bathroom. We need to be concerned about  
3 conserving water in our Village. You're drawing  
4 down out of the aquifer. Yes, it will be there  
5 long after all of us are gone, but who knows  
6 what happens after that? This is a very, very  
7 serious concern.

8 The other thing, of course, is the notion  
9 of what you do with all the sewage. The more  
10 bathrooms you have, possibly, you have more  
11 sewage to dispose of. Therefore, I would  
12 suggest the notion of one central bathroom or  
13 somehow sharing the bathrooms downstairs so that  
14 there will be many fewer than four.

15 MEMBER SHERMAN: I just want to point  
16 something out that I took into consideration  
17 when looking at the application.

18 ALTERNATE MEMBER RAGUSA: Who's speaking?

19 MEMBER SHERMAN: Craig Sherman.

20 ALTERNATE MEMBER RAGUSA: Oh, thanks,  
21 Craig.

22 MEMBER SHERMAN: You're welcome, Gina.

23 What I took into consideration was we have  
24 two new bathrooms, actually, and they're both in  
25 spaces that will not be occupied by residential,

SPA No. 315

1 24-hour use, et cetera. That these would be,  
2 you know, in retail stores and have very limited  
3 use and as Kenny pointed out, modern plumbing  
4 that will definitely help the situation.

5 Obviously, we're all concerned about  
6 natural resources being utilized here in the  
7 Village, but there's also a shortage of  
8 bathrooms and for retail employees, et cetera,  
9 to have to use the bathrooms across the street  
10 in the Community House along with the day  
11 trippers, et cetera, I mean, in my  
12 consideration, I did not think that this was  
13 something detrimental.

14 MEMBER KARALIS: I'd like to add to that.  
15 Actually, the only way to reduce the number of  
16 bathrooms is to actually, the only ones that are  
17 available are two that are side by side in the  
18 middle of the building. So essentially, you're  
19 talking about giving up commercial space in  
20 order to provide a corridor to one bathroom and  
21 eventually what are we talking about? We're  
22 talking about employees only using it.

23 MEMBER SHERMAN: Yeah, the use wouldn't  
24 change. You'd just have one less toilet being  
25 used twice as much.

SPA No. 315

1 CHAIRMAN SPERANZA: Anyone else?

2 ALTERNATE MEMBER RAGUSA: This is Gina from  
3 the Planning Board. I'm going to go to the  
4 people who have their hands up. Roberta, your  
5 hand is still up. Do you have another question?

6 MS. GEIGER: No, I don't know how to get it  
7 down.

8 ALTERNATE MEMBER RAGUSA: Okay. Where you  
9 raised your hand, you can click on that again.  
10 iPhone A, you're still on there. iPhone A, do  
11 you have something to add?

12 (No verbal response given.)

13 They're not coming through whoever that is.  
14 Sorry.

15 ALTERNATE MEMBER LIEBER: Can you hear me?  
16 This is David Lieber. (Via Zoom.)

17 ALTERNATE MEMBER RAGUSA: Now we can.

18 ALTERNATE MEMBER LIEBER: Okay. I got on a  
19 computer. Sorry I had some problems and  
20 couldn't unmute with the iPad, but I came in  
21 here in the ninth inning. Sorry. I'm just  
22 trying to figure out, I heard about the  
23 bathrooms --

24 ALTERNATE MEMBER RAGUSA: David Lieber is a  
25 member of the Planning Board.

## SPA No. 315

1           ALTERNATE MEMBER LIEBER: I am a member of  
2 the Planning Board, and I came in in the ninth  
3 inning, as I just said. The bathrooms are for  
4 employees or for customers? I'm just trying to  
5 understand what the bathrooms are for.

6           ATTORNEY FENLEY: It would be for both the  
7 employees of the retail spaces and customers  
8 thereof.

9           ALTERNATE MEMBER LIEBER: Okay. I mean,  
10 you do have bathrooms across the street, but if  
11 you feel you need that amount of bathrooms for  
12 customers. I mean, we don't have bathrooms in  
13 Ocean Beach for customers unless you're a  
14 restaurant.

15           ATTORNEY FENLEY: We currently have six  
16 bathrooms in the building, two downstairs, four  
17 upstairs. We're adding two additional  
18 downstairs to accommodate the employees.

19           ALTERNATE MEMBER LIEBER: I understand  
20 that. Okay. That was it.

21           CHAIRMAN SPERANZA: Anyone else would like  
22 to speak?

23           (No verbal response given.)

24           Okay. Hearing none, no one, rather, I'm  
25 going to close, make a motion to close the

## SPA No. 315

1 public hearing regarding Special Permit  
2 Application Number 315.

3 Do I have a second?

4 MEMBER KARALIS: Second.

5 CHAIRMAN SPERANZA: All in favor? And in  
6 terms of voting today, on the Zoom call are two  
7 normally voting members, full members of the  
8 Planning Board. They are Judy Steinman and Joel  
9 Silverberg. Although, I haven't heard from  
10 Joel.

11 MEMBER SILVERBERG: I'm here. (Via Zoom.)

12 CHAIRMAN SPERANZA: All right. Hi, Joel.

13 MEMBER SILVERBERG: Hi, guys.

14 CHAIRMAN SPERANZA: So the voting members,  
15 so we don't get confused here, today will be  
16 Constantine Karalis, Craig Sherman, myself, Judy  
17 Steinman, and Joel Silverberg.

18 Ken, can you please poll the Board to vote  
19 on the motion?

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

22 CHAIRMAN SPERANZA: Yes.

23 MR. GRAY: Is there a second?

24 CHAIRMAN SPERANZA: There was.

25 CLERK ADRION: Constantine.



## SPA No. 315

1 MR. GRAY: All in favor?

2 ALL MEMBERS: Aye.

3 CHAIRMAN SPERANZA: Okay. Thank you.

4 Now I make a motion to approve Special  
5 Permit Application Number 315 with the only  
6 condition that I can think of being that you  
7 submit a real proposal for a sign to the  
8 Architectural Review Board. It's not the  
9 Planning Board. This is the same Board. And  
10 upon its receipt, the Architectural Review Board  
11 Secretary will provide it to either Joel  
12 Silverberg or Constantine Karalis, who review  
13 the signs for our Board and render an opinion.  
14 Hopefully, an approval of that sign. This  
15 complies with the Architectural Review Board  
16 statute in the Village Code, that review. This  
17 sign you've submitted I don't think meets the  
18 standards of a document to review. It needs to  
19 show the size, colors, whatever. You have birds  
20 flying or something. Okay?

21 So I have a motion on the floor to approve.

22 MR. GRAY: Is there a second?

23 CHAIRMAN SPERANZA: With that condition.

24 MEMBER SHERMAN: Second.

25 MR. GRAY: All in favor?

## SPA No. 315

1 ALL MEMBERS: Aye.

2 CHAIRMAN SPERANZA: Any opposed?

3 (No verbal response given.)

4 Hearing none, thank you very much for  
5 coming in.

6 ATTORNEY FENLEY: We thank the Board for  
7 their consideration.

8 CHAIRMAN SPERANZA: Thank you.

9 MS. MERCOGLIANO: May I say something?

10 CHAIRMAN SPERANZA: This is Laura  
11 Mercogliano.

12 MS. MERCOGLIANO: Laura Mercogliano. I  
13 just wanted to apologize to the Board for  
14 delaying the meeting the last time that we had  
15 the meeting. I have a lot of respect for  
16 everyone who's volunteering on this committee to  
17 make sure that we maintain proper standards and  
18 approve the plans. So I just wanted to say that  
19 to you, and thank you very much.

20 CHAIRMAN SPERANZA: Thank you.

21 MR. DUNN: Thank you.

22 CHAIRMAN SPERANZA: Now we have **Special**  
23 **Permit Application Number 316**, 620 Bay Walk, it  
24 should say, LLC. I'm sorry, it's 620 Bay, LLC,  
25 doing business as the Dunes, 621-624 Bayberry

## SPA No. 316

1 Walk, Ocean Beach, New York to consider Special  
2 Use Permit for change of ownership at 621-624  
3 Bayberry Walk, Ocean Beach, New York, §164-32  
4 Uses permitted by special permit, §164-36 Site  
5 Plan Review.

6 MR. MOHRING: How're you doing? Good  
7 morning.

8 CHAIRMAN SPERANZA: Good. Applicant, can  
9 you please tell us your name and address and so  
10 on?

11 MR. MOHRING: Paul Mohring, located at 56  
12 East Bay View, Ocean Bay Park.

13 I own the Schooner Inn down there, along  
14 with some other businesses. I've been in the  
15 restaurant business for 30 years. Started my  
16 first job when I was 12 at Crickets in Sayville,  
17 washing dishes. Saw an opportunity for a  
18 restaurant in town. Took over as the new owner.  
19 Everything is staying the same, as far as the  
20 tables, the number of people that are allowed  
21 there, as per the permits already existing for  
22 the building. The bar stayed in the same spot  
23 that it was. Nothing has changed. Obviously,  
24 there will be a new menu, new food, new ideas.  
25 You know, that's basically where I'm coming

## SPA No. 316

1 from.

2 CHAIRMAN SPERANZA: Okay. Does anyone on  
3 the Board have any questions? I'm sorry, what  
4 was your first name?

5 MR. MOHRING: Paul.

6 CHAIRMAN SPERANZA: Paul, right.

7 MEMBER SHERMAN: Paul, you're basically  
8 leaving the footprint that The Landing, the  
9 previously tenant, had with no changes, correct?

10 MR. MOHRING: No changes, yeah.

11 MEMBER SHERMAN: So the double doors that  
12 are here to the kitchen area, whatever, this is  
13 open, this is double doors existing heading into  
14 the kitchen area, the prep area, the cooking  
15 line?

16 MR. MOHRING: Correct, yeah. Bathrooms in  
17 the same spot. Everything is the same,  
18 basically, except there's nothing there. The  
19 bar is there. There's new table, new chairs,  
20 but the same count that was existing for the  
21 building.

22 MEMBER SHERMAN: Have you guys come to any  
23 decision about the signage that, because we have  
24 a couple of different options?

25 MR. MOHRING: Yeah. I'm going to do black

SPA No. 316

1 and white, like you see. I'm going to hang one  
2 like The Landing had hanging off the post in the  
3 same spot. It's going to say "The Dunes".  
4 There's going to be one on the building,  
5 virtually in the same spot as The Landing.

6 MEMBER SHERMAN: So we have two pictures  
7 here for alternates. One over the entryway and  
8 then one over the menu board. Which do you, is  
9 it going to be the --

10 MR. MOHRING: Is there one that you guys  
11 would have to approve or the one that I want? I  
12 wasn't sure.

13 CHAIRMAN SPERANZA: You just heard me say  
14 that all the signs have to be approved by ARB.

15 MR. MOHRING: Yeah.

16 CHAIRMAN SPERANZA: If they're not here in  
17 submission form, you have to submit them and we  
18 have a committee that reviews them.

19 MR. MOHRING: So as you see then the one  
20 over the door, it's gonna hang right there,  
21 (indicating) like you see. And then the one to  
22 the right above the menu (inaudible).

23 MEMBER KARALIS: I would suggest that you  
24 put, keep the signs together as option two.

25 CHAIRMAN SPERANZA: Say it again,

## SPA No. 316

1 Constantine, please?

2 MEMBER KARALIS: I looked at the two  
3 options. I would prefer that the signs are put  
4 together, rather than all over the facade. So  
5 just keep them at the lower level.

6 MEMBER SHERMAN: That's what Paul is  
7 saying. The over the entranceway is gone.  
8 That's not an option.

9 CHAIRMAN SPERANZA: Right. You know you're  
10 only allowed one, right? One sign?

11 MR. MOHRING: One sign on the whole  
12 building?

13 CHAIRMAN SPERANZA: Yeah.

14 Unless you're on a corner and you're not.

15 MR. MOHRING: So I was just putting back  
16 the signs that were on the building. There was  
17 a hanging sign and there was one on the  
18 building.

19 CHAIRMAN SPERANZA: I'm just telling you  
20 what the code says. There's a lot of things you  
21 see in the Village that are not compliant to  
22 code. We can't condone them.

23 MR. MOHRING: Gotcha.

24 MEMBER SHERMAN: Based on that information,  
25 what I'm assuming is it will be the one --

## SPA No. 316

1 MR. MOHRING: The one above the menu board.

2 MEMBER SHERMAN: Perfect.

3 CHAIRMAN SPERANZA: Thank you. I had to  
4 tell you that.

5 MEMBER SHERMAN: It's kind of what we do.  
6 Did anybody else have any questions?

7 CHAIRMAN SPERANZA: I have a comment  
8 though. I wanted to know, Paul, if you knew  
9 that you had a famous signature on your  
10 application?

11 MR. MOHRING: Do I?

12 CHAIRMAN SPERANZA: Harvey Levine. That is  
13 a very famous signature.

14 MR. LEVINE: Thank you.

15 CHAIRMAN SPERANZA: You're welcome. I was  
16 going to say infamous, but I didn't.

17 Are there any other comments?

18 ALTERNATE MEMBER CHENAULT: Joe, I just had  
19 a quick question.

20 CHAIRMAN SPERANZA: Go ahead.

21 ALTERNATE MEMBER CHENAULT: I know on The  
22 Landing, they used to have to close at two  
23 because of the hotel. Are you still going to  
24 be --

25 MR. MOHRING: That's still, as far as I

## SPA No. 316

1 know that's the permit, and I'll abide to that  
2 as well.

3 CHAIRMAN SPERANZA: Good comment.

4 Any other comments from the Board?

5 ALTERNATE MEMBER RAGUSA: Yeah. This is  
6 Gina Ragusa. I just wanted to confirm, are you  
7 open for breakfast, lunch, and dinner?

8 MR. MOHRING: Yes, ma'am, breakfast, lunch,  
9 and dinner.

10 ALTERNATE MEMBER RAGUSA: Do them all.  
11 Great.

12 Maria Silsdorf from the public has her hand  
13 up.

14 MS. SILDORF: Thank you, Gina. I was  
15 asking the same question as Byron, so thank you.  
16 But I wanted to say, Paul, I love Schooners and  
17 I look forward to having that type of food  
18 available in Ocean Beach. Good luck to you.

19 MR. MOHRING: Thank you.

20 CHAIRMAN SPERANZA: Paul, you still have  
21 the store on corner?

22 MR. MOHRING: Yes. Sunny Daze.

23 CHAIRMAN SPERANZA: Sunny Daze, right.

24 Thank you.

25 Any other questions from the public?



## SPA No. 316

1 (No verbal response given.)

2 Hearing none, I make a motion to close the  
3 public hearing. Do I have a second?

4 MEMBER SHERMAN: Second.

5 CHAIRMAN SPERANZA: Seconded. Okay.

6 MR. GRAY: All in favor?

7 ALL MEMBERS: Aye.

8 CHAIRMAN SPERANZA: I make a motion to  
9 approve Special Permit Application Number 316,  
10 with the one condition of the submission of a  
11 sign presentation for further review and  
12 approval by the Architectural Review Board.

13 Do I have a second?

14 MEMBER STEINMAN: Second.

15 CHAIRMAN SPERANZA: Thank you. Who was  
16 that, Judy?

17 MEMBER STEINMAN: Yeah, it was I.

18 MR. MOHRING: I have a question about that.  
19 Different than what I submitted or --?

20 CHAIRMAN SPERANZA: Yeah. I don't --

21 MR. MOHRING: The dimensions are on there  
22 and the colors are on there, so I just wanted to  
23 --

24 CHAIRMAN SPERANZA: Wait. Okay. Further  
25 back. It's at the end. The picture I have has

## SPA No. 316

1 a big sewer pipe. You'll take that out.

2 Yeah, you're only allowed one sign, Paul.

3 MR. MOHRING: Yeah. So the dimensions for  
4 the one sign is there.

5 CHAIRMAN SPERANZA: Well, yes.

6 MR. MOHRING: You told me I got to get rid  
7 of the other one.

8 CHAIRMAN SPERANZA: Yeah. Fine. You're  
9 right. Good point. I'll redo. I'm going to  
10 amend my motion to approve Special Permit  
11 Application Number 316 with the following  
12 condition that there be one sign pursuant to  
13 Village Code as submitted in the current  
14 application, not the menu sign. Just the sign  
15 depicting the name of the establishment. That's  
16 my motion.

17 MEMBER KARALIS: That is a two by two  
18 maximum, two feet by two feet maximum.

19 CHAIRMAN SPERANZA: Sorry?

20 MEMBER SHERMAN: The maximum, there's  
21 dimensions on there.

22 CHAIRMAN SPERANZA: It has to comply with  
23 the code. Constantine, it's all laid out in the  
24 code. And you have to submit that, or rather  
25 it's already submitted. I'm sorry. So that's

## SPA No. 317

1 the motion. Thanks for pointing that out. But  
2 you lost the menu board.

3 MR. GRAY: Is there a second the motion?

4 MEMBER SHERMAN: Second.

5 MR. GRAY: All in favor?

6 ALL MEMBERS: Aye.

7 CHAIRMAN SPERANZA: Any opposed?

8 (No verbal response given.)

9 Hearing none, thank you.

10 MR. MOHRING: Thank you very much.

11 CHAIRMAN SPERANZA: Good luck. I'll see  
12 you at Schooners.

13 Next is **Special Permit Application Number**  
14 **317**, East Islip Lumber, 621-624 Bayberry Walk,  
15 Ocean Beach, New York to consider Special Use  
16 Permit for Change of Ownership/Use at 621-624  
17 Bayberry Walk, Ocean Beach, New York, §164-32  
18 Uses permitted by special permit, §164-36 Site  
19 Plan Review.

20 Is the applicant present?

21 MR. LEVINE: The landlord is present, and  
22 the applicant is on Zoom.

23 CHAIRMAN SPERANZA: Okay. You're not the  
24 applicant.

25 MR. LEVINE: No, I'm not. thank you.

## SPA No. 317

1 MEMBER SHERMAN: The applicant is on Zoom.

2 CHAIRMAN SPERANZA: Can the applicant  
3 identify himself, please?

4 MR. OBERLIES: I'm Kenneth Oberlies  
5 (phonetic), Sales Manager of East Islip Lumber.

6 CHAIRMAN SPERANZA: All right. Make your  
7 presentation.

8 MR. OBERLIES: Okay. So what we plan on  
9 doing with this storefront showroom on Bayberry  
10 Walk will be just a little more presence than  
11 what we already have and how we already service  
12 the contractors and homeowners and everybody  
13 else on Ocean Beach that does buy from us. So  
14 it's going to be a place where contractors can  
15 bring their homeowners, check out some of the  
16 products that we sell. Stuff we stock, up-sale  
17 to a special order product. You know, just  
18 really a place to show off what we do.

19 CHAIRMAN SPERANZA: Okay.

20 MR. GRAY: What's there now?

21 MEMBER SHERMAN: It was ooh La La and it's  
22 closed.

23 CHAIRMAN SPERANZA: Are you making any  
24 exterior improvements?

25 MR. OBERLIES: I believe we're just going

## SPA No. 317

1 to be refacing the deck that's already there.  
2 So just from normal pressure treated, we're  
3 going to put a mahogany deck with a cable rail  
4 and then just change out the door because the  
5 door doesn't close properly.

6 CHAIRMAN SPERANZA: So, an in-kind door, in  
7 other words?

8 MR. OBERLIES: Yes, it's all going to look  
9 exactly the same.

10 CHAIRMAN SPERANZA: All right. And you're  
11 refacing what?

12 MR. OBERLIES: The deck that's out the  
13 entryway to that door. So it's just a regular  
14 pressure treated deck now and it's going to be  
15 changed over to mahogany with a cable rail so it  
16 will look a lot nicer.

17 CHAIRMAN SPERANZA: That's also in-kind?

18 MR. OBERLIES: Yes. It's just a working  
19 display for our customers so that way, the  
20 homeowners can see what they're buying and what  
21 they're putting on their homes out there.

22 CHAIRMAN SPERANZA: That's not what I'm  
23 asking. I'm asking what's going on the outside?

24 MR. OBERLIES: That would be that. It's a  
25 working display.

SPA No. 317

1           CHAIRMAN SPERANZA: A working display.

2           MR. OBERLIES: Yeah, so the deck will be  
3           refaced into stock materials off of what we,  
4           it's going to like in-kind of what's already  
5           there. It's just in a nicer material now. It's  
6           regular pressure treated there. Now we're going  
7           to just do it in mahogany stock material from  
8           East Islip Lumber.

9           CHAIRMAN SPERANZA: Wait. Wait. Are you  
10          changing the configuration of the stairs?

11          MR. OBERLIES: No, sir. Everything is the  
12          exact same size, same amount of steps, same  
13          height.

14          CHAIRMAN SPERANZA: Can I finish my  
15          question, please?

16          MEMBER SILVERBERG: They're covering it  
17          with mahogany. That's what they're doing.

18          CHAIRMAN SPERANZA: May I finish my  
19          question, please?

20          Are you making any changes to the exterior  
21          of the building including the stairs?

22          MR. OBERLIES: No changes. Everything will  
23          be of like kind that gets refurbished or  
24          refinished.

25          MR. LEVINE: Can I comment on that? To

SPA No. 317

1 make it a little more clear? If you look there  
2 now, wood was put there and it's rotting away.  
3 What he's doing is going to replace it just  
4 exactly the way it is and it's going to be a  
5 much better substance material. He's a  
6 lumberyard and it's a showroom and he wants to  
7 make it beautiful and he's going to change it.  
8 Not change the way it is, but change the lumber.

9 CHAIRMAN SPERANZA: Okay. So putting it in  
10 builder's terms, he's going to replace the  
11 material, not the design.

12 MR. LEVINE: Exactly. It's going to be  
13 exactly the same.

14 CHAIRMAN SPERANZA: What is the material  
15 going to be?

16 MR. LEVINE: Can you answer that?

17 MR. OBERLIES: We just did, mahogany.

18 CHAIRMAN SPERANZA: Mahogany. Okay. Same  
19 design, configuration, and function as existing  
20 so it's in-kind. The door is in-kind. Are  
21 there any other changes?

22 MR. OBERLIES: To the exterior? No.

23 MEMBER KARALIS: Excuse me. I'd like to --

24 CHAIRMAN SPERANZA: Wait. I want to point  
25 something out, Harvey. That upon my inspection

SPA No. 317

1 of the exterior of that side of the building,  
2 there are seven different types of light  
3 fixtures. Can you account for that?

4 MR. LEVINE: Seven what?

5 CHAIRMAN SPERANZA: Different types of  
6 lighting fixtures, sconces on the outside of the  
7 building. Count them, you'll see. They're  
8 different designs. It's like you have a  
9 lighting store.

10 MR. LEVINE: Is that good or bad?

11 CHAIRMAN SPERANZA: All right. That's not  
12 part of the application. All right? I said I  
13 wanted to point it out to you because I know  
14 you're not aware of it.

15 MR. LEVINE: I'm not.

16 CHAIRMAN SPERANZA: I know. Okay.

17 So you had something to say, Constantine?

18 MEMBER KARALIS: Well, I have a condition  
19 that the door and the window will not be used  
20 for display of merchandise purposes. A lot of  
21 times you look at a store and there's a window  
22 there and right behind the window, there's a  
23 whole bunch of things that prohibit people from  
24 seeing into the store or out of it. I would  
25 like to suggest that there is a condition that



## SPA No. 317

1 the window and the door glass not be used for  
2 display purposes.

3 MR. OBERLIES: Okay. We can respect that.  
4 We're going to have, like a small conference  
5 table right there anyway. We want people to  
6 look in and see that we're in there, sitting at  
7 the desk, ready for customers to come in. It's  
8 only going to be one person a day over there  
9 pretty much.

10 MEMBER KARALIS: I just to make sure that  
11 there's nothing behind the glass.

12 MR. OBERLIES: I understand. You're  
13 talking about products, showing them off at the  
14 glass at the window. That won't happen.

15 MEMBER SILVERBERG: Advertising.

16 MR. OBERLIES: Yes.

17 ALTERNATE MEMBER RAGUSA: This is Gina  
18 Ragusa from the Planning Board. I do have a  
19 question.

20 What are the products, obviously besides  
21 lumber, what other products will you be showing  
22 and will you be showing them out of books? I  
23 mean, you're not storing lumber or anything  
24 there?

25 MR. OBERLIES: No, no, nothing of big size

SPA No. 317

1 is going to be stored there. No products that  
2 we're going to be selling to customers are going  
3 to be stored there since we already send  
4 everything on the freight boat every day.

5 What we're going to have is interior, one  
6 of the walls are going to have a display of two  
7 or three different sidings that we deal with  
8 that we stock, that's an upgrade from a lot of  
9 the stuff going on over there and it's in-kind  
10 to all of the sidings that are currently  
11 approved in Ocean Beach. So it's all, whether  
12 it's cedar, mahogany, shake, or it's like kind.  
13 It's all approved items. And then there's going  
14 to be, whether it's like a corner cut of a  
15 window. I don't know if you know that there's  
16 different lines of windows and there's ones that  
17 are impact rated, like Ross Brothers job on  
18 Bungalow all the way at the water. We had to  
19 get samples and show them exactly what they were  
20 getting with and if we were present on the beach  
21 during all of these things, it would be a lot  
22 easier. Instead of getting the customer to come  
23 over on to the main land.

24 ALTERNATE MEMBER RAGUSA: Great. Thank  
25 you.

SPA No. 317

1 Judy Steinman has her hand up.

2 MEMBER STEINMAN: I do. I just want to  
3 say, as a former customer of East Islip Lumber,  
4 that they are lovely people to deal with. Their  
5 products are first rate. My husband and I did a  
6 major chunk of reconstruction on our house a  
7 couple of years ago and they provided all the  
8 lumber and all the siding and all the materials  
9 that were needed to do that construction job and  
10 they were just a real pleasure to work with. So  
11 I would think having them here in the Village  
12 would be a good service to all of us.

13 MR. OBERLIES: Thank you very much, Judy.

14 MEMBER STEINMAN: Thank you.

15 ALTERNATE MEMBER LIEBER: This is David  
16 Lieber from the Planning Board. I would concur  
17 with that. I've purchased myself from you and I  
18 love your products.

19 MR. OBERLIES: We love to hear that. We're  
20 here to give back just a little more. Even if  
21 it means us going to the job site, walking the  
22 house, giving measurements on doors. Even  
23 upgrading the doorknobs and hinges that you guys  
24 are using on your projects now. Simple little  
25 things. We're just here for that, that extra

## SPA No. 317

1 care.

2 ALTERNATE MEMBER LIEBER: Thank you.

3 MR. OBERLIES: Thank you.

4 CHAIRMAN SPERANZA: Okay. Any other  
5 comments?

6 MR. OBERLIES: I did have a question that  
7 followed up on the last one, on the sign. I  
8 never got anything that said the size of it or  
9 the requirements so I could submit something.

10 CHAIRMAN SPERANZA: I'm sorry. Who was  
11 that speaking?

12 MR. OBERLIES: That's Kenny from East  
13 Islip.

14 CHAIRMAN SPERANZA: Oh, the sign? I mean,  
15 we can send you that, but it's a two by two  
16 sign.

17 MR. OBERLIES: Okay. That's very simple.  
18 I'm going to get something made up. Who do I  
19 submit that to once I get something drawn up?

20 CHAIRMAN SPERANZA: You send it to the  
21 Architectural Review Board, care of the Village  
22 Ocean Beach. The same place that you filed your  
23 application.

24 MR. OBERLIES: Okay. Thank you very much.

25 CHAIRMAN SPERANZA: Right. Two by two is

## SPA No. 317

1 the maximum. Doesn't have to be that big, but  
2 that's the max.

3 MR. OBERLIES: Yes.

4 CHAIRMAN SPERANZA: Okay. Any other  
5 questions from the public?

6 (No verbal response given.)

7 Hearing none, I make a motion to close the  
8 public hearing. Do I a second?

9 MEMBER STEINMAN: Second that.

10 CHAIRMAN SPERANZA: What happened?  
11 Somebody spoke?

12 MEMBER STEINMAN: I seconded it.

13 CHAIRMAN SPERANZA: Oh, that was Judy  
14 seconding. Got it, um --

15 MR. GRAY: All in favor?

16 ALL MEMBERS: Aye.

17 CHAIRMAN SPERANZA: Okay. I make a motion  
18 to approve Special Permit Application 317.

19 MR. LEVINE: Thank you.

20 CHAIRMAN SPERANZA: Wait a minute. Subject  
21 to the submission of a sign in accordance with  
22 Village Code to the Architectural Review Board  
23 and it's approval thereof.

24 That's it. Do I have a second?

25 MEMBER STEINMAN: Second.

SPA No. 318

1 CHAIRMAN SPERANZA: All in favor?

2 ALL MEMBERS: Aye.

3 CHAIRMAN SPERANZA: Thank you very much.

4 MR. OBERLIES: Thank you very much.

5 CHAIRMAN SPERANZA: Now congratulations to  
6 you. You're welcome.

7 MR. OBERLIES: Thank you, everybody. We  
8 look forward to it. Thank you very much.

9 CHAIRMAN SPERANZA: Now we have **Special**  
10 **Permit Application Number 318.**

11 MEMBER SHERMAN: A familiar face, Jon  
12 Randazzo.

13 CHAIRMAN SPERANZA: Let me finish so that  
14 nobody can challenge this, successfully  
15 challenge it.

16 Ocean Beach Market, Ltd. doing business as  
17 OBT, 476-478 Bayberry Walk, Ocean Beach, New  
18 York to consider Special Use Permit for Change  
19 of Ownership at 476-478 Bayberry Walk, Ocean  
20 Beach, New York §164-32 Uses permitted by  
21 special permit, §164-36 Site Plan Review.

22 Okay. State your name, please.

23 MR. RANDAZZO: Sure. It's Jon Randazzo, 32  
24 Angela Lane, Bay Shore, New York 11706.

25 I'm here today with three of my partners,

SPA No. 318

1 three out of five of my partners. The group  
2 will continue to operate this location at 476  
3 Bay Walk as a market, which has been a market  
4 for the past 30 plus years. We will sell  
5 perishable, nonperishable items, produce, soft  
6 drinks, baked goods, beer, frozen items, paper  
7 goods and we will feature a deli coffee bar and  
8 (inaudible).

9 CHAIRMAN SPERANZA: Okay. Do you want to  
10 state your partners' names for the record?

11 MR. RANDAZZO: Sure. With me today is my  
12 partner Joe Bonocore, Evan Brett, and Dina  
13 Rossen (phonetic).

14 Dina, Stephanie, who's not here today and  
15 Jackson, who's not here today are all new Ocean  
16 Beach business owners, which is very exciting.

17 CHAIRMAN SPERANZA: All right. Do we have  
18 the Board, the present board, in person Board  
19 have any questions?

20 MEMBER SHERMAN: Jon, you guys are  
21 basically using the same footprint as the prior  
22 OBT, correct?

23 MR. RANDAZZO: Correct. There is a bunch  
24 of paint. The owner already redid the floors.  
25 They look beautiful. So just brighten it up a

SPA No. 318

1 little bit and we'll have a better selection of  
2 items.

3 MEMBER SHERMAN: So let's get the layout  
4 here. So the deli area is going to replace  
5 where the produce area was?

6 MR. RANDAZZO: It's changed a bunch over  
7 the past five years, but the deli area actually  
8 remains the same. The previous owner installed  
9 a hood fan, I think two or three years ago, and  
10 that will all remain the same too.

11 (Multiple unmuted Zoom conversations  
12 happening.)

13 ALTERNATE MEMBER RAGUSA: Who's speaking?

14 MEMBER SILVERBERG: Sorry.

15 ALTERNATE MEMBER RAGUSA: Okay. Thank you.  
16 Sorry, Jon.

17 MEMBER KARALIS: Jon, I realize this is a  
18 sketch.

19 MR. RANDAZZO: It is. But it's good  
20 handwriting though, right?

21 MEMBER SHERMAN: I was going to comment on  
22 that.

23 MEMBER KARALIS: The bathroom, even then,  
24 the bathroom looks like a bowling alley.

25 MR. RANDAZZO: The bathroom, it didn't fit



SPA No. 318

1 on my eight by ten sketch.

2 MEMBER KARALIS: It doesn't fit on your  
3 paper, I know. However, there's an area here  
4 that's identified as garage, which we understand  
5 to be behind those sliding doors on Bayberry and  
6 then you have a walk-in in the corner. My  
7 present understanding is that's storage and as a  
8 walk-in, I suspect it will become a refrigerator  
9 area?

10 MR. RANDAZZO: They're all three walk-in  
11 refrigerators, in there already. Currently,  
12 three walk-ins. It's a great amount of storage.  
13 We do not need any more.

14 MEMBER KARALIS: That's fair enough. Now  
15 you had quite a few hours spent here having to  
16 do with the exterior of the building. Are you  
17 undertaking any work on that?

18 MR. RANDAZZO: The exterior of the  
19 building, it's not my, uh, it's not my zone. So  
20 I have to take care of it, maintain it, clean  
21 it, but we're not responsible for the outside of  
22 the building. The landlord is. And nothing is  
23 going to change on that. The siding stays the  
24 same. We're changing the four sconces that are  
25 there because they're rotting away.

SPA No. 318

1           MEMBER SHERMAN: I'm glad you brought up  
2 the siding situation. We have had an open  
3 matter with the owner of the building for quite  
4 some time about cedar shingling the north facing  
5 side of the building and although --

6           CHAIRMAN SPERANZA: And the east.

7           MEMBER SHERMAN: I'm sorry, and the east  
8 side. I forgot about that.

9           CHAIRMAN SPERANZA: And enclosing the  
10 chimney on the west. Those are the open issues  
11 with the owner.

12           MEMBER SHERMAN: Although, that is not your  
13 responsibility, obviously. We would ask for  
14 your help in trying to persuade the landlord  
15 into complying with the request that has been --

16           MR. RANDAZZO: We have a great  
17 relationship, so I will do my best. On the  
18 front of the building, so the front of the  
19 building on Bay Walk is cedar, but not shake, so  
20 the top is shake.

21           MEMBER SHERMAN: It's been referred to a  
22 lot of different things but, basically, we have  
23 a stucco wall as the entryway into Ocean Beach.  
24 And so, for a long time we have been asking, as  
25 part of various other applications and

SPA No. 318

1 applicants that have come through here, to have  
2 the owner of the building comply with the  
3 request that has been open for many, many years,  
4 to have that side of the building, both sides of  
5 the building, the east side and the north facing  
6 side, cedar shingled as was required in other  
7 applications.

8 MR. RANDAZZO: That is not my  
9 responsibility, but I have to say we've had  
10 nothing but good talks and experiences with  
11 Tyler, the owner, so far. I think he's great  
12 and he's treating us great so far, but I will do  
13 my best to talk to him about that. You know,  
14 that could come about because of all the work  
15 that was just done on the east and north side of  
16 the building because of the construction. So I  
17 will talk to him about that.

18 MEMBER SHERMAN: You're a great business  
19 owner here and a great contributor to the  
20 Village.

21 MR. RANDAZZO: I appreciate that. We work  
22 very, very hard to keep that image for people.  
23 We love it here.

24 MEMBER SHERMAN: Not everybody is.

25 CHAIRMAN SPERANZA: How long is your lease?

## SPA No. 318

1           MR. RANDAZZO: Long time. Could be up to  
2 20 years with renewals.

3           CHAIRMAN SPERANZA: What's the initial  
4 term?

5           MR. RANDAZZO: Ten years and then a five  
6 and a five.

7           CHAIRMAN SPERANZA: Thank you. Ten, five,  
8 and five.

9           MR. RANDAZZO: We don't want to be in and  
10 out of here. We plan to be here for a long  
11 time.

12          CHAIRMAN SPERANZA: You'll be here at least  
13 ten years.

14          MR. RANDAZZO: Yeah, hopefully longer.

15          MEMBER STEINMAN: Sounds good.

16          MR. RANDAZZO: Judy says it's good, it's  
17 good. That's it.

18          CHAIRMAN SPERANZA: Tell me about the four  
19 sconces.

20          MR. RANDAZZO: There's four sconces, so the  
21 two stairways that go up to the doors, there is  
22 a sconce on each side and they're just rusted.  
23 I'm going to replace them with like kind.

24          CHAIRMAN SPERANZA: So you are modifying  
25 the exterior of the building, technically.

## SPA No. 318

1           MR. RANDAZZO: Ah, then, yes. I would like  
2 permission to replace those four sconces.  
3 Probably with LED timer lights.

4           CHAIRMAN SPERANZA: Well, we would like to  
5 see what you're using.

6           MR. RANDAZZO: I can give that to the  
7 Review Board.

8           CHAIRMAN SPERANZA: Okay. Thank you.  
9 That's where I was going.

10          MEMBER SHERMAN: Is there anything you  
11 wanted to add to the shingle matter?

12          CHAIRMAN SPERANZA: I don't think the  
13 chimney on the west side got enough, that was  
14 part of the --

15          MEMBER SHERMAN: I think Tyler is on Zoom,  
16 if he has anything to say.

17          CHAIRMAN SPERANZA: Well -- okay. I mean,  
18 he's on Zoom. Well, he signed this application,  
19 so you're right. He can speak too.

20          MR. RANDAZZO: Is Tyler Sterck on Zoom?

21          CHAIRMAN SPERANZA: Well, you're going to  
22 use your best efforts to get Tyler to comply  
23 with shingling the two sides --

24          MR. RANDAZZO: I will --

25          CHAIRMAN SPERANZA: -- let me finish the

## SPA No. 318

1 question. The east and the north and the  
2 chimney, right? You will use your best efforts  
3 to do that.

4 MR. RANDAZZO: I will use my best efforts  
5 to do that.

6 CHAIRMAN SPERANZA: Thank you.

7 Lastly, the last question I have is, it  
8 doesn't pertain to this application. I can hold  
9 it to the end or say it.

10 MR. RANDAZZO: Say it.

11 CHAIRMAN SPERANZA: You have two open  
12 applications for two of your hotels.

13 MR. RANDAZZO: Two open applications?

14 CHAIRMAN SPERANZA: For you hotels.

15 MR. RANDAZZO: What, a Planning Board  
16 application?

17 CHAIRMAN SPERANZA: Yeah.

18 MR. RANDAZZO: I believe it's just one for  
19 Palm's Bay at 930 something. No, just Palms  
20 Bay.

21 CHAIRMAN SPERANZA: All I want to know is  
22 if you're going to withdraw those because  
23 they're old.

24 MR. RANDAZZO: No, we are not withdrawing.  
25 They are. But, if you remember, we submitted it

## SPA No. 318

1 and we took it off the agenda because there was  
2 too many on that Board and it never got back on.  
3 So when we submitted for Palms Bay --

4 CHAIRMAN SPERANZA: Too many on what Board?

5 MR. RANDAZZO: When we submitted the  
6 application for this Board for Palms Bay, which  
7 is what we call it, somebody asked us if we  
8 minded if it went at a later date and we just  
9 never got a later date. We're ready when you  
10 are. We can resubmit.

11 CHAIRMAN SPERANZA: You have to generate  
12 the request.

13 MR. RANDAZZO: I will do it for the next  
14 Planning Board. I'll be on that also for  
15 another application.

16 MR. BONOCORE: I'm sorry, when you say two  
17 --

18 CHAIRMAN SPERANZA: Palms East.

19 CLERK ADRION: Summer Place. I don't think  
20 you did that.

21 (People talking at once.)

22 MR. RANDAZZO: I did not realize.

23 CHAIRMAN SPERANZA: Is that yours?

24 MR. RANDAZZO: No. It's Palm's Bay and 8  
25 Bungalow.

SPA No. 318

1 CLERK ADRION: The one above Summer Place.

2 CHAIRMAN SPERANZA: It's the last building  
3 in town.

4 MR. RANDAZZO: Yeah, so we'll have two of  
5 those.

6 MR. BONOCORE: No, he's saying it's Palms  
7 Bay East, if he's saying it's the last bungalow.

8 CHAIRMAN SPERANZA: You didn't do the east.

9 CLERK ADRION: You didn't do the one you're  
10 renting. I don't know what they are. I don't  
11 know what the names are but I have them.

12 MR. RANDAZZO: You let us know.

13 CLERK ADRION: I have them.

14 CHAIRMAN SPERANZA: I just want to know if  
15 you're withdrawing them.

16 MR. RANDAZZO: No.

17 CHAIRMAN SPERANZA: Then you have to finish  
18 them.

19 CLERK ADRION: You already paid for them.

20 MR. RANDAZZO: Yes, we did already pay for  
21 them. We just never went in front of the Board  
22 because of time constraints for the last  
23 meeting.

24 CHAIRMAN SPERANZA: Right. All right.

25 Okay.



SPA No. 318

1 Tyler, you're out there, I hear. Do you  
2 have anything to say?

3 (No verbal response given.)

4 Okay. I guess not.

5 MR. RANDAZZO: He wanted to come. I  
6 believe it was his daughter's birthday is why he  
7 didn't come.

8 CHAIRMAN SPERANZA: He dropped off?

9 MR. RANDAZZO: He was on.

10 MR. STERCK: Hi, hello. I'm on, sorry. I  
11 was muted. This is Tyler Sterck, 476-478  
12 Bayberry Walk. Owner/proprietor of the address.  
13 What is your question?

14 CHAIRMAN SPERANZA: I don't have any  
15 questions of you. I've just given you an  
16 opportunity to ask us anything or say anything  
17 you would like before we conclude this public  
18 hearing with your tenant.

19 MR. STERCK: No, I don't have anything  
20 further to say. Other than I'm looking forward  
21 to a new proprietor in there. I think it's  
22 exciting to have somebody in there who has a  
23 little heart and a love for the business and I  
24 think it should thrive for the next decade. I'm  
25 pleased to have Jon there and I hope the Board

SPA No. 318

1 will see that it's a necessity to have a grocery  
2 store in this community and it's one my family  
3 has proudly served since 1946. So almost 80  
4 years, Jon, not 30.

5 MR. RANDAZZO: Oh, wow.

6 MR. STERCK: We've been here forever.  
7 Okay? And we've proudly served the community.  
8 So I wish Jon well.

9 CHAIRMAN SPERANZA: Okay. Thank you.

10 You want to ask something? Okay. Craig  
11 Sherman has a question.

12 MEMBER SHERMAN: Tyler, do you have any  
13 plans on addressing the shingling on the north,  
14 the east side of your building and the chimney?

15 MR. STERCK: Well, I don't know where to  
16 begin. That's an open ended question.

17 Number one, the chimney keeps coming up  
18 with the Board. That is a functional flue for  
19 my hot water tanks. It's not there for  
20 decoration. It's not there for a fireplace. It  
21 is there to remove carbon as part of the proper  
22 codes. So it keeps coming up at every Board  
23 meeting for the last 20 years. It is  
24 functional. It serves a purpose, and it can't  
25 be removed.

SPA No. 318

1           CHAIRMAN SPERANZA:  You're leaving one  
2 adjective out, ugly.

3           MR. STERCK:  That's debatable.

4           CHAIRMAN SPERANZA:  Really?  I beg to  
5 differ.

6           MR. STERCK:  It's a Fire Island red brick  
7 chimney.  Which is like, has been the decorative  
8 brick of choice in this town for multiple  
9 decades.  What would you like me to do, Joe?  I  
10 could paint it if you like, but it has to stay.

11          CHAIRMAN SPERANZA:  We're not asking you to  
12 remove it.  We're asking you to enclose it and  
13 put shingles.  Just like we've always wanted you  
14 to put shingles on the back, on the north and  
15 east.  Finish the east wall that you started  
16 back in 2006, and do the north wall as you were  
17 supposed to have done in 2006.  Okay.  That's  
18 what we wanted you to do.  That's what this  
19 Village has always wanted you to do.

20          MR. STERCK:  I understand.  This is out of  
21 the realm of this application, but as everyone  
22 should be aware, and if not, they should be  
23 publicly aware that the Village undermined my  
24 building causing destruction to my exterior  
25 facia.

SPA No. 318

1           As Ken Gray knows, there's a potential  
2 lawsuit out there as there's a claim. You're  
3 asking me to fix something that is the Village's  
4 responsibility and for the decades of it not  
5 looking appropriate to the community, it was  
6 technically not my wall. As Ken Gray also knows  
7 as your Counsel. It was owned by the Village of  
8 for Ocean Beach. I had to purchase it back from  
9 the Village so the neglect is because the  
10 Village neglected it. But that's a whole other  
11 conversation. That's not for today, but I  
12 answered. The chimney is functional and the  
13 destruction to my building, you know, should be  
14 a topic that the Village should be going out of  
15 their way to somehow remedy.

16           CHAIRMAN SPERANZA: Well, I gave you the  
17 opportunity to speak. Thank you for your  
18 dissertation.

19           And is there anyone else that wants to say  
20 something? Constantine, go ahead.

21           MEMBER KARALIS: In the earlier application  
22 by Mr. Sterck, there was attention paid to the  
23 alley on west side of the building.

24           MR. RANDAZZO: Wait, you talking to him or  
25 me? Oh, sorry, sorry.

SPA No. 318

1           MEMBER KARALIS: You are probably familiar  
2 with the location we're discussing. The west  
3 side of the building, where there is access from  
4 Delivery Lane and from --

5           UNKNOWN SPEAKER: Bay Walk.

6           MEMBER KARALIS: That was, part of the  
7 application earlier was actually any work in  
8 that whole area. Mr. Sterck was asking for  
9 storage to be reconfigured and clean up and so  
10 on. It's a real mess back there and everybody  
11 knows that. I don't know if that's part of your  
12 --

13          MR. RANDAZZO: It's not, actually. We've  
14 already cleaned it up a bunch, but there's been  
15 a bunch of dumping of dirt there from the town  
16 project, so we haven't really had the chance to  
17 get in there. But in that location is two of  
18 our walk-in cooler compressors. That's why we  
19 have to go back there, but I'll make sure it's  
20 nice and clear and accessible.

21          MEMBER KARALIS: It's also a matter of  
22 having exits from the hotel.

23          MR. RANDAZZO: Yeah. You can get from Bay  
24 Walk to whatever this is right here. You can  
25 get through it nice and clear.

## SPA No. 318

1 MEMBER KARALIS: Okay.

2 CHAIRMAN SPERANZA: Okay. Does anyone in  
3 the public have any questions?

4 MEMBER SILVERBERG: Well, this is Joel on  
5 the Planning Board. Can you hear me?

6 MEMBER STEINMAN: Yes.

7 MEMBER SILVERBERG: We went through this  
8 building a number of times when I was head of  
9 the Planning Board and when I was part of the  
10 Planning Board, which I still am. There were  
11 agreements made to reface not only the east, the  
12 north, but the west as well. We need to have  
13 some certification from the owner, from Tyler  
14 that this is going to get taken care of because  
15 if we agree to everything that you're asking for  
16 now, which is very normal and very useful and  
17 very likely, then we have no recourse to ask you  
18 any further about cleaning up the exterior of  
19 the building, which is very, very, very  
20 prominent and has been promised any number of  
21 times. Is there any reason why we can't get  
22 some assurance now that within the next year or  
23 two, or whatever the owner and tenant agree to  
24 that this will take place?

25 MR. RANDAZZO: Joel, I get your concerns.

## SPA No. 318

1 It is the first and biggest building you see  
2 when you come into Ocean Beach. But my frontage  
3 of the building is only where there is already  
4 cedar shake and cedar plank board. So I can  
5 understand how you'd like to take care of that  
6 today, but I would appreciate if it doesn't hold  
7 me up.

8 MEMBER SILVERBERG: Does anybody else on  
9 the Board have an opinion?

10 CHAIRMAN SPERANZA: Yes. I think that  
11 Tyler should be held accountable for doing the  
12 things he's always said he's going to do but  
13 never did.

14 ALTERNATE MEMBER RAGUSA: This is Gina  
15 Ragusa. I agree, Joe, but I don't think that  
16 Jon and his partners should be held up since  
17 they're not responsible for the outside of the  
18 building. There's nothing he can do.

19 MR. RANDAZZO: We lease our area for, even  
20 the deck stops at like the corner and all that  
21 is cedar.

22 CHAIRMAN SPERANZA: But, Jon, you have a  
23 receiving area with sliding doors right opposite  
24 the --

25 MR. RANDAZZO: Right, so to that door --

## SPA No. 318

1           CHAIRMAN SPERANZA: The east wall is yours,  
2 really.

3           MR. RANDAZZO: To that door, the cedar goes  
4 up to the door and then --

5           MEMBER SILVERBERG: It stops at the end of  
6 the first floor.

7           CHAIRMAN SPERANZA: It stops at the hotel,  
8 really, the entrance.

9           MR. RANDAZZO: But there is cedar on the  
10 second story of the building and the front and  
11 half of the other side.

12          CHAIRMAN SPERANZA: I'm talking about, it  
13 coincides with the entrance of the hotel and the  
14 northern half of the east elevation is not  
15 covered and it has a big overhead door where  
16 you're going to receive your goods. Right?

17          MR. BONOCORE: I understand all of this  
18 100 percent. I think that our lease covers the  
19 interior space only of the building. So  
20 whatever the Planning Board wants to do, we will  
21 respect, but that has to be something that Tyler  
22 agrees to do if required by the terms of our  
23 lease. You know, we can't start siding the  
24 building.

25          MEMBER SHERMAN: That wasn't the ask.



## SPA No. 318

1           MR. BONOCORE: And I understand. Whatever  
2 you guys decide.

3           MEMBER SHERMAN: When you have a building  
4 that's been there for so long and a family as  
5 prominent in this community as Tyler's family  
6 has been for 100 years and there's no  
7 willingness to beautify his property, which is  
8 really the gateway to Ocean Beach, we have to  
9 look at a tenant's application to go in. It  
10 raises these questions all over again. We just  
11 have these ongoing, open ended problems.

12           MR. STERCK: Hi, Tyler's on. So a couple  
13 of things.

14           One, we did have plans to address this. We  
15 had meetings with the Planning Board early in  
16 the fall. What stopped that progression or some  
17 of the things you're discussing was the  
18 destruction the Village caused to my building.  
19 I'm happy to know that I did not do the  
20 improvements that the Village asked at that time  
21 because if I had so, we'd be back in the same  
22 position about the way the building looks today.  
23 You can look out the seats you're sitting in  
24 right now, look out the windows. That is not  
25 neglect from the landlord. That is the fault of

SPA No. 318

1 the Village project outside your window not  
2 properly assessing the situation. I don't know  
3 what you're asking me to do, but I do have an  
4 application with the Village in pause, and we  
5 paused it because of the construction directly  
6 outside my building.

7           So when this Village project is completed,  
8 I think that's something we can discuss going  
9 forward. But don't say it's something we're  
10 neglecting. We have re-cedared the building.  
11 We put on that deck outside that doesn't bring  
12 any income to the facility, but it does bring a  
13 beautiful facade to the community. If you know  
14 your history of this community, everybody was up  
15 in arms because I was the only one in 60 years  
16 that did anything different to that Village in  
17 the commercial district. That deck that wraps  
18 around is nothing but adding aesthetics to the  
19 pleasing eyes of the community of Ocean Beach.  
20 I can't do that on other side of the property  
21 you're asking for east, west, and north because  
22 it reduces the exterior and interior, I'm sorry,  
23 the exit of the Ferry Terminal. So you can't  
24 ask me to do these things with the construction  
25 outside the window. It's not the discussion for

SPA No. 318

1 this applicant at this time based on what the  
2 Village knows they've done to my building.

3 CHAIRMAN SPERANZA: Okay. Is there anyone  
4 else in the public that wants to comment?

5 MEMBER STEINMAN: Joe? Judy Steinman.

6 CHAIRMAN SPERANZA: Is there anyone else in  
7 the public that wants to comment?

8 ALTERNATE MEMBER RAGUSA: Roberta Geiger  
9 and Maria Silsdorf have their hands up.  
10 Roberta, why don't you go?

11 MS. GEIGER: Okay. I, Robert Geiger, 199  
12 Midway Walk, Ocean Beach, I agree that the  
13 application should not be held up because of  
14 situations that you have with Tyler. Two  
15 different items. That's kind of silly.

16 CHAIRMAN SPERANZA: Can you restate your  
17 name, please? I missed it.

18 MS. GEIGER: Robert Geiger, 199 Midway  
19 Walk, Ocean Beach.

20 CHAIRMAN SPERANZA: Okay. Thank you.  
21 Anybody else?

22 ALTERNATE MEMBER RAGUSA: Maria Silsdorf.

23 MS. SILDORF: Hey, Gina, thank you. I  
24 guess, Gina, you're monitoring the chat, thank  
25 you.

## SPA No. 318

1           ALTERNATE MEMBER RAGUSA: Yes, I are (sic).

2           MS. SILDORF: I just want to say that I  
3 think on behalf of the residents of Ocean Beach  
4 it's critically important that Ocean Beach  
5 continue to have a grocery store. A community  
6 does not exist without a grocery store and I  
7 think for the greater good, prioritizing our  
8 need for a grocery store, which is what this  
9 application is all about, should take precedent  
10 over an adjacent dispute with the landlord. I,  
11 as Roberta, am in favor of this.

12           MEMBER SHERMAN: Just to address this.  
13 Just so that everybody understands, we're not  
14 going to hold up the application. That's not  
15 our intent.

16           MS. SILDORF: That's great to hear. Thank  
17 you.

18           MEMBER SHERMAN: When the application came  
19 before us, it's an opportunity for us to remind  
20 Tyler of some of his responsibilities that have  
21 been talked about over a long period of time and  
22 that's what's happening.

23           MS. SILDORF: Understood and appreciated.  
24 Thank you for explaining it, Craig.

25           CHAIRMAN SPERANZA: Okay. I had one other

## SPA No. 318

1 comment.

2 By the way, is there anyone else from the  
3 public that wants to comment?

4 (No verbal response given.)

5 Okay. No more public comment. Thank you.

6 I had one other thing. Are you planning  
7 any tables and chairs?

8 MR. RANDAZZO: There will be no tables or  
9 chairs inside or on the deck.

10 CHAIRMAN SPERANZA: Thank you.

11 MEMBER STEINMAN: Excellent.

12 CHAIRMAN SPERANZA: Good.

13 MR. RANDAZZO: I know what you like. I  
14 know what you like. There will be none.

15 CHAIRMAN SPERANZA: You know, because the  
16 code says no more restaurants.

17 MR. RANDAZZO: Right.

18 MEMBER STEINMAN: Joe?

19 CHAIRMAN SPERANZA: Yes?

20 MEMBER STEINMAN: If I may?

21 CHAIRMAN SPERANZA: Who's this?

22 MEMBER STEINMAN: Judy.

23 CHAIRMAN SPERANZA: Oh, Judy. Hi, Judy.

24 MEMBER STEINMAN: Hello. You know, I  
25 haven't been on the Planning Board as long as

## SPA No. 318

1 Joel has, but I certainly do remember a number  
2 of sessions spent with Tyler and also he and I  
3 have spoken privately. He understands very well  
4 what needs to be done. His building is, sorry  
5 to say this, it's an eyesore and it just makes  
6 it so difficult to have people come into the  
7 Village and that be their first view of Ocean  
8 Beach.

9 Tyler, you're a reasonable guy. We've  
10 talked about that. You've made promises on  
11 other applications that you've made. We've  
12 agreed on some of the things that you have to  
13 do. Please, for the sake of the Village, do it.  
14 You love the Village. Do it as a sign of your  
15 love for the Village. We would all appreciate  
16 it a whole lot. Thanks.

17 CHAIRMAN SPERANZA: Okay. Anyone else have  
18 anything to say from the public?

19 (No verbal response given.)

20 Okay. Hearing none, I make a motion to  
21 close the public hearing. Do I have a second?

22 MEMBER STEINMAN: Yes.

23 CHAIRMAN SPERANZA: That's Judy Steinman  
24 seconded.

25 MR. GRAY: All in favor?

## SPA No. 318

1 ALL MEMBERS: Aye.

2 CHAIRMAN SPERANZA: Okay. My next motion  
3 is to approve Special Permit Application Number  
4 318, subject to the following conditions and  
5 they are that there be no tables and chairs  
6 anywhere in the establishment or outside on the  
7 deck.

8 That the applicant submit specifications  
9 for the lighting fixtures that he wants to  
10 install on the east exterior of the building to  
11 the Architectural Review Board for further  
12 review and approval.

13 And the next condition is that the  
14 applicant use his best efforts to convince the  
15 owner of the building to apply shingles to the  
16 east, to the remaining area of the east wall,  
17 the entire north wall, and the west wall that do  
18 not have shingles. Including, but limited to,  
19 the enclosure of the existing ductwork on the  
20 west wall.

21 That's the motion.

22 Okay. Do I have a second?

23 MEMBER KARALIS: Second.

24 CHAIRMAN SPERANZA: Constantine seconds.

25 I'm going to poll the Board myself.

## SPA No. 318

1 Joel?

2 MEMBER SILVERBERG: Yes.

3 CHAIRMAN SPERANZA: Judy?

4 MEMBER STEINMAN: Absolutely.

5 CHAIRMAN SPERANZA: Absolutely yes or no?

6 MEMBER STEINMAN: Yes.

7 CHAIRMAN SPERANZA: Thank you.

8 Constantine?

9 MEMBER KARALIS: Yes. Absolutely.

10 CHAIRMAN SPERANZA: Craig?

11 MEMBER SHERMAN: Yes.

12 CHAIRMAN SPERANZA: Okay, and I vote yes.

13 MR. BONOCORE: Thank you.

14 MR. RANDAZZO: Appreciate that very much.

15 Thank you very much.

16 CHAIRMAN SPERANZA: As you deserve.

17 I actually make a motion that the trustees  
18 use their due diligence before giving out this  
19 permit.

20 Hold on a minute. I make a motion to close  
21 the meeting. Do I have a second?

22 MEMBER KARALIS: Second.

23 CHAIRMAN SPERANZA: All in favor?

24 ALL MEMBERS: Aye.

25 CHAIRMAN SPERANZA: Thank you all for



SPA No. 318

1 coming.

2

3 (Time Noted: 3:34 p.m.)

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

## CERTIFICATION

I, D. Leigh Chapman, a Notary Public in  
and for the State of New York, do hereby certify:

THAT the forgoing is a true and accurate  
transcript of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set  
my hand this 31st day of March, 2024.

*Leigh Chapman*  
\_\_\_\_\_  
D. LEIGH CHAPMAN

**ALL MEMBERS: [8]** 33/2 34/1 41/7 43/6  
53/16 54/2 79/1 80/24  
**ALTERNATE MEMBER CHENAULT: [3]**  
5/17 39/18 39/21  
**ALTERNATE MEMBER LIEBER: [7]**  
30/15 30/18 31/1 31/9 31/19 51/15 52/2  
**ALTERNATE MEMBER RAGUSA: [40]**  
5/21 6/18 6/22 13/24 14/18 14/25 15/7 15/11  
23/7 23/9 24/3 24/12 24/15 24/24 25/14 25/21  
26/1 26/6 26/11 26/17 26/20 27/8 27/12 27/17  
28/18 28/20 30/2 30/8 30/17 30/24 40/5 40/10  
49/17 50/24 56/13 56/15 71/14 75/8 75/22  
76/1  
**ATTORNEY FENLEY: [28]** 7/10 7/13 8/18  
8/23 11/12 12/22 13/10 14/4 16/15 16/23 17/1  
17/6 17/10 17/23 19/15 19/22 20/19 21/3  
23/17 25/18 25/24 26/5 26/8 26/12 26/16 31/6  
31/15 34/6  
**CHAIRMAN SPERANZA: [201]**  
**CLERK ADRIAN: [21]** 5/7 5/10 5/12 5/14  
5/16 5/18 5/20 5/22 5/24 6/1 6/6 6/13 10/1  
10/6 20/24 32/25 63/19 64/1 64/9 64/13 64/19  
**MEMBER KARALIS: [24]** 5/15 11/22  
12/24 13/12 29/14 32/4 37/23 38/2 42/17  
47/23 48/18 49/10 56/17 56/23 57/2 57/14  
68/21 69/1 69/6 69/21 70/1 79/23 80/9 80/22  
**MEMBER SHERMAN: [42]** 5/13 9/20 11/6  
11/9 17/18 27/2 28/15 28/19 28/22 29/23  
33/24 36/7 36/11 36/22 37/6 38/6 38/24 39/2  
39/5 41/4 42/20 43/4 44/1 44/21 54/11 55/20  
56/3 56/21 58/1 58/7 58/12 58/21 59/18 59/24  
61/10 61/15 66/12 72/25 73/3 76/12 76/18  
80/11  
**MEMBER SILVERBERG: [10]** 32/11  
32/13 46/16 49/15 56/14 70/4 70/7 71/8 72/5  
80/2  
**MEMBER STEINMAN: [21]** 27/11 27/14  
27/23 41/14 41/17 51/2 51/14 53/9 53/12  
53/25 60/15 70/6 75/5 77/11 77/18 77/20  
77/22 77/24 78/22 80/4 80/6  
**MR. ARMENT: [4]** 6/4 6/11 6/14 24/20  
**MR. BONOCORE: [5]** 63/16 64/6 72/17  
73/1 80/13  
**MR. DUNN: [10]** 9/3 9/18 9/23 12/20 13/21  
14/23 15/5 15/8 25/13 34/21  
**MR. GRAY: [13]** 5/5 5/9 32/20 32/23 33/1  
33/22 33/25 41/6 43/3 43/5 44/20 53/15 78/25  
**MR. KLEIN: [3]** 26/19 26/21 27/3  
**MR. LEVINE: [10]** 39/14 43/21 43/25 46/25  
47/12 47/16 48/4 48/10 48/15 53/19  
**MR. MERCOGLIANO: [2]** 10/16 10/20  
**MR. MOHRING: [23]** 35/6 35/11 36/5 36/10  
36/16 36/25 37/10 37/15 37/19 38/11 38/15  
38/23 39/1 39/11 39/25 40/8 40/19 40/22  
41/18 41/21 42/3 42/6 43/10  
**MR. OBERLIES: [26]** 44/4 44/8 44/25 45/8  
45/12 45/18 45/24 46/2 46/11 46/22 47/17  
47/22 49/3 49/12 49/16 49/25 51/13 51/19  
52/3 52/6 52/12 52/17 52/24 53/3 54/4 54/7  
**MR. RANDAZZO: [50]** 54/23 55/11 55/23  
56/6 56/19 56/25 57/10 57/18 58/16 59/8  
59/21 60/1 60/5 60/9 60/14 60/16 60/20 61/1  
61/6 61/20 61/24 62/4 62/10 62/13 62/15  
62/18 62/24 63/5 63/13 63/22 63/24 64/4  
64/12 64/16 64/20 65/5 65/9 66/5 68/24 69/13  
69/23 70/25 71/19 71/25 72/3 72/9 77/8 77/13  
77/17 80/14  
**MR. STERCK: [8]** 65/10 65/19 66/6 66/15  
67/3 67/6 67/20 73/12  
**MS. CAFUOCO: [10]** 18/15 18/18 18/20  
19/8 19/24 20/10 20/16 20/22 21/9 21/13  
**MS. GEIGER: [5]** 23/12 23/25 30/6 75/11  
75/18  
**MS. MERCOGLIANO: [7]** 8/25 11/2 11/8

11/13 11/18 34/9 34/12  
**MS. SILDORF: [9]** 21/19 21/22 22/6 22/8  
40/14 75/23 76/2 76/16 76/23  
**MS. SOBEL: [14]** 15/15 15/18 15/22 15/25  
16/3 16/6 16/19 16/25 17/4 17/8 17/12 18/5  
18/8 18/12  
**UNKNOWN SPEAKER: [1]** 69/5  
-  
-----x [3] 1/2  
1/6 1/10  
**1**  
**100 [1]** 73/6  
**100 percent [1]** 72/18  
**11706 [3]** 2/5 3/3 54/24  
**11718 [1]** 2/7  
**11730 [1]** 2/18  
**11770 [1]** 2/14  
**12 [1]** 35/16  
**152 [1]** 16/3  
**153 [4]** 7/8 7/19 20/19 21/5  
**164-32 [3]** 35/3 43/17 54/20  
**164-36 [3]** 35/4 43/18 54/21  
**1946 [1]** 66/3  
**199 [3]** 23/12 75/11 75/18  
**2**  
**20 [2]** 60/2 66/23  
**2006 [2]** 67/16 67/17  
**2024 [2]** 1/7 82/9  
**23 [1]** 1/7  
**24-hour [1]** 29/1  
**256 [1]** 2/7  
**260 [1]** 2/5  
**2:03 [1]** 1/7  
**3**  
**30 [3]** 35/15 55/4 66/4  
**315 [5]** 2/3 4/5 7/8 32/2 33/5  
**316 [5]** 2/12 4/6 34/23 41/9 42/11  
**317 [4]** 2/16 4/7 43/14 53/18  
**318 [4]** 3/1 4/8 54/10 79/4  
**31st [1]** 82/9  
**32 [5]** 3/2 35/3 43/17 54/20 54/23  
**33 [1]** 2/18  
**34 [1]** 4/5  
**34-43 [1]** 4/6  
**35 [1]** 27/16  
**36 [3]** 35/4 43/18 54/21  
**3:34 [1]** 81/3  
**4**  
**400 [1]** 9/8  
**43 [1]** 4/6  
**43-54 [1]** 4/7  
**476 [1]** 55/2  
**476-478 [3]** 54/17 54/19 65/11  
**478 [3]** 54/17 54/19 65/11  
**4:45 boat [1]** 7/4  
**5**  
**54 [1]** 4/7  
**54-81 [1]** 4/8  
**56 [2]** 2/13 35/11  
**6**  
**60 [1]** 74/15  
**620 [2]** 34/23 34/24  
**621-624 [4]** 34/25 35/2 43/14 43/16  
**624 [4]** 34/25 35/2 43/14 43/16  
**7**  
**7-34 [1]** 4/5

**8**  
**80 [1]** 66/3  
**81 [1]** 4/8  
**9**  
**930 [1]** 62/19  
**A**  
**abide [1]** 40/1  
**ability [2]** 24/20 24/21  
**able [1]** 24/7  
**about [29]** 6/7 16/7 16/12 18/22 19/1 24/6  
24/15 27/16 28/2 29/5 29/19 29/21 29/22  
30/22 36/23 41/18 49/13 58/4 58/8 59/13  
59/14 59/17 60/18 70/18 72/12 73/22 76/9  
76/21 78/10  
**above [6]** 9/18 17/19 22/20 37/22 39/1 64/1  
**Absolutely [3]** 80/4 80/5 80/9  
**access [1]** 69/3  
**accessible [1]** 69/20  
**accommodate [1]** 31/18  
**accordance [1]** 53/21  
**account [1]** 48/3  
**accountable [1]** 71/11  
**accurate [1]** 82/6  
**across [3]** 22/16 29/9 31/10  
**actual [1]** 21/1  
**actually [11]** 11/1 12/16 12/17 13/4 28/24  
29/15 29/16 56/7 69/7 69/13 80/17  
**ad [1]** 22/23  
**add [7]** 9/13 14/10 23/22 25/3 29/14 30/11  
61/11  
**adding [2]** 31/17 74/18  
**additional [5]** 16/9 17/13 19/15 26/12 31/17  
**additions [1]** 17/20  
**address [4]** 35/9 65/12 73/14 76/12  
**addressing [1]** 66/13  
**adjacent [1]** 76/10  
**adjective [1]** 67/2  
**ADRIAN [1]** 1/21  
**advantage [1]** 22/14  
**advertisement [1]** 18/8  
**Advertising [1]** 49/15  
**advised [1]** 23/17  
**aesthetics [1]** 74/18  
**affixed [1]** 11/15  
**after [2]** 28/5 28/6  
**afternoon [3]** 7/11 9/3 21/22  
**again [10]** 8/5 14/11 19/19 23/23 25/11 25/15  
25/19 30/9 37/25 73/10  
**agenda [4]** 5/4 7/3 7/6 63/1  
**ago [2]** 51/7 56/9  
**agree [5]** 19/22 70/15 70/23 71/15 75/12  
**agreed [1]** 78/12  
**agreements [1]** 70/11  
**agrees [1]** 72/22  
**Ah [1]** 61/1  
**ahead [2]** 39/20 68/20  
**all [55]** 6/6 9/15 10/7 11/19 12/3 13/20 14/14  
14/16 18/18 18/20 21/11 28/5 28/9 29/5 32/5  
32/12 33/1 33/25 37/14 38/4 40/10 41/6 42/23  
43/5 44/6 45/8 45/10 48/11 48/12 50/10 50/11  
50/13 50/18 50/21 51/7 51/8 51/8 51/12 53/15  
54/1 55/15 55/17 56/10 57/10 59/14 62/21  
64/24 71/20 72/17 73/10 76/9 78/15 78/25  
80/23 80/25  
**alley [2]** 56/24 68/23  
**allowed [3]** 35/20 38/10 42/2  
**almost [1]** 66/3  
**along [2]** 29/10 35/13  
**already [16]** 12/19 17/19 17/21 35/21 42/25  
44/11 44/11 45/1 46/4 50/3 55/24 57/11 64/19  
64/20 69/14 71/3  
**also [15]** 2/9 2/20 3/5 12/8 13/12 16/6 16/11  
16/19 17/14 29/7 45/17 63/14 68/6 69/21 78/2

**A**  
**ALTERNATE [3]** 1/16 1/19 1/20  
**alternates [1]** 37/7  
**although [4]** 21/24 32/9 58/5 58/12  
**always [4]** 10/20 67/13 67/19 71/12  
**am [5]** 22/3 22/6 31/1 70/10 76/11  
**amend [1]** 42/10  
**amended [5]** 7/16 20/1 20/12 21/4 21/8  
**amendment [1]** 21/11  
**amount [4]** 13/2 31/11 46/12 57/12  
**Angela [2]** 3/2 54/24  
**another [4]** 13/18 18/24 30/5 63/15  
**answer [3]** 17/24 19/4 47/16  
**answered [1]** 68/12  
**answers [1]** 20/22  
**any [34]** 8/14 11/21 13/22 13/23 15/12 15/14  
 21/18 22/4 22/5 34/2 36/3 36/22 39/6 39/17  
 40/4 40/25 43/7 44/23 46/20 47/21 52/4 53/4  
 55/19 57/13 57/17 65/14 66/12 69/7 70/3  
 70/18 70/20 70/21 74/12 77/7  
**anybody [5]** 10/11 18/13 39/6 71/8 75/21  
**anyone [13]** 11/21 15/12 23/6 24/2 30/1 31/21  
 36/2 68/19 70/2 75/3 75/6 77/2 78/17  
**anything [10]** 49/23 52/8 61/10 61/16 65/2  
 65/16 65/16 65/19 74/16 78/18  
**anyway [1]** 49/5  
**anywhere [1]** 79/6  
**apartment [1]** 18/9  
**apartments [20]** 10/16 10/17 10/18 10/22  
 10/23 11/3 11/4 11/11 11/20 16/21 16/22  
 17/18 17/20 18/2 22/20 22/23 22/25 25/8 26/3  
 26/22  
**apologize [1]** 34/13  
**applicant [20]** 2/13 3/2 7/9 7/11 11/1 14/12  
 19/5 19/13 19/20 20/19 20/21 35/8 43/20  
 43/22 43/24 44/1 44/2 75/1 79/8 79/14  
**Applicant's [2]** 2/21 3/9  
**applicants [5]** 2/10 3/6 14/14 14/16 59/1  
**application [56]** 2/3 2/12 2/16 3/1 4/3 4/5 4/6  
 4/7 4/8 7/7 7/15 7/16 7/17 8/8 14/7 19/7 19/25  
 20/1 20/4 20/25 21/2 21/4 21/5 21/6 21/7  
 21/11 25/19 25/22 28/17 32/2 33/5 34/23  
 39/10 41/9 42/11 42/14 43/13 48/12 52/23  
 53/18 54/10 61/18 62/8 62/16 63/6 63/15  
 67/21 68/21 69/7 73/9 74/4 75/13 76/9 76/14  
 76/18 79/3  
**applications [6]** 20/11 58/25 59/7 62/12 62/13  
 78/11  
**apply [1]** 79/15  
**appreciate [5]** 18/20 59/21 71/6 78/15 80/14  
**appreciated [1]** 76/23  
**appropriate [1]** 68/5  
**approval [6]** 8/8 26/13 33/14 41/12 53/23  
 79/12  
**approve [9]** 26/15 33/4 33/21 34/18 37/11  
 41/9 42/10 53/18 79/3  
**approved [5]** 12/19 26/10 37/14 50/11 50/13  
**approves [1]** 26/9  
**approximately [1]** 9/8  
**aquifer [1]** 28/4  
**ARB [2]** 8/8 37/14  
**architect [4]** 2/6 8/3 9/4 12/7  
**ARCHITECTURAL [9]** 1/4 5/2 33/8 33/10  
 33/15 41/12 52/21 53/22 79/11  
**are [61]** 6/3 6/9 8/19 9/6 12/8 14/4 15/24  
 17/19 17/19 18/18 22/15 23/18 24/7 25/11  
 25/16 28/5 29/16 29/17 29/17 29/21 31/3 31/5  
 32/6 32/8 35/20 36/12 38/3 38/21 39/17 39/23  
 40/6 41/21 41/22 44/23 46/9 46/20 47/20 48/2  
 49/20 50/2 50/6 50/10 50/17 51/4 51/5 51/24  
 55/15 55/20 57/16 57/24 58/10 60/24 62/24  
 62/25 63/10 64/10 64/11 69/1 76/1 77/6 79/5  
**area [13]** 16/13 36/12 36/14 36/14 56/4 56/5  
 56/7 57/3 57/9 69/8 71/19 71/23 79/16  
**areas [1]** 17/14

**arms [1]** 74/15  
**around [2]** 16/13 74/18  
**as [57]** 8/14 9/5 9/13 10/21 12/10 14/17 16/11  
 17/16 17/16 18/22 19/8 19/15 22/1 22/12  
 22/20 24/22 29/3 29/25 31/3 34/25 35/18  
 35/19 35/19 35/21 37/5 37/19 37/24 39/25  
 39/25 40/2 40/15 42/13 47/19 51/3 54/16 55/3  
 55/21 57/4 57/7 58/23 58/24 59/6 66/21 67/16  
 67/21 68/1 68/2 68/6 68/7 70/12 73/4 73/5  
 76/11 77/25 77/25 78/14 80/16  
**ask [14]** 12/15 13/7 15/15 15/18 15/20 16/5  
 24/22 25/10 58/13 65/16 66/10 70/17 72/25  
 74/24  
**asked [3]** 25/8 63/7 73/20  
**asking [11]** 40/15 45/23 45/23 58/24 67/11  
 67/12 68/3 69/8 70/15 74/3 74/21  
**assessing [1]** 74/2  
**assume [1]** 26/22  
**assuming [1]** 38/25  
**assurance [1]** 70/22  
**attachment [1]** 13/13  
**attention [1]** 68/22  
**ATTORNEY [1]** 1/22  
**available [2]** 29/17 40/18  
**aware [3]** 48/14 67/22 67/23  
**away [2]** 47/2 57/25  
**awful [1]** 18/21  
**awning [4]** 9/13 9/17 10/12 21/17  
**awnings [1]** 10/3  
**Aye [8]** 33/2 34/1 41/7 43/6 53/16 54/2 79/1  
 80/24

**B**  
**back [14]** 7/14 12/14 13/5 25/7 38/15 41/25  
 51/20 63/2 67/14 67/16 68/8 69/10 69/19  
 73/21  
**bad [2]** 19/9 48/10  
**baked [1]** 55/6  
**balance [1]** 8/20  
**bar [3]** 35/22 36/19 55/7  
**based [2]** 38/24 75/1  
**basically [5]** 35/25 36/7 36/18 55/21 58/22  
**bathroom [9]** 14/24 15/6 15/10 28/2 28/12  
 29/20 56/23 56/24 56/25  
**bathrooms [27]** 14/21 15/4 16/7 16/9 18/22  
 18/24 18/25 19/16 22/9 22/10 22/14 22/15  
 22/17 28/10 28/13 28/24 29/8 29/9 29/16  
 30/23 31/3 31/5 31/10 31/11 31/12 31/16  
 36/16  
**Bay [23]** 2/5 2/13 2/14 3/3 7/8 7/19 20/20 21/5  
 34/23 34/24 35/12 35/12 54/24 55/3 58/19  
 62/19 62/20 63/3 63/6 63/24 64/7 69/5 69/23  
**Bayberry [9]** 34/25 35/3 43/14 43/17 44/9  
 54/17 54/19 57/5 65/12  
**be [87]**  
**beach [28]** 1/1 1/8 16/11 23/13 31/13 35/1  
 35/3 40/18 43/15 43/17 44/13 50/11 50/20  
 52/22 54/16 54/17 54/20 55/16 58/23 68/8  
 71/2 73/8 74/19 75/12 75/19 76/3 76/4 78/8  
**beautiful [4]** 21/14 47/7 55/25 74/13  
**beautify [1]** 73/7  
**because [21]** 12/9 13/16 20/7 36/23 39/23  
 45/4 48/13 57/25 59/14 59/16 62/22 63/1  
 64/22 68/9 70/14 73/21 74/5 74/15 74/21  
 75/13 77/15  
**become [1]** 57/8  
**bedroom [5]** 17/8 17/8 17/9 18/4 18/5  
**bedrooms [3]** 25/9 25/13 25/14  
**been [23]** 7/16 10/20 12/19 13/17 16/8 16/12  
 17/22 22/20 27/15 35/14 55/3 58/15 58/21  
 58/24 59/3 66/6 67/7 69/14 70/20 73/4 73/6  
 76/21 77/25  
**beer [1]** 55/6  
**before [5]** 8/16 23/18 65/17 76/19 80/18  
**beg [1]** 67/4  
**begin [1]** 66/16

**behalf [1]** 76/3  
**behind [3]** 48/22 49/11 57/5  
**being [6]** 8/9 17/16 18/21 29/6 29/24 33/6  
**believe [9]** 6/22 15/5 16/15 16/17 17/21 22/24  
 44/25 62/18 65/6  
**believed [1]** 18/6  
**besides [2]** 14/1 49/20  
**best [6]** 58/17 59/13 61/22 62/2 62/4 79/14  
**better [3]** 11/13 47/5 56/1  
**between [5]** 12/15 12/18 13/1 19/13 19/20  
**big [4]** 42/1 49/25 53/1 72/15  
**biggest [1]** 71/1  
**birds [1]** 33/19  
**birthday [1]** 65/6  
**bit [1]** 56/1  
**black [3]** 9/13 21/17 36/25  
**board [62]** 1/4 1/4 5/2 5/3 12/1 12/14 13/6  
 13/25 15/19 23/18 25/7 26/9 27/10 27/18  
 27/21 27/22 30/3 30/25 31/2 32/8 32/18 33/8  
 33/9 33/9 33/10 33/13 33/15 34/6 34/13 36/3  
 37/8 39/1 40/4 41/12 43/2 49/18 51/16 52/21  
 53/22 55/18 55/18 55/18 61/7 62/15 63/2 63/4  
 63/6 63/14 64/21 65/25 66/18 66/22 70/5 70/9  
 70/10 71/4 71/9 72/20 73/15 77/25 79/11  
 79/25  
**BOARD/ARCHITECTURAL [2]** 1/4 5/2  
**boat [3]** 1/8 7/4 50/4  
**Bob [3]** 6/8 6/9 6/12  
**Bonocore [2]** 3/6 55/12  
**books [1]** 49/22  
**both [5]** 7/25 24/9 28/24 31/6 59/4  
**bowling [1]** 56/24  
**boxes [1]** 12/25  
**brand [1]** 9/15  
**breakfast [2]** 40/7 40/8  
**Brett [2]** 3/7 55/12  
**brick [2]** 67/6 67/8  
**brighten [1]** 55/25  
**Brightwaters [1]** 2/7  
**bring [3]** 44/15 74/11 74/12  
**broker [2]** 14/5 23/19  
**Brothers [1]** 50/17  
**brought [1]** 58/1  
**builder's [1]** 47/10  
**building [63]** 7/19 7/24 9/14 9/15 12/3 13/5  
 13/15 16/10 16/14 17/14 19/1 19/12 19/13  
 19/21 21/13 23/16 27/6 29/18 31/16 35/22  
 36/21 37/4 38/12 38/16 38/18 46/21 48/1 48/7  
 57/16 57/19 57/22 58/3 58/5 58/18 58/19 59/2  
 59/4 59/5 59/16 60/25 64/2 66/14 67/24 68/13  
 68/23 69/3 70/8 70/19 71/1 71/3 71/18 72/10  
 72/19 72/24 73/3 73/18 73/22 74/6 74/10 75/2  
 78/4 79/10 79/15  
**buildings [1]** 12/4  
**built [1]** 13/3  
**bunch [5]** 48/23 55/23 56/6 69/14 69/15  
**bungalow [3]** 50/18 63/25 64/7  
**Bunny [2]** 5/4 5/5  
**business [11]** 14/9 14/12 23/20 23/22 23/24  
 34/25 35/15 54/16 55/16 59/18 65/23  
**businesses [2]** 23/21 35/14  
**busy [1]** 17/16  
**button [1]** 24/23  
**buy [1]** 44/13  
**buying [1]** 45/20  
**BYRON [3]** 1/16 5/16 40/15

**C**  
**cable [2]** 45/3 45/15  
**Cafuoco [2]** 18/16 18/17  
**call [8]** 5/1 5/3 5/5 5/8 6/4 8/12 32/6 63/7  
**called [1]** 10/19  
**calling [1]** 10/14  
**came [3]** 30/20 31/2 76/18  
**can [55]** 5/3 5/5 8/21 9/5 9/23 12/17 13/3 14/9  
 14/11 14/14 15/15 15/18 15/20 17/9 18/3 19/2

**C**  
can... [39] 19/11 20/8 23/19 23/21 24/22 25/17  
26/19 26/20 27/10 27/11 27/12 30/9 30/15  
30/17 32/18 33/6 35/8 44/2 44/14 45/20 46/14  
46/25 47/16 48/3 49/3 52/15 54/14 61/6 61/19  
62/8 63/10 69/23 69/24 70/5 71/4 71/18 73/23  
74/8 75/16  
can't [7] 6/19 38/22 66/24 70/21 72/23 74/20  
74/23  
cannot [1] 22/4  
capability [1] 13/3  
capacity [3] 16/20 17/4 23/1  
carbon [1] 66/21  
care [5] 52/1 52/21 57/20 70/14 71/5  
catch [1] 7/5  
caused [1] 73/18  
causing [1] 67/24  
cedar [9] 50/12 58/4 58/19 59/6 71/4 71/4  
71/21 72/3 72/9  
cedared [1] 74/10  
ceilings [1] 12/8  
central [1] 28/12  
certainly [2] 13/10 78/1  
certification [2] 70/13 82/2  
certify [1] 82/5  
cetera [5] 26/23 26/24 29/1 29/8 29/11  
CHAIRMAN [1] 1/13  
chairs [4] 36/19 77/7 77/9 79/5  
challenge [2] 54/14 54/15  
chance [1] 69/16  
change [12] 8/7 9/8 23/3 29/24 35/2 43/16  
45/4 47/7 47/8 47/8 54/18 57/23  
changed [3] 35/23 45/15 56/6  
changes [5] 36/9 36/10 46/20 46/22 47/21  
changing [2] 46/10 57/24  
Chapman [3] 1/24 82/4 82/12  
chat [1] 75/24  
check [1] 44/15  
CHENAULT [2] 1/16 5/16  
chimney [7] 58/10 61/13 62/2 66/14 66/17  
67/7 68/12  
choice [1] 67/8  
Chris [4] 2/10 10/24 10/24 24/1  
Chris' [2] 20/2 20/13  
chunk [1] 51/6  
City [1] 27/6  
claim [1] 68/2  
clean [2] 57/20 69/9  
cleaned [1] 69/14  
cleaning [1] 70/18  
clear [4] 25/9 47/1 69/20 69/25  
CLERK [1] 1/21  
click [1] 30/9  
close [9] 31/25 31/25 32/20 39/22 41/2 45/5  
53/7 78/21 80/20  
closed [1] 44/22  
code [11] 16/18 19/5 27/6 33/16 38/20 38/22  
42/13 42/23 42/24 53/22 77/16  
codes [2] 26/25 66/22  
coffee [1] 55/7  
coincides [1] 72/13  
color [2] 10/12 21/16  
colors [2] 33/19 41/22  
come [12] 12/14 13/5 14/17 36/22 49/7 50/22  
59/1 59/14 65/5 65/7 71/2 78/6  
coming [7] 25/5 30/13 34/5 35/25 66/17 66/22  
81/1  
comment [14] 20/8 21/12 22/19 23/4 26/21  
39/7 40/3 46/25 56/21 75/4 75/7 77/1 77/3  
77/5  
comments [4] 22/2 39/17 40/4 52/5  
commercial [2] 29/19 74/17  
committee [2] 34/16 37/18  
community [15] 14/8 14/10 14/11 17/17 22/15  
23/22 29/10 66/2 66/7 68/5 73/5 74/13 74/14

74/19 76/5  
competent [1] 12/6  
complete [3] 20/3 20/17 21/14  
completed [1] 74/7  
completely [1] 7/24  
compliant [1] 38/21  
complies [1] 33/15  
comply [3] 42/22 59/2 61/22  
complying [1] 58/15  
compressors [1] 69/18  
computer [1] 30/19  
concern [2] 15/3 28/7  
concerned [2] 28/2 29/5  
concerns [2] 17/12 70/25  
conclude [1] 65/17  
concur [1] 51/16  
condition [7] 33/6 33/23 41/10 42/12 48/18  
48/25 79/13  
conditions [1] 79/4  
condone [1] 38/22  
conducted [1] 16/16  
conference [1] 49/4  
configuration [2] 46/10 47/19  
confirm [1] 40/6  
confused [1] 32/15  
congratulations [1] 54/5  
conjunction [1] 19/7  
conserving [1] 28/3  
consider [4] 12/16 35/1 43/15 54/18  
consideration [6] 13/7 13/11 28/16 28/23  
29/12 34/7  
considered [1] 14/15  
CONSTANTINE [12] 1/15 5/14 10/11 32/16  
32/25 33/12 38/1 42/23 48/17 68/20 79/24  
80/8  
constraints [1] 64/22  
construction [7] 26/7 26/8 26/10 51/9 59/16  
74/5 74/24  
continuation [1] 7/7  
continue [4] 7/1 7/3 55/2 76/5  
contractors [2] 44/12 44/14  
contributor [1] 59/19  
conversation [1] 68/11  
conversations [1] 56/11  
convert [1] 7/23  
converted [1] 8/11  
converting [2] 9/6 22/25  
convince [1] 79/14  
cooking [1] 36/14  
cooler [1] 69/18  
copy [1] 20/18  
corner [8] 17/16 19/8 25/1 38/14 40/21 50/14  
57/6 71/20  
corporate [1] 20/20  
correct [10] 14/22 16/25 22/4 22/6 22/7 26/14  
36/9 36/16 55/22 55/23  
corridor [1] 29/20  
could [7] 12/21 15/1 26/8 52/9 59/14 60/1  
67/10  
couldn't [3] 9/21 20/6 30/20  
Counsel [1] 68/7  
count [2] 36/20 48/7  
couple [3] 36/24 51/7 73/12  
course [1] 28/8  
Court [1] 1/24  
covered [1] 72/15  
covering [1] 46/16  
covers [1] 72/18  
CRAIG [9] 1/14 5/12 22/20 28/19 28/21  
32/16 66/10 76/24 80/10  
Crickets [1] 35/16  
critically [1] 76/4  
curious [1] 16/20  
current [5] 7/19 14/4 16/17 26/24 42/13  
currently [7] 7/22 17/2 19/16 27/1 31/15  
50/10 57/11

customer [2] 50/22 51/3  
customers [8] 22/11 31/4 31/7 31/12 31/13  
45/19 49/7 50/2  
cut [1] 50/14  
**D**  
date [2] 63/8 63/9  
daughter's [1] 65/6  
DAVID [13] 1/19 5/24 6/1 6/7 6/7 6/11 6/15  
6/16 6/19 6/23 30/16 30/24 51/15  
day [5] 18/21 29/10 49/8 50/4 82/9  
Daze [2] 40/22 40/23  
deal [2] 50/7 51/4  
debatable [1] 67/3  
decade [1] 65/24  
decades [2] 67/9 68/4  
decide [1] 73/2  
decision [1] 36/23  
deck [10] 45/1 45/3 45/12 45/14 46/2 71/20  
74/11 74/17 77/9 79/7  
decoration [1] 66/20  
decorative [1] 67/7  
definitely [1] 29/4  
delaying [1] 34/14  
deli [3] 55/7 56/4 56/7  
Delivery [1] 69/4  
Department [1] 13/6  
depicting [1] 42/15  
deserve [1] 80/16  
design [2] 47/11 47/19  
designs [1] 48/8  
desk [1] 49/7  
destruction [3] 67/24 68/13 73/18  
detrimental [1] 29/13  
did [16] 20/25 22/2 23/10 25/7 29/12 39/6  
47/17 51/5 52/6 63/20 63/22 64/20 71/13  
73/14 73/19 74/16  
didn't [6] 24/16 39/16 56/25 64/8 64/9 65/7  
differ [1] 67/5  
different [12] 12/10 13/17 36/24 41/19 48/2  
48/5 48/8 50/7 50/16 58/22 74/16 75/15  
difficult [1] 78/6  
diligence [1] 80/18  
dimension [1] 9/14  
dimensions [3] 41/21 42/3 42/21  
Dina [3] 3/7 55/12 55/14  
dinner [2] 40/7 40/9  
directly [1] 74/5  
dirt [1] 69/15  
discharge [1] 27/1  
discuss [2] 8/13 74/8  
discussed [1] 8/2  
discussing [2] 69/2 73/17  
discussion [1] 74/25  
dishes [1] 35/17  
display [6] 45/19 45/25 46/1 48/20 49/2 50/6  
dispose [1] 28/11  
dispute [1] 76/10  
dissertation [1] 68/18  
district [1] 74/17  
do [71] 5/7 8/23 14/2 14/2 14/10 15/24 16/2  
16/15 24/4 24/6 24/18 24/19 24/21 24/22 25/2  
28/1 28/9 30/5 30/10 31/10 32/3 36/25 37/8  
39/5 39/11 40/10 41/3 41/13 44/18 46/7 49/18  
51/2 51/9 52/18 53/8 53/24 55/9 55/17 57/13  
57/16 58/17 59/12 62/3 62/5 63/13 64/8 64/9  
65/1 66/12 67/9 67/16 67/18 67/19 71/12  
71/18 72/20 72/22 73/19 74/3 74/3 74/20  
74/24 78/1 78/13 78/13 78/14 78/21 79/17  
79/22 80/21 82/5  
document [2] 13/14 33/18  
does [6] 36/2 44/13 70/2 71/8 74/12 76/6  
doesn't [7] 20/3 45/5 53/1 57/2 62/8 71/6  
74/11  
doing [9] 12/7 16/10 34/25 35/6 44/9 46/17  
47/3 54/16 71/11

**D**  
don't [30] 6/6 6/11 6/12 13/18 16/17 17/1  
17/10 20/2 22/17 27/16 27/19 30/6 31/12  
32/15 33/17 41/20 50/15 60/9 61/12 63/19  
64/10 64/10 65/14 65/19 66/15 69/11 71/15  
74/2 74/9 75/10  
done [7] 9/16 13/17 16/8 59/15 67/17 75/2  
78/4  
door [14] 11/16 12/15 37/20 45/4 45/5 45/6  
45/13 47/20 48/19 49/1 71/25 72/3 72/4 72/15  
doorknobs [1] 51/23  
doors [8] 9/18 12/16 36/11 36/13 51/22 57/5  
60/21 71/23  
double [2] 36/11 36/13  
down [4] 15/1 28/4 30/7 35/13  
downstairs [9] 9/6 10/17 14/21 16/7 18/24  
28/1 28/13 31/16 31/18  
drawing [2] 11/23 28/3  
drawings [1] 13/16  
drawn [1] 52/19  
drinks [1] 55/6  
Drive [1] 2/7  
dropped [1] 65/8  
ductwork [1] 79/19  
due [1] 80/18  
dumping [1] 69/15  
Dunes [2] 34/25 37/3  
Dunn [4] 2/6 8/3 8/12 9/4  
during [1] 50/21

**E**  
each [13] 9/8 13/18 14/7 14/13 14/23 15/2  
15/5 16/20 17/5 18/9 22/22 28/1 60/22  
earlier [2] 68/21 69/7  
early [1] 73/15  
easier [1] 50/22  
east [27] 2/13 2/17 2/18 35/12 43/14 44/5 46/8  
51/3 52/12 58/6 58/7 59/5 59/15 62/1 63/18  
64/7 64/8 66/14 67/15 67/15 70/11 72/1 72/14  
74/21 79/10 79/16 79/16  
efforts [5] 18/20 61/22 62/2 62/4 79/14  
eight [3] 18/25 19/18 57/1  
either [1] 33/11  
elevation [1] 72/14  
else [18] 9/11 11/21 15/12 18/14 23/6 24/2  
24/20 30/1 31/21 39/6 44/13 68/19 71/8 75/4  
75/6 75/21 77/2 78/17  
employees [6] 15/8 29/8 29/22 31/4 31/7  
31/18  
enclose [1] 67/12  
enclosing [1] 58/9  
enclosure [1] 79/19  
end [3] 41/25 62/9 72/5  
ended [2] 66/16 73/11  
enough [3] 12/11 57/14 61/13  
entire [1] 79/17  
entity [1] 20/20  
entrance [2] 72/8 72/13  
entranceway [1] 38/7  
entryway [3] 37/7 45/13 58/23  
environment [1] 16/13  
environmental [5] 16/8 16/16 17/17 19/6  
19/11  
ESQ [2] 1/22 2/4  
essentially [2] 9/9 29/18  
establishment [2] 42/15 79/6  
et [5] 26/23 26/24 29/1 29/8 29/11  
evaluate [1] 14/6  
Evan [2] 3/7 55/12  
even [5] 15/9 51/20 51/22 56/23 71/19  
eventually [2] 13/15 29/21  
every [2] 50/4 66/22  
everybody [9] 7/2 7/11 9/3 44/12 54/7 59/24  
69/10 74/14 76/13  
everyone [4] 24/20 27/5 34/16 67/21

everything [8] 9/11 14/10 35/19 36/17 46/11  
46/22 50/4 70/15  
exact [1] 46/12  
exactly [6] 17/24 45/9 47/4 47/12 47/13 50/19  
Excellent [1] 77/11  
except [1] 36/18  
excessive [1] 15/1  
excited [1] 21/23  
exciting [2] 55/16 65/22  
Excuse [1] 47/23  
exist [1] 76/6  
existing [6] 17/19 35/21 36/13 36/20 47/19  
79/19  
exit [1] 74/23  
exits [1] 69/22  
experiences [1] 59/10  
explaining [1] 76/24  
exterior [12] 9/9 44/24 46/20 47/22 48/1  
57/16 57/18 60/25 67/24 70/18 74/22 79/10  
extra [1] 51/25  
eyes [1] 74/19  
eyebrow [1] 78/5

**F**  
facade [2] 38/4 74/13  
face [1] 54/11  
facia [1] 67/25  
facility [1] 74/12  
facing [2] 58/4 59/5  
fair [2] 12/11 57/14  
fairly [1] 14/15  
fairness [1] 7/2  
fall [1] 73/16  
familiar [2] 54/11 69/1  
family [3] 66/2 73/4 73/5  
famous [2] 39/9 39/13  
fan [1] 56/9  
far [5] 17/16 35/19 39/25 59/11 59/12  
fault [1] 73/25  
favor [10] 32/5 33/1 33/25 41/6 43/5 53/15  
54/1 76/11 78/25 80/23  
feature [1] 55/7  
feel [1] 31/11  
feet [3] 9/8 42/18 42/18  
Fenely [1] 2/4  
Fenley [2] 2/4 7/10  
Ferry [1] 74/23  
few [1] 57/15  
fewer [1] 28/14  
figure [1] 30/22  
figured [1] 10/21  
filed [1] 52/22  
find [2] 9/21 19/4  
Fine [1] 42/8  
finish [6] 46/14 46/18 54/13 61/25 64/17  
67/15  
fire [4] 1/2 12/2 12/16 67/6  
fireplace [1] 66/20  
fireproofing [1] 12/5  
firewalls [2] 11/25 12/25  
first [12] 7/6 7/21 8/11 10/9 11/16 21/6 35/16  
36/4 51/5 71/1 72/6 78/7  
fit [2] 56/25 57/2  
five [6] 55/1 56/7 60/5 60/6 60/7 60/8  
fix [1] 68/3  
fixtures [5] 26/23 26/25 48/3 48/6 79/9  
floods [1] 19/9  
floor [7] 7/20 7/21 8/11 11/12 11/16 33/21  
72/6  
floors [1] 55/24  
flow [1] 26/25  
flue [1] 66/18  
flying [1] 33/20  
followed [1] 52/7  
following [2] 42/11 79/4  
food [5] 22/4 22/5 22/6 35/24 40/17

footprint [2] 36/8 55/21  
forever [2] 22/21 66/6  
forgoing [1] 82/6  
forgot [1] 58/8  
form [1] 37/17  
format [1] 21/1  
former [2] 22/12 51/3  
forward [5] 24/1 40/17 54/8 65/20 74/9  
four [15] 7/24 8/12 9/7 12/25 14/21 17/3 18/9  
18/23 18/24 28/14 31/16 57/24 60/18 60/20  
61/2  
freight [1] 50/4  
front [4] 58/18 58/18 64/21 72/10  
frontage [1] 71/2  
frozen [1] 55/6  
full [4] 22/14 22/21 22/22 32/7  
full-season [1] 22/22  
full-year [1] 22/21  
function [2] 23/24 47/19  
functional [3] 66/18 66/24 68/12  
further [6] 14/11 41/11 41/24 65/20 70/18  
79/11

**G**  
Gallery [14] 10/15 10/17 10/19 10/21 10/22  
10/23 11/3 11/4 11/5 11/11 11/20 16/21 21/25  
22/1  
garage [1] 57/4  
gateway [1] 73/8  
gave [1] 68/16  
Geiger [5] 23/9 23/12 75/8 75/11 75/18  
generate [1] 63/11  
get [17] 10/25 18/3 25/17 30/6 32/15 42/6  
50/19 52/18 52/19 56/3 61/22 69/17 69/23  
69/25 70/14 70/21 70/25  
gets [1] 46/23  
getting [2] 50/20 50/22  
GINA [16] 1/20 5/20 6/18 13/25 24/12 24/14  
24/21 25/6 28/22 30/2 40/6 40/14 49/17 71/14  
75/23 75/24  
give [3] 9/14 51/20 61/6  
given [18] 5/19 5/23 5/25 6/2 6/10 24/5 24/8  
25/4 30/12 31/23 34/3 41/1 43/8 53/6 65/3  
65/15 77/4 78/19  
giving [3] 29/19 51/22 80/18  
glad [1] 58/1  
glass [3] 49/1 49/11 49/14  
go [8] 25/7 30/3 39/20 60/21 68/20 69/19 73/9  
75/10  
goes [1] 72/3  
going [71] 6/17 7/3 7/20 7/20 8/19 9/9 9/10  
9/13 13/15 13/19 14/6 14/19 15/6 17/20 17/24  
18/25 21/17 21/24 23/18 25/11 25/22 26/23  
30/3 31/25 36/25 37/1 37/3 37/4 37/9 39/16  
39/23 42/9 44/14 44/25 45/3 45/8 45/14 45/23  
46/4 46/6 47/3 47/4 47/7 47/10 47/12 47/15  
49/4 49/8 50/1 50/2 50/2 50/5 50/6 50/9 50/13  
51/21 52/18 56/4 56/21 57/23 60/23 61/9  
61/21 62/22 68/14 70/14 71/12 72/16 74/8  
76/14 79/25  
gone [2] 28/5 38/7  
gonna [1] 37/20  
good [23] 7/11 9/3 12/20 18/19 21/22 22/8  
24/1 27/24 35/6 35/8 40/3 40/18 42/9 43/11  
48/10 51/12 56/19 59/10 60/15 60/16 60/17  
76/7 77/12  
goods [3] 55/6 55/7 72/16  
got [8] 6/5 30/18 42/6 52/8 53/14 61/13 63/2  
63/9  
Gotcha [1] 38/23  
gray [4] 1/22 9/10 68/1 68/6  
great [9] 40/11 50/24 57/12 58/16 59/11 59/12  
59/18 59/19 76/16  
greater [1] 76/7  
grocery [4] 66/1 76/5 76/6 76/8  
group [1] 55/1

**G**  
guess [6] 7/13 11/17 12/20 20/22 65/4 75/24  
guy [2] 27/24 78/9  
guys [6] 32/13 36/22 37/10 51/23 55/20 73/2

**H**  
had [21] 12/2 16/8 24/9 30/19 34/14 36/9 37/2  
39/3 39/9 39/18 48/17 50/18 57/15 58/2 59/9  
68/8 69/16 73/15 73/21 76/25 77/6  
half [2] 72/11 72/14  
hand [8] 6/24 23/10 24/25 30/5 30/9 40/12  
51/1 82/9  
handing [1] 11/14  
handle [1] 19/2  
hands [4] 24/10 25/1 30/4 75/9  
handwriting [1] 56/20  
hang [2] 37/1 37/20  
hanging [2] 37/2 38/17  
happen [1] 49/14  
happened [1] 53/10  
happening [2] 56/12 76/22  
happens [2] 12/2 28/6  
happy [2] 21/18 73/19  
hard [1] 59/22  
Harvey [3] 2/21 39/12 47/25  
has [28] 5/4 6/24 7/16 10/2 19/6 23/10 24/20  
26/6 35/23 40/12 41/25 42/22 51/1 55/3 58/15  
59/3 61/16 65/22 66/3 66/11 67/7 67/10 67/19  
70/20 72/15 72/21 73/6 78/1  
have [148]  
haven't [3] 32/9 69/16 77/25  
having [9] 12/16 13/5 13/6 15/3 20/4 40/17  
51/11 57/15 69/22  
he [15] 6/16 6/17 6/24 47/6 61/16 61/18 61/19  
65/5 65/6 65/8 65/9 71/18 78/2 78/3 79/9  
he's [11] 47/3 47/5 47/7 47/10 59/11 59/12  
61/18 64/6 64/7 71/12 71/12  
head [3] 17/2 17/11 70/8  
heading [1] 36/13  
hear [8] 20/7 26/19 27/11 30/15 51/19 65/1  
70/5 76/16  
heard [3] 30/22 32/9 37/13  
hearing [12] 31/24 32/1 32/21 34/4 41/2 41/3  
43/9 53/7 53/8 65/18 78/20 78/21  
HEARINGS [1] 1/5  
heart [1] 65/23  
height [1] 46/13  
held [3] 71/11 71/16 75/13  
hello [3] 21/19 65/10 77/24  
help [3] 9/25 29/4 58/14  
helped [1] 27/5  
her [3] 23/10 40/12 51/1  
here [36] 5/11 5/15 5/17 5/21 6/19 7/2 7/9  
7/14 9/11 9/22 11/7 13/13 29/6 30/21 32/11  
32/15 36/12 37/7 37/16 51/11 51/20 51/25  
54/25 55/14 55/15 56/4 57/3 57/15 59/1 59/19  
59/23 60/10 60/10 60/12 66/6 69/24  
Here's [1] 11/13  
hereby [1] 82/5  
hereunto [1] 82/8  
Hey [1] 75/23  
hi [10] 6/18 18/17 21/22 23/12 24/14 32/12  
32/13 65/10 73/12 77/23  
higher [1] 23/1  
him [3] 59/13 59/17 68/24  
himself [1] 44/3  
hinges [1] 51/23  
hire [1] 23/18  
hiring [1] 14/5  
his [7] 6/24 65/6 71/16 73/7 76/20 78/4 79/14  
historic [2] 12/3 12/3  
history [1] 74/14  
hold [7] 15/23 18/1 20/6 62/8 71/6 76/14  
80/20  
holding [1] 13/13

homeowners [3] 44/12 44/15 45/20  
homes [1] 45/21  
hood [1] 56/9  
hope [1] 65/25  
hopefully [3] 26/5 33/14 60/14  
hot [1] 66/19  
hotel [4] 39/23 69/22 72/7 72/13  
hotels [2] 62/12 62/14  
hour [1] 29/1  
hours [1] 57/15  
house [5] 1/8 22/15 29/10 51/6 51/22  
houses [1] 16/14  
how [11] 8/21 8/23 13/14 17/9 18/18 19/11  
24/6 30/6 44/11 59/25 71/5  
How're [1] 35/6  
However [1] 57/3  
husband [1] 51/5

**I**  
I'd [2] 29/14 47/23  
I'll [7] 7/13 8/12 40/1 42/9 43/11 63/14 69/19  
I'm [47] 6/16 6/19 7/3 9/3 10/9 13/7 15/17  
18/19 21/13 21/22 21/24 23/25 24/13 27/14  
30/3 30/21 31/4 31/24 32/11 34/24 35/25 36/3  
36/25 37/1 38/19 38/25 42/9 42/25 43/25 44/4  
45/22 45/23 48/15 52/10 52/18 54/25 58/1  
58/7 60/23 63/16 65/10 65/20 65/24 72/12  
73/19 74/22 79/25  
I've [4] 27/15 35/14 51/17 65/15  
ideas [1] 35/24  
identical [1] 12/25  
identified [1] 57/4  
identify [1] 44/3  
image [1] 59/22  
impact [6] 16/8 16/12 16/16 17/13 17/17  
50/17  
important [1] 76/4  
importantly [1] 7/17  
improvements [2] 44/24 73/20  
inaudible [3] 11/24 37/22 55/8  
including [2] 46/21 79/18  
income [1] 74/12  
INCORPORATED [1] 1/1  
increase [2] 19/17 23/2  
indicating [2] 11/7 37/21  
individual [1] 17/3  
individually [1] 14/13  
infamous [1] 39/16  
information [2] 19/25 38/24  
informational [1] 20/25  
initial [3] 21/3 21/4 60/3  
Inn [1] 35/13  
inning [2] 30/21 31/3  
ins [1] 57/12  
inside [1] 77/9  
inspection [1] 47/25  
inspector [2] 19/14 19/21  
install [1] 79/10  
installed [1] 56/8  
Instead [1] 50/22  
insulation [1] 12/4  
intent [2] 11/6 76/15  
interest [1] 22/11  
interested [1] 26/3  
interior [3] 50/5 72/19 74/22  
interiors [1] 7/25  
introduce [3] 24/16 27/13 27/20  
investment [1] 7/25  
iPad [1] 30/20  
iPhone [7] 24/4 24/9 24/17 25/2 26/18 30/10  
30/10  
is [167]  
ISLAND [2] 1/2 67/6  
Islip [7] 2/17 2/18 43/14 44/5 46/8 51/3 52/13  
issue [2] 19/12 19/20  
issues [2] 6/25 58/10

it [130]  
it's [87]  
item [1] 7/6  
items [5] 50/13 55/5 55/6 56/2 75/15  
its [1] 33/10

**J**  
Jackson [1] 55/15  
January [1] 7/14  
Jason [1] 7/10  
Jay [1] 2/4  
job [4] 35/16 50/17 51/9 51/21  
Joe [11] 3/6 5/10 10/2 18/15 27/23 39/18  
55/12 67/9 71/15 75/5 77/18  
JOEL [12] 1/18 5/18 6/7 32/8 32/10 32/12  
32/17 33/11 70/4 70/25 78/1 80/1  
join [1] 6/17  
Jon [10] 54/11 54/23 55/20 56/16 56/17 65/25  
66/4 66/8 71/16 71/22  
Jonathan [1] 3/2  
JONNEIGH [1] 1/21  
JOSEPH [1] 1/13  
JUDITH [1] 1/17  
Judy [20] 6/3 6/22 27/9 27/9 27/14 27/19  
27/19 32/8 32/16 41/16 51/1 51/13 53/13  
60/16 75/5 77/22 77/23 77/23 78/23 80/3  
just [66] 7/13 8/7 9/18 11/10 12/1 12/1 13/7  
15/19 19/24 20/10 20/17 22/11 22/12 22/18  
23/3 23/4 23/14 24/19 25/10 27/22 28/15  
29/24 30/21 31/3 31/4 34/13 34/18 37/13 38/5  
38/15 38/19 39/18 40/6 41/22 42/14 44/10  
44/17 44/25 45/2 45/4 45/13 45/18 46/5 46/7  
47/3 47/17 49/10 51/2 51/10 51/20 51/25  
55/25 59/15 60/22 62/18 62/19 63/8 64/14  
64/21 65/15 67/13 73/10 76/2 76/12 76/13  
78/5

**K**  
KARALIS [4] 1/15 5/14 32/16 33/12  
keep [5] 10/21 27/4 37/24 38/5 59/22  
keeping [1] 22/1  
keeps [2] 66/17 66/22  
Ken [13] 5/3 24/6 24/6 24/9 25/2 26/18 27/2  
27/4 27/5 27/8 32/18 68/1 68/6  
KENNETH [3] 1/22 2/17 44/4  
Kenny [2] 29/3 52/12  
Kim's [1] 24/17  
kind [13] 8/1 12/9 39/5 45/6 45/17 46/4 46/23  
47/20 47/20 50/9 50/12 60/23 75/15  
kitchen [2] 36/12 36/14  
Klein [4] 24/6 24/9 25/2 26/18  
knew [1] 39/8  
knock [1] 15/1  
know [42] 6/12 8/23 12/6 12/7 12/11 13/16  
17/1 17/10 19/8 20/3 21/16 27/16 29/2 30/6  
35/25 38/9 39/8 39/21 40/1 44/17 48/13 48/16  
50/15 50/15 57/3 59/13 62/21 64/10 64/11  
64/12 64/14 66/15 68/13 69/11 72/23 73/19  
74/2 74/13 77/13 77/14 77/15 77/24  
knows [5] 28/5 68/1 68/6 69/11 75/2

**L**  
La [2] 44/21 44/21  
laid [1] 42/23  
land [1] 50/23  
Landing [4] 36/8 37/2 37/5 39/22  
landlord [7] 2/21 3/9 43/21 57/22 58/14 73/25  
76/10  
Lane [3] 3/2 54/24 69/4  
large [1] 11/23  
last [7] 34/14 52/7 62/7 64/2 64/7 64/22 66/23  
Lastly [1] 62/7  
later [2] 63/8 63/9  
Laura [8] 2/10 11/1 15/25 21/7 22/24 24/1  
34/10 34/12  
Laura's [2] 20/1 20/13

**L**  
lawsuit [1] 68/2  
layout [1] 56/3  
lease [8] 8/19 8/20 8/22 8/24 59/25 71/19  
72/18 72/23  
leased [1] 14/3  
least [1] 60/12  
leaving [2] 36/8 67/1  
LED [1] 61/3  
left [1] 24/25  
legal [1] 16/20  
Leigh [3] 1/24 82/4 82/12  
length [1] 7/2  
less [2] 26/25 29/24  
let [3] 54/13 61/25 64/12  
let's [1] 56/3  
level [1] 38/5  
Levine [2] 2/21 39/12  
LIEBER [7] 1/19 5/24 6/7 6/16 30/16 30/24  
51/16  
light [1] 48/2  
lighting [3] 48/6 48/9 79/9  
lights [1] 61/3  
like [33] 9/10 9/15 13/15 14/20 20/3 23/17  
29/14 31/21 37/1 37/2 37/21 46/4 46/23 47/23  
48/8 48/25 49/4 50/12 50/14 50/17 56/24  
60/23 61/1 61/4 65/17 67/7 67/9 67/10 67/13  
71/5 71/20 77/13 77/14  
likely [1] 70/17  
limited [2] 29/2 79/18  
line [1] 36/15  
lines [1] 50/16  
liquor [2] 8/17 14/1  
Lisa [1] 5/22  
little [7] 24/23 44/10 47/1 51/20 51/24 56/1  
65/23  
live [4] 15/24 16/2 17/9 27/15  
LLC [4] 20/20 21/5 34/24 34/24  
LLP [1] 2/4  
located [1] 35/11  
location [3] 55/2 69/2 69/17  
long [13] 8/22 8/23 17/22 20/5 25/16 28/5  
58/24 59/25 60/1 60/10 73/4 76/21 77/25  
longer [3] 7/17 8/6 60/14  
look [17] 9/15 10/11 13/15 20/3 21/14 21/17  
40/17 45/8 45/16 47/1 48/21 49/6 54/8 55/25  
73/9 73/23 73/24  
looked [1] 38/2  
looking [8] 13/19 23/15 23/25 24/13 25/16  
28/17 65/20 68/5  
looks [4] 14/20 21/16 56/24 73/22  
lost [1] 43/2  
lot [8] 34/15 38/20 45/16 48/20 50/8 50/21  
58/22 78/16  
loud [2] 20/8 23/4  
love [7] 40/16 51/18 51/19 59/23 65/23 78/14  
78/15  
lovely [1] 51/4  
low [1] 26/25  
low-flow [1] 26/25  
lower [2] 24/25 38/5  
Ltd [1] 54/16  
luck [3] 24/1 40/18 43/11  
lumber [9] 2/17 43/14 44/5 46/8 47/8 49/21  
49/23 51/3 51/8  
lumberyard [1] 47/6  
lunch [2] 40/7 40/8

**M**  
ma'am [1] 40/8  
made [4] 52/18 70/11 78/10 78/11  
mahogany [7] 45/3 45/15 46/7 46/17 47/17  
47/18 50/12  
main [2] 2/5 50/23  
maintain [2] 34/17 57/20

major [1] 51/6  
make [19] 12/8 14/8 14/13 23/4 31/25 33/4  
34/17 41/2 41/8 44/6 47/1 47/7 49/10 53/7  
53/17 69/19 78/20 80/17 80/20  
makes [1] 78/5  
making [2] 44/23 46/20  
Manager [2] 2/17 44/5  
many [8] 15/4 17/9 19/11 28/14 59/3 59/3  
63/2 63/4  
March [2] 1/7 82/9  
Marco [1] 24/18  
Maria [5] 21/19 27/25 40/12 75/9 75/22  
mark [1] 12/1  
market [3] 54/16 55/3 55/3  
match [1] 13/18  
material [5] 46/5 46/7 47/5 47/11 47/14  
materials [5] 8/1 8/9 8/13 46/3 51/8  
matter [3] 58/3 61/11 69/21  
max [1] 53/2  
maximum [4] 42/18 42/18 42/20 53/1  
may [3] 34/9 46/18 77/20  
maybe [1] 11/25  
me [22] 5/7 8/21 11/10 12/2 20/4 26/19 27/11  
30/15 37/13 42/6 47/23 54/13 55/11 60/18  
61/25 67/9 68/3 68/25 70/5 71/7 74/3 74/24  
mean [8] 15/1 19/3 29/11 31/9 31/12 49/23  
52/14 61/17  
means [2] 25/22 51/21  
measurements [1] 51/22  
meeting [6] 5/1 34/14 34/15 64/23 66/23  
80/21  
meetings [1] 73/15  
meets [1] 33/17  
member [13] 1/14 1/15 1/16 1/17 1/18 1/19  
1/20 13/25 27/17 27/20 27/21 30/25 31/1  
members [3] 32/7 32/7 32/14  
mentioned [1] 22/24  
mentioning [1] 20/10  
menu [6] 35/24 37/8 37/22 39/1 42/14 43/2  
merchandise [1] 48/20  
Mercogliano [3] 2/10 34/11 34/12  
mess [1] 69/10  
Michael [6] 2/6 8/3 8/12 8/16 9/4 11/22  
microphone [1] 10/25  
middle [1] 29/18  
Midway [3] 23/13 75/12 75/18  
might [3] 6/13 21/20 22/17  
mind [1] 27/5  
minded [1] 63/8  
mine [1] 15/4  
minute [2] 53/20 80/20  
miss [1] 21/24  
missed [1] 75/17  
modern [1] 29/3  
modifying [1] 60/24  
Mohring [2] 2/13 35/11  
monitoring [1] 75/24  
more [13] 8/25 9/1 15/13 20/17 23/1 28/9  
28/10 44/10 47/1 51/20 57/13 77/5 77/16  
morning [1] 35/7  
motion [18] 31/25 32/19 32/20 33/4 33/21  
41/2 41/8 42/10 42/16 43/1 43/3 53/7 53/17  
78/20 79/2 79/21 80/17 80/20  
Mr [2] 8/3 68/22  
Mr. [1] 69/8  
Mr. Sterck [1] 69/8  
much [13] 29/25 34/4 34/19 43/10 47/5 49/9  
51/13 52/24 54/3 54/4 54/8 80/14 80/15  
multiple [2] 56/11 67/8  
muted [1] 65/11  
my [40] 9/23 14/19 14/19 15/25 17/2 17/11  
17/12 18/22 29/11 35/15 42/10 42/16 46/14  
46/18 47/25 51/5 54/25 55/1 55/11 57/1 57/6  
57/19 57/19 58/17 59/8 59/13 62/4 66/2 66/19  
67/23 67/24 68/6 68/13 71/2 73/18 74/6 75/2  
79/2 82/7 82/9

myself [4] 24/16 32/16 51/17 79/25  
**N**  
name [12] 11/2 15/25 20/1 20/2 20/13 20/14  
22/1 35/9 36/4 42/15 54/22 75/17  
name and [1] 20/2  
names [3] 24/23 55/10 64/11  
natural [1] 29/6  
naturally [1] 23/3  
necessarily [1] 13/18  
necessity [1] 66/1  
need [12] 11/24 15/10 19/5 24/19 26/12 26/15  
28/2 28/2 31/11 57/13 70/12 76/8  
needed [1] 51/9  
needs [2] 33/18 78/4  
neglect [2] 68/9 73/25  
neglected [1] 68/10  
neglecting [1] 74/10  
neither [1] 13/16  
never [5] 52/8 63/2 63/9 64/21 71/13  
new [30] 1/2 1/8 2/5 2/7 2/14 2/18 3/3 9/15  
14/21 17/19 21/23 26/23 27/5 28/24 35/1 35/3  
35/18 35/24 35/24 35/24 36/19 36/19 43/15  
43/17 54/17 54/20 54/24 55/15 65/21 82/5  
next [7] 14/19 43/13 63/13 65/24 70/22 79/2  
79/13  
nice [5] 21/16 21/17 21/25 69/20 69/25  
nicer [2] 45/16 46/5  
ninth [2] 30/21 31/2  
no [57] 4/5 4/6 4/7 4/8 5/19 5/23 5/25 6/2 6/10  
6/14 7/17 8/6 11/9 14/4 15/13 17/4 17/4 19/4  
19/10 22/6 24/5 24/8 25/4 25/24 30/6 30/12  
31/23 31/24 34/3 36/9 36/10 41/1 43/8 43/25  
46/11 46/22 47/22 49/25 49/25 50/1 53/6  
62/19 62/24 63/24 64/6 64/16 65/3 65/19  
70/17 73/6 77/4 77/5 77/8 77/16 78/19 79/5  
80/5  
nobody [1] 54/14  
none [7] 31/24 34/4 41/2 43/9 53/7 77/14  
78/20  
nonperishable [1] 55/5  
normal [2] 45/2 70/16  
normally [1] 32/7  
north [10] 58/4 59/5 59/15 62/1 66/13 67/14  
67/16 70/12 74/21 79/17  
northern [1] 72/14  
not [70] 6/16 6/23 8/6 9/20 11/25 13/9 15/16  
16/15 17/19 17/20 21/10 22/9 25/5 25/23 26/8  
28/1 28/25 29/12 30/13 33/8 37/16 38/8 38/14  
38/21 42/14 43/23 43/25 45/22 47/8 47/11  
48/11 48/14 48/15 48/19 49/1 49/23 55/14  
55/15 57/13 57/19 57/19 57/21 58/12 58/19  
59/8 59/24 62/24 63/22 65/4 66/4 66/19 66/20  
67/11 67/22 68/4 68/6 68/11 69/13 70/11  
71/17 72/14 73/19 73/24 74/1 74/25 75/13  
76/6 76/13 76/14 79/18  
Notary [1] 82/4  
Noted [1] 81/3  
notes [1] 82/7  
nothing [11] 19/5 20/2 20/16 35/23 36/18  
49/11 49/25 57/22 59/10 71/18 74/18  
noticed [1] 10/13  
notion [2] 28/8 28/12  
now [26] 7/16 8/18 10/7 12/16 12/24 16/24  
18/25 22/25 24/22 26/19 27/1 30/17 33/4  
34/22 44/20 45/14 46/5 46/6 47/2 51/24 54/5  
54/9 57/14 70/16 70/22 73/24  
number [21] 2/3 2/12 2/16 3/1 7/8 12/5 16/6  
29/15 32/2 33/5 34/23 35/20 41/9 42/11 43/13  
54/10 66/17 70/8 70/20 78/1 79/3

**O**  
Oberlies [2] 2/17 44/4  
OBT [2] 54/17 55/22  
obtain [1] 23/21  
obviously [5] 8/13 29/5 35/23 49/20 58/13



**O**  
**occupancy [1]** 17/7  
**occupied [2]** 17/21 28/25  
**OCEAN [30]** 1/1 1/8 2/14 16/3 16/11 23/13 31/13 35/1 35/3 35/12 40/18 43/15 43/17 44/13 50/11 52/22 54/16 54/17 54/19 55/15 58/23 68/8 71/2 73/8 74/19 75/12 75/19 76/3 76/4 78/7  
**off [8]** 17/1 17/10 37/2 44/18 46/3 49/13 63/1 65/8  
**offers [1]** 22/10  
**Office [2]** 18/11 20/5  
**Oh [9]** 5/7 24/14 26/1 28/20 52/14 53/13 66/5 68/25 77/23  
**ohmage [1]** 22/1  
**okay [69]** 6/21 9/2 9/25 10/8 10/10 11/19 11/20 13/12 15/11 16/4 16/19 18/10 18/12 19/23 20/22 21/8 21/9 22/8 23/6 24/9 25/15 26/1 26/3 26/17 30/8 30/18 31/9 31/20 31/24 33/3 33/20 36/2 41/5 41/24 43/23 44/8 44/19 47/9 47/18 48/16 49/3 52/4 52/17 52/24 53/4 53/17 54/22 55/9 56/15 61/8 61/17 64/25 65/4 66/7 66/9 66/10 67/17 70/1 70/2 75/3 75/11 75/20 76/25 77/5 78/17 78/20 79/2 79/22 80/12  
**old [3]** 16/10 16/11 62/23  
**once [3]** 26/9 52/19 63/21  
**one [55]** 6/12 8/10 12/5 12/12 12/18 12/22 13/4 13/21 13/23 15/2 16/6 16/17 17/8 17/12 19/15 20/13 25/9 25/13 25/14 28/12 29/20 29/24 31/24 37/1 37/4 37/7 37/8 37/10 37/11 37/19 37/21 38/10 38/10 38/11 38/17 38/25 39/1 41/10 42/2 42/4 42/7 42/12 49/8 50/5 52/7 62/18 64/1 64/9 66/2 66/17 67/1 73/14 74/15 76/25 77/6  
**ones [2]** 29/16 50/16  
**ongoing [1]** 73/11  
**only [12]** 19/17 29/15 29/16 29/22 33/5 38/10 42/2 49/8 70/11 71/3 72/19 74/15  
**ooh [1]** 44/21  
**open [10]** 23/20 36/13 40/7 58/2 58/10 59/3 62/11 62/13 66/16 73/11  
**operate [1]** 55/2  
**opinion [2]** 33/13 71/9  
**opportunity [4]** 35/17 65/16 68/17 76/19  
**opposed [2]** 34/2 43/7  
**opposite [1]** 71/23  
**option [3]** 14/9 37/24 38/8  
**options [2]** 36/24 38/3  
**order [3]** 5/2 29/20 44/17  
**original [3]** 19/25 20/11 20/12  
**Orinoco [1]** 2/7  
**other [26]** 11/20 13/16 13/22 14/1 14/19 21/18 28/8 35/14 39/17 40/4 40/25 42/7 45/7 47/21 49/21 52/4 53/4 58/25 59/6 65/20 68/10 72/11 74/20 76/25 77/6 78/11  
**otherwise [1]** 15/13  
**our [11]** 8/5 28/3 33/13 45/19 51/6 69/18 71/19 72/18 72/22 76/7 76/15  
**out [31]** 7/25 18/21 19/4 20/8 23/4 23/19 28/4 28/16 29/3 30/22 42/1 42/23 43/1 44/15 45/4 45/12 45/21 47/25 48/13 48/24 49/22 55/1 60/10 65/1 67/2 67/20 68/2 68/14 73/23 73/24 80/18  
**outside [9]** 45/23 48/6 57/21 71/17 74/1 74/6 74/11 74/25 79/6  
**over [14]** 35/18 37/7 37/8 37/20 38/4 38/7 45/15 49/8 50/9 50/23 56/6 73/10 76/10 76/21  
**overhead [1]** 72/15  
**own [4]** 14/24 15/3 15/6 35/13  
**owned [1]** 68/7  
**owner [12]** 35/18 55/24 56/8 58/3 58/11 59/2 59/11 59/19 65/12 70/13 70/23 79/15  
**Owner/proprietor [1]** 65/12  
**owners [5]** 12/17 14/5 22/13 23/18 55/16

**ownership [3]** 35/2 43/16 54/19  
**Ownership/Use [1]** 43/16  
**P**  
**p.m [2]** 1/7 81/3  
**Pace [1]** 5/22  
**package [1]** 10/5  
**Page [1]** 4/3  
**paid [2]** 64/19 68/22  
**paint [2]** 55/24 67/10  
**Palm's [2]** 62/19 63/24  
**Palms [5]** 62/19 63/3 63/6 63/18 64/6  
**paper [2]** 55/6 57/3  
**Park [2]** 2/14 35/12  
**part [7]** 48/12 58/25 61/14 66/21 69/6 69/11 70/9  
**partner [1]** 55/12  
**partners [3]** 54/25 55/1 71/16  
**partners' [1]** 55/10  
**passage [1]** 12/18  
**past [3]** 22/2 55/4 56/7  
**Paul [10]** 2/13 35/11 36/5 36/6 36/7 38/6 39/8 40/16 40/20 42/2  
**pause [1]** 74/4  
**paused [1]** 74/5  
**pay [4]** 14/9 14/14 23/20 64/20  
**peace [1]** 17/15  
**people [19]** 7/4 17/9 17/13 18/3 18/5 18/9 20/7 22/22 24/18 24/22 25/1 30/4 35/20 48/23 49/5 51/4 59/22 63/21 78/6  
**per [2]** 18/5 35/21  
**percent [1]** 72/18  
**Perfect [2]** 24/24 39/2  
**perhaps [1]** 22/13  
**period [1]** 76/21  
**perishable [1]** 55/5  
**permission [1]** 61/2  
**permit [30]** 2/3 2/12 2/16 3/1 4/5 4/6 4/7 4/8 7/7 7/15 7/18 8/6 23/22 32/1 33/5 34/23 35/2 35/4 40/1 41/9 42/10 43/13 43/16 43/18 53/18 54/10 54/18 54/21 79/3 80/19  
**permits [3]** 14/17 18/3 35/21  
**permitted [6]** 7/22 16/23 17/2 35/4 43/18 54/20  
**person [5]** 12/18 13/1 13/4 49/8 55/18  
**persuade [1]** 58/14  
**pertain [1]** 62/8  
**perusing [1]** 10/8  
**phonetic [3]** 3/7 44/5 55/13  
**pick [1]** 13/8  
**picture [3]** 10/2 10/2 41/25  
**pictures [1]** 37/6  
**pipe [1]** 42/1  
**place [6]** 44/14 44/18 52/22 63/19 64/1 70/24  
**plan [8]** 14/5 25/24 26/2 35/5 43/19 44/8 54/21 60/10  
**plank [1]** 71/4  
**planned [1]** 14/2  
**planning [25]** 1/4 5/2 13/25 15/19 25/6 27/10 27/18 27/21 27/22 30/3 30/25 31/2 32/8 33/9 49/18 51/16 62/15 63/14 70/5 70/9 70/10 72/20 73/15 77/6 77/25  
**plans [6]** 9/6 14/20 25/10 34/18 66/13 73/14  
**please [13]** 5/3 5/6 16/5 20/9 32/18 35/9 38/1 44/3 46/15 46/19 54/22 75/17 78/13  
**pleased [1]** 65/25  
**pleasing [1]** 74/19  
**pleasure [1]** 51/10  
**plumbing [4]** 16/11 23/2 27/6 29/3  
**plus [2]** 19/10 55/4  
**point [6]** 19/15 19/24 28/15 42/9 47/24 48/13  
**pointed [1]** 29/3  
**pointing [1]** 43/1  
**poll [2]** 32/18 79/25  
**position [1]** 73/22  
**possibly [1]** 28/10

**post [1]** 37/2  
**potential [2]** 25/20 68/1  
**practical [1]** 12/12  
**precedent [1]** 76/9  
**prefer [1]** 38/3  
**premium [1]** 22/16  
**prep [1]** 36/14  
**presence [1]** 44/10  
**present [9]** 2/9 2/20 3/5 5/13 43/20 43/21 50/20 55/18 57/7  
**presentation [2]** 41/11 44/7  
**pressure [3]** 45/2 45/14 46/6  
**Presumably [1]** 11/24  
**pretty [1]** 49/9  
**previous [1]** 56/8  
**previously [1]** 36/9  
**prior [1]** 55/21  
**prioritizing [1]** 76/7  
**privately [1]** 78/3  
**probably [2]** 61/3 69/1  
**problems [2]** 30/19 73/11  
**produce [3]** 22/17 55/5 56/5  
**product [1]** 44/17  
**products [7]** 44/16 49/13 49/20 49/21 50/1 51/5 51/18  
**progression [1]** 73/16  
**prohibit [1]** 48/23  
**project [5]** 8/2 9/4 69/16 74/1 74/7  
**projects [1]** 51/24  
**prominent [2]** 70/20 73/5  
**promised [1]** 70/20  
**promises [1]** 78/10  
**proper [2]** 34/17 66/21  
**properly [2]** 45/5 74/2  
**property [3]** 8/1 73/7 74/20  
**proposal [1]** 33/7  
**proprietor [2]** 65/12 65/21  
**proudly [2]** 66/3 66/7  
**provide [3]** 23/19 29/20 33/11  
**provided [1]** 51/7  
**providing [1]** 12/9  
**public [20]** 1/5 15/15 15/18 15/20 32/1 32/20 40/12 40/25 41/3 53/5 53/8 65/17 70/3 75/4 75/7 77/3 77/5 78/18 78/21 82/4  
**publicly [1]** 67/23  
**purchase [1]** 68/8  
**purchased [1]** 51/17  
**purpose [1]** 66/24  
**purposes [3]** 21/1 48/20 49/2  
**pursuant [1]** 42/12  
**put [11]** 19/12 23/15 26/23 26/24 37/24 38/3 45/3 47/2 67/13 67/14 74/11  
**putting [4]** 12/15 38/15 45/21 47/9  
**Q**  
**question [28]** 12/12 12/20 12/22 14/19 14/20 15/15 15/18 15/21 16/5 16/6 18/22 22/19 24/4 24/7 25/7 30/5 39/19 40/15 41/18 46/15 46/19 49/19 52/6 62/1 62/7 65/13 66/11 66/16  
**questions [16]** 8/14 11/21 13/22 15/13 15/14 15/14 15/22 21/18 36/3 39/6 40/25 53/5 55/19 65/15 70/3 73/10  
**quick [2]** 26/21 39/19  
**quickly [1]** 8/5  
**quite [4]** 12/6 16/11 57/15 58/3  
**R**  
**RAGUSA [8]** 1/20 5/20 13/25 24/12 25/6 40/6 49/18 71/15  
**rail [2]** 45/3 45/15  
**raised [1]** 30/9  
**raises [1]** 73/10  
**Randazzo [3]** 3/2 54/12 54/23  
**rate [1]** 51/5  
**rated [1]** 50/17  
**rather [5]** 15/2 22/19 31/24 38/4 42/24

**R**  
re [1] 74/10  
re-cedared [1] 74/10  
reading [1] 16/12  
ready [3] 26/4 49/7 63/9  
real [3] 33/7 51/10 69/10  
reality [1] 12/12  
realize [2] 56/17 63/22  
really [6] 44/18 67/4 69/16 72/2 72/8 73/8  
realm [1] 67/21  
reason [1] 70/21  
reasonable [1] 78/9  
receipt [1] 33/10  
receive [1] 72/16  
receiving [1] 71/23  
recent [1] 20/13  
recommending [1] 13/8  
reconfigured [1] 69/9  
reconsider [2] 22/13 22/18  
reconstruction [1] 51/6  
record [1] 55/10  
recourse [1] 70/17  
red [1] 67/6  
redid [1] 55/24  
redo [1] 42/9  
reduce [1] 29/15  
reduces [1] 74/22  
reface [1] 70/11  
refaced [1] 46/3  
refacing [2] 45/1 45/11  
referred [2] 10/20 58/21  
refinished [1] 46/24  
refrigerator [1] 57/8  
refrigerators [1] 57/11  
refurbished [1] 46/23  
regarding [1] 32/1  
regards [1] 17/15  
regular [2] 45/13 46/6  
reinforce [1] 27/25  
relationship [1] 58/17  
remain [2] 7/21 56/10  
remaining [1] 79/16  
remains [1] 56/8  
remedy [1] 68/15  
remember [3] 7/14 62/25 78/1  
remind [1] 76/19  
remove [2] 66/21 67/12  
removed [1] 66/25  
render [1] 33/13  
rendering [3] 9/20 9/24 10/13  
renderings [1] 9/5  
renewals [1] 60/2  
renovate [1] 26/22  
renovated [1] 7/24  
rent [12] 12/13 12/17 12/21 13/2 13/4 14/6  
14/7 14/9 14/14 23/20 25/22 25/24  
rental [3] 18/3 23/3 25/19  
rentals [3] 23/1 25/15 25/18  
rented [1] 22/21  
renting [3] 25/23 26/2 64/10  
rents [1] 12/23  
repeat [1] 20/9  
replace [5] 47/3 47/10 56/4 60/23 61/2  
Report [1] 18/10  
Reporter [1] 1/24  
representative [1] 21/8  
request [5] 7/23 8/10 58/15 59/3 63/12  
required [3] 16/17 59/6 72/22  
requirements [1] 52/9  
residential [3] 7/21 17/3 28/25  
residents [1] 76/3  
resources [2] 14/10 29/6  
respect [3] 34/15 49/3 72/21  
response [17] 5/19 5/23 5/25 6/2 6/10 24/5  
24/8 25/4 30/12 31/23 34/3 41/1 43/8 53/6

65/3 77/4 78/19  
responsibilities [1] 76/20  
responsibility [3] 58/13 59/9 68/4  
responsible [2] 57/21 71/17  
restate [1] 75/16  
restaurant [3] 31/14 35/15 35/18  
restaurants [1] 77/16  
restored [1] 7/20  
resubmit [1] 63/10  
retail [9] 7/22 9/7 14/22 14/23 22/3 23/14 29/2  
29/8 31/7  
retailer [2] 22/10 22/12  
retailers [1] 21/23  
review [18] 1/4 5/2 33/8 33/10 33/12 33/15  
33/16 33/18 35/5 41/11 41/12 43/19 52/21  
53/22 54/21 61/7 79/11 79/12  
reviews [1] 37/18  
rid [1] 42/6  
right [35] 6/6 10/7 11/19 12/9 12/24 21/11  
22/15 27/18 32/12 36/6 37/20 37/22 38/9  
38/10 40/23 42/9 44/6 45/10 48/11 48/12  
48/22 49/5 52/25 55/17 56/20 61/19 62/2  
64/24 64/24 69/24 71/23 71/25 72/16 73/24  
77/17  
Road [1] 16/3  
Robert [3] 6/13 75/11 75/18  
Roberta [9] 23/7 23/8 23/9 23/10 23/12 30/4  
75/8 75/10 76/11  
roll [3] 5/3 5/5 5/8  
roofing [1] 9/12  
rooms [1] 25/11  
Ross [1] 50/17  
Rossen [2] 3/7 55/13  
rotting [2] 47/2 57/25  
rule [2] 18/1 18/7  
running [1] 14/12  
rusted [1] 60/22

**S**

S-O-B-E-L [1] 16/1  
said [8] 6/17 6/23 20/7 27/25 31/3 48/12 52/8  
71/12  
sake [1] 78/13  
sale [1] 44/16  
sales [3] 2/17 22/17 44/5  
same [23] 9/10 24/21 33/9 35/19 35/22 36/17  
36/17 36/20 37/3 37/5 40/15 45/9 46/12 46/12  
46/12 47/13 47/18 52/22 55/21 56/8 56/10  
57/24 73/21  
sample [1] 10/12  
samples [1] 50/19  
saw [3] 18/8 22/23 35/17  
say [26] 13/20 17/25 23/10 34/9 34/18 34/24  
37/3 37/13 37/25 39/16 40/16 48/17 51/3 59/9  
61/16 62/9 62/10 63/16 65/2 65/16 65/20  
68/19 74/9 76/2 78/5 78/18  
saying [4] 8/17 38/7 64/6 64/7  
says [6] 6/19 11/5 19/5 38/20 60/16 77/16  
Sayville [1] 35/16  
Schooner [1] 35/13  
Schooners [2] 40/16 43/12  
sconce [1] 60/22  
sconces [5] 48/6 57/24 60/19 60/20 61/2  
season [3] 22/22 25/23 26/2  
seasonal [2] 25/18 25/21  
seats [1] 73/23  
second [26] 7/20 8/4 11/12 11/17 20/24 32/3  
32/4 32/23 33/22 33/24 41/3 41/4 41/13 41/14  
43/3 43/4 53/8 53/9 53/24 53/25 72/10 78/21  
79/22 79/23 80/21 80/22  
seconded [3] 41/5 53/12 78/24  
seconding [1] 53/14  
seconds [1] 79/24  
Secretary [1] 33/11  
see [14] 6/12 9/5 10/7 37/1 37/19 37/21 38/21  
43/11 45/20 48/7 49/6 61/5 66/1 71/1

seeing [2] 10/9 48/24  
seek [1] 23/19  
seeking [1] 8/7  
selection [1] 56/1  
sell [2] 44/16 55/4  
selling [1] 50/2  
send [3] 50/3 52/15 52/20  
separate [1] 21/10  
separated [1] 12/25  
separation [1] 12/9  
serious [1] 28/7  
serve [1] 23/23  
served [2] 66/3 66/7  
serves [1] 66/24  
service [2] 44/11 51/12  
sessions [1] 78/2  
set [1] 82/8  
seven [3] 18/25 48/2 48/4  
sewage [2] 28/9 28/11  
sewer [3] 19/1 19/2 42/1  
shake [4] 50/12 58/19 58/20 71/4  
shared [2] 15/2 22/14  
sharing [1] 28/13  
She's [2] 6/4 6/5  
sheets [1] 11/23  
SHERMAN [5] 1/14 5/12 28/19 32/16 66/11  
shingle [2] 9/11 61/11  
shingled [1] 59/6  
shingles [5] 10/13 67/13 67/14 79/15 79/18  
shingling [3] 58/4 61/23 66/13  
shooting [1] 6/25  
shoppers [1] 15/9  
Shore [3] 2/5 3/3 54/24  
short [1] 19/4  
shortage [1] 29/7  
should [13] 13/2 20/17 21/15 34/24 65/24  
67/22 67/22 68/13 68/14 71/11 71/16 75/13  
76/9  
show [4] 9/23 33/19 44/18 50/19  
showing [4] 11/23 49/13 49/21 49/22  
showroom [2] 44/9 47/6  
sic [2] 18/8 76/1  
side [16] 29/17 29/17 48/1 58/5 58/8 59/4 59/5  
59/6 59/15 60/22 61/13 66/14 68/23 69/3  
72/11 74/20  
sides [2] 59/4 61/23  
siding [4] 51/8 57/23 58/2 72/23  
sidings [2] 50/7 50/10  
sign [18] 11/13 33/7 33/14 33/17 38/10 38/11  
38/17 41/11 42/2 42/4 42/12 42/14 42/14 52/7  
52/14 52/16 53/21 78/14  
signage [2] 11/7 36/23  
signature [2] 39/9 39/13  
signed [4] 20/2 20/16 21/7 61/18  
Significant [1] 7/25  
signs [5] 33/13 37/14 37/24 38/3 38/16  
silly [1] 75/15  
Silsdorf [4] 21/19 40/12 75/9 75/22  
Silver [2] 6/1 6/7  
SILVERBERG [5] 1/18 5/18 32/9 32/17  
33/12  
simple [2] 51/24 52/17  
simply [1] 8/7  
since [4] 16/10 50/3 66/3 71/16  
sir [2] 27/23 46/11  
site [4] 35/4 43/18 51/21 54/21  
sitting [2] 49/6 73/23  
situation [3] 29/4 58/2 74/2  
situations [1] 75/14  
six [3] 19/16 19/17 31/15  
size [5] 25/11 33/19 46/12 49/25 52/8  
sketch [2] 56/18 57/1  
sliding [2] 57/5 71/23  
small [3] 8/10 11/8 49/4  
so [90]  
Sobel [1] 15/25

**S**  
**soft** [1] 55/5  
**some** [13] 7/4 9/14 12/16 21/23 30/19 35/14 44/15 58/4 70/13 70/22 73/16 76/20 78/12  
**somebody** [4] 12/13 53/11 63/7 65/22  
**somehow** [2] 28/13 68/15  
**someone** [2] 24/3 26/2  
**something** [20] 11/25 23/11 25/3 28/16 29/13 30/11 33/20 34/9 47/25 48/17 52/9 52/18 52/19 62/19 66/10 68/3 68/20 72/21 74/8 74/9  
**sorry** [21] 15/17 17/18 24/15 24/16 30/14 30/19 30/21 34/24 36/3 42/19 42/25 52/10 56/14 56/16 58/7 63/16 65/10 68/25 68/25 74/22 78/4  
**Sounds** [1] 60/15  
**space** [8] 13/2 14/23 15/2 15/5 22/12 22/16 29/19 72/19  
**spaces** [7] 9/7 12/23 14/6 14/7 14/22 28/25 31/7  
**speak** [6] 8/3 8/14 27/10 31/22 61/19 68/17  
**speaking** [4] 20/7 28/18 52/11 56/13  
**speaks** [1] 8/17  
**special** [31] 2/3 2/12 2/16 3/1 4/5 4/6 4/7 4/8 7/7 7/15 7/18 8/6 13/7 14/17 23/21 32/1 33/4 34/22 35/1 35/4 41/9 42/10 43/13 43/15 43/18 44/17 53/18 54/9 54/18 54/21 79/3  
**specifications** [1] 79/8  
**spent** [2] 57/15 78/2  
**SPERANZA** [3] 1/13 5/10 18/15  
**spoke** [1] 53/11  
**spoken** [1] 78/3  
**spot** [4] 35/22 36/17 37/3 37/5  
**square** [1] 9/8  
**Stack** [4] 6/8 6/9 6/12 6/13  
**stained** [1] 9/10  
**stairs** [3] 11/17 46/10 46/21  
**stairways** [1] 60/21  
**standards** [2] 33/18 34/17  
**start** [6] 6/19 7/13 26/7 26/9 26/10 72/23  
**started** [3] 26/7 35/15 67/15  
**state** [3] 54/22 55/10 82/5  
**stated** [1] 22/20  
**statute** [1] 33/16  
**stay** [4] 8/19 9/9 9/12 67/10  
**stayed** [1] 35/22  
**staying** [1] 35/19  
**stays** [1] 57/23  
**STEINMAN** [10] 1/17 6/23 27/9 27/9 27/14 32/8 32/17 51/1 75/5 78/23  
**stenographic** [1] 82/7  
**Stephanie** [1] 55/14  
**steps** [1] 46/12  
**Sterck** [5] 3/9 61/20 65/11 68/22 69/8  
**still** [8] 10/14 10/19 30/5 30/10 39/23 39/25 40/20 70/10  
**stock** [4] 44/16 46/3 46/7 50/8  
**stopped** [1] 73/16  
**stops** [3] 71/20 72/5 72/7  
**storage** [3] 57/7 57/12 69/9  
**store** [10] 8/17 14/1 40/21 48/9 48/21 48/24 66/2 76/5 76/6 76/8  
**stored** [2] 50/1 50/3  
**storefront** [1] 44/9  
**stores** [3] 14/1 23/15 29/2  
**storing** [1] 49/23  
**story** [2] 27/7 72/10  
**street** [5] 2/5 2/18 22/16 29/9 31/10  
**structure** [1] 19/17  
**stucco** [1] 58/23  
**studios** [1] 25/10  
**study** [4] 16/8 16/16 19/6 19/11  
**stuff** [2] 44/16 50/9  
**subject** [2] 53/20 79/4  
**submission** [3] 37/17 41/10 53/21  
**submit** [7] 19/6 33/7 37/17 42/24 52/9 52/19

79/8  
**submitted** [8] 25/20 33/17 41/19 42/13 42/25 62/25 63/3 63/5  
**substance** [1] 47/5  
**successfully** [1] 54/14  
**suffer** [1] 12/4  
**suggest** [4] 22/13 28/12 37/23 48/25  
**Suite** [2] 2/5 2/7  
**summer** [3] 26/4 63/19 64/1  
**Sunny** [2] 40/22 40/23  
**suppose** [1] 13/12  
**supposed** [1] 67/17  
**sure** [12] 6/16 12/8 14/8 14/14 21/13 21/21 34/17 37/12 49/10 54/23 55/11 69/19  
**Surf** [1] 27/15  
**surrounding** [2] 16/14 17/14  
**Susie** [5] 18/15 18/17 19/23 20/8 21/12  
**suspect** [1] 57/8  
**system** [2] 19/1 19/2

**T**  
**table** [2] 36/19 49/5  
**tables** [4] 35/20 77/7 77/8 79/5  
**take** [9] 5/3 5/5 13/10 22/14 42/1 57/20 70/24 71/5 76/9  
**taken** [1] 70/14  
**talk** [3] 10/25 59/13 59/17  
**talked** [2] 76/21 78/10  
**talking** [8] 24/11 29/19 29/21 29/22 49/13 63/21 68/24 72/12  
**talks** [1] 59/10  
**tanks** [1] 66/19  
**tear** [1] 23/2  
**technically** [2] 60/25 68/6  
**tell** [5] 8/21 11/10 35/9 39/4 60/18  
**telling** [1] 38/19  
**ten** [4] 57/1 60/5 60/7 60/13  
**tenant** [6] 12/23 14/13 15/5 36/9 65/18 70/23  
**tenant's** [2] 14/7 73/9  
**tenants** [6] 14/5 22/3 22/21 22/22 23/19 25/20  
**term** [2] 25/16 60/4  
**Terminal** [1] 74/23  
**terms** [7] 17/6 20/11 22/3 22/9 32/6 47/10 72/22  
**terribly** [1] 21/25  
**than** [7] 15/2 27/1 28/14 38/4 41/19 44/10 65/20  
**thank** [64] 7/12 9/2 10/5 10/8 11/5 13/11 13/19 15/11 16/4 17/23 18/13 21/12 23/5 23/25 26/11 26/17 27/4 27/8 27/23 33/3 34/4 34/6 34/8 34/19 34/20 34/21 39/3 39/14 40/14 40/15 40/19 40/24 41/15 43/9 43/10 43/25 50/24 51/13 51/14 52/2 52/3 52/24 53/19 54/3 54/4 54/7 54/8 56/15 60/7 61/8 62/6 66/9 68/17 75/20 75/23 75/24 76/16 76/24 77/5 77/10 80/7 80/13 80/15 80/25  
**thanks** [4] 27/2 28/20 43/1 78/16  
**that** [236] 10/9 10/12 11/16 12/11 12/19 12/20 13/14 13/20 13/21 17/24 18/4 18/5 18/7 18/23 20/20 22/8 25/2 27/6 35/25 38/6 38/8 39/25 40/1 42/15 42/25 45/1 45/12 45/17 45/22 46/17 48/11 50/8 52/12 52/17 53/2 53/24 57/4 57/7 57/14 60/17 61/9 66/16 67/3 67/17 67/18 68/10 68/11 69/11 69/18 73/4 74/8 75/15 76/14 76/16 76/22 78/23 79/21  
**their** [19] 14/14 14/24 15/3 15/6 15/8 21/8 22/11 24/10 24/23 25/1 30/4 34/7 44/15 45/21 51/4 68/15 75/9 78/7 80/18  
**them** [22] 10/1 10/8 13/1 14/3 17/9 37/17 37/18 38/5 38/22 40/10 48/7 49/13 49/22 50/19 51/11 60/23 64/11 64/13 64/15 64/18 64/19 64/21  
**themselves** [1] 24/19  
**then** [16] 7/1 12/2 16/19 24/16 37/8 37/19 37/21 45/4 50/13 56/23 57/6 60/5 61/1 64/17

70/17 72/4  
**there** [86] 7/4 18/25 19/16 24/3 24/17 25/24 29/7 36/18 36/19 37/4 38/20 42/20 48/21 48/22 49/11 50/13 50/15 50/16 57/3 60/20 68/1 68/2 69/14 71/18 73/6  
**Therefore** [1] 28/11  
**thereof** [2] 31/8 53/23  
**these** [7] 16/9 18/2 29/1 50/21 73/10 73/11 74/24  
**they** [26] 8/19 9/7 10/1 13/17 14/8 14/11 14/12 14/14 15/10 17/22 23/15 24/18 25/9 26/22 26/24 32/8 39/22 50/19 51/4 51/7 51/10 55/25 62/25 64/10 67/22 79/5  
**they're** [20] 8/18 14/6 17/20 17/21 23/20 25/5 26/23 28/24 30/13 37/16 45/20 45/21 46/16 46/17 48/7 57/10 57/25 60/22 62/23 71/17  
**they've** [2] 13/17 75/2  
**thing** [2] 28/8 77/6  
**things** [10] 38/20 48/23 50/21 51/25 58/22 71/12 73/13 73/17 74/24 78/12  
**think** [26] 6/16 7/3 7/4 12/5 13/19 20/17 20/24 23/1 28/1 29/12 33/6 33/17 51/11 56/9 59/11 61/12 61/15 63/19 65/21 65/24 71/10 71/15 72/18 74/8 76/3 76/7  
**thinking** [1] 13/14  
**third** [1] 22/19  
**this** [72] 6/18 8/5 10/2 10/2 10/11 10/14 11/5 11/25 11/25 12/14 13/6 13/13 13/19 13/24 18/15 18/21 19/7 19/12 20/1 20/12 21/7 25/6 26/4 26/9 28/6 29/12 30/2 30/16 33/9 33/14 33/16 34/10 34/16 36/12 36/13 40/5 44/9 49/17 51/15 54/14 55/2 56/17 61/18 62/8 63/6 65/11 65/17 66/2 67/8 67/18 67/20 67/21 69/24 70/4 70/7 70/14 70/24 71/14 72/17 73/5 73/14 74/7 74/14 75/1 75/1 76/8 76/11 76/12 77/21 78/5 80/18 82/9  
**those** [11] 8/14 12/13 13/4 17/19 22/23 22/24 57/5 58/10 61/2 62/22 64/5  
**though** [3] 11/6 39/8 56/20  
**three** [15] 7/23 8/11 8/25 9/1 9/6 17/8 18/23 18/24 22/2 50/7 54/25 55/1 56/9 57/10 57/12  
**three/four** [1] 18/24  
**thrive** [1] 65/24  
**through** [6] 12/18 25/5 30/13 59/1 69/25 70/7  
**time** [12] 10/9 17/22 34/14 58/4 58/24 60/1 60/11 64/22 73/20 75/1 76/21 81/3  
**timer** [1] 61/3  
**times** [4] 13/17 48/21 70/8 70/21  
**today** [9] 32/6 32/15 54/25 55/11 55/14 55/15 68/11 71/6 73/22  
**today's** [1] 10/4  
**together** [2] 37/24 38/4  
**toilet** [1] 29/24  
**toilets** [1] 19/11  
**told** [1] 42/6  
**too** [6] 10/1 22/23 56/10 61/19 63/2 63/4  
**took** [4] 28/16 28/23 35/18 63/1  
**top** [3] 17/1 17/10 58/20  
**topic** [1] 68/14  
**town** [5] 12/2 35/18 64/3 67/8 69/15  
**tranquility** [1] 17/15  
**transcript** [1] 82/7  
**treated** [3] 45/2 45/14 46/6  
**treating** [1] 59/12  
**trim** [1] 9/12  
**trippers** [1] 29/11  
**Trouble** [1] 6/25  
**true** [2] 27/7 82/6  
**trustees** [2] 26/14 80/17  
**trying** [3] 30/22 31/4 58/14  
**twice** [2] 13/2 29/25  
**two** [43] 12/13 12/17 12/21 12/23 13/4 15/2 15/22 17/8 18/3 18/5 20/11 22/22 22/23 25/9 28/24 29/17 31/16 31/17 32/6 37/6 37/24 38/2 39/22 42/17 42/17 42/18 42/18 50/6 52/15

**T**  
**two...** [14] 52/15 52/25 52/25 56/9 60/21 61/23 62/11 62/12 62/13 63/16 64/4 69/17 70/23 75/14  
**Tyler** [15] 3/9 59/11 61/15 61/20 61/22 65/1 65/11 66/12 70/13 71/11 72/21 75/14 76/20 78/2 78/9  
**Tyler's** [2] 73/5 73/12  
**type** [2] 23/14 40/17  
**types** [2] 48/2 48/5

**U**  
**ugly** [1] 67/2  
**uh** [1] 57/19  
**um** [1] 53/14  
**under** [4] 8/19 16/17 24/23 26/24  
**undermined** [1] 67/23  
**understand** [8] 31/5 31/19 49/12 57/4 67/20 71/5 72/17 73/1  
**understanding** [1] 57/7  
**understands** [2] 76/13 78/3  
**Understood** [2] 19/19 76/23  
**undertaking** [1] 57/17  
**unit** [1] 17/5  
**units** [10] 7/21 7/23 8/11 8/12 12/13 12/17 13/4 17/3 18/23 28/1  
**unless** [2] 31/13 38/14  
**unmute** [7] 6/5 6/19 24/7 24/18 24/22 24/25 30/20  
**unmuted** [1] 56/11  
**until** [1] 26/9  
**up** [33] 6/24 10/25 13/8 13/8 13/13 23/10 24/10 25/1 29/19 30/4 30/5 40/13 44/16 51/1 52/7 52/18 52/19 55/25 58/1 60/1 60/21 66/17 66/22 69/9 69/14 70/18 71/7 71/16 72/4 74/14 75/9 75/13 76/14  
**up-sale** [1] 44/16  
**upgrade** [1] 50/8  
**upgrading** [1] 51/23  
**upon** [2] 33/10 47/25  
**upstairs** [6] 12/10 16/21 18/23 25/8 25/12 31/17  
**us** [11] 28/5 35/9 44/13 51/12 51/21 59/12 63/7 64/12 65/16 76/19 76/19  
**use** [22] 7/15 7/22 8/6 8/7 12/10 15/9 15/9 23/3 23/21 29/1 29/3 29/9 29/23 35/2 43/15 43/16 54/18 61/22 62/2 62/4 79/14 80/18  
**used** [6] 8/2 8/9 29/25 39/22 48/19 49/1  
**useful** [2] 23/23 70/16  
**Uses** [3] 35/4 43/18 54/20  
**using** [4] 29/22 51/24 55/21 61/5  
**utilized** [1] 29/6

**V**  
**various** [1] 58/25  
**verbal** [17] 5/19 5/23 5/25 6/2 6/10 24/5 24/8 25/4 30/12 31/23 34/3 41/1 43/8 53/6 65/3 77/4 78/19  
**version** [1] 20/12  
**very** [31] 11/8 12/10 16/10 17/16 17/22 21/25 28/6 28/6 29/2 34/4 34/19 39/13 43/10 51/13 52/17 52/24 54/3 54/4 54/8 55/16 59/22 59/22 70/16 70/16 70/17 70/19 70/19 70/19 78/3 80/14 80/15  
**vet** [1] 14/13  
**via** [9] 1/17 1/18 1/19 1/20 2/17 3/9 5/21 30/16 32/11  
**viable** [2] 14/9 23/20  
**video** [1] 6/20  
**view** [5] 2/13 8/5 27/15 35/12 78/7  
**VILLAGE** [37] 1/1 1/21 1/22 17/15 18/2 18/11 20/4 21/24 22/10 23/23 27/16 28/3 29/7 33/16 38/21 42/13 51/11 52/21 53/22 59/20 67/19 67/23 68/7 68/9 68/10 68/14 73/18 73/20 74/1 74/4 74/7 74/16 75/2 78/7 78/13

78/14 78/15  
**Village's** [2] 19/2 68/3  
**virtually** [1] 37/5  
**volunteering** [1] 34/16  
**vote** [2] 32/18 80/12  
**voting** [4] 27/21 32/6 32/7 32/14

**W**  
**wait** [7] 15/23 41/24 46/9 46/9 47/24 53/20 68/24  
**walk** [26] 7/8 7/19 20/20 21/5 23/13 27/15 34/23 35/1 35/3 43/14 43/17 44/10 54/17 54/19 55/3 57/6 57/8 57/10 57/12 58/19 65/12 69/5 69/18 69/24 75/12 75/19  
**walk-in** [4] 57/6 57/8 57/10 69/18  
**walk-ins** [1] 57/12  
**walking** [1] 51/21  
**wall** [10] 2/18 58/23 67/15 67/16 68/6 72/1 79/16 79/17 79/17 79/20  
**walls** [2] 11/24 50/6  
**want** [18] 5/7 7/4 10/11 22/18 23/10 25/7 27/25 28/15 37/11 47/24 49/5 51/2 55/9 60/9 62/21 64/14 66/10 76/2  
**wanted** [17] 12/1 12/13 23/4 25/3 25/10 34/13 34/18 39/8 40/6 40/16 41/22 48/13 61/11 65/5 67/13 67/18 67/19  
**wants** [8] 13/1 47/6 68/19 72/20 75/4 75/7 77/3 79/9  
**was** [57] 6/17 8/10 14/18 14/20 16/7 16/16 16/19 18/6 19/25 20/10 20/12 20/25 21/4 21/5 21/7 21/7 23/14 28/23 29/12 31/20 32/24 35/16 35/23 36/4 36/20 38/15 38/16 38/17 39/15 40/14 41/15 41/17 44/21 47/2 52/10 53/13 56/5 56/21 59/6 59/15 61/9 61/13 63/1 65/6 65/9 65/11 68/5 68/7 68/22 69/6 69/7 69/8 70/8 70/9 73/17 74/14 74/15  
**washing** [1] 35/17  
**wasn't** [4] 21/1 25/8 37/12 72/25  
**water** [3] 28/3 50/18 66/19  
**way** [8] 29/15 45/19 47/4 47/8 50/18 68/15 73/22 77/2  
**we** [96]  
**we'd** [1] 73/21  
**we'll** [6] 7/1 8/14 19/4 26/10 56/1 64/4  
**we're** [25] 8/6 9/13 9/15 13/19 21/17 29/5 29/21 31/17 44/25 45/2 46/6 49/4 49/6 50/2 50/5 51/19 51/25 57/21 57/24 63/9 67/11 67/12 69/2 74/9 76/13  
**we've** [8] 16/12 59/9 66/6 66/7 67/13 69/13 78/9 78/11  
**wear** [1] 23/2  
**weekly** [4] 22/25 25/15 25/23 25/25  
**welcome** [4] 27/3 28/22 39/15 54/6  
**well** [24] 8/15 8/16 11/10 12/10 14/17 15/23 18/22 19/16 23/17 25/6 25/21 40/2 42/5 48/18 61/4 61/17 61/18 61/21 66/8 66/15 68/16 70/4 70/12 78/3  
**went** [3] 63/8 64/21 70/7  
**were** [12] 7/14 17/24 20/7 23/15 25/9 38/16 50/19 50/20 51/9 51/10 67/16 70/10  
**west** [9] 2/5 58/10 61/13 68/23 69/2 70/12 74/21 79/17 79/20  
**what** [61] 6/7 12/2 12/7 14/1 16/9 16/12 16/20 16/23 17/4 17/24 18/6 20/7 20/8 23/14 25/11 27/25 28/6 28/9 28/23 29/21 31/5 36/3 38/6 38/20 38/25 39/5 41/19 44/8 44/11 44/18 45/11 45/20 45/20 45/22 46/3 46/17 47/3 47/14 48/4 49/20 49/21 50/5 50/19 53/10 61/5 62/15 63/4 63/7 64/10 64/11 65/13 67/9 67/18 67/18 73/16 74/3 75/1 76/8 77/13 77/14 78/4  
**what's** [5] 44/20 45/23 46/4 60/3 76/22  
**whatever** [7] 25/16 33/19 36/12 69/24 70/23 72/20 73/1  
**when** [16] 9/15 21/14 26/7 26/22 28/17 35/16 63/3 63/5 63/9 63/16 70/8 70/9 71/2 73/3 74/7 76/18

**where** [11] 15/24 16/2 30/8 35/25 44/14 56/5 61/9 66/15 69/3 71/3 72/15  
**Where's** [1] 9/17  
**WHEREOF** [1] 82/8  
**whether** [2] 50/11 50/14  
**which** [14] 6/12 7/8 7/22 37/8 55/3 55/16 57/4 63/6 67/7 70/10 70/16 70/19 73/7 76/8  
**white** [2] 9/12 37/1  
**who** [9] 8/3 15/24 28/5 30/4 33/12 41/15 52/10 52/18 65/22  
**who's** [7] 24/11 28/18 34/16 55/14 55/15 56/13 77/21  
**whoever** [1] 30/13  
**whole** [5] 38/11 48/23 68/10 69/8 78/16  
**why** [5] 15/7 65/6 69/18 70/21 75/10  
**will** [60] 7/24 8/2 8/2 8/3 9/7 9/12 9/12 9/14 10/16 10/18 10/22 13/10 14/15 14/16 14/21 14/23 16/9 18/2 19/12 21/13 21/15 22/25 23/2 23/23 25/15 25/19 26/3 26/7 28/4 28/14 28/25 29/4 32/15 33/11 35/24 38/25 44/10 45/16 46/2 46/22 48/19 49/21 49/22 55/2 55/4 55/7 56/10 57/8 58/17 59/12 59/17 61/24 62/2 62/4 63/13 66/1 70/24 72/20 77/8 77/14  
**willingness** [1] 73/7  
**window** [8] 48/19 48/21 48/22 49/1 49/14 50/15 74/1 74/25  
**windows** [3] 9/19 50/16 73/24  
**wish** [1] 66/8  
**wishful** [1] 13/14  
**withdraw** [1] 62/22  
**withdrawing** [2] 62/24 64/15  
**within** [1] 70/22  
**without** [3] 13/5 13/6 76/6  
**WITNESS** [1] 82/8  
**won't** [1] 49/14  
**wondering** [2] 16/7 23/14  
**wood** [1] 47/2  
**words** [1] 45/7  
**work** [6] 14/8 51/10 57/17 59/14 59/21 69/7  
**worked** [1] 20/4  
**workers** [1] 15/9  
**working** [4] 6/23 45/18 45/25 46/1  
**worries** [1] 11/9  
**would** [29] 9/25 10/21 12/5 12/14 12/15 15/3 16/12 17/13 22/12 28/11 29/1 31/6 31/21 37/11 37/23 38/3 45/24 48/24 50/21 51/11 51/12 51/16 58/13 61/1 61/4 65/17 67/9 71/6 78/15  
**wouldn't** [1] 29/23  
**wow** [1] 66/5  
**wraps** [1] 74/17  
**write** [1] 27/5

**Y**  
**yeah** [29] 5/9 6/14 10/1 10/6 11/9 11/15 12/24 13/24 14/18 19/3 20/15 26/16 29/23 36/10 36/16 36/25 37/15 38/13 40/5 41/17 41/20 42/2 42/3 42/8 46/2 60/14 62/17 64/4 69/23  
**year** [2] 22/21 70/22  
**years** [16] 8/25 9/1 27/16 35/15 51/7 55/4 56/7 56/9 59/3 60/2 60/5 60/13 66/4 66/23 73/6 74/15  
**yes** [36] 8/18 11/2 11/18 11/22 13/21 14/23 19/24 21/3 23/12 26/19 26/20 27/11 27/12 27/14 28/4 32/22 40/8 40/22 42/5 45/8 45/18 49/16 53/3 61/1 64/20 70/6 71/10 76/1 77/19 78/22 80/2 80/5 80/6 80/9 80/11 80/12  
**yet** [1] 14/3  
**YORK** [16] 1/2 1/8 2/5 2/7 2/14 2/18 3/3 27/6 35/1 35/3 43/15 43/17 54/18 54/20 54/24 82/5  
**you** [249]  
**you'd** [2] 29/24 71/5  
**you'll** [4] 26/25 42/1 48/7 60/12  
**you're** [50] 10/14 11/23 12/6 12/7 21/25 22/7 25/22 25/23 27/3 27/17 27/20 27/21 27/22 27/24 28/3 28/22 29/18 30/10 31/13 36/7 38/9

**Y**

**you're... [29]** 38/14 38/14 39/15 42/2 42/8  
43/23 45/10 48/14 49/12 49/23 54/6 59/18  
61/5 61/19 61/21 62/22 64/9 64/15 65/1 67/1  
68/2 70/15 72/16 73/17 73/23 74/3 74/21  
75/24 78/9

**you've [3]** 33/17 78/10 78/11

**your [34]** 16/5 18/20 20/8 21/12 30/4 30/9  
35/9 36/4 39/9 44/6 51/18 51/24 52/22 54/22  
55/10 57/2 58/12 58/14 59/25 61/22 62/2  
62/12 65/13 65/18 66/14 68/7 68/17 69/11  
70/25 72/16 74/1 74/14 75/16 78/14

**yours [2]** 63/23 72/1

**yourself [4]** 24/7 24/25 27/13 27/20

**Z**

**zone [1]** 57/19

**Zoom [22]** 1/17 1/18 1/19 1/20 2/17 3/9 5/21  
6/17 6/25 13/23 15/13 24/13 27/22 30/16 32/6  
32/11 43/22 44/1 56/11 61/15 61/18 61/20