

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

CITY OF KINGSTON
ZONING BOARD OF APPEALS

Public Hearing
Re:

32 Abeel Street

January 25, 2018
6:00 p.m.
Kingston City Hall

ZONING BOARD OF APPEALS MEMBERS:

ANTHONY ARGULEWICZ, Chairman

BRIAN CAFFERTY
JOHN BONAVIDA-GOLDMAN
CASSANDRA BURKE
CHRIS LARSON
MARY ANN NEUBAUER (Alternate)
JOSEPH FITZGERALD (Not Present)

JULIE SMITH, Clerk
DANIEL GARTENSTEIN, Assistant Corp. Counsel

REPORTED BY: LORA J. CURATOLO, CSR

LORA J. CURATOLO
Certified Shorthand Reporter
(845) 464-7734
ljcuratolo@optonline.net

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: This meeting
3 of the City of Kingston Zoning Board of Appeals
4 will now come to order. It is 6:08 p.m. My
5 name is Tony Argulewicz and I will be chairing
6 this proceeding.

7 This meeting is a continuation of a
8 January 11, 2018 meeting which heard an appeal
9 by the Irish Cultural Center of a decision by
10 the City of Kingston Historic Landmarks
11 Preservation Commission dated November 2nd, 2017
12 denying the Irish Cultural Center a preservation
13 notice of action for proposed work at 32 Abeel
14 Street in Kingston, New York.

15 I'm going to introduce the -- have
16 the other board members introduce themselves.
17 We have a stenographer, Lora Curatolo. And if
18 board members could please introduce themselves.
19 We do have Joe Fitzgerald, a member of the
20 board, who is not present. And Chris Larson,
21 who is the senior alternate, will be taking his
22 place, at least until Joe shows up. And we have
23 Owen Harvey, who's an alternate, who is recusing
24 himself from this proceeding.

25 So if the other board members would

1 32 Abeel Street

2 please introduce themselves as either a board
3 member or alternate, please.

4 MS. NEUBAUER: Mary Neubauer,
5 alternate.

6 MR. BONAVIDA-GOLDMAN: John
7 Bonavita-Goldman, board member.

8 MR. CAFFERTY: Brian Cafferty, board
9 member.

10 MS. BURKE: Cassandra Burke, board
11 member.

12 MR. LARSON: Chris Larson,
13 alternate.

14 CHAIRMAN ARGULEWICZ: Chris, as I
15 said --

16 MR. LARSON: Board member.

17 CHAIRMAN ARGULEWICZ: -- will be the
18 board member for purposes of tonight.

19 First order of business, I would
20 like to read a personal statement, if I may.

21 At the January 11, 2018 Zoning Board
22 of Appeals meeting, during public comment my
23 personal recorded comments from a comprehensive
24 plan zoning subcommittee forum held on October
25 17th, 2017 were submitted for the record. I

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

feel compelled to address these comments at this time.

I was speaking at the public forum as a committee member addressing the consultant's language regarding an appeal of a hypothetical Historic Landmarks Commission decision. I felt that the wording in the final draft did not reflect the discussion and conclusion of the committee. My opinions, as well as other committee members, varied on this topic when we met as a committee. I gave my opinion of what I felt at the time as reflected in current zoning law, reading it as a lay person. The discussion surrounding the appeal process centered on better defining ambiguous language. I am not an attorney.

After bringing the question up in consultation with corporation counsel at the December 14th, 2017 Zoning Board of Appeals meeting, I was told that the matter was researched. The legal opinion was that the Zoning Board of Appeals may hear an appeal of a non-hardship Historic Landmarks Commission decision.

1 32 Abeel Street

2 Upon receiving that opinion, I am
3 now performing my assigned role as Zoning Board
4 of Appeals chair. Thank you.

5 This evening we will have no public
6 comment as this meeting is a continuation of a
7 previous meeting held on January 11th, 2018. We
8 will, however, receive written statements until
9 the end of the workday tomorrow at the building
10 safety offices. And they may be given to Julie
11 or Tom or one of the other staff members.

12 At this time I'd like to call the
13 Irish Cultural Center attorney and any
14 individuals joining him, as the board has some
15 questions to ask of Mr. Pordy, the attorney.

16 If they could come up here, please.

17 MR. PORDY: Good evening.

18 CHAIRMAN ARGULEWICZ: Good evening.

19 Could everybody please state their name and
20 affiliation, etcetera, for the court -- for
21 stenographer, please.

22 MR. PORDY: My name Ronald S. Pordy,
23 that's P-O-R-D-Y. I'm the project attorney for
24 ICCHV.

25 MR. WILL: Brad Will, Ashokan

32 Abeel Street

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

Architecture, project architect.

MR. CAREY: Robert Carey,
representing the Irish Cultural Center.

CHAIRMAN ARGULEWICZ: Thank you,
gentlemen.

The board has indicated they have
some questions. I believe you were sent from
our corporation counsel notification of the
question and I'll read the question.

The board -- the Zoning Board of
Appeals requested a written outline of all
boards, commissions and/or other entities that
have reviewed the project at issue and a brief
description of the changes to the plan that were
made at the request of these boards, commissions
and/or entities and the results of these
reviews.

That was the question sent to you,
correct?

MR. PORDY: Yes, it was.

CHAIRMAN ARGULEWICZ: Okay, thank
you.

MR. PORDY: We received that and
responded on January 24th, yesterday actually.

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: And the Zoning
3 Board of Appeals members, they do have your
4 response before them but if you can briefly
5 review that, it would be great.

6 MR. PORDY: Is that something you
7 want me to go through now, the response?

8 CHAIRMAN ARGULEWICZ: Yes, go ahead.

9 MR. PORDY: Okay, let me get my
10 glasses on here.

11 We received a request -- I'll read
12 the substance of the request from corporation
13 counsel the other day, asking us to supply a
14 writing outlining all boards, commissions and/or
15 other entities that reviewed the project at
16 issue and a brief description of the changes to
17 the plan that were made at the request of these
18 boards, commissions and/or entities and the
19 result of those reviews.

20 We supplied the information
21 requested to the extent possible in the short
22 time allotted. And we drafted a letter, which
23 was sent yesterday, back to corporation counsel
24 and the ZBA providing that outline to the extent
25 that we could supply.

32 Abeel Street

1
2 So in the outline that we provided,
3 I'll just go through the list of the other
4 boards and agencies that we've been before
5 during this nearly two-year process with this
6 application for the ICC project.

7 Of course we've been before the City
8 of Kingston Planning Board with respect to site
9 plan review. And also the Planning Board of the
10 City of Kingston has acted as lead agency for
11 the SEQRA review required for the project.

12 We've -- actually the city was
13 responsible for uploading and sending the
14 project documents to SHPO, that's the New York
15 State Office of Parks, Recreation and Historic
16 Preservation. That was done through the
17 planning department over the course of a several
18 month period.

19 We also have been before the city's
20 Historic Landmarks Preservation Commission, the
21 HLPC, which is the substance of this hearing
22 tonight.

23 As well as the Heritage Area
24 Commission, or LWRP review, that's the coastal
25 assessment review. That happened earlier on, we

32 Abeel Street

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

went through a detailed review with them.

We've of course -- project also received scrutiny from the zoning enforcement officer with respect to some zoning issues that were raised early in the project that went up on appeal before this Zoning Board of Appeals, in which a certain neighbor had challenged the zoning district within which the property is located. That ZBA held in favor of the applicant, ICCHV. That ZBA decision was then appealed to the New York State Supreme Court in an Article 78 proceeding, in which Judge Richard Mark presided. And the judge also held in the ICCHV's favor dismissing the action.

And then we have been before the -- well, actually the Planning Board is responsible for submitting the documents to the Ulster County Planning Board for their review. And they rendered a letter that was sent to the Planning Board, which we responded to, as we were required to to the Planning Board with respect to the you UCPB letter. So that's a total of eight agencies that we've been before.

And I'll just give you a little more

32 Abeel Street

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

detail. If you turn to page two of my letter response.

So in a nutshell, this project has been before the Planning Board, at least this time around, since March 23rd, 2016 when we submitted a detailed application to the planning department to get this project on the Planning Board calendar.

The first order of business with the Planning Board was to make a SEQRA determination and to designate themselves as lead agency.

They then notified any what's called involved agencies or interested agencies to confirm their status as lead agency. And that was confirmed and it was so resolved.

Just so that you know, for clarification, this project requires no variances. This project is simply subject to site plan review. And is in compliance with all applicable bulk zoning regulations.

This is a totally legal project. One might never know from some of the attempts to intervene in the process but this is a legal project.

1 32 Abeel Street

2 The ICC has appeared on numerous
3 occasions before the Planning Board and
4 undergone extensive site plan and SEQRA review.
5 A comprehensive full environmental assessment
6 form, over 70 pages, I think 74 pages to be
7 exact, was submitted to the Planning Board for
8 its review. It detailed every review criteria
9 required under SEQRA. It was subject to
10 multiple revisions afforded by the Planning
11 Board and was submitted by the ICC -- by ICC to
12 the Planning Board as the lead agency.

13 The SEQRA process was finally
14 completed on or about July 10th, 2017 when the
15 Planning Board made a SEQRA determination after
16 several reviews. A determination of
17 non-significance, which is referred to as a
18 negative declaration. The Planning Board voted
19 five to zero in support of the negative
20 declaration.

21 Among the changes that were made to
22 the project during the SEQRA and site plan
23 review process was -- and these are just
24 examples of the key changes that were made.

25 Number one, the applicant ICC,

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

eliminated a proposed second floor banquet facility, with the space being redesignated primarily with classrooms and offices.

And just for clarification purposes, this building has a basement level, which we proposed to contain a small theater, and then a first and second level. So now when we're talking to the second level, it's the third level of the building but the second level because the first level is actually underground for the most part.

Number two, the ICC then converted the first floor to a flex space for art exhibits, social events, meetings, small performances, a teaching kitchen and a restaurant area. Originally that area was going to be more dominated by the concept of a restaurant but that was scaled back substantially.

Number three, a reduction in the width of the building. The building was reduced by three feet and actually was reduced -- it originally was even a wider building. But with respect to this application that's been in

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

effect for the last two years, the building was reduced by three feet and that resulted in the reduction of the building size by approximately 676 square feet. The building height was reduced by one and a half feet.

The Abeel Street entrance and parking area originally proposed was redesigned based on input from various sources, including UCPB, which I'll get to in a moment, and to include the elimination of ten on-site parking spaces in order to allow for greater pedestrian access, shuttle bus drop off and pick up, and improved traffic flow and access within the parking area.

Number six. There were other related design modifications, including improvements to delivery access and trash pickup. And those changes were made to reduce any types of disruption and noise for the neighbors.

Number two, the New York State Parks, Recreation and Historic Preservation Office, which is the acronym referred to as SHPO. The Kingston planning department had

32 Abeel Street

1
2 consulted with SHPO and provided copies of plans
3 and other relevant documents in connection with
4 the site plan and SEQRA approval for this
5 project.

6 SHPO reviewed the project over the
7 course of several months and provided three
8 separate review letters dated September 30th,
9 2016, December 2nd, 2016 and May 1st, 2017 to
10 the Planning Board. The ICCHV, through its
11 planning consultant, Matthew D. Rudikoff
12 Associates and Laurie Resta, provided extensive
13 response to SHPO's September 30th and December
14 2nd, 2016 review letters. And the ICCHV made
15 several changes to the original proposed design
16 in response to SHPO, culminating in SHPO's full
17 approval of the project dated May 1st, 2017,
18 which was sent to the Planning Board and a copy
19 to me.

20 Among the changes made in response
21 to SHPO's review, and later reviews of the
22 Planning Board, HLPC, the Heritage Area
23 Commission, was adoption in width and height of
24 the building, elimination of five-foot-high
25 solar panels originally proposed for the roof on

32 Abeel Street

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

top of the building to reduce the building mass, change in brick color from yellow to traditional red, as well as changes in window shapes, architectural style and other factors.

And by the way, a copy of the May 1st, 2017 SHPO letter is attached as Exhibit C to my memorandum of law which I had originally submitted. So you can look at it there if you need to.

Number three, the HLPC, the city's Historic Landmarks Preservation Commission. Now, we have appeared before them on several other occasions but it sort of culminated in the December 9th, 2016 letter in which the HLPC identified some similar issues to those identified by SHPO. And by the way, when Matthew Rudikoff Associates had responded to the SHPO letter, they combined the December 9th comments letter of the HLPC with the comments of SHPO because they were so similar. And there was an extensive addendum attached to our EAF, our SEQRA documents, reflecting all of those changes. Plus the written response to SHPO by our planning consultant, Matthew D. Rudikoff

32 Abeel Street

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

Associates, which satisfied SHPO's concerns.

So in that December 9th HLPC letter there were issues raised very similar to SHPO, comments and some other issues that related to parking, lighting, size of the building, scale of the building, location, or sometimes what's referred to as siting, impact on neighbors and excavation techniques.

And as I explained in our memorandum of law, many of those items were outside the limited scope of the HLPC's jurisdiction and were or had already been addressed by other agencies, such as the Planning Board, which actually has the proper jurisdiction on such issues, as well as their jurisdiction over the SEQRA review process.

The HLPC also included several observations that did not require any change to the ICCHV, which were discussed at various meetings.

Even though the redesign of the building satisfied SHPO, the HLPC still had further subsequent comments, including requests for certain changes to the sizing of the

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

windows, changes to the east and west facade, relining of doors and other related details. In response, the ICC added break pilasters, aligned the doors, standardized windows, provided samples of bluestone, brick and colors, increased the setback of the rooftop railings and added landscaping; among other things.

All of these changes resulted in satisfying the design concerns of the HLPC, as evidenced by a six to one vote in favor of the ICC on the specific criteria of building design.

The result of all of the changes made by the ICC at the request of the HLPC was that when the members voted on the applicable Landmarks criteria, the appropriate criteria, the vote went in favor of the ICC in three of the four criteria. And a copy of that December 9th, 2016 letter I'm referring to from the HLPC is attached as Exhibit F to the memorandum of law that you already have.

MR. CAFFERTY: Mr. Pordy, can I ask you a question?

MR. PORDY: Sure.

MR. CAFFERTY: Did the HLPC

32 Abeel Street

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

participate in the SEQRA review process?

MR. PORDY: No. As I explained in the memorandum of law, the HLPC does not participate in SEQRA. They're actually specifically excluded from SEQRA review. That's the state law, not my opinion. And I do have a section of memorandum that goes into that in some detail.

Landmarks commissions do not have jurisdiction to engage in a SEQRA review and they don't participate in the SEQRA review. Their role is administrative with very limited discretion only with respect to the historical aspects of an existing building typically and in this case to a new project.

And I think that was the point that we made in the memorandum of law, that during the HLPC review, and really why we're here tonight, is that some HLPC members started expanding their limited role by getting into concerns that were not within their limited jurisdiction, such as the size of the building, the location of the building, setback issues, so on and so forth.

1 32 Abeel Street

2 MR. CAFFERTY: To your knowledge,
3 did any of the HLPC members participate as
4 individuals in the SEQRA process, aside from
5 their roles as a member of the HLPC?

6 MR. PORDY: No, I do not recall any
7 individual HLPC members -- you mean getting up
8 and making public comments?

9 MR. CAFFERTY: Yes, that were part
10 of the SEQRA record.

11 MR. PORDY: No, not that I recall.
12 Not at the Planning Board meeting when the SEQRA
13 review was taking place. Whether they were
14 there, I don't know, but I don't believe they
15 made any comments.

16 And also, just to expand on that,
17 the HLPC can make comments to the Planning
18 Board, which they did. That December 9th letter
19 that I am referring to is actually addressed to
20 the Planning Board, it's not addressed to us.
21 And that's the mechanism for the Landmarks
22 Commission to express some concerns that then
23 get taken up by the Planning Board, who has the
24 expertise and the appropriate jurisdiction to
25 factor all of those comments into their ultimate

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

decision under SEQRA and site plan review approval. That's how it works. But it's not the place of the HLPC to take over that role if they're unhappy with what the Planning Board is doing or any other agencies.

The architect just handed me a note that the solar panel power pack was three to six feet tall -- three and a half feet, not five feet. So I apologize; it's three and a half feet, not five feet. But those are going to be rooftop mounted panels that would be visible from certain perspectives. So we eliminated them to really reduce the massing of the building. So if you were looking at it from a distance it would be shorter and appear shorter.

MR. CAREY: And they're solid versus open railing.

MR. BONAVIDA-GOLDMAN: Could I ask a question, if I may?

MR. PORDY: Sure.

MR. BONAVIDA-GOLDMAN: It pertains to something that you mentioned before about the delivery access.

What were the issues with delivery

32 Abeel Street

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

access and how was that changed?

MR. PORDY: Well, Bob and Brad can jump in. Essentially what it was was that originally the access -- we were going to have a dumpster on the side of the building where the trash company would have to back in, pick up the dumpster and, you know, and slams it to the back of the dumpster. That would make too much noise and it would be disruptive having them back in. You know, they could come very early in the morning. So we eliminated that and instead are going to be using trash cans that will be brought out and picked up and eliminate all of that disruption.

Now, moving onto the Heritage Area Commission. So the Heritage Area Commission is another city agency that deals with the LWRP and goes through this process called the coastal consistency review.

Now, this is an advisory opinion only by the HAC. And the purpose is there's -- we didn't include this but I may have a copy. It's a multi-page form and we spent a few hours before the HAC and they go through a list of

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

questions and criteria to determine whether this is consistent with the standards for coastal consistency if we're in a certain part of the city. Because of our proximity to the Rondout Creek, part of the statement falls within that criteria. So we went through that with them.

We had two or three meetings I think. The last meeting was a long drawn-out meeting, it took I believe a few hours, if I'm not mistaken. They went through every -- a number of these things. The members of the HAC were able to provide comments, ask questions, go back and forth with each other. I believe legal counsel was there for the city. I believe Sue Cahill was there.

Anyway, the bottom line, that was completed on September 28th, 2016 and they rendered their advisory opinion to the Planning Board and the coastal consistency review, they found the project to be consistent or consistent as modified pursuant to the PB review; which means that if there were any concerns, we addressed them. Their advisory opinion goes to the PB, the Planning Board, and the Planning

32 Abeel Street

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

Board, again, incorporates that into their overall decision making process.

And that was a very positive review. And that was September 2016.

Then we have the zoning issues that were raised by a couple of the neighbors. And so in a nutshell, in that regard the neighbors had made a request to the zoning enforcement officer, as they're supposed to do. They followed the proper procedure for this. They made a request, they wanted essentially interpretation from the ZEO of the City of Kingston as to what zoning district this property was located in.

They had raised an issue claiming that we weren't in the zoning district that we thought we were. And that went before the ZEO, he made his determination stating that we were in the correct zoning district, which is the West Strand Sub Area within the Rondout District.

They then appealed the ZEO's decision to this ZBA. The ZBA held a hearing on the issue and also determined that we were

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

properly located within the West Strand Sub Area.

The neighbors then appealed this ZBA's decision in an Article 78 proceeding. And we prevailed in that and the city prevailed, the city was also a respondent in that, and the court held that we were properly zoned and dismissed the rest of the claims. And may have also made note of I think one or two of the planning board right at the time but essentially dismissed the case.

The Ulster County Planning Board also has jurisdiction over the project because of our proximity to the Wurtz Avenue Bridge, we're within 500 feet of that. That's considered a state highway or a state facility. So what that does is that draws us into the UCPB jurisdiction.

UCPB reviewed the project and submitted its comments and recommendations to the Planning Board on or about December 7th and then we submitted our responses to the UCPB comments, which we are entitled to do. That goes directly to the Planning Board. Once the

32 Abeel Street

1
2 UCPB comments go to the Planning Board, it's
3 within the Planning Board's jurisdiction. And
4 we submitted a multi-page response and we also
5 made some changes to the site based on the UCPB
6 comment letter. That really prompted us to
7 change the traffic flow, which I referred to
8 earlier just now at the beginning of the letter,
9 in cooperation with the Planning Board.

10 So we changed the flow of traffic in
11 the parking area that was originally located on
12 the Abeel Street of the building, of the lot.
13 We eliminated those ten parking spots which
14 impeded traffic flow. We provided enhanced
15 pedestrian access from the parking area to the
16 building entrance. And provided parking and
17 drop off locations for the shuttle bus. We are
18 going to engage a shuttle bus if we have events
19 at this building where it might be crowded to
20 alleviate any parking concerns. And
21 additionally, at the suggestion of the UCPB we
22 put in lighting along the path and handrails on
23 the sidewalk leading up to its main -- to the
24 building main entrance on the West Strand. And
25 the other site plan comments have already been

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

addressed in the redesign of the project from the other agencies.

So, you know, in sum, the ICC site plan and SEQRA approval process has been one of the most timely, vetted, scrutinized project in the city's recent history. The FEA, that's the full environmental assessment form, submitted by the ICC is one of the most comprehensive ever submitted in the City of Kingston for a project of this limited scope and size.

The ICC has worked tirelessly with each agency that's gone before us to insure that the project is consistent with the zoning law, including all of the Landmarks provisions, the comprehensive plan of the City of Kingston and the Riverport Implementation Plan.

As set forth in our memorandum of law, the HLPC, the Landmarks Commission that is, does not have the planning or the environmental expertise, is not qualified or authorized to engage in expanded review of a project outside its limited jurisdiction; which it did engage in doing.

Therefore, with respect to the ICCHV

1
2 project or any future project for the future of
3 Kingston, it is not within the limited authority
4 of the HLPC to arbitrarily impose an impassable
5 impediment at the end of a long regulatory
6 process, an arduous regulatory process that
7 we've been through, and to deny a PNA. Which in
8 essence is denying a building permit for a
9 project that is in compliance with all aspects
10 of the regulations to which it is subject and
11 for which it has passed muster with every other
12 agency. We do not have final site plan approval
13 but we've gone through the gauntlet of every
14 other agency.

15 And one of the things that I will
16 just add, that's very telling in this project,
17 is that in terms of the intervention that's been
18 mounted against this project, there's really
19 never been anything about it that says we're
20 doing something illegal, because we're not.
21 We're a private property owner, we're allowed to
22 build this building. We are in compliance with
23 all of the zoning requirements, within all of
24 the bulk requirements. As a matter of fact, we
25 could make a much larger building under the

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

current bulk requirements for this zoning issue than we determined to do.

And instead what's happened is, in this intervention, is there's been an attempt to divert everyone's attention from that reality, that this is a legal project in compliance with the zoning laws. They do it by demonizing the project. Saying this is a massive building. It's going to swallow the Rondout. It will destroy Kingston. And nothing could be further from the truth. This is a 16,000-plus-square-foot building.

There is plenty of precedent for this in the Rondout, which is a commercial and mixed use district in the City of Kingston. I have faith in this ZBA and in the City that it can handle having a 16,000-square-foot commercial building erected in the city. There's nothing unusual about it. There's been much larger buildings built. And especially a building that's intended and will really be a cultural center open to the public for its use.

CHAIRMAN ARGULEWICZ: Mr. Pordy, we're straying a little bit from the question

32 Abeel Street

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

that was posed to you. So I appreciate your efforts in answering the question.

And I ask any board members if you have any follow-up questions for Mr. Pordy regarding the question as I posed it originally.

MR. PORDY: May I just add one thing?

CHAIRMAN ARGULEWICZ: Sure. If it's relevant.

MR. PORDY: It's relevant. It's very relevant to this line of questioning.

As many of you may know, I've only been involved in the project for the last couple of years with this current application that's a part of this hearing. But before I got involved the ICC had made a prior application for this project. And my understanding, and I'll let my client speak for themselves or if you have any questions regarding this, is originally this building was actually wider than it currently is. This building was actually already narrower under this application from the prior application, which had been approved by a prior version of the HLPC.

1 32 Abeel Street

2 So I think that's very very key for
3 this board to understand that we've been knocked
4 back and forth throughout this process and in an
5 earlier application with a building that was
6 wider than the proposed building. That was a
7 big comment by current HLPC members, it's too
8 wide. It's not too wide, this was originally
9 approved by a prior version of the HLPC.

10 Thank you.

11 CHAIRMAN ARGULEWICZ: Thank you.

12 And certainly thank you for answering my
13 question, it's very thorough.

14 With the board having no follow-up
15 questions, we will move along. I do want to
16 note receipt of a letter from Mr. Replansky, who
17 represents several parties adjacent to the 32
18 Abeel Street property. We do have receipt of
19 that letter from Mr. Replansky and the board
20 members have it and there are a number of
21 exhibits attached to that letter.

22 At this point in time --

23 MR. PORDY: I want to object to that
24 letter. Frankly, I'm not sure how much I care
25 about what he is trying to say to this board.

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: I'm just
3 putting it in the record.

4 MR. PORDY: I understand but I did
5 not get a copy of that letter. And he
6 intentionally left me out of the loop on that
7 letter and his prior letter to this board.

8 So it appears -- first of all, this
9 board has graciously let the neighbors
10 participate in this, in the public portion of
11 this at the last meeting, that Mr. Replansky is
12 claiming to represent before this board. They
13 have no standing to be involved in this hearing.
14 We are the aggrieved party and this is a hearing
15 with respect to the ICC. I'm just pointing out
16 some technicalities here.

17 So it's concerning whether he is
18 submitting this, these materials, knowing that
19 he's not a party or if he's trying to interfere
20 with our legal rights in this process, I'm
21 objecting to that. Because it would be very
22 unusual and not permitted in a court of law for
23 an attorney to submit documentation to a quasi
24 judicial board like the ZBA and not copying
25 counsel, to the actual party before the

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

proceeding.

CHAIRMAN ARGULEWICZ: I think maybe a phone call, a little discussion about protocol would be in order. That's beyond the purview of the Zoning Board, attorney/attorney protocol.

And I do want to acknowledge your objection and certainly you can respond in writing to us. The pile is growing thicker in responses to responses so if you'd like to add another one, so be it. Feel free.

At this point I'd like to excuse you gentlemen from the front and I'd like --

MR. CAFFERTY: I'd like to ask him one question on a comment he made.

Mr. Pordy, on the last comment that you made with regard to the former approvals by the HLPC on earlier application, are you aware of whether or not -- I see Mr. Grunblatt. Are there any other members that still are on the HLPC today that were on the HLPC then, besides Mr. Grunblatt?

MR. CAREY: I believe Alan Baer is on there, he's one.

MR. PORDY: Grunblatt, Baer. Okay.

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: Thank you. At
3 this point I'd like to call an additional
4 witness to be questioned by the board. So thank
5 you. If you could vacate your area there.

6 MR. CAREY: Okay if I leave these
7 boards up?

8 CHAIRMAN ARGULEWICZ: Sure.

9 At this time I'd like to call as
10 witness Mr. Tom Tiano, please.

11 Good evening, Tom. Would you please
12 state your name for the stenographer and your
13 position.

14 MR. TIANO: My name is Thomas Tiano,
15 I'm the deputy chief in charge of building and
16 safety division of the Kingston Fire Department,
17 City of Kingston, New York.

18 CHAIRMAN ARGULEWICZ: And as such in
19 that position you handle zoning issues, zoning
20 law, questions --

21 MR. TIANO: Correct.

22 CHAIRMAN ARGULEWICZ: --
23 requirements?

24 MR. TIANO: Yes, that's correct.
25 One of my additional duties right now is the

1 32 Abeel Street

2 zoning enforcement officer.

3 CHAIRMAN ARGULEWICZ: The board has
4 heard on a number of occasions by various people
5 speaking in public and in attorneys letters, so
6 I want to ask you directly, Tom, if I may. To
7 the best of your knowledge, are all lot and bulk
8 requirements in the City of Kingston Zoning Law
9 for this building proposal met at this
10 particular time, to the best of your knowledge?

11 MR. TIANO: Yeah, I did some
12 research. The building is located in the RT
13 district. For the requirements of the RT
14 district the proposed development by the Irish
15 Cultural Center is within the guidelines and
16 requires no additional variances from the Zoning
17 Board.

18 CHAIRMAN ARGULEWICZ: You took the
19 next question out of my mouth here. So no
20 additional variances at this point, to the best
21 of your knowledge, will be coming before the
22 Zoning Board of Appeals for this proposal,
23 building?

24 MR. TIANO: That's correct.

25 CHAIRMAN ARGULEWICZ: Thank you. I

1 32 Abeel Street

2 have a further question. Some minutes were
3 forwarded to us today of a September 6th, 2012
4 Historic Landmarks Preservation Commission
5 meeting and January 7th, 2016 Historic Landmarks
6 Preservation Commission meeting.

7 In your capacity within the building
8 safety division, do you attend on a regular
9 basis Historic Landmarks Preservation Commission
10 meetings?

11 MR. TIANO: Yes, I do. I was not
12 involved with the building department in 2012 so
13 I was not at that meeting. However, I was
14 present at the 2016 meeting.

15 CHAIRMAN ARGULEWICZ: You were
16 present at the 2016 meeting. Do you have in
17 front of you minutes from that meeting?

18 MR. TIANO: Yes, I do.

19 CHAIRMAN ARGULEWICZ: Would you like
20 to summarize for me, please, the agenda item 34R
21 Abeel Street, Bob Carey, at the January 7, 2016
22 meeting?

23 MR. TIANO: On January 7th, 2016 a
24 presentation was submitted to the Historic
25 Landmarks Preservation Commission by the

32 Abeel Street

1
2 applicants for the ICC project at 34R Abeel
3 Street.

4 Request was that the Historic
5 Landmarks Preservation Commission issue a letter
6 of recommendation so that the proposed work
7 being done there could proceed to the Planning
8 Board with the approval of the Preservation --
9 of the Historic Preservation Commission with
10 regard to the development of the project.

11 The commission did have several
12 questions and in the letter that was sent to the
13 Planning Board they specifically offered a
14 condition --

15 CHAIRMAN ARGULEWICZ: Excuse me,
16 what was the date of that letter, please?

17 MR. TIANO: That letter was dated
18 January 20th, 2016.

19 CHAIRMAN ARGULEWICZ: And addressed
20 to?

21 MR. TIANO: And it was addressed to
22 Mr. Bob Carey, he is the applicant who had asked
23 that the letter be sent to the Planning Board.
24 And I believe that Mr. Carey delivered it to the
25 Planning Board personally.

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: Does the copy
3 of your letter indicate in the opening paragraph
4 that Historic Landmarks Preservation Commission
5 is offering to Mr. Carey a letter of conditional
6 approval? Is that in your letter also?

7 MR. TIANO: That's exactly what it
8 says, it's conditional approval and then they do
9 state the issues of the condition.

10 CHAIRMAN ARGULEWICZ: Which are?

11 MR. TIANO: There was some
12 discussion regarding the size of the Roman-style
13 brick that was to be used on the building. The
14 Landmarks Preservation Commission felt that the
15 oversized brick was out of place with the scale
16 of the bricks that were used in the historic
17 district there, so they did recommend a change
18 in the bricks.

19 And the other condition regarded the
20 proposed solar panels that were going to be
21 placed on the roof. The commission felt that a
22 parapet wall should be erected in front of them
23 high enough that the panels would not be seen
24 from the street level. Those were the two
25 conditions that they put in here.

1 32 Abeel Street

2 And it also states that should any
3 variances from the Zoning Board of Appeals be
4 needed, that they reserve the right to have
5 these changes come back before them for review.

6 CHAIRMAN ARGULEWICZ: Has any change
7 to the setback and bulk regulations required.
8 Were there any changes -- to the best of your
9 knowledge, were there any changes to the setback
10 and bulk regulations that would require another
11 review by the HLPC?

12 MR. TIANO: I believe the original
13 plans at this time in 2016, the footprint of the
14 building went from property line to property
15 line width wise, which was an allowable use of
16 the dimensions there.

17 The conditions have changed, the
18 Irish Center now is using the other proposal, a
19 setback off the property line to actually make
20 the building footprint smaller.

21 CHAIRMAN ARGULEWICZ: Smaller?

22 MR. TIANO: It is smaller now than
23 what was adopted in 2016.

24 CHAIRMAN ARGULEWICZ: So according
25 to this, making the building smaller would

1 32 Abeel Street

2 require an additional review by the HLPC, would
3 that be an accurate statement?

4 MR. TIANO: I believe that's what
5 they wanted to do. Any changes in that would
6 require a review by the HLPC.

7 CHAIRMAN ARGULEWICZ: And who is
8 this letter copied to, please?

9 MR. TIANO: Copies of this letter
10 went to the Zoning Board of Appeals and the
11 planning office. And it was signed by the then
12 chairman of the committee, Yourij Donskoj.

13 CHAIRMAN ARGULEWICZ: I guess this
14 is a loaded question but you're a big guy with
15 big shoulders.

16 Reading that letter, would you say
17 the HLPC granted approval to this project on
18 January 7th, 2016 at a meeting by then
19 membership of the committee -- of the
20 commission?

21 MR. TIANO: I would say that the
22 committee did give a conditional approval and
23 the steps that they asked to be corrected, I
24 believe that the Irish Center did address the
25 brick size.

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: The brick and
3 the solar panels?

4 MR. TIANO: And the solar panels.

5 CHAIRMAN ARGULEWICZ: And making the
6 building smaller?

7 MR. TIANO: Absolutely. If I were a
8 betting man, like you say, I would bet that they
9 had given approval for this proposed building,
10 yes.

11 CHAIRMAN ARGULEWICZ: And you were
12 at that meeting?

13 MR. TIANO: Yes, I was.

14 CHAIRMAN ARGULEWICZ: Any questions
15 from any other board members?

16 MR. CAFFERTY: Were you present also
17 at the September 23rd, 2016 meeting of the HLPC?

18 MR. TIANO: 2016 or 2017?

19 MR. CAFFERTY: I'm sorry, the
20 meeting that took place that generated this
21 transcript.

22 MR. TIANO: Yes, I was, I was
23 present at the meeting in September of 2017.

24 MR. CAFFERTY: And this is probably
25 also a loaded question but there was a lot of

32 Abeel Street

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

discussion, this was the meeting in which the vote was taken on the various criteria and the ultimate decision to issue a preservation notice of action or not.

MR. TIANO: That's correct, it was substantial decision back and forth by both sides. Most of it dealing with the appearance of the building and the scale as to how it would look in the neighborhood. The proponents for the Irish Center did come up with drawings that were requested by the Historic Landmarks Preservation Commission to show how the building would fit into the landscape there. And then questions were brought about the size of the windows, questions were also brought about the color of the brick and color of the bluestone that was going to be used for the rear foundation. And all of these questions got answered and then the vote was taken for the preservation notice of action.

CHAIRMAN ARGULEWICZ: And that was September of 2017. So between January 7th, 2016 to September 2017, were anymore questions raised? You were at all of the meetings in the

32 Abeel Street

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

interlude there pretty much?

MR. TIANO: The Irish Cultural Center did not come up before the Historic Landmarks Committee during that time. They were before other groups. And it was only I believe August of 2017 that they did appear again before Landmarks. At the time there was a zoning issue that had come up between there. So they were not before Landmarks during that period.

CHAIRMAN ARGULEWICZ: All of the additional questions came up in August?

MR. TIANO: Yes.

CHAIRMAN ARGULEWICZ: 2017?

MR. TIANO: Yes, they did.

CHAIRMAN ARGULEWICZ: A multitude of questions were raised? Yes?

MR. TIANO: All of those questions that were raised in August of 2017, the majority of them dealt with the size of the building. It was the committee's feeling that the building at this time, the way it was presented, was too large for the proposed site.

CHAIRMAN ARGULEWICZ: Any other questions for Tom at this point?

1 32 Abeel Street

2 MR. CAFFERTY: Just one other.

3 During that meeting is it your
4 opinion that the question --

5 CHAIRMAN ARGULEWICZ: Which meeting?

6 MR. CAFFERTY: The meeting we were
7 just talking about.

8 CHAIRMAN ARGULEWICZ: The September
9 meeting?

10 MR. CAFFERTY: Right. We're still
11 on the same meeting.

12 CHAIRMAN ARGULEWICZ: Just for the
13 record.

14 MR. CAFFERTY: Is it your opinion
15 that the conversations, questions, concerns of
16 the members, were they confined to the criteria
17 for which they were supposed to be?

18 MR. TIANO: In my opinion they were
19 not. Again, it's my opinion that the committee
20 was overstepping their bounds in some of the
21 questions that they had asked. Many of them
22 regarded site plan, which again is a Planning
23 Board issue, not the Landmarks Commission issue.

24 The size of the building does not
25 come into the criteria that the section in

32 Abeel Street

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

zoning pertaining to the preservation notice of action that the Landmarks Commission is supposed to issue, it does not specify any size requirement that they were supposed to measure this building by.

MR. CAFFERTY: Thank you.

CHAIRMAN ARGULEWICZ: Any other questions?

(No response.)

CHAIRMAN ARGULEWICZ: Tom, thank you very much.

At this point in time I'm going to ask for a recess for a consultation with attorney, please.

(Off the record.)

CHAIRMAN ARGULEWICZ: At this point in time I do want to make sure that we put Mr. Pordy's letter with answers to our question in the record.

I also want to enter the January 7th, 2016 meeting of the City of Kingston Historic Landmarks Preservation Commission, those minutes as discussed with Mr. Tiano, into the record.

1 32 Abeel Street

2 And I'd like to call another witness
3 for some clarification, if he would. I think I
4 still see him here. Mr. Bob Carey. Would you
5 come up, please.

6 And could you just state your name,
7 Bob.

8 MR. CAREY: Robert Carey.

9 CHAIRMAN ARGULEWICZ: And your
10 affiliation again?

11 MR. CAREY: I am the lead on the
12 building project.

13 CHAIRMAN ARGULEWICZ: Okay, thank
14 you.

15 Bob, it was also forwarded, I did
16 not mention previously when I was speaking with
17 Mr. Tiano on the January 7, 2016 meeting of the
18 Historic Landmarks Preservation Commission, also
19 forwarded to the Zoning Board members were
20 minutes of the September 6th, 2012 meeting of
21 the Historic Landmarks Preservation Commission.

22 And I know all of us, our memories
23 are fading a little. Do you remember that
24 meeting by any chance? You were at that
25 meeting.

1 32 Abeel Street

2 MR. CAREY: Yes, I do.

3 CHAIRMAN ARGULEWICZ: Your memory is
4 better than mine.

5 I'm looking at those minutes and I
6 see an agenda item 34R Abeel Street, Bob Carey,
7 contractor. And the minutes indicate that
8 proposing two-story 9,042 square-foot structure
9 with a full basement, terrace and balcony to the
10 Irish Cultural Center. They will have a parking
11 area for 15 cars and parking on a vacant lot
12 across the street for 23 cars. Plans were
13 submitted. This project would include two
14 sites, one site for the new construction and one
15 site for parking lot. Contractor will be
16 attending more meetings as this project
17 progresses. Footprint of the building and
18 parking lot were up for a vote at this meeting.
19 Contractor would like a recommendation from our
20 commission to bring to the Planning Board
21 meeting Monday evening. Brian Hurley motions to
22 approve. And Yourij Donskoj seconds. All
23 approved.

24 Do you recall that discussion and
25 that vote at that meeting?

1 32 Abeel Street

2 MR. CAREY: Yes, I do.

3 CHAIRMAN ARGULEWICZ: For the board,
4 the question is, it spoke of 9,042-square-foot
5 structure. Could you briefly tell us what the
6 width is now of your proposed building and what
7 it was then in that 9,042 square feet?

8 MR. CAREY: The original building
9 proposed back in 2012 -- I believe, Brad, you
10 have the dimension on that.

11 MR. WILL: 86.

12 MR. CAREY: 86 feet wide.

13 MR. WILL: 86 foot three inches.

14 CHAIRMAN ARGULEWICZ: 86 feet wide?

15 MR. CAREY: Correct.

16 CHAIRMAN ARGULEWICZ: And what is it
17 now?

18 MR. CAREY: 83 feet.

19 CHAIRMAN ARGULEWICZ: It is now
20 proposed 83 feet wide?

21 MR. CAREY: Correct.

22 CHAIRMAN ARGULEWICZ: There's been a
23 reduction in the width --

24 MR. CAREY: Of three feet.

25 CHAIRMAN ARGULEWICZ: -- from 2012

1 32 Abeel Street

2 to now of three feet.

3 MR. CAREY: I would like to add too,
4 that was the width of the building but there was
5 a stair structure to the west, on the west side
6 of the building, which was an additional --
7 added an additional 14 feet.

8 CHAIRMAN ARGULEWICZ: Now, the
9 calculation of the square feet, 9,042, would be
10 86 by -- I'm not sure how that 9,042 was
11 calculated.

12 MR. WILL: The depth of the original
13 footprint was 94 foot nine inches. So the
14 calculation --

15 MR. CAREY: Please remember, it's
16 not a square building.

17 MR. WILL: It's not square.

18 CHAIRMAN ARGULEWICZ: That's why I
19 asked because I calculated the 9,042.

20 MR. CAREY: It's an L-shaped
21 building.

22 MR. WILL: You take that rectangular
23 area, the 18,172, you would back out 11,000
24 square feet from that bite.

25 CHAIRMAN ARGULEWICZ: I think I'm

32 Abeel Street

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

back in geometry class.

MR. WILL: Call it 7,100 square feet.

MR. PORDY: Just a quick clarification, the 9,000 plus feet that you are referring to did not include the basement calculated in.

CHAIRMAN ARGULEWICZ: That didn't include the basement.

MR. PORDY: Right. There were still three levels to the building but when the application was originally submitted, my understanding is that Mr. Carey did not include the basement because he thought it was -- at least advised that he didn't have to include the square footage in the basement.

CHAIRMAN ARGULEWICZ: And how does that compare to today's proposal with the basement?

MR. PORDY: Well, if you include the basement in the original basement, I think Bard has the calculations.

MR. WILL: It's a 83-foot square in both directions -- 83-foot length in both

1 32 Abeel Street

2 directions, so it's about 6,890 square feet.

3 CHAIRMAN ARGULEWICZ: So compared to
4 the 9,042 square feet without basement, keep
5 apples to apples, how does that compare to the
6 square footage of today's proposal?

7 MR. WILL: So today we were at
8 8,213, that's been ever since we reduced it from
9 8,883 or so. So we reduced it by 700 square
10 feet. And that total is about -- the current
11 total is about 200 square feet more than the
12 original, if you count all three stories.

13 CHAIRMAN ARGULEWICZ: So it's about
14 200 square feet more than this original 9,042?

15 MR. WILL: Correct. I will say that
16 that number, I'm not exactly sure if that's the
17 16,038 or 15,200. If it's the 15,200 --

18 CHAIRMAN ARGULEWICZ: If the
19 basement were added to the 9,000?

20 MR. WILL: The final approved
21 version in 2012 is 15,200.

22 CHAIRMAN ARGULEWICZ: The minutes
23 reflected 9,042.

24 MR. WILL: Yes, I did a correction
25 in 2012 noting the 15,200.

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: I don't have
3 the minutes on the correction, I'm just stating
4 what is in the minutes of September 6th.

5 MR. PORDY: The reason for that is
6 under the Zoning Code in Kingston and many
7 municipalities, basements or cellars sometimes
8 are not included in the square footage when
9 describing the building. And I won't get into
10 the details or the mechanics of that but that
11 was the thinking at the time.

12 MR. WILL: I think it's also worth
13 noting that the original approved design,
14 previous original design, was zero lot line on
15 the east side, that was a setback.

16 CHAIRMAN ARGULEWICZ: I was more
17 concerned with the width and that's been
18 answered, gone from 86 feet wide at the 2012
19 wide to 83 feet wide. I have that correct,
20 right?

21 MR. CAREY: Correct.

22 CHAIRMAN ARGULEWICZ: Any questions
23 for Mr. Carey?

24 MR. PORDY: Just one other thing.
25 When Mr. Tiano was testifying, we just wanted

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

to, just for the record, there were actually four meetings between the January 2016 meeting and the September 25th, 2017 meeting where the HLPC made the vote.

So the other four meetings, one was on November 3rd, 2016, where the first round of revised designs were presented to the commission members.

And there was a follow-up meeting on July 13th, 2017; again, revised designs presented.

And between November of 2016 and July of 2017, when we got back to the HLPC, the ICC was working hard at making a lot of the revisions which I described in my letter and articulated at the outset here tonight. And also there were a couple of delays in the HLPC while they were assembling some of the members, so it couldn't have happened until July of 2017.

And we went back on August 3rd, 2017. Again, continuing that review process, trying to go through some of the changes they wanted us to make. Including they asked us for a visual study, which we had to hire an outside

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

vendor to help us prepare and we submitted.

And we met with them on September 14th, 2017 to complete the review and the discussion of the design alterations.

And then finally on September 25th, which would be the meeting that they took the vote that we're here for tonight discussing. So challenging.

CHAIRMAN ARGULEWICZ: Now, any other questions for Bob Carey, please?

At this point, since you're up here, Mr. Pordy, are there any final comments that you would like to make before the board proceeds with the next step, whatever that may be?

MR. PORDY: Well, we're hoping that this case can be resolved quickly and soon.

And just in closing I would just like to remind the board that what we're here seeking is a reversal of the denial of the PNA. And that this ZBA, which it has the authority and jurisdiction to do, order the PNA to be issued forthwith at the conclusion of your deliberations and upon your determination, whatever it may be.

1 32 Abeel Street

2 CHAIRMAN ARGULEWICZ: Okay, thank
3 you.

4 At this time I'd like to entertain a
5 motion by board to close the hearing and adjourn
6 the meeting until the close of business tomorrow
7 at five o'clock, at which time written comments,
8 as I said at the beginning of the meeting, from
9 the public can be produced and given to the
10 office building safety.

11 So if I could have a motion to in
12 effect close the hearing and adjourn the meeting
13 until the close of business tomorrow at five
14 o'clock and make a final statement.

15 Go ahead.

16 MR. CAFFERTY: So moved.

17 CHAIRMAN ARGULEWICZ: Brian?

18 MR. BONAVIDA-GOLDMAN: I second.

19 CHAIRMAN ARGULEWICZ: And John?

20 MR. BONAVIDA-GOLDMAN: Second.

21 CHAIRMAN ARGULEWICZ: All in favor?

22 Aye.

23 MR. CAFFERTY: Aye.

24 MS. BURKE: Aye.

25 MR. BONAVIDA-GOLDMAN: Aye.

1 32 Abeel Street

2 MR. LARSON: Aye.

3 Opposed?

4 (No response.)

5 CHAIRMAN ARGULEWICZ: We will -- for
6 information purposes, the decision regarding
7 this matter -- there's mountains of paperwork
8 and transcripts, etcetera, that we have to
9 consider. We want to make sure that we make the
10 absolute best decision and I want to review
11 this.

12 So the decision will be made within
13 the timeframe allowed by Zoning Law. And of
14 course everybody will be notified when that
15 meeting will occur.

16 Thank you for everybody's attendance
17 this evening.

18 (Whereupon, the Meeting was
19 adjourned at 7:36 p.m.)

20

21

22

23

24

25

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

C E R T I F I C A T I O N

I, Lora J. Curatolo, Certified
Shorthand Reporter, Certificate No. 1031-1, and
Notary Public, do hereby certify that I recorded
stenographically the proceedings herein at the
time and place noted in the heading hereof, and
that the foregoing transcript is true and
accurate to the best of my knowledge, skill and
ability.

IN WITNESS WHEREOF, I have hereunto
set my hand this 7th day of February 2018.

LORA J. CURATOLO, CSR

1	5	accurate [1] - 39:3	answering [2] - 29:3, 30:12	30:11, 31:2, 32:3, 33:2, 33:8, 33:18, 33:22, 34:3, 34:18, 34:25, 35:15, 35:19, 36:15, 36:19, 37:2, 37:10, 38:6, 38:21, 38:24, 39:7, 39:13, 40:2, 40:5, 40:11, 40:14, 41:22, 42:11, 42:14, 42:16, 42:24, 43:5, 43:8, 43:12, 44:8, 44:11, 44:17, 45:9, 45:13, 46:3, 47:3, 47:14, 47:16, 47:19, 47:22, 47:25, 48:8, 48:18, 48:25, 49:9, 49:18, 50:3, 50:13, 50:18, 50:22, 51:2, 51:16, 51:22, 53:10
10th [1] - 11:14	500 [1] - 24:16	acknowledge [1] - 32:7	answers [1] - 44:19	
11,000 [1] - 48:23	6	acronym [1] - 13:24	anyway [1] - 22:17	
11th [1] - 5:7	6,890 [1] - 50:2	acted [1] - 8:10	apologize [1] - 20:10	
13th [1] - 52:11	676 [1] - 13:5	action [4] - 9:15, 41:5, 41:21, 44:3	appeal [4] - 4:6, 4:15, 4:23, 9:7	
14 [1] - 48:7	6th [3] - 35:3, 45:20, 51:4	actual [1] - 31:25	appealed [3] - 9:12, 23:23, 24:4	
14th [2] - 4:20, 53:4	7	add [4] - 27:16, 29:7, 32:10, 48:3	Appeals [9] - 4:20, 4:23, 5:4, 6:12, 7:3, 9:7, 34:22, 38:3, 39:10	
15 [1] - 46:11	7 [2] - 35:21, 45:17	added [4] - 17:4, 17:8, 48:7, 50:19	appear [2] - 20:16, 42:7	
15,200 [4] - 50:17, 50:21, 50:25	7,100 [1] - 49:3	addendum [1] - 15:22	appearance [1] - 41:8	
16,000-plus-square-foot [1] - 28:13	70 [1] - 11:6	additional [8] - 33:3, 33:25, 34:16, 34:20, 39:2, 42:12, 48:6, 48:7	appeared [2] - 11:2, 15:13	
16,000-square-foot [1] - 28:18	700 [1] - 50:9	address [2] - 4:2, 39:24	apples [2] - 50:5	
16,038 [1] - 50:17	74 [1] - 11:6	addressed [7] - 16:13, 19:19, 19:20, 22:24, 26:2, 36:19, 36:21	applicable [2] - 10:21, 17:15	
18,172 [1] - 48:23	78 [2] - 9:13, 24:5	addressing [1] - 4:5	applicant [3] - 9:11, 11:25, 36:22	
1st [3] - 14:9, 14:17, 15:7	7th [6] - 24:22, 35:5, 35:23, 39:18, 41:23, 44:22	adjacent [1] - 30:17	applicants [1] - 36:2	
2	8	administerial [1] - 18:13	application [10] - 8:6, 10:7, 12:25, 29:15, 29:17, 29:23, 29:24, 30:5, 32:18, 49:13	
200 [2] - 50:11, 50:14	8,213 [1] - 50:8	adopted [1] - 38:23	approve [1] - 29:2	
2012 [8] - 35:3, 35:12, 45:20, 47:9, 47:25, 50:21, 50:25, 51:18	8,883 [1] - 50:9	adoption [1] - 14:23	appropriate [2] - 17:16, 19:24	
2016 [25] - 10:6, 14:9, 14:14, 15:15, 17:19, 22:18, 23:5, 35:5, 35:14, 35:16, 35:21, 35:23, 36:18, 38:13, 38:23, 39:18, 40:17, 40:18, 41:23, 44:22, 45:17, 52:3, 52:7, 52:13	83 [3] - 47:18, 47:20, 51:19	advised [1] - 49:16	approval [11] - 14:4, 14:17, 20:3, 26:5, 27:12, 36:8, 37:6, 37:8, 39:17, 39:22, 40:9	
2017 [18] - 4:20, 11:14, 14:9, 14:17, 15:7, 40:18, 40:23, 41:23, 41:24, 42:7, 42:14, 42:19, 52:4, 52:11, 52:14, 52:20, 52:22, 53:4	83-foot [2] - 49:24, 49:25	advisory [3] - 21:21, 22:19, 22:24	approvals [1] - 32:17	
2018 [1] - 5:7	86 [6] - 47:11, 47:12, 47:13, 47:14, 48:10, 51:18	affiliation [2] - 5:20, 45:10	approve [1] - 46:22	
20th [1] - 36:18	9	afforded [1] - 11:10	approved [5] - 29:24, 30:9, 46:23, 50:20, 51:13	
23 [1] - 46:12	9,000 [2] - 49:6, 50:19	agencies [7] - 8:4, 9:24, 10:14, 16:14, 20:6, 26:3	arbitrarily [1] - 27:4	
23rd [2] - 10:6, 40:17	9,042 [8] - 46:8, 47:7, 48:9, 48:10, 48:19, 50:4, 50:14, 50:23	agency [8] - 8:10, 10:12, 10:15, 11:12, 21:18, 26:13, 27:12, 27:14	architect [2] - 6:2, 20:7	
24th [1] - 6:25	9,042-square-foot [1] - 47:4	agenda [2] - 35:20, 46:6	architectural [1] - 15:5	
25th [2] - 52:4, 53:6	94 [1] - 48:13	aggrieved [1] - 31:14	Architecture [1] - 6:2	
28th [1] - 22:18	9th [5] - 15:15, 15:19, 16:3, 17:19, 19:18	ahead [1] - 7:8	arduous [1] - 27:6	
2nd [2] - 14:9, 14:14	A	Alan [1] - 32:23	Area [6] - 8:23, 14:22, 21:16, 21:17, 23:21, 24:3	
3	Abeel [6] - 13:7, 25:12, 30:18, 35:21, 36:2, 46:6	aligned [1] - 17:4	area [9] - 12:17, 13:8, 13:15, 25:11, 25:15, 33:5, 46:11, 48:23	
30th [2] - 14:8, 14:13	able [1] - 22:13	alleviate [1] - 25:20	ARGULEWICZ [65] - 5:18, 6:5, 6:22, 7:2, 7:8, 28:24, 29:9,	
32 [1] - 30:17	absolutely [1] - 40:7	allotted [1] - 7:22		
34R [3] - 35:20, 36:2, 46:6	access [7] - 13:13, 13:14, 13:18, 20:24, 21:2, 21:5, 25:15	allow [1] - 13:12		
3rd [2] - 52:7, 52:21	access [7] - 13:13, 13:14, 13:18, 20:24, 21:2, 21:5, 25:15	allowable [1] - 38:15		
	according [1] - 38:24	allowed [1] - 27:21		
		alterations [1] - 53:5		
		ambiguous [1] - 4:16		
		answered [2] - 41:20, 51:18		

B

Baer [2] - 32:23, 32:25
balcony [1] - 46:9
banquet [1] - 12:2
Bard [1] - 49:22
based [2] - 13:9, 25:5
basement [11] - 12:6, 46:9, 49:7, 49:10, 49:15, 49:17, 49:20, 49:22, 50:4, 50:19
basements [1] - 51:7
basis [1] - 35:9
beginning [1] - 25:8
best [4] - 34:7, 34:10, 34:20, 38:8
bet [1] - 40:8
better [2] - 4:16, 46:4
betting [1] - 40:8
between [4] - 41:23, 42:9, 52:3, 52:13
beyond [1] - 32:5
big [3] - 30:7, 39:14, 39:15
bit [1] - 28:25
bite [1] - 48:24
bluestone [2] - 17:6, 41:17
Board [50] - 4:20, 4:23, 5:3, 6:11, 7:3, 8:8, 8:9, 9:7, 9:17, 9:19, 9:21, 9:22, 10:5, 10:9, 10:11, 11:3, 11:7, 11:11, 11:12, 11:15, 11:18, 14:10, 14:18, 14:22, 16:14, 19:12, 19:18, 19:20, 19:23, 20:5, 22:20, 22:25, 23:2, 24:13, 24:22, 24:25, 25:2, 25:9, 32:6, 34:17, 34:22, 36:8, 36:13, 36:23, 36:25, 38:3, 39:10, 43:23, 45:19, 46:20
board [19] - 5:14, 6:7, 6:11, 24:11, 29:4, 30:3, 30:14, 30:19, 30:25, 31:7, 31:9, 31:12, 31:24, 33:4, 34:3, 40:15, 47:3, 53:14, 53:19
Board's [1] - 25:3
boards [6] - 6:13, 6:16, 7:14, 7:18, 8:4, 33:7
Bob [8] - 21:3, 35:21, 36:22, 45:4, 45:7,

45:15, 46:6, 53:11
BONAVITA [2] - 20:19, 20:22
BONAVITA-GOLDMAN [2] - 20:19, 20:22
bottom [1] - 22:17
bounds [1] - 43:20
Brad [3] - 5:25, 21:3, 47:9
break [1] - 17:4
Brian [1] - 46:21
brick [7] - 15:3, 17:6, 37:13, 37:15, 39:25, 40:2, 41:17
bricks [2] - 37:16, 37:18
Bridge [1] - 24:15
brief [2] - 6:14, 7:16
briefly [2] - 7:4, 47:5
bring [1] - 46:20
bringing [1] - 4:18
brought [3] - 21:14, 41:15, 41:16
build [1] - 27:22
building [64] - 5:9, 12:6, 12:10, 12:22, 12:24, 13:2, 13:4, 13:5, 14:24, 15:2, 16:6, 16:7, 16:23, 17:12, 18:15, 18:23, 18:24, 20:15, 21:6, 25:12, 25:16, 25:19, 25:24, 27:8, 27:22, 27:25, 28:9, 28:13, 28:19, 28:22, 29:21, 29:22, 30:5, 30:6, 33:15, 34:9, 34:12, 34:23, 35:7, 35:12, 37:13, 38:14, 38:20, 38:25, 40:6, 40:9, 41:9, 41:13, 42:20, 42:21, 43:24, 44:6, 45:12, 46:17, 47:6, 47:8, 48:4, 48:6, 48:16, 48:21, 49:12, 51:9
buildings [1] - 28:21
built [1] - 28:21
bulk [6] - 10:21, 27:24, 28:2, 34:7, 38:7, 38:10
bus [3] - 13:13, 25:17, 25:18
business [1] - 10:10

C

CAFFERTY [13] - 17:22, 17:25, 19:2,

19:9, 32:14, 40:16, 40:19, 40:24, 43:2, 43:6, 43:10, 43:14, 44:7
Cahill [1] - 22:16
calculated [3] - 48:11, 48:19, 49:8
calculation [2] - 48:9, 48:14
calculations [1] - 49:23
calendar [1] - 10:9
cans [1] - 21:13
capacity [1] - 35:7
care [1] - 30:24
CAREY [18] - 6:3, 20:17, 32:23, 33:6, 45:8, 45:11, 46:2, 47:2, 47:8, 47:12, 47:15, 47:18, 47:21, 47:24, 48:3, 48:15, 48:20, 51:21
Carey [11] - 6:3, 35:21, 36:22, 36:24, 37:5, 45:4, 45:8, 46:6, 49:14, 51:23, 53:11
cars [2] - 46:11, 46:12
case [3] - 18:16, 24:12, 53:17
cellars [1] - 51:7
center [1] - 28:23
Center [8] - 5:13, 6:4, 34:15, 38:18, 39:24, 41:11, 42:4, 46:10
centered [1] - 4:16
certain [4] - 9:8, 16:25, 20:13, 22:4
certainly [2] - 30:12, 32:8
chair [1] - 5:4
chairman [1] - 39:12
CHAIRMAN [65] - 5:18, 6:5, 6:22, 7:2, 7:8, 28:24, 29:9, 30:11, 31:2, 32:3, 33:2, 33:8, 33:18, 33:22, 34:3, 34:18, 34:25, 35:15, 35:19, 36:15, 36:19, 37:2, 37:10, 38:6, 38:21, 38:24, 39:7, 39:13, 40:2, 40:5, 40:11, 40:14, 41:22, 42:11, 42:14, 42:16, 42:24, 43:5, 43:8, 43:12, 44:8, 44:11, 44:17, 45:9, 45:13, 46:3, 47:3, 47:14, 47:16,

47:19, 47:22, 47:25, 48:8, 48:18, 48:25, 49:9, 49:18, 50:3, 50:13, 50:18, 50:22, 51:2, 51:16, 51:22, 53:10
challenged [1] - 9:8
challenging [1] - 53:9
chance [1] - 45:24
change [5] - 15:3, 16:19, 25:7, 37:17, 38:6
changed [3] - 21:2, 25:10, 38:17
changes [19] - 6:15, 7:16, 11:21, 11:24, 13:19, 14:15, 14:20, 15:4, 15:24, 16:25, 17:2, 17:9, 17:13, 25:5, 38:5, 38:8, 38:9, 39:5, 52:23
charge [1] - 33:15
chief [1] - 33:15
City [10] - 8:7, 8:10, 23:13, 26:10, 26:16, 28:16, 28:17, 33:17, 34:8, 44:22
city [7] - 8:12, 21:18, 22:5, 22:15, 24:6, 24:7, 28:19
city's [3] - 8:19, 15:11, 26:7
claiming [2] - 23:16, 31:12
claims [1] - 24:9
clarification [4] - 10:18, 12:5, 45:3, 49:6
class [1] - 49:2
classrooms [1] - 12:4
client [1] - 29:19
closing [1] - 53:18
coastal [4] - 8:24, 21:19, 22:3, 22:20
Code [1] - 51:6
color [3] - 15:3, 41:17
colors [1] - 17:6
combined [1] - 15:19
coming [1] - 34:21
comment [5] - 5:6, 25:6, 30:7, 32:15, 32:16
comments [15] - 4:2, 15:20, 16:5, 16:24, 19:8, 19:15, 19:17, 19:25, 22:13, 24:21, 24:24, 25:2, 25:25,

53:13
commercial [2] - 28:15, 28:19
commission [5] - 36:11, 37:21, 39:20, 46:20, 52:8
Commission [24] - 4:7, 4:24, 8:20, 8:24, 14:23, 15:12, 19:22, 21:17, 26:19, 35:4, 35:6, 35:9, 35:25, 36:5, 36:9, 37:4, 37:14, 41:13, 43:23, 44:3, 44:23, 45:18, 45:21
commissions [5] - 6:13, 6:16, 7:14, 7:18, 18:10
Committee [1] - 42:5
committee [8] - 4:5, 4:10, 4:11, 4:12, 39:12, 39:19, 39:22, 43:19
committee's [1] - 42:21
company [1] - 21:7
compare [2] - 49:19, 50:5
compared [1] - 50:3
compelled [1] - 4:2
complete [1] - 53:4
completed [2] - 11:14, 22:18
compliance [4] - 10:20, 27:9, 27:22, 28:7
comprehensive [3] - 11:5, 26:9, 26:16
concept [1] - 12:18
concerned [1] - 51:17
concerning [1] - 31:17
concerns [7] - 16:2, 17:10, 18:22, 19:22, 22:23, 25:20, 43:15
conclusion [2] - 4:10, 53:23
condition [3] - 36:14, 37:9, 37:19
conditional [3] - 37:5, 37:8, 39:22
conditions [2] - 37:25, 38:17
confined [1] - 43:16
confirm [1] - 10:14
confirmed [1] - 10:15
connection [1] - 14:3
considered [1] -

- 24:17
consistency [3] - 21:20, 22:4, 22:20
consistent [4] - 22:3, 22:21, 26:14
construction [1] - 46:14
consultant [2] - 14:11, 15:25
consultant's [1] - 4:6
consultation [2] - 4:19, 44:14
consulted [1] - 14:2
contain [1] - 12:7
continuation [1] - 5:6
continuing [1] - 52:22
contractor [3] - 46:7, 46:15, 46:19
conversations [1] - 43:15
converted [1] - 12:13
cooperation [1] - 25:9
copied [1] - 39:8
copies [2] - 14:2, 39:9
copy [6] - 14:18, 15:6, 17:18, 21:23, 31:5, 37:2
copying [1] - 31:24
corporation [4] - 4:19, 6:9, 7:12, 7:23
Correct [1] - 33:21
correct [10] - 6:20, 23:20, 33:24, 34:24, 41:6, 47:15, 47:21, 50:15, 51:19, 51:21
corrected [1] - 39:23
correction [2] - 50:24, 51:3
counsel [6] - 4:19, 6:9, 7:13, 7:23, 22:15, 31:25
count [1] - 50:12
County [2] - 9:19, 24:13
couple [3] - 23:7, 29:14, 52:18
course [4] - 8:7, 8:17, 9:3, 14:7
court [3] - 5:20, 24:8, 31:22
Court [1] - 9:12
Creek [1] - 22:6
criteria [10] - 11:8, 17:12, 17:16, 17:18, 22:2, 22:7, 41:3, 43:16, 43:25
- crowded** [1] - 25:19
culminated [1] - 15:14
culminating [1] - 14:16
cultural [1] - 28:23
Cultural [5] - 5:13, 6:4, 34:15, 42:3, 46:10
current [5] - 4:14, 28:2, 29:15, 30:7, 50:10
-
- D**
-
- date** [1] - 36:16
dated [3] - 14:8, 14:17, 36:17
dealing [1] - 41:8
deals [1] - 21:18
dealt [1] - 42:20
December [9] - 4:20, 14:9, 14:13, 15:15, 15:19, 16:3, 17:18, 19:18, 24:22
decision [9] - 4:8, 4:25, 9:11, 20:2, 23:3, 23:24, 24:5, 41:4, 41:7
declaration [2] - 11:18, 11:20
defining [1] - 4:16
delays [1] - 52:18
deliberations [1] - 53:24
delivered [1] - 36:24
delivery [3] - 13:18, 20:24, 20:25
demonizing [1] - 28:8
denial [1] - 53:20
deny [1] - 27:7
denying [1] - 27:8
department [4] - 8:17, 10:8, 13:25, 35:12
Department [1] - 33:16
depth [1] - 48:12
deputy [1] - 33:15
described [1] - 52:16
describing [1] - 51:9
description [2] - 6:15, 7:16
design [7] - 13:17, 14:15, 17:10, 17:12, 51:13, 51:14, 53:5
designate [1] - 10:12
designs [2] - 52:8, 52:11
- destroy** [1] - 28:11
detail [2] - 10:2, 18:9
detailed [3] - 9:2, 10:7, 11:8
details [2] - 17:3, 51:10
determination [5] - 10:11, 11:15, 11:16, 23:19, 53:24
determine [1] - 22:2
determined [2] - 23:25, 28:3
development [2] - 34:14, 36:10
dimension [1] - 47:10
dimensions [1] - 38:16
directions [2] - 49:25, 50:2
directly [2] - 24:25, 34:6
discretion [1] - 18:14
discussed [2] - 16:20, 44:24
discussing [1] - 53:8
discussion [7] - 4:9, 4:15, 32:4, 37:12, 41:2, 46:24, 53:5
dismissed [2] - 24:9, 24:12
dismissing [1] - 9:15
disruption [2] - 13:20, 21:15
disruptive [1] - 21:10
distance [1] - 20:16
District [1] - 23:22
district [8] - 9:9, 23:14, 23:17, 23:20, 28:16, 34:13, 34:14, 37:17
divert [1] - 28:6
division [2] - 33:16, 35:8
documentation [1] - 31:23
documents [4] - 8:14, 9:18, 14:3, 15:23
dominated [1] - 12:18
done [2] - 8:16, 36:7
Donskoj [2] - 39:12, 46:22
doors [2] - 17:3, 17:5
draft [1] - 4:9
drafted [1] - 7:22
drawings [1] - 41:11
drawn [1] - 22:9
drawn-out [1] - 22:9
- draws** [1] - 24:18
drop [2] - 13:13, 25:17
dumpster [3] - 21:6, 21:8, 21:9
during [6] - 8:5, 11:22, 18:18, 42:5, 42:10, 43:3
duties [1] - 33:25
-
- E**
-
- EAF** [1] - 15:22
early [2] - 9:6, 21:11
east [2] - 17:2, 51:15
effect [1] - 13:2
efforts [1] - 29:3
eight [1] - 9:24
eliminate [1] - 21:14
eliminated [4] - 12:2, 20:13, 21:12, 25:13
elimination [2] - 13:11, 14:24
end [2] - 5:9, 27:5
enforcement [3] - 9:4, 23:9, 34:2
engage [4] - 18:11, 25:18, 26:22, 26:23
enhanced [1] - 25:14
enter [1] - 44:21
entities [4] - 6:13, 6:17, 7:15, 7:18
entitled [1] - 24:24
entrance [3] - 13:7, 25:16, 25:24
environmental [3] - 11:5, 26:8, 26:20
erected [2] - 28:19, 37:22
especially [1] - 28:21
essence [1] - 27:8
essentially [3] - 21:4, 23:12, 24:11
etcetera [1] - 5:20
evening [5] - 5:5, 5:17, 5:18, 33:11, 46:21
events [2] - 12:15, 25:18
evidenced [1] - 17:11
exact [1] - 11:7
exactly [2] - 37:7, 50:16
examples [1] - 11:24
excavation [1] - 16:9
excluded [1] - 18:6
excuse [2] - 32:12, 36:15
Exhibit [2] - 15:7, 17:20
- exhibits** [2] - 12:15, 30:21
existing [1] - 18:15
expand [1] - 19:16
expanded [1] - 26:22
expanding [1] - 18:21
expertise [2] - 19:24, 26:21
explained [2] - 16:10, 18:3
express [1] - 19:22
extensive [3] - 11:4, 14:12, 15:22
extent [2] - 7:21, 7:24
-
- F**
-
- facade** [1] - 17:2
facility [2] - 12:3, 24:17
fact [1] - 27:24
factor [1] - 19:25
factors [1] - 15:5
fading [1] - 45:23
faith [1] - 28:17
falls [1] - 22:6
favor [4] - 9:10, 9:15, 17:11, 17:17
FEA [1] - 26:7
feet [29] - 12:23, 13:3, 13:5, 13:6, 20:9, 20:10, 20:11, 24:16, 47:7, 47:12, 47:14, 47:18, 47:20, 47:24, 48:2, 48:7, 48:9, 48:24, 49:4, 49:6, 50:2, 50:4, 50:10, 50:11, 50:14, 51:18, 51:19
felt [4] - 4:8, 4:13, 37:14, 37:21
few [2] - 21:24, 22:10
final [4] - 4:8, 27:12, 50:20, 53:13
finally [2] - 11:13, 53:6
Fire [1] - 33:16
first [6] - 10:10, 12:8, 12:11, 12:14, 31:8, 52:7
fit [1] - 41:14
five [4] - 11:19, 14:24, 20:9, 20:11
five-foot-high [1] - 14:24
flex [1] - 12:14
floor [2] - 12:2, 12:14

flow [3] - 13:14, 25:7, 25:10

follow [3] - 29:5, 30:14, 52:10
follow-up [3] - 29:5, 30:14, 52:10
followed [1] - 23:11
foot [4] - 14:24, 46:8, 47:13, 48:13
footage [3] - 49:17, 50:6, 51:8
footprint [4] - 38:13, 38:20, 46:17, 48:13
form [3] - 11:6, 21:24, 26:8
former [1] - 32:17
forth [5] - 18:25, 22:14, 26:18, 30:4, 41:7
forthwith [1] - 53:23
forum [1] - 4:4
forwarded [3] - 35:3, 45:15, 45:19
foundation [1] - 41:19
four [3] - 17:18, 52:3, 52:6
frankly [1] - 30:24
free [1] - 32:11
front [3] - 32:13, 35:17, 37:22
full [4] - 11:5, 14:16, 26:8, 46:9
future [2] - 27:2

G

gauntlet [1] - 27:13
generated [1] - 40:20
gentlemen [2] - 6:6, 32:13
geometry [1] - 49:2
given [2] - 5:10, 40:9
glasses [1] - 7:10
GOLDMAN [2] - 20:19, 20:22
graciously [1] - 31:9
granted [1] - 39:17
great [1] - 7:5
greater [1] - 13:12
groups [1] - 42:6
growing [1] - 32:9
Grunblatt [3] - 32:19, 32:22, 32:25
guess [1] - 39:13
guidelines [1] - 34:15
guy [1] - 39:14

H

HAC [3] - 21:22, 21:25, 22:12
half [3] - 13:6, 20:9, 20:10
handed [1] - 20:7
handle [2] - 28:18, 33:19
handrails [1] - 25:22
hard [1] - 52:15
hardship [1] - 4:24
hear [1] - 4:23
heard [1] - 34:4
hearing [5] - 8:21, 23:24, 29:16, 31:13, 31:14
height [2] - 13:5, 14:23
held [5] - 5:7, 9:10, 9:14, 23:24, 24:8
help [1] - 53:2
Heritage [4] - 8:23, 14:22, 21:16, 21:17
high [2] - 14:24, 37:23
highway [1] - 24:17
hire [1] - 52:25
historic [1] - 37:16
Historic [18] - 4:7, 4:24, 8:15, 8:20, 13:23, 15:12, 35:4, 35:5, 35:9, 35:24, 36:4, 36:9, 37:4, 41:12, 42:4, 44:23, 45:18, 45:21
historical [1] - 18:14
history [1] - 26:7
HLPC [36] - 8:21, 14:22, 15:11, 15:15, 15:20, 16:3, 16:18, 16:23, 17:10, 17:14, 17:19, 17:25, 18:4, 18:19, 18:20, 19:3, 19:5, 19:7, 19:17, 20:4, 26:19, 27:4, 29:25, 30:7, 30:9, 32:18, 32:21, 38:11, 39:2, 39:6, 39:17, 40:17, 52:5, 52:14, 52:18
HLPC's [1] - 16:12
hoping [1] - 53:16
hours [2] - 21:24, 22:10
Hurley [1] - 46:21
hypothetical [1] - 4:7

I

ICC [17] - 8:6, 11:2, 11:11, 11:25, 12:13, 17:4, 17:12, 17:14, 17:17, 26:4, 26:9, 26:12, 29:17, 31:15, 36:2, 52:15
ICCHV [6] - 5:24, 9:11, 14:10, 14:14, 16:20, 26:25
ICCHV's [1] - 9:15
identified [2] - 15:16, 15:17
illegal [1] - 27:20
impact [1] - 16:8
impassable [1] - 27:4
impeded [1] - 25:14
impediment [1] - 27:5
Implementation [1] - 26:17
impose [1] - 27:4
improved [1] - 13:14
improvements [1] - 13:18
inches [2] - 47:13, 48:13
include [8] - 13:11, 21:23, 46:13, 49:7, 49:10, 49:14, 49:16, 49:21
included [2] - 16:18, 51:8
including [5] - 13:9, 13:17, 16:24, 26:15, 52:24
incorporates [1] - 23:2
increased [1] - 17:7
indicate [2] - 37:3, 46:7
indicated [1] - 6:7
individual [1] - 19:7
individuals [2] - 5:14, 19:4
information [1] - 7:20
input [1] - 13:9
instead [2] - 21:12, 28:4
insure [1] - 26:13
intended [1] - 28:22
intentionally [1] - 31:6
interested [1] - 10:14
interfere [1] - 31:19
interlude [1] - 42:2
interpretation [1] -

23:13

intervene [1] - 10:24

intervention [2] - 27:17, 28:5
involved [5] - 10:13, 29:14, 29:16, 31:13, 35:12
Irish [8] - 5:13, 6:4, 34:14, 38:18, 39:24, 41:11, 42:3, 46:10
issue [11] - 6:14, 7:16, 23:16, 23:25, 28:2, 36:5, 41:4, 42:8, 43:23, 44:4
issued [1] - 53:23
issues [10] - 9:5, 15:16, 16:4, 16:5, 16:16, 18:24, 20:25, 23:6, 33:19, 37:9
item [2] - 35:20, 46:6
items [1] - 16:11

J

January [11] - 5:7, 6:25, 35:5, 35:21, 35:23, 36:18, 39:18, 41:23, 44:21, 45:17, 52:3
joining [1] - 5:14
Judge [1] - 9:13
judge [1] - 9:14
judicial [1] - 31:24
Julie [1] - 5:10
July [4] - 11:14, 52:11, 52:14, 52:20
jump [1] - 21:4
jurisdiction [1] - 16:12, 16:15, 16:16, 18:11, 18:23, 19:24, 24:14, 24:19, 25:3, 26:23, 53:22

K

keep [1] - 50:4
key [2] - 11:24, 30:2
Kingston [14] - 8:8, 8:10, 13:25, 23:14, 26:10, 26:16, 27:3, 28:11, 28:16, 33:16, 33:17, 34:8, 44:22, 51:6
kitchen [1] - 12:16
knocked [1] - 30:3
knowing [1] - 31:18
knowledge [5] - 19:2, 34:7, 34:10, 34:21, 38:9

L

L-shaped [1] - 48:20
Landmarks [24] - 4:7, 4:24, 8:20, 15:12, 17:16, 19:21, 26:15, 26:19, 35:4, 35:5, 35:9, 35:25, 36:5, 37:4, 37:14, 41:12, 42:5, 42:8, 42:10, 43:23, 44:3, 44:23, 45:18, 45:21
landmarks [1] - 18:10
landscape [1] - 41:14
landscaping [1] - 17:8
language [2] - 4:6, 4:17
large [1] - 42:23
larger [2] - 27:25, 28:21
last [5] - 13:2, 22:9, 29:14, 31:11, 32:16
Laurie [1] - 14:12
law [11] - 4:14, 15:8, 16:11, 17:21, 18:4, 18:7, 18:18, 26:14, 26:19, 31:22, 33:20
Law [1] - 34:8
laws [1] - 28:8
lay [1] - 4:14
lead [5] - 8:10, 10:12, 10:15, 11:12, 45:11
leading [1] - 25:23
least [2] - 10:5, 49:16
leave [1] - 33:6
left [1] - 31:6
legal [6] - 4:22, 10:22, 10:24, 22:14, 28:7, 31:20
length [1] - 49:25
letter [33] - 7:22, 9:20, 9:23, 10:2, 15:7, 15:15, 15:19, 15:20, 16:3, 17:19, 19:18, 25:6, 25:8, 30:16, 30:19, 30:21, 30:24, 31:5, 31:7, 36:5, 36:12, 36:16, 36:17, 36:23, 37:3, 37:5, 37:6, 39:8, 39:9, 39:16, 44:19, 52:16
letters [3] - 14:8, 14:14, 34:5
level [7] - 12:6, 12:8, 12:9, 12:10, 12:11, 37:24
levels [1] - 49:12

lighting [2] - 16:6, 25:22
limited [7] - 16:12, 18:13, 18:21, 18:22, 26:11, 26:23, 27:3
line [6] - 22:17, 29:12, 38:14, 38:15, 38:19, 51:14
list [2] - 8:3, 21:25
loaded [2] - 39:14, 40:25
located [5] - 9:10, 23:15, 24:2, 25:11, 34:12
location [2] - 16:7, 18:24
locations [1] - 25:17
look [2] - 15:9, 41:10
looking [2] - 20:15, 46:5
loop [1] - 31:6
low [1] - 25:14
LWRP [2] - 8:24, 21:18

M

main [2] - 25:23, 25:24
majority [1] - 42:19
man [1] - 40:8
March [1] - 10:6
Mark [1] - 9:14
mass [1] - 15:2
massing [1] - 20:14
massive [1] - 28:9
materials [1] - 31:18
matter [2] - 4:21, 27:24
Matthew [3] - 14:11, 15:18, 15:25
mean [1] - 19:7
means [1] - 22:23
measure [1] - 44:5
mechanics [1] - 51:10
mechanism [1] - 19:21
meeting [37] - 4:21, 5:6, 5:7, 19:12, 22:9, 22:10, 31:11, 35:5, 35:6, 35:13, 35:14, 35:16, 35:17, 35:22, 39:18, 40:12, 40:17, 40:20, 40:23, 41:2, 43:3, 43:5, 43:6, 43:9, 43:11, 44:22, 45:17, 45:20, 45:24, 45:25, 46:18, 46:21, 46:25, 52:3, 52:4, 52:10,

53:7
meetings [8] - 12:15, 16:21, 22:8, 35:10, 41:25, 46:16, 52:3, 52:6
member [2] - 4:5, 19:5
members [17] - 4:11, 5:11, 7:3, 17:15, 18:20, 19:3, 19:7, 22:12, 29:4, 30:7, 30:20, 32:20, 40:15, 43:16, 45:19, 52:9, 52:19
membership [1] - 39:19
memorandum [7] - 15:8, 16:10, 17:20, 18:4, 18:8, 18:18, 26:18
memories [1] - 45:22
memory [1] - 46:3
mention [1] - 45:16
mentioned [1] - 20:23
met [3] - 4:12, 34:9, 53:3
might [2] - 10:23, 25:19
mine [1] - 46:4
minutes [9] - 35:2, 35:17, 44:24, 45:20, 46:5, 46:7, 50:22, 51:3, 51:4
mistaken [1] - 22:11
mixed [1] - 28:16
modifications [1] - 13:17
modified [1] - 22:22
moment [1] - 13:10
Monday [1] - 46:21
month [1] - 8:18
months [1] - 14:7
morning [1] - 21:12
most [4] - 12:12, 26:6, 26:9, 41:8
motions [1] - 46:21
mounted [2] - 20:12, 27:18
mouth [1] - 34:19
move [1] - 30:15
moving [1] - 21:16
MR [97] - 5:17, 5:22, 5:25, 6:3, 6:21, 6:24, 7:6, 7:9, 17:22, 17:24, 17:25, 18:3, 19:2, 19:6, 19:9, 19:11, 20:17, 20:19, 20:21, 20:22, 21:3, 29:7, 29:11, 30:23, 31:4,

32:14, 32:23, 32:25, 33:6, 33:14, 33:21, 33:24, 34:11, 34:24, 35:11, 35:18, 35:23, 36:17, 36:21, 37:7, 37:11, 38:12, 38:22, 39:4, 39:9, 39:21, 40:4, 40:7, 40:13, 40:16, 40:18, 40:19, 40:22, 40:24, 41:6, 42:3, 42:13, 42:15, 42:18, 43:2, 43:6, 43:10, 43:14, 43:18, 44:7, 45:8, 45:11, 46:2, 47:2, 47:8, 47:11, 47:12, 47:13, 47:15, 47:18, 47:21, 47:24, 48:3, 48:12, 48:15, 48:17, 48:20, 48:22, 49:3, 49:5, 49:11, 49:21, 49:24, 50:7, 50:15, 50:20, 50:24, 51:5, 51:12, 51:21, 51:24, 53:16
multi [2] - 21:24, 25:4
multi-page [2] - 21:24, 25:4
multiple [1] - 11:10
multitude [1] - 42:16
municipalities [1] - 51:7
muster [1] - 27:11

N

name [5] - 5:19, 5:22, 33:12, 33:14, 45:6
narrower [1] - 29:22
nearly [1] - 8:5
need [1] - 15:10
needed [1] - 38:4
negative [2] - 11:18, 11:19
neighbor [1] - 9:8
neighborhood [1] - 41:10
neighbors [6] - 13:21, 16:8, 23:7, 23:8, 24:4, 31:9
never [2] - 10:23, 27:19
new [2] - 18:16, 46:14
New [4] - 8:14, 9:12, 13:22, 33:17
next [2] - 34:19, 53:15
nine [1] - 48:13

noise [2] - 13:20, 21:9
non [2] - 4:24, 11:17
non-hardship [1] - 4:24
non-significance [1] - 11:17
note [3] - 20:7, 24:10, 30:16
nothing [2] - 28:11, 28:20
notice [3] - 41:4, 41:21, 44:2
notification [1] - 6:9
notified [1] - 10:13
noting [2] - 50:25, 51:13
November [2] - 52:7, 52:13
number [10] - 11:25, 12:13, 12:21, 13:16, 13:22, 15:11, 22:12, 30:20, 34:4, 50:16
numerous [1] - 11:2
nutshell [2] - 10:4, 23:8

O

object [1] - 30:23
objecting [1] - 31:21
objection [1] - 32:8
observations [1] - 16:19
occasions [3] - 11:3, 15:14, 34:4
offered [1] - 36:13
offering [1] - 37:5
Office [2] - 8:15, 13:24
office [1] - 39:11
officer [3] - 9:5, 23:10, 34:2
offices [2] - 5:10, 12:4
on-site [1] - 13:11
once [1] - 24:25
one [19] - 5:11, 10:23, 11:25, 13:6, 17:11, 24:10, 26:5, 26:9, 27:15, 29:7, 32:11, 32:15, 32:24, 33:25, 43:2, 46:14, 51:24, 52:6
open [2] - 20:18, 28:23
opening [1] - 37:3
opinion [11] - 4:13, 4:22, 5:2, 18:7, 21:21, 22:19, 22:24, 43:4,

43:14, 43:18, 43:19
opinions [1] - 4:10
order [4] - 10:10, 13:12, 32:5, 53:22
original [9] - 14:15, 38:12, 47:8, 48:12, 49:22, 50:12, 50:14, 51:13, 51:14
originally [11] - 12:17, 12:24, 13:8, 14:25, 15:8, 21:5, 25:11, 29:6, 29:20, 30:8, 49:13
outline [3] - 6:12, 7:24, 8:2
outlining [1] - 7:14
outset [1] - 52:17
outside [3] - 16:11, 26:22, 52:25
overall [1] - 23:3
oversized [1] - 37:15
overstepping [1] - 43:20
owner [1] - 27:21

P

P-O-R-D-Y [1] - 5:23
pack [1] - 20:8
page [3] - 10:2, 21:24, 25:4
pages [2] - 11:6
panel [1] - 20:8
panels [6] - 14:25, 20:12, 37:20, 37:23, 40:3, 40:4
paragraph [1] - 37:3
parapet [1] - 37:22
parking [13] - 13:8, 13:11, 13:15, 16:6, 25:11, 25:13, 25:15, 25:16, 25:20, 46:10, 46:11, 46:15, 46:18
Parks [2] - 8:15, 13:23
part [5] - 12:12, 19:9, 22:4, 22:6, 29:16
participate [5] - 18:2, 18:5, 18:12, 19:3, 31:10
particular [1] - 34:10
parties [1] - 30:17
party [3] - 31:14, 31:19, 31:25
passed [1] - 27:11
path [1] - 25:22
PB [2] - 22:22, 22:25
pedestrian [2] - 13:12, 25:15
people [1] - 34:4

- performances** [1] - 12:16
- performing** [1] - 5:3
- period** [2] - 8:18, 42:10
- permit** [1] - 27:8
- permitted** [1] - 31:22
- person** [1] - 4:15
- personally** [1] - 36:25
- perspectives** [1] - 20:13
- pertaining** [1] - 44:2
- pertains** [1] - 20:22
- phone** [1] - 32:4
- pick** [2] - 13:13, 21:7
- picked** [1] - 21:14
- pickup** [1] - 13:19
- pilasters** [1] - 17:4
- pile** [1] - 32:9
- place** [4] - 19:13, 20:4, 37:15, 40:20
- placed** [1] - 37:21
- Plan** [1] - 26:17
- plan** [13] - 6:15, 7:17, 8:9, 10:20, 11:4, 11:22, 14:4, 20:2, 25:25, 26:5, 26:16, 27:12, 43:22
- planning** [8] - 8:17, 10:7, 13:25, 14:11, 15:25, 24:11, 26:20, 39:11
- Planning** [39] - 8:8, 8:9, 9:17, 9:19, 9:21, 9:22, 10:5, 10:8, 10:11, 11:3, 11:7, 11:10, 11:12, 11:15, 11:18, 14:10, 14:18, 14:22, 16:14, 19:12, 19:17, 19:20, 19:23, 20:5, 22:19, 22:25, 24:13, 24:22, 24:25, 25:2, 25:3, 25:9, 36:7, 36:13, 36:23, 36:25, 43:22, 46:20
- plans** [3] - 14:2, 38:13, 46:12
- plenty** [1] - 28:14
- plus** [2] - 15:24, 49:6
- PNA** [3] - 27:7, 53:20, 53:22
- point** [9] - 18:17, 30:22, 32:12, 33:3, 34:20, 42:25, 44:13, 44:17, 53:12
- pointing** [1] - 31:15
- Pordy** [7] - 5:15, 5:22, 17:22, 28:24, 29:5, 32:16, 53:13
- PORDY** [23] - 5:17, 5:22, 6:21, 6:24, 7:6, 7:9, 17:24, 18:3, 19:6, 19:11, 20:21, 21:3, 29:7, 29:11, 30:23, 31:4, 32:25, 49:5, 49:11, 49:21, 51:5, 51:24, 53:16
- Pordy's** [1] - 44:19
- portion** [1] - 31:10
- posed** [2] - 29:2, 29:6
- position** [2] - 33:13, 33:19
- positive** [1] - 23:4
- possible** [1] - 7:21
- power** [1] - 20:8
- precedent** [1] - 28:14
- prepare** [1] - 53:2
- present** [4] - 35:14, 35:16, 40:16, 40:23
- presentation** [1] - 35:24
- presented** [3] - 42:22, 52:8, 52:12
- preservation** [3] - 41:4, 41:21, 44:2
- Preservation** [17] - 8:16, 8:20, 13:23, 15:12, 35:4, 35:6, 35:9, 35:25, 36:5, 36:8, 36:9, 37:4, 37:14, 41:13, 44:23, 45:18, 45:21
- presided** [1] - 9:14
- pretty** [1] - 42:2
- prevailed** [2] - 24:6
- previous** [2] - 5:7, 51:14
- previously** [1] - 45:16
- primarily** [1] - 12:4
- private** [1] - 27:21
- procedure** [1] - 23:11
- proceed** [1] - 36:7
- proceeding** [3] - 9:13, 24:5, 32:2
- proceeds** [1] - 53:14
- process** [16] - 4:16, 8:5, 10:24, 11:13, 11:23, 16:17, 18:2, 19:4, 21:19, 23:3, 26:5, 27:6, 30:4, 31:20, 52:22
- progresses** [1] - 46:17
- project** [43] - 5:23, 6:2, 6:14, 7:15, 8:6, 8:11, 8:14, 9:3, 9:6, 10:4, 10:8, 10:18, 10:19, 10:22, 10:25, 11:22, 14:5, 14:6, 14:17, 18:16, 22:21, 24:14, 24:20, 26:2, 26:6, 26:10, 26:14, 26:22, 27:2, 27:9, 27:16, 27:18, 28:7, 28:9, 29:14, 29:18, 36:2, 36:10, 39:17, 45:12, 46:13, 46:16
- prompted** [1] - 25:6
- proper** [2] - 16:15, 23:11
- properly** [2] - 24:2, 24:8
- property** [7] - 9:9, 23:15, 27:21, 30:18, 38:14, 38:19
- proponents** [1] - 41:10
- proposal** [5] - 34:9, 34:22, 38:18, 49:19, 50:6
- proposed** [14] - 12:2, 12:7, 13:8, 14:15, 14:25, 30:6, 34:14, 36:6, 37:20, 40:9, 42:23, 47:6, 47:9, 47:20
- proposing** [1] - 46:8
- protocol** [2] - 32:4, 32:6
- provide** [1] - 22:13
- provided** [7] - 8:2, 14:2, 14:7, 14:12, 17:5, 25:14, 25:16
- providing** [1] - 7:24
- provisions** [1] - 26:15
- proximity** [2] - 22:5, 24:15
- public** [6] - 4:4, 5:5, 19:8, 28:23, 31:10, 34:5
- purpose** [1] - 21:22
- purposes** [1] - 12:5
- pursuant** [1] - 22:22
- purview** [1] - 32:5
- put** [3] - 25:22, 37:25, 44:18
- putting** [1] - 31:3
- questions** [23] - 5:15, 6:8, 22:2, 22:13, 29:5, 29:20, 30:15, 33:20, 36:12, 40:14, 41:15, 41:16, 41:19, 41:24, 42:12, 42:17, 42:18, 42:25, 43:15, 43:21, 44:9, 51:22, 53:11
- quick** [1] - 49:5
- quickly** [1] - 53:17
-
- R**
-
- railing** [1] - 20:18
- railings** [1] - 17:7
- raised** [7] - 9:6, 16:4, 23:7, 23:16, 41:25, 42:17, 42:19
- read** [2] - 6:10, 7:11
- reading** [2] - 4:14, 39:16
- reality** [1] - 28:6
- really** [5] - 18:19, 20:14, 25:6, 27:18, 28:22
- rear** [1] - 41:18
- reason** [1] - 51:5
- receipt** [2] - 30:16, 30:18
- receive** [1] - 5:8
- received** [3] - 6:24, 7:11, 9:4
- receiving** [1] - 5:2
- recent** [1] - 26:7
- recess** [1] - 44:14
- recommend** [1] - 37:17
- recommendation** [2] - 36:6, 46:19
- recommendations** [1] - 24:21
- record** [7] - 19:10, 31:3, 43:13, 44:16, 44:20, 44:25, 52:2
- Recreation** [2] - 8:15, 13:23
- rectangular** [1] - 48:22
- red** [1] - 15:4
- redesign** [2] - 16:22, 26:2
- redesignated** [1] - 12:3
- redesigned** [1] - 13:8
- reduce** [3] - 13:19, 15:2, 20:14
- reduced** [6] - 12:22, 12:23, 13:3, 13:6, 50:8, 50:9
- reduction** [3] - 12:21, 13:4, 47:23
- referred** [4] - 11:17, 13:24, 16:8, 25:7
- referring** [3] - 17:19, 19:19, 49:7
- reflect** [1] - 4:9
- reflected** [2] - 4:13, 50:23
- reflecting** [1] - 15:23
- regard** [3] - 23:8, 32:17, 36:10
- regarded** [2] - 37:19, 43:22
- regarding** [4] - 4:6, 29:6, 29:20, 37:12
- regular** [1] - 35:8
- regulations** [4] - 10:21, 27:10, 38:7, 38:10
- regulatory** [2] - 27:5, 27:6
- related** [3] - 13:17, 16:5, 17:3
- relevant** [4] - 14:3, 29:10, 29:11, 29:12
- relining** [1] - 17:3
- remember** [2] - 45:23, 48:15
- remind** [1] - 53:19
- rendered** [2] - 9:20, 22:19
- replansky** [2] - 30:16, 31:11
- Replansky** [1] - 30:19
- represent** [1] - 31:12
- representing** [1] - 6:4
- represents** [1] - 30:17
- request** [8] - 6:16, 7:11, 7:12, 7:17, 17:14, 23:9, 23:12, 36:4
- requested** [3] - 6:12, 7:21, 41:12
- requests** [1] - 16:24
- require** [4] - 16:19, 38:10, 39:2, 39:6
- required** [4] - 8:11, 9:22, 11:9, 38:7
- requirement** [1] - 44:5
- requirements** [6] - 27:23, 27:24, 28:2, 33:23, 34:8, 34:13
- requires** [2] - 10:18, 34:16
- research** [1] - 34:12
-
- Q**
-
- qualified** [1] - 26:21
- quasi** [1] - 31:23
- questioned** [1] - 33:4
- questioning** [1] - 29:12

researched [1] - 4:22
reserve [1] - 38:4
resolved [2] - 10:16, 53:17
respect [7] - 8:8, 9:5, 9:23, 12:25, 18:14, 26:25, 31:15
respond [1] - 32:8
responded [3] - 6:25, 9:21, 15:18
respondent [1] - 24:7
response [10] - 7:4, 7:7, 10:3, 14:13, 14:16, 14:20, 15:24, 17:4, 25:4, 44:10
responses [3] - 24:23, 32:10
responsible [2] - 8:13, 9:17
rest [1] - 24:9
Resta [1] - 14:12
restaurant [2] - 12:17, 12:19
result [2] - 7:19, 17:13
resulted [2] - 13:3, 17:9
results [1] - 6:17
reversal [1] - 53:20
review [34] - 7:5, 8:9, 8:11, 8:24, 8:25, 9:2, 9:19, 10:20, 11:4, 11:8, 11:23, 14:8, 14:14, 14:21, 16:17, 18:2, 18:6, 18:11, 18:12, 18:19, 19:13, 20:2, 21:20, 22:20, 22:22, 23:4, 26:22, 38:5, 38:11, 39:2, 39:6, 52:22, 53:4
reviewed [4] - 6:14, 7:15, 14:6, 24:20
reviews [4] - 6:18, 7:19, 11:16, 14:21
revised [2] - 52:8, 52:11
revisions [2] - 11:10, 52:16
Richard [1] - 9:13
rights [1] - 31:20
Riverport [1] - 26:17
Robert [2] - 6:3, 45:8
role [4] - 5:3, 18:13, 18:21, 20:4
roles [1] - 19:5
Roman [1] - 37:12
Roman-style [1] - 37:12
Ronald [1] - 5:22

Rondout [4] - 22:5, 23:21, 28:10, 28:15
roof [2] - 14:25, 37:21
rooftop [2] - 17:7, 20:12
round [1] - 52:7
RT [2] - 34:12, 34:13
Rudikoff [3] - 14:11, 15:18, 15:25

S

safety [3] - 5:10, 33:16, 35:8
samples [1] - 17:6
satisfied [2] - 16:2, 16:23
satisfying [1] - 17:10
scale [3] - 16:6, 37:15, 41:9
scaled [1] - 12:19
scope [2] - 16:12, 26:11
scrutinized [1] - 26:6
scrutiny [1] - 9:4
second [4] - 12:2, 12:8, 12:9, 12:10
seconds [1] - 46:22
section [2] - 18:8, 43:25
see [3] - 32:19, 45:4, 46:6
seeking [1] - 53:20
sending [1] - 8:13
sent [7] - 6:8, 6:19, 7:23, 9:20, 14:18, 36:12, 36:23
separate [1] - 14:8
September [15] - 14:8, 14:13, 22:18, 23:5, 35:3, 40:17, 40:23, 41:23, 41:24, 43:8, 45:20, 51:4, 52:4, 53:3, 53:6
SEQRA [20] - 8:11, 10:11, 11:4, 11:9, 11:13, 11:15, 11:22, 14:4, 15:23, 16:17, 18:2, 18:5, 18:6, 18:11, 18:12, 19:4, 19:10, 19:12, 20:2, 26:5
set [1] - 26:18
setback [6] - 17:7, 18:24, 38:7, 38:9, 38:19, 51:15
several [8] - 8:17, 11:16, 14:7, 14:15, 15:13, 16:18, 30:17,

36:11
shaped [1] - 48:20
shapes [1] - 15:4
short [1] - 7:21
shorter [2] - 20:16
shoulders [1] - 39:15
show [1] - 41:13
SHPO [12] - 8:14, 13:25, 14:2, 14:6, 14:16, 15:7, 15:17, 15:19, 15:21, 15:24, 16:4, 16:23
SHPO's [4] - 14:13, 14:16, 14:21, 16:2
shuttle [3] - 13:13, 25:17, 25:18
side [3] - 21:6, 48:5, 51:15
sides [1] - 41:8
sidewalk [1] - 25:23
signed [1] - 39:11
significance [1] - 11:17
similar [3] - 15:16, 15:21, 16:4
simply [1] - 10:19
site [15] - 8:8, 10:20, 11:4, 11:22, 13:11, 14:4, 20:2, 25:5, 25:25, 26:4, 27:12, 42:23, 43:22, 46:14, 46:15
sites [1] - 46:14
siting [1] - 16:8
six [3] - 13:16, 17:11, 20:8
size [10] - 13:4, 16:6, 18:23, 26:11, 37:12, 39:25, 41:15, 42:20, 43:24, 44:4
sizing [1] - 16:25
slams [1] - 21:8
small [2] - 12:7, 12:15
smaller [5] - 38:20, 38:21, 38:22, 38:25, 40:6
social [1] - 12:15
solar [5] - 14:25, 20:8, 37:20, 40:3, 40:4
solid [1] - 20:17
sometimes [2] - 16:7, 51:7
soon [1] - 53:17
sorry [1] - 40:19
sort [1] - 15:14
sources [1] - 13:9
space [2] - 12:3, 12:14

spaces [1] - 13:12
speaking [3] - 4:4, 34:5, 45:16
specific [1] - 17:12
specifically [2] - 18:6, 36:13
specify [1] - 44:4
spent [1] - 21:24
spots [1] - 25:13
square [17] - 13:5, 46:8, 47:7, 48:9, 48:16, 48:17, 48:24, 49:3, 49:17, 49:24, 50:2, 50:4, 50:6, 50:9, 50:11, 50:14, 51:8
square-foot [1] - 46:8
staff [1] - 5:11
stair [1] - 48:5
standardized [1] - 17:5
standards [1] - 22:3
standing [1] - 31:13
started [1] - 18:20
state [7] - 5:19, 18:7, 24:17, 33:12, 37:9, 45:6
State [3] - 8:15, 9:12, 13:22
statement [2] - 22:6, 39:3
statements [1] - 5:8
states [1] - 38:2
stating [2] - 23:19, 51:3
status [1] - 10:15
stenographer [2] - 5:21, 33:12
step [1] - 53:15
steps [1] - 39:23
still [5] - 16:23, 32:20, 43:10, 45:4, 49:11
stories [1] - 50:12
story [1] - 46:8
Strand [3] - 23:21, 24:2, 25:24
straying [1] - 28:25
street [2] - 37:24, 46:12
Street [6] - 13:7, 25:12, 30:18, 35:21, 36:3, 46:6
structure [3] - 46:8, 47:5, 48:5
study [1] - 52:25
style [2] - 15:5, 37:12
Sub [2] - 23:21, 24:2
subject [3] - 10:19, 11:9, 27:10

submit [1] - 31:23
submitted [13] - 10:7, 11:7, 11:11, 15:9, 24:21, 24:23, 25:4, 26:8, 26:10, 35:24, 46:13, 49:13, 53:2
submitting [2] - 9:18, 31:18
subsequent [1] - 16:24
substance [2] - 7:12, 8:21
substantial [1] - 41:7
substantially [1] - 12:20
Sue [1] - 22:15
suggestion [1] - 25:21
sum [1] - 26:4
summarize [1] - 35:20
supplied [1] - 7:20
supply [2] - 7:13, 7:25
support [1] - 11:19
supposed [4] - 23:10, 43:17, 44:3, 44:5
Supreme [1] - 9:12
surrounding [1] - 4:15
swallow [1] - 28:10

T

tall [1] - 20:9
teaching [1] - 12:16
technicalities [1] - 31:16
techniques [1] - 16:9
ten [2] - 13:11, 25:13
terms [1] - 27:17
terrace [1] - 46:9
testifying [1] - 51:25
theater [1] - 12:7
themselves [2] - 10:12, 29:19
therefore [1] - 26:25
thicker [1] - 32:9
thinking [1] - 51:11
third [1] - 12:9
Thomas [1] - 33:14
thorough [1] - 30:13
three [15] - 12:21, 12:23, 13:3, 14:7, 15:11, 17:17, 20:8, 20:9, 20:10, 22:8, 47:13, 47:24, 48:2, 49:12, 50:12

- throughout** [1] - 30:4
Tiano [5] - 33:10, 33:14, 44:24, 45:17, 51:25
TIANO [28] - 33:14, 33:21, 33:24, 34:11, 34:24, 35:11, 35:18, 35:23, 36:17, 36:21, 37:7, 37:11, 38:12, 38:22, 39:4, 39:9, 39:21, 40:4, 40:7, 40:13, 40:18, 40:22, 41:6, 42:3, 42:13, 42:15, 42:18, 43:18
timely [1] - 26:6
tirelessly [1] - 26:12
today [3] - 32:21, 35:3, 50:7
today's [2] - 49:19, 50:6
Tom [4] - 5:11, 33:11, 34:6, 42:25
tom [2] - 33:10, 44:11
tomorrow [1] - 5:9
tonight [4] - 8:22, 18:20, 52:17, 53:8
took [4] - 22:10, 34:18, 40:20, 53:7
top [1] - 15:2
topic [1] - 4:12
total [3] - 9:24, 50:10, 50:11
totally [1] - 10:22
traditional [1] - 15:3
traffic [4] - 13:14, 25:7, 25:10, 25:14
transcript [1] - 40:21
trash [3] - 13:18, 21:7, 21:13
truth [1] - 28:12
trying [3] - 30:25, 31:19, 52:23
turn [1] - 10:2
two [10] - 8:5, 10:2, 12:13, 13:2, 13:22, 22:8, 24:10, 37:24, 46:8, 46:13
two-story [1] - 46:8
two-year [1] - 8:5
types [1] - 13:20
typically [1] - 18:15
-
- U**
-
- UCPB** [8] - 9:23, 13:10, 24:18, 24:20, 24:23, 25:2, 25:5, 25:21
Ulster [2] - 9:18, 24:13
ultimate [2] - 19:25, 41:4
under [5] - 11:9, 20:2, 27:25, 29:23, 51:6
undergone [1] - 11:4
underground [1] - 12:11
unhappy [1] - 20:5
unusual [2] - 28:20, 31:22
up [20] - 4:18, 5:16, 9:6, 13:13, 19:7, 19:23, 21:7, 21:14, 25:23, 29:5, 30:14, 33:7, 41:11, 42:4, 42:9, 42:12, 45:5, 46:18, 52:10, 53:12
uploading [1] - 8:13
-
- V**
-
- vacant** [1] - 46:11
vacate [1] - 33:5
variances [4] - 10:19, 34:16, 34:20, 38:3
varied [1] - 4:11
various [4] - 13:9, 16:20, 34:4, 41:3
vendor [1] - 53:2
version [3] - 29:25, 30:9, 50:21
versus [1] - 20:17
vetted [1] - 26:6
visible [1] - 20:12
visual [1] - 52:25
vote [8] - 17:11, 17:17, 41:3, 41:20, 46:18, 46:25, 52:5, 53:8
voted [2] - 11:18, 17:15
-
- W**
-
- wall** [1] - 37:22
west [3] - 17:2, 48:5
West [3] - 23:21, 24:2, 25:24
wide [8] - 30:8, 47:12, 47:14, 47:20, 51:18, 51:19
wider [3] - 12:24, 29:21, 30:6
width [7] - 12:22, 14:23, 38:15, 47:6, 47:23, 48:4, 51:17
WILL [13] - 5:25, 47:11, 47:13, 48:12, 48:17, 48:22, 49:3, 49:24, 50:7, 50:15, 50:20, 50:24, 51:12
window [1] - 15:4
windows [3] - 17:2, 17:5, 41:16
wise [1] - 38:15
witness [3] - 33:4, 33:10, 45:2
wording [1] - 4:8
workday [1] - 5:9
works [1] - 20:3
worth [1] - 51:12
writing [2] - 7:14, 32:9
written [3] - 5:8, 6:12, 15:24
Wurtz [1] - 24:15
-
- Y**
-
- year** [1] - 8:5
years [2] - 13:2, 29:15
yellow [1] - 15:3
yesterday [2] - 6:25, 7:23
York [4] - 8:14, 9:12, 13:22, 33:17
Yourij [2] - 39:12, 46:22
-
- Z**
-
- ZBA** [8] - 7:24, 9:10, 9:11, 23:24, 28:17, 31:24, 53:21
ZBA's [1] - 24:5
ZEO [2] - 23:13, 23:18
ZEO's [1] - 23:23
zero [2] - 11:19, 51:14
zoned [1] - 24:8
zoning [19] - 4:14, 9:4, 9:5, 9:9, 10:21, 23:6, 23:9, 23:14, 23:17, 23:20, 26:14, 27:23, 28:2, 28:8, 33:19, 34:2, 42:8, 44:2
Zoning [14] - 4:20, 4:23, 5:3, 6:11, 7:2, 9:7, 32:6, 34:8, 34:16, 34:22, 38:3, 39:10, 45:19, 51:6