

CORRECTED MINUTES

STATE OF NEW YORK : COUNTY OF SULLIVAN
TOWN OF HIGHLAND : PLANNING BOARD

----- X
In the Matter of:

CATSKILL MOUNTAINS RESORT
Special Use Permit Public Hearing
Tax Map Section 15; Block 1; Lot 70.1

CORRECTED
COPY

----- X

Town of Highland Town Hall
4 Proctor Road
Eldred, New York
July 28, 2021
7:00 P.M.

PLANNING BOARD MEMBERS :

- BERRY HAFKIN, Chairman
- JEFFREY SPITZ, Board Member
- STEVE BOTT, Board Member
- NORM SUTHERLAND, Board Member
- MONICA MCGILL, Secretary
- MICHAEL DAVIDOFF, ESQ., Attorney

Also Present: JAY ZEIGER, ESQ.,
on Behalf of Applicant

JERIC CORPORATION
Court Reporting Services
P.O. Box 385
Narrowsburg, New York 12764
(845) 252-3515

Reported By: Rosemary A. Meyer

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 CHAIRMAN HAFKIN: Okay. I call the meeting to order.
3 It's seven o'clock. I'm calling the meeting of the Town of
4 Highland Planning Board to order.

5 To start, please start with the Pledge of Allegiance.

6 (The Pledge of Allegiance was recited.)

7 CHAIRMAN HAFKIN: All right. Everybody, the minutes are
8 going to be recorded and we do have a stenographer tonight
9 who's going to be taking notes.

10 At the public hearing, anyone who wishes to speak will
11 come up to the podium. There's a pad on there. Please sign
12 your name and the town and the state where you live.

13 All right. Attendance. Doreen is absent and Chris has
14 recused himself from this meeting. Steve Bott is normally
15 our alternate. Steve Bott will be a voting member tonight.
16 He will be taking Chris' place.

17 So can I get a motion to approve the minutes of June
18 23rd, 2021?

19 BOARD MEMBER SPITZ: I'll make that motion.

20 BOARD MEMBER SUTHERLAND: Second.

21 CHAIRMAN HAFKIN: Any discussion?

22 (No verbal response.)

23 CHAIRMAN HAFKIN: All in favor.

24 BOARD MEMBER SPITZ: Aye.

25 BOARD MEMBER BOTT: Aye

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 BOARD MEMBER SUTHERLAND: Aye.

3 CHAIRMAN HAFKIN: Aye.

4 (The motion was approved and carried.)

5 CHAIRMAN HAFKIN: The minutes are approved.

6 We have one piece of correspondence, but it deals with
7 the meeting tonight so we will do it at the meeting.

8 So no further regular business. I would need a motion
9 to open the public hearing.

10 BOARD MEMBER SUTHERLAND: I'll make that motion.

11 BOARD MEMBER BOTT: I'll second.

12 CHAIRMAN HAFKIN: Steve second.

13 All in favor?

14 BOARD MEMBER SPITZ: Aye.

15 BOARD MEMBER BOTT: Aye

16 BOARD MEMBER SUTHERLAND: Aye.

17 CHAIRMAN HAFKIN: Aye.

18 (The motion was approved and carried.)

19 CHAIRMAN HAFKIN: Okay, the public hearing is now open.

20 There's quite a few people tonight. I don't know how
21 many people are going to speak, but we're going to try and
22 keep it to two minutes per person. The comments will be
23 directed directly to the Board here, not to the people
24 involved.

25 I'm now going to ask the secretary to please read the

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -
2 public notice that was put in the paper.

3 MS. MCGILL: Please take notice that the Planning Board
4 of the Town of Highland will hold a public hearing pursuant
5 to Section 190 of the Town of Highland Code on the
6 application of Catskill Mountains Resort for property
7 identified as Town of Highland Section 15; Block 1; Lot 70.1.

8 The Catskill Mountains Resort is looking to obtain a
9 special use permit to reopen the property as a hotel, motel,
10 bar, restaurant and family resort.

11 Said hearing will be held on the 28th day of July, 2021
12 at the Eldred Town Hall, Proctor Road, Eldred, New York, at
13 seven o'clock p.m., at which time all interested parties will
14 be given an opportunity to be heard.

15 CHAIRMAN HAFKIN: Do you certify that mailings were made
16 to all --

17 MS. MCGILL: Twenty-seven were mailed and 24 have
18 returned.

19 MR. DAVIDOFF: You've got the green cards?

20 MS. MCGILL: I'm sorry.

21 MR. DAVIDOFF: Have you got the green cards?

22 MS. MCGILL: Yes.

23 CHAIRMAN HAFKIN: Okay. Do you want to read the
24 correspondence?

25 MR. DAVIDOFF: Jeff is here.

CORRECTED MINUTES

1 - PRESENTATION -

2 CHAIRMAN HAFKIN: Mr. Kaplan.

3 MR. KAPLAN: Yes.

4 CHAIRMAN HAFKIN: Do you want to make a statement,
5 before we open, on behalf of the Applicant?

6 MR. KAPLAN: Good evening.

7 CHAIRMAN HAFKIN: Good evening.

8 MR. KAPLAN: My name is Jeffrey --

9 CHAIRMAN HAFKIN: State your name.

10 MR. KAPLAN: My name is Jeff Kaplan from Kalter, Kaplan,
11 Zeiger and Forman, attorneys for the Applicant here,
12 requesting that the site plan and special use permit which
13 was terminated as a result of the use of the property be
14 reinstated.

15 My clients opened up a hotel back in 2015 or 2016, after
16 getting approval of this board, to operate a small hotel
17 with a restaurant and with a bar. A couple of years ago, as
18 a result of some financial issues, they entered into a
19 mortgage that was not very user friendly, for lack of a
20 better term. And then on top of that came COVID and they had
21 no way, no revenue source to pay this back. They thought
22 they had found somebody that, for lack of a better term now
23 we'll a white knight for a very short period of time, that
24 came in and said: Listen, you know, we'll rent this place
25 from you. We'll run it for the summer. We'll get all of the

CORRECTED MINUTES

1 - PRESENTATION -

2 appropriate approvals and we'll help you somewhat out of your
3 mess. Instead, they got into a much bigger mess. They never
4 got any approvals. We ended up not only in lawsuits with the
5 Town, but lawsuits with the tenant.

6 So we are back here today to say we understand what the
7 special use was that we had for this, and that it was limited
8 to a bar, a restaurant and a hotel, motel. That's what we
9 wants to do now. We want to reopen for the rest of the
10 summer, to start with. We understand this is not the last
11 step, but the first step because we've still got to deal with
12 the Board of Health and make sure we getting all our permits
13 back in place. So we're asking the Board, as a first step,
14 to allow us to go back into the hotel business, not force us
15 to sell this property and allow us to run it as a hotel,
16 motel, with a bar and a restaurant.

17 CHAIRMAN HAFKIN: Okay. Thank you.

18 Okay. The public hearing, someone please raise your
19 hand if you would like to speak.

20 Sir, come up to the podium and state your name, where
21 you live.

22 MR. M. KIDNEY: My name is Michael Kidney. I'm a
23 resident on Mail Road. I've lived there for 20 some years
24 now.

25 When we first moved onto Mail Road, yes, there was a

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 camp there at one time that operated 12 weeks a year until it
3 closed. And from my understanding now, that is residential
4 property. Mail Road is no place for a commercial business.
5 The road's not set up for the traffic it creates. The
6 traffic's a hazard. People that come, stay there, think they
7 can walk the road and there's no place to walk the road for
8 patrons. I just -- it just doesn't fit on Mail Road.

9 I've lived there for seven years and never made any
10 complaints, never had any problems with the people that own
11 that place, and they closed. And I don't understand why
12 we're back here trying to get the same permit, one that
13 already failed in the first place.

14 And that's basically it.

15 CHAIRMAN HAFKIN: Thank you.

16 MR. KIDNEY: Thank you.

17 CHAIRMAN HAFKIN: Anyone else? Any other comments?

18 (No verbal response.)

19 CHAIRMAN HAFKIN: Once we close the public hearing then
20 we're not going to take any more comments after that. So if
21 you have something to say, make sure you say it now.

22 In the back.

23 MR. S. GREENBERGER: My name is Scotty Greenberger. I'm
24 pretty much a long-time resident in the area. I've been
25 coming up since I was a little boy, from approximately 1947

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 until now, and my family comes up here.

3 The first time I ever came up here I stayed at that
4 facility which was known as Woodland Cottages. It was a
5 hotel. It held anywhere, on a normal day, between 100, 125
6 people. It was my first job, in 1954. I worked there for
7 two summers. It was a great place to work. The place
8 eventually as by sold the original owner. The original owner
9 then moved on and the second owners added to the place and
10 had a very successful business until somebody offered them a
11 great deal of money, from what I understand, to buy the place
12 and use it as a camp. It was used as a gymnastics camp for
13 many years, up until maybe about, I would say maybe 15 years
14 ago, 18 years ago. And then the place ceased and was vacant
15 for about 12 years, I would imagine, maybe a year or two
16 either way. I thought it was a really great place to be. I
17 don't think that it was bad for the community. It was a
18 place that operated basically as a large summer business.
19 Yes, people did walk the road, but people also stayed on the
20 property.

21 I'm sure that the property brought in a lot of taxes for
22 the town or the county by the hotel taxes. And I'm not
23 exactly sure what they would be, but I'm sure that it's a lot
24 more than what they're getting now and what they did get over
25 the 12 years that the place was closed. And I see the place,

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 it just down, for 12 years the place went into deterioration.
3 Will and his family built this place up pretty nicely and
4 made a really nice place out of it. When they first opened
5 up I was president of the Highland Seniors and we were their
6 first customer for an Christmas dinner, I believe it was, a
7 holiday dinner. They were very nice to us. I brought 82
8 people over there for dinner, and it was a marvelous time.
9 And since then, I had many other times to go there for dinner
10 with my wife.

11 I just think it would be a very wonderful thing if we
12 could let them continue on business. And I think without the
13 business it's detrimental to the area because what will
14 become of it?

15 CHAIRMAN HAFKIN: Thank you.

16 Anyone else? Yes, please.

17 MS. L. ANDERSON: Okay. My name is Linda Anderson. I
18 live on Mail Road. I've lived there all my life, 78 years
19 and a half. My parents lived there prior to me and my mother
20 was born at the other end of Mail Road. So basically, my
21 family has lived in the area all our lives. My
22 great-great-grandparents settled here many, many years ago,
23 in the late 1800's.

24 I knew the people who formerly owned it and we had no
25 problem with any of it, and we had no problem when it was a

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 resort. But starting probably the winter, just before COVID,
3 we endured harassment that was unbelievable from the owners.
4 It dealt with all the people who lived there. We built a
5 beautiful community. We keep our properties neat and clean.
6 I'm just annoyed at what transpired through the abuse by the
7 owners to allow what happened through the course of the
8 COVID, basically 2020 and I just want to say my peace about
9 it. I'm a member of many organizations. We've gone there.
10 We supported the restaurant there. But what we endured by
11 the owners was total harassment and I don't want to see that
12 happen again.

13 MR. B. SAMPLE: Hi. My name is Billy Sample. I don't
14 live in the area. I live in Bergen County, New Jersey, but I
15 come up here.

16 I'm sort of a new friend of the people that work there.
17 I just heard stories from them and how much they are tied to
18 the community, the stories of giving back in some way. It
19 kind of touched me a little bit because I think of when
20 you're in a position that they're in, that once you give
21 back, especially with the ties that they have with this
22 community, it's really a special operation. I think just me,
23 I'm from the outside looking in, it would be good for all
24 involved to not just for the revenue they bring to
25 themselves, but the revenue that they would bring to the

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 area, as well, plus, the good hearts that they have.

3 CHAIRMAN HAFKIN: Thank you.

4 Anybody else care to speak? Larry.

5 MR. FISHMAN: Just very simply, I don't know what else
6 you would use that property for. It's got this commercial
7 building on there and if it's not allowed to continue it'll
8 just deteriorate and fall apart. I think if you make very,
9 very specify limitations as to what they can use the property
10 for, maybe not as broad as a bar and a hotel but a hotel with
11 a limited number of rooms and a bar that operates within
12 certain hours or something like that, to minimize any
13 negative impact on the community, at least the property will
14 be maintained and it won't become a hazard to the community.

15 Thank you.

16 MR. DAVIDOFF: Your name.

17 MR. L. FISHMAN: Oh, I'm sorry. Larry Fishman from
18 Highland Lake. I wrote it down. Sorry.

19 CHAIRMAN HAFKIN: Yes, sir.

20 MR. S. ANDERSON: My name is Steven Anderson from
21 Shohola.

22 We've had, on Little Walker Lake Road, a facility that
23 has been, had multiple owners. The last one is a girl's camp
24 that has done reputable damage to the area. People are very
25 upset how the owners haven't disciplined the people who are

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 there because they violated the surrounding homes for what
3 they've done, going on people's property, stealing. It's
4 gradual going downhill.

5 Here, the Catskill Resort has done an exceptional job
6 for the area, for the young people to have work, for the
7 senior people to go have a dinner out with a decent bill that
8 they have to pay for a dinner and for alcohol. That's big
9 compared to what's here in the Eldred Preserve Resort which
10 now has a very bad reputation for this area because \$17 for a
11 cocktail? That wasn't at the Catskill Resort. They made a
12 beautiful place for people to go.

13 Thank you.

14 CHAIRMAN HAFKIN: Thank you.

15 Yes, ma'am.

16 MS. T. HUM: Hi. I'm Tara Hum (phonetic) from Shohola
17 and now Barryville. I'm the new front desk manager of
18 Catskill Resort.

19 Today I just was looking through our time cards and we
20 have more than 27 people that we would be wanting to employ,
21 to come back to work. I worked there when they first opened
22 and it was a great place and I think you should give them
23 another shot. What happened during COVID (inaudible). You
24 should definitely reconsider.

25 CHAIRMAN HAFKIN: Thank you.

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 MR. P. ZACCARI: Hello, everybody. My name is Paul
3 Zaccari and I used to run Zack's Lounge.

4 Today I'm going to speak just basically on some of the
5 stuff that we used to do at Catskill Mountains Resort that
6 some people might be familiar with or not. One of the --

7 CHAIRMAN HAFKIN: Address the Board.

8 MR. P. ZACCARI: Oh, sorry. It's just hard hearing back
9 there. I don't know if you know, there's a lot of traffic.

10 Anyway, so we used to a lot of functions for the
11 community like Easter, we would hold events for children to
12 come at Easter, you know, have Easter egg hunts. Christmas,
13 we had the local fire company come, which was very nicely
14 done, to provide a fire truck and with Santa Claus.
15 Ice-skating rinks, we did haunted house. We opened up the
16 pool to the community. We just did endless amount of things.
17 And, you know, and I get why people are pissed, I do. But
18 again, COVID was something new to the community, to the
19 world, and decisions were made. Were they the greatest? No.
20 Nobody here is going to admit that was a great decision. And
21 I'm sorry to the community that that had to happen, but it
22 had to happen for various reasons. And again, we're willing
23 to come back and shake everybody's hand, to have those
24 picnics, the barbecues. We first opened, we had barbecues
25 for the whole town, free, no charge, come, see who we are,

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 see what we're about. We hired all local contractors. We
3 tried doing everything we could. And I get why everyone,
4 some people are pissed. But a lot of people that are here
5 tonight are in favor of the place. They probably all won't
6 speak, but if you did a show of hands, you would probably
7 have a good amount of people. You'd be surprised. And a lot
8 more people were reaching out to us: Hey, guys, please don't
9 let this thing fall to the wayside. You're doing a
10 phenomenal job, keep it up.

11 That's all I have to say. Thank you.

12 MS. S. KIDNEY: Well, I was going to stay quiet. My
13 name is Sonia Kidney. I live at 225 Mail Road.

14 When they first started this whole thing they broke the
15 law. We had to already go at it and all I heard from the
16 Town was, Oh, we got our fine money, which is great. That's
17 all good. Action, reaction, got it.

18 Then came COVID. Every person in this building, every
19 person in the United States was dealing with crap. They had
20 no idea what was going to happen. Nobody knew anything. We
21 didn't know what businesses we had were going to be left
22 after it was done. We had no idea if people were going to be
23 retaining jobs. Everybody was at their height of stress.

24 I understand that there was a problem. Don't think we
25 didn't think about it. We saw many businesses close. We

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 worried about families that owned businesses in the area. We
3 understand. But you don't break the law. And then, not only
4 do you break the law, you continue to break the law by
5 busting everybody's balls on the road. Spray painting names
6 on tractor trailers with phone numbers, shining green lasers
7 into people's homes, as if it's a gun. The latest is watch
8 out for a blue Jeep that's going to run the grandparents off
9 the road with their grandkids. This is the stuff we're
10 talking about. We're not talking about the stuff that they
11 did for the community. I brought business back. We've have
12 this discussion, Mr. Zaccari and I. The problem is what they
13 did to us. They can stand up here and say what they did to
14 the community is great. They did do great with the
15 community. But what they did to us, because at seven o'clock
16 in the middle of July, in the middle of the pandemic, there's
17 oversized vehicles going down. And let me guess. Whoop,
18 don't turn around. Everybody who's here just let that
19 happen. Would you let that happen on Park Road, Devlin,
20 Collin, Hartstown? Which one? Who's the rules apply to?
21 And then who's the rules apply to? How do they get to behave
22 in such a manner where they are threatening, every day, a
23 cat, calling us down, standing, having a conversation with
24 somebody who's asked for a conversation with the neighbors
25 and owners, and having a conversation and every 30 seconds

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 looking at my spouse and saying, You want to go in back?
3 That's the crap I don't want anymore. And if you need
4 specific names of their henchmen, I can get you that, too.

5 We don't have a personal problem with them. We have a
6 problem that they break the law. They know it. They would
7 do the same thing that we did if it was against them, but
8 then they harass us. I don't need it. We've got high blood
9 pressure on this road now, we've got panic disorder on this
10 road now. You see the elderly people we have on this road
11 that we deal with and this is all okay?

12 Thank you.

13 CHAIRMAN HAFKIN: Anyone else care to speak?

14 MR. G. DEZSO: My name is Gabor Dezso. I'm a local
15 person; right? I moved here about five, six years ago.

16 I was working for the resort since the first day that
17 they opened and I was working until the last day they were
18 open. They were always giving me respect. I know the whole
19 family. I know the owners, I know the owner's mother and
20 brothers, everybody. If I was respectful to them, they be
21 always respectful to me. They never left me without a
22 payment. They never left to let me go, anything.

23 That place pays, right now, \$42,000 a year as taxes. I
24 don't know who in this room pays as much in taxes. Once they
25 sell it to someone else, and let's say they are selling it to

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 a religious group and to a camp, they will not pay that
3 \$42,000. I'm sure we will have to pay that \$42,000.

4 And I know some neighbors have hard feelings about it
5 and the past might be not as nice, but right now the owner is
6 here. They don't want to sell. I don't want them to sell
7 because I know it is giving to people living in the long run.

8 I just wanted to say that, and I thank you very much.

9 CHAIRMAN HAFKIN: Any other comments from the public?

10 MS. M. YEAW: My name is Marianne Yeaw. I live Shohola,
11 but our property is on Kern Road and it adjoins the property
12 in question.

13 It seems to me that there are two issues that are in
14 front of this planning board tonight. One thing is you
15 previously authorized a special use permit and certainly,
16 there were rules that were followed in order to provide that
17 permit and there are restrictions and rules on the nature of
18 the business that's operating there. I think that's one
19 issue.

20 The issue that these folks from Mail Road brought up,
21 I'm unaware of it. I think that's a public safety issue or
22 something. I don't think that has anything to do with the
23 special use permit.

24 I think it's up to the Board to kind of explain exactly
25 what it is you're considering to do today so that we, the

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 public, understands.

3 Thank you.

4 CHAIRMAN HAFKIN: Any other comments?

5 (No verbal response.)

6 CHAIRMAN HAFKIN: Monica, would you like to read the
7 letter, the one letter we got regarding this?

8 MS. MCGILL: Please read the letter from Richard Raymond
9 who lives on 182 Mail Road. He explained:

10 "Thank you for the opportunity for me to comment on
11 this special use permit application by Catskill Mountains
12 Resort. Regretfully, I cannot be at the Planning Board
13 meeting on July 28th. I'm a property owner at 182 Mail Road,
14 Barryville, New York.

15 "My concerns relate to the specific intended use of the
16 property as a hotel, motel, bar, restaurant and family resort
17 as sought by the Petitioner. I would like clarification on
18 the impact that the petition would have on the ecological and
19 social environment, as well as on the service demand of the
20 community. Specifically, I question what is the primary
21 length of occupancy that the Petitioner is seeking, daily or
22 weekend rental, weekly rentals, monthly or seasonal rentals
23 or longer.

24 What is the maximum use capacity, the number of people
25 sought and intended by the Petitioner? What is the current

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 use capacity of the Catskill Mountains Resort?

3 What assessment impact analysis impact has been
4 undertaken or needed to determine ecological, social and
5 service impact and potential mitigation?

6 What is the acreage of the undivided parcel from the
7 subdivision is sought? What is the acreage of the
8 subdivision that is sought? And what is the intended use of
9 the original parcel from which the subdivision is made?

10 "Thank you for your consideration. Richard Raymond."

11 CHAIRMAN HAFKIN: Okay, final call. Any other comments?

12 (No verbal response.)

13 CHAIRMAN HAFKIN: No?

14 Can I have a motion -- oh.

15 You've got one minute, Scotty.

16 MR. S. GREENBERGER: A couple things. No. 1, we know
17 what we have here now. We don't know what we're going to
18 get. If the place gets sold you don't know who it's going to
19 get sold to. It might be another camp or something that
20 people would be against the area, even more so.

21 This place is a beautiful place. They put a lot of
22 money into it. I'd hate to see this, and a lot of people
23 here would hate to see this going down under. I've been
24 there so many times as a customer. I had my 50th wedding
25 anniversary there. They did everything absolutely beautiful.

CORRECTED MINUTES

1 - PUBLIC COMMENT -

2 But you don't know what you're going to get. You might be
3 going from the frying pan into the fire. So think about
4 that, or how long will it stay in disarray and then be
5 brought down, the place would be destroyed and not being able
6 to be sold and be just a drag on the community. I think we
7 have things that we could work with this the man and there
8 will be certain conditions and they'll just have to abide by
9 that.

10 Thank you.

11 CHAIRMAN HAFKIN: Can I have a motion to close the
12 public hearing?

13 BOARD MEMBER SUTHERLAND: I make that motion.

14 BOARD MEMBER BOTT: I second it.

15 CHAIRMAN HAFKIN: All in favor.

16 BOARD MEMBER SPITZ: Aye.

17 BOARD MEMBER BOTT: Aye

18 BOARD MEMBER SUTHERLAND: Aye.

19 CHAIRMAN HAFKIN: Aye.

20 (The motion was approved and carried.)

21 CHAIRMAN HAFKIN: Okay, the public hearing is now
22 closed.

23 To answer a question, what can we do. The Planning
24 Board works with the zoning of the Town of Highland. We
25 don't get into police actions. We go by the zoning laws as

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 they are written today, the day that he put in this new
3 application. There are limited things. But the one thing
4 you have to keep in mind is for five years this operation
5 operated. I checked with code enforcement. There were no
6 complaints about how operation the ran. There was no
7 complaints about road traffic, there was no complaints about
8 noise or anything else. There were no written complaints
9 whatsoever.

10 We are very limited. In order to deny a petition we
11 have to have legally defensible grounds to do that and I
12 personally don't see that we have that at this point. There
13 are no rules that we couldn't.

14 I would make a motion, at this point, to rein -- it's
15 not reinstate. They actually are applying for a brand new
16 resolution or brand new special use permit. But it would be
17 almost identical to the one that they had. I'm going to read
18 the resolution and then ask for a motion.

19 MR. DAVIDOFF: After you read the resolution, you've got
20 to do SEQRA.

21 CHAIRMAN HAFKIN: Do you want to do SEQRA first? I'll
22 read the resolution.

23 MR. DAVIDOFF: Read the resolution, then we'll do SEQRA.

24 CHAIRMAN HAFKIN: The resolution that was drawn up, it
25 goes like this:

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 Whereas, Catskill Mountains Resort has made application
3 to the Planning Board of the Town of Highland for a special
4 use permit, Application No. 2-2021, to reopen the property as
5 a family resort, motel, hotel, bar, lounge and restaurant for
6 property identified as Highland Tax Map Parcel 15-1-70.1 and
7 70.2, located in the Residential Agricultural District of the
8 Town of Highland;

9 And Whereas, the Planning Board has duly considered the
10 application and supporting data and held a public hearing on
11 July 28th at seven p.m.;

12 And Whereas, previously, Catskill Mountains Resort had
13 obtained approval for special use permit and site plan
14 approval on July 1st, 2015 for a family resort/motel, hotel,
15 bar/lounge and restaurant which was approved by resolution
16 dated July 1st, 2015, a copy of which is annexed hereto and
17 which approval become null and void by the failure of
18 Catskill Resort to maintain the required health permits from
19 the New York State Department of Health;

20 And Whereas, the Town of Highland Planning Board has
21 reviewed the application and after viewing the premises,
22 neighborhood concerns and after a public hearing makes the
23 following determination.

24 Finding: One: The matter was duly advertised in the
25 official newspaper and all adjoiningers within 500 feet of the

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -
2 select subject property received mailings and so certified by
3 the Board's clerk.

4 The Planning Board finds the Applicant's request for
5 special use permit to reopen the property as a family
6 resort/motel/hotel/bar,lounge, restaurant does fall within
7 the R-2 Zone of the Town of Highland Code and approves the
8 application for a special use permit with the following
9 conditions.

10 The approval is granted as a family resort/motel, hotel
11 and for the bar, lounge and restaurant as an accessory use.
12 If the family resort/motel, hotel portion of the approval
13 ceases to function as a family resort/motel, hotel, then the
14 approvals for the restaurant and bar, lounge is revoked and
15 all permits and certificates of occupancy for such restaurant
16 and bar, lounge shall become null and void, of no further
17 effect. Said restaurant, bar lounge, in such event, can no
18 longer be permitted to operate as a restaurant, bar, lounge
19 and would require a new application to the Town of Highland
20 Planning Board to approve and operate if so permitted by the
21 Town.

22 Basically, what that means, if the resort, if the hotel,
23 motel part closes they can't just operate a restaurant and
24 bar. The two go together.

25 There be filed by Catskill Mountains Resort in the

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 Sullivan County Clerk's Office appropriate documentation that
3 prohibits the sale of Tax Map Parcel 15-1-70.2 separate from
4 15-1-70.1, if not already done so.

5 That was done because in the beginning of the original
6 application one was going to be used for additional parking
7 and it was necessary for this permit.

8 All necessary submissions are to be made to the New York
9 State Department of Health and any other New York State
10 department, and all required health permits and any other
11 necessary permits or licenses are to be received from the New
12 York State Department of Health and/or any other New York
13 State department for any other necessary permits or licenses
14 prior to the operation of the family resort, motel, hotel,
15 bar, lounge and restaurant; and such required health permits
16 and any other necessary permits licenses from any New York
17 State department shall be continued to be valid.

18 The hours of operation of the bar, lounge and restaurant
19 will be between six a.m. and eleven p.m. on weekdays and six
20 a.m. and one a.m. Friday, Saturday, Sundays and holidays.

21 Any violation of the above conditions shall
22 automatically void any and all approvals authorized by this
23 resolution.

24 Basically, it reiterates the same thing, without reading
25 it over again, because it's just a duplicate.

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 So that would be the gist.

3 Do you want me to read the whole application, Michael?

4 MR. DAVIDOFF: You should.

5 CHAIRMAN HAFKIN: What? I should? Okay.

6 Based on the findings, a motion was made by and seconded
7 by. And then: The Applicant requests a special use permit
8 for a hotel, motel with a bar, restaurant and family resort
9 as detailed in the application identified as No. 2-2021 is
10 granted with the following conditions.

11 The approval was granted as a family hotel, motel
12 resort, bar, lounge, restaurant as accessory uses.

13 If the family resort, hotel portion of the approval
14 ceases to function as a family resort, motel, hotel, then the
15 approvals for the restaurant, bar would be revoked and all
16 permits and certificates of occupancy for said restaurant and
17 bar shall become null and void.

18 It goes a little further.

19 Said restaurant and bar and lounge, in such event, no
20 longer be permitted to operate as a restaurant, bar, lounge,
21 would require a new application to the Town of Highland
22 Planning Board for approval if so permitted by the Town
23 zoning code.

24 There be filed by Catskill Mountains Resort in the
25 Sullivan County Clerk's Office appropriate documentation that

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 prohibits the sale of Tax Map Parcel 15-1-70.2 separate from
3 15-1-70.1, if not already done so.

4 All necessary submissions are to be made to the New York
5 State Department of Health and any other New York State and
6 all required health permits and any necessary permits or
7 licenses to be received from the New York State Department of
8 Health and/or any New York State department for any other
9 necessary permits or licenses prior to the operation of the
10 family resort, hotel, motel, bar/restaurant. And such
11 required health permits and other necessary permits and
12 licenses from any New York State department shall be
13 continued to be valid.

14 Any violation of the above conditions shall
15 automatically void all approvals authorized by this
16 resolution.

17 At which point we would then take the vote.

18 MR. DAVIDOFF: You have to do SEQRA.

19 CHAIRMAN HAFKIN: What?

20 MR. DAVIDOFF: You have to do SEQRA.

21 CHAIRMAN HAFKIN: At this point, we have to do the --
22 well, it's SEQRA. It's a Short Environmental Form.

23 Do you have a Part 2?

24 MR. DAVIDOFF: I have Part 2.

25 Okay. Part 1 was filled out by the Applicant. This is

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 now Part 2 that the Board needs to review.

3 CHAIRMAN HAFKIN: You have to understand there's been
4 absolutely no physical change to the property since the last
5 time they opened, to our knowledge.

6 MR. DAVIDOFF: Will the proposed action create a
7 material conflict an adopted land use plan or zoning
8 regulations?

9 CHAIRMAN HAFKIN: No.

10 MR. DAVIDOFF: Will the proposed action result in a
11 change in the use or intensity of use of land?

12 CHAIRMAN HAFKIN: No.

13 MR. DAVIDOFF: Will the proposed action impair the
14 character or quality of the existing community?

15 CHAIRMAN HAFKIN: It should not.

16 MR. DAVIDOFF: Will the proposed action have an impact
17 on the environmental characteristics that caused the
18 establishment of a Critical Environmental Area?

19 CHAIRMAN HAFKIN: No.

20 MR. DAVIDOFF: Will the proposed action result in an
21 adverse change to existing levels of traffic or affect
22 existing infrastructure for mass transit, biking or walkways?

23 BOARD MEMBER SPITZ: I would say yes, if there was
24 impact on the traffic.

25 MS. MCGILL: Berry, we're going to need a motion to

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 declare Lead Agency.

3 BOARD MEMBER SPITZ: People being dropped off, buses.

4 BOARD MEMBER SUTHERLAND: Yes, buses.

5 Now you have two yeses.

6 BOARD MEMBER SPITZ: It could be a small one, but --

7 MR. DAVIDOFF: Well, it's one moderate impact so it
8 doesn't affect it.

9 BOARD MEMBER SPITZ: Okay.

10 MR. DAVIDOFF: It's a cumulative effect. One doesn't
11 stop it. It's part of what you consider.

12 BOARD MEMBER SPITZ: That's my opinion.

13 MR. DAVIDOFF: No, no. I'm not saying that. I'm just
14 saying that that, it's just part of what you consider in the
15 overall vote. It doesn't mean anything negative.

16 BOARD MEMBER SPITZ: I get it.

17 CHAIRMAN HAFKIN: So we'll put moderate.

18 MR. DAVIDOFF: Six: Will the proposed action cause an
19 increase in the use of energy and it fails to incorporate
20 reasonable available energy conservation or renewable energy
21 opportunities?

22 CHAIRMAN HAFKIN: No.

23 MR. DAVIDOFF: Will the proposed action impact existing
24 public/private water supplies?

25 CHAIRMAN HAFKIN: No.

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 MR. DAVIDOFF: Will the proposed action impact
3 public/private wastewater treatment facilities?

4 CHAIRMAN HAFKIN: No.

5 MR. DAVIDOFF: Will the proposed action impair the
6 character or quality of important historic or archaeological,
7 architectural or aesthetic resources?

8 CHAIRMAN HAFKIN: No.

9 MR. DAVIDOFF: Will the proposed action result in
10 adverse change to natural resources, wetlands, waterbodies,
11 groundwater, air quality, flora, fauna?

12 CHAIRMAN HAFKIN: No.

13 MR. DAVIDOFF: Will the proposed action result in an
14 increase in the potential for erosion, flooding or drainage?

15 CHAIRMAN HAFKIN: No.

16 MR. DAVIDOFF: Will the proposed action create a hazard
17 to environmental resources or human health?

18 CHAIRMAN HAFKIN: No.

19 MR. DAVIDOFF: Then based on that, you can entertain a
20 motion --

21 CHAIRMAN HAFKIN: We didn't take Lead Agency yet.

22 MR. DAVIDOFF: What?

23 CHAIRMAN HAFKIN: We didn't do a motion to be Lead
24 Agency under SEQRA.

25 MR. DAVIDOFF: Okay. You can do that after.

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 CHAIRMAN HAFKIN: Yes, we can --

3 MR. DAVIDOFF: Well, you can do that now.

4 CHAIRMAN HAFKIN: Okay. So I need a motion that the
5 Planning Board is the Lead Agency for SEQRA.

6 BOARD MEMBER SPITZ: I'll make that motion.

7 CHAIRMAN HAFKIN: Second?

8 BOARD MEMBER SUTHERLAND: Second.

9 CHAIRMAN HAFKIN: All in favor.

10 BOARD MEMBER SPITZ: Aye.

11 BOARD MEMBER BOTT: Aye

12 BOARD MEMBER SUTHERLAND: Aye.

13 CHAIRMAN HAFKIN: Aye.

14 (The motion was approved and carried.)

15 CHAIRMAN HAFKIN: We are Lead Agency.

16 Now I need a motion to approve there's no negative
17 impact.

18 MR. DAVIDOFF: That it will not result in any
19 significant adverse environmental impact.

20 BOARD MEMBER SUTHERLAND: Again I --

21 BOARD MEMBER BOTT: You can do the one. One doesn't
22 negate the whole thing.

23 MR. DAVIDOFF: It's cumulative. In other words, it's
24 based on the whole thing.

25 CHAIRMAN HAFKIN: I make the motion.

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 (No verbal response.)

3 MR. DAVIDOFF: It's a negative impact.

4 Did you make the motion?

5 CHAIRMAN HAFKIN: I made the motion, but nobody seconded
6 it.

7 BOARD MEMBER SPITZ: I'll second.

8 CHAIRMAN HAFKIN: All in favor?

9 (No verbal response.)

10 CHAIRMAN HAFKIN: It has one thing wrong. You can have
11 one moderate impact. All the rest were negative. How do you
12 not vote?

13 MR. DAVIDOFF: Did you take a vote? You've got to vote
14 one way or the other.

15 BOARD MEMBER SPITZ: Why don't you call the roll?

16 BOARD MEMBER BOTT: I second it.

17 CHAIRMAN HAFKIN: All in favor? This is the Negative
18 Declaration.

19 BOARD MEMBER SUTHERLAND: So we're voting on a Negative
20 Declaration.

21 CHAIRMAN HAFKIN: On a Negative Declaration.

22 BOARD MEMBER SUTHERLAND: I can't vote because I said
23 yes, that there was.

24 MR. DAVIDOFF: But that was only one item. There's all
25 these items. If you --

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 BOARD MEMBER SUTHERLAND: Okay. That's why we're here.

3 MR. DAVIDOFF: That's one item that you voted on, that
4 you felt was a moderate impact.

5 BOARD MEMBER SUTHERLAND: That's how I feel.

6 UNIDENTIFIED SPEAKER: You guys don't even know the
7 rules. It's either yes or no, aye or nay.

8 CHAIRMAN HAFKIN: Michael, say something.

9 MR. DAVIDOFF: We're talking about the negative impacts.
10 it's the overwhelming determination. That's not, in my
11 opinion, to not vote.

12 BOARD MEMBER SUTHERLAND: Okay.

13 CHAIRMAN HAFKIN: How do you vote?

14 BOARD MEMBER SUTHERLAND: I said no.

15 BOARD MEMBER SPITZ: Yes.

16 BOARD MEMBER BOTT: Yes.

17 CHAIRMAN HAFKIN: So we have a Negative Declaration.

18 MR. DAVIDOFF: Now you can go ahead with the resolution.

19 CHAIRMAN HAFKIN: Okay. So now, the resolution that I
20 read approving the use. I make the motion to --

21 BOARD MEMBER SPITZ: Before I can vote on this I've got
22 two points that I've heard from the public that I would need
23 a sense of address.

24 So the first one, it's doesn't fall under the Planning
25 Board, but I would think that a speed bump needs to be on

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 that road on both sides of the business, and that actions be
3 taken to get those speed bumps in place.

4 MR. DAVIDOFF: Okay. So that would be a recommendation
5 made to the Town Board. The only one who could recommend
6 that a speed bump be put up there would be the Town Board.

7 CHAIRMAN HAFKIN: So you can make that recommendation to
8 the Town Board

9 BOARD MEMBER SPITZ: Okay.

10 MR. DAVIDOFF: The Applicant cannot put speed bumps on a
11 town road. The only one who could do it is the Town Board.

12 BOARD MEMBER SPITZ: Okay.

13 BOARD MEMBER BOTT: I just have a question about the
14 length of the rentals in the hotel.

15 MR. DAVIDOFF: Yes, one of the board members has a
16 question about the length of rentals in the hotel. It's like
17 a normal ...

18 BOARD MEMBER BOTT: Is it like a normal hotel?

19 MR. KAPLAN: It's going to be a hotel. There's not
20 going to be long term. This is a hotel. It's not a boarding
21 house.

22 MR. DAVIDOFF: Okay.

23 MR. J. HANSON: Jim Hanson, Code Enforcement Officer of
24 the Town of Highland.

25 Berry, you asked me to review the file for 211 Mail

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 Road.

3 CHAIRMAN HAFKIN: Yes.

4 MR. J. HANSON: I did, and there's a couple items.

5 CHAIRMAN HAFKIN: Okay.

6 MR. J. HANSON: One's tied into the Health Department
7 and that is an engineer diagram for the banquet hall, for the
8 septic system. I got a call from an engineer. The original
9 engineer that was working on the project declined to finish
10 working on it because of his workload. And I got a call from
11 a new engineer who said he was working on it as of this time.
12 I have no diagrams or nothing to complete that application
13 for the banquet hall.

14 Also, there's a substandard deck that's limited to 25
15 people. That's not a big deal, but it needs to be
16 reinforced. That should be done.

17 And there's also a fire inspection that was done and
18 there needs to be a couple corrections.

19 I don't know if that pertains to anything here, but I
20 just wanted to give you that information that you were asking
21 for. Thank you.

22 MR. DAVIDOFF: The resolution is subject to the
23 Applicant obtaining any and all necessary permits. By
24 getting this resolution they do not open tomorrow. They have
25 to obtain, whether it's from the State, from the Town, from

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 the County, from the federal government, all necessary
3 permits. That's what the resolution says. So what you say
4 is proper, and they'll have to file and obtain all those, but
5 it has no effect on the resolution. It specifically says
6 it's subject to them obtaining taken any and all necessary
7 permits, and maintaining those permits. Not only getting
8 them, but maintaining them.

9 CHAIRMAN HAFKIN: Thank you, Michael.

10 BOARD MEMBER SPITZ: Okay. Then my second one is part
11 of the special use permit, and for me, a large part of this
12 is the impact that it has on neighbors. I'm hearing the
13 neighbors talk about being harassed and threatened. I'd like
14 to hear what can be done to have peaceful coexistence.

15 MS. UNIDENTIFIED SPEAKER: Well, there was peaceful
16 existence for five years.

17 MR. UNIDENTIFIED SPEAKER: Berry, who do you want to
18 hear from as an answer?

19 CHAIRMAN HAFKIN: Anybody that represents. The attorney
20 can answer for them. Anybody who wants to make --

21 MR. KAPLAN: Well, like I say, my clients just want to
22 open up a hotel and run it properly. If harassment is a
23 basis for losing their liquor license and that would be the
24 end of the bar. So they intend to run a peaceful place and
25 abide by all the rules on every level, Board of Health, the

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 Town, and the State Liquor Authority.

3 MR. DAVIDOFF: It's stated in regards to all their
4 permits. If they lose their liquor license the resolution
5 would become null and void.

6 BOARD MEMBER SPITZ: Right.

7 MR. DAVIDOFF: So if you want to be put something in
8 there that they agree to refrain from any and all harassment.

9 MR. KAPLAN: We abide by all rules and regulations
10 required by law. Add it in, we're fine.

11 BOARD MEMBER SPITZ: I would.

12 MR. DAVIDOFF: Okay. No problem.

13 BOARD MEMBER SPITZ: That would be added. How's that
14 worded?

15 MR. DAVIDOFF: Well, that Applicant agrees to refrain
16 from any instances of harassment in the operation of the
17 business, as well as to any of the neighbors or anyone using
18 Mail Road or any in the vicinity.

19 CHAIRMAN HAFKIN: That's going to be another part of the
20 resolution.

21 MR. DAVIDOFF: By the way, you made the motion. We need
22 a second.

23 CHAIRMAN HAFKIN: We got interrupted.

24 MR. DAVIDOFF: That's all right.

25 CHAIRMAN HAFKIN: I make the motion. Do I have a second

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 on the motion?

3 BOARD MEMBER SPITZ: What does the motion say?

4 CHAIRMAN HAFKIN: The resolution, we're granting
5 approval of the special use with the restrictions, the one I
6 read. I need a second.

7 MR. DAVIDOFF: Just to move it along.

8 MS. MCGILL: Who motioned?

9 CHAIRMAN HAFKIN: I did.

10 BOARD MEMBER SPITZ: I'll second it with the conditions
11 made.

12 CHAIRMAN HAFKIN: Okay. We have a vote.

13 Berry Hafkin, I vote yes.

14 Steve.

15 BOARD MEMBER BOTT: Yes.

16 CHAIRMAN HAFKIN: Norm.

17 BOARD MEMBER SUTHERLAND: I vote no because I, you
18 know, a big part of our job here is, you know, we represent
19 the community. If the neighbors are upset, then I think at a
20 minimum we should have another meeting just to review all
21 this stuff. I just got this before the meeting. That's my
22 stance.

23 Jeff.

24 BOARD MEMBER SPITZ: I actually agree with Norm.

25 MR. KAPLAN: This will say we'll meet all the conditions

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 they had. This is no different than what was in place
3 before. There were issues last summer.

4 I just want to mention that this gentleman had a lawsuit
5 against my client. I'm not sure why he's even voting at this
6 point. I question his objectivity based upon that. But I
7 really feel at this point my clients have a long road to go.
8 This is not the end. They're not opening tomorrow. We have
9 a lot of work to do and we'd like to start doing that work to
10 get the Board of Health. My first call tomorrow is going to
11 be to the Board of Health to make sure these issues are
12 resolved.

13 I just want to go to the one issue for a moment that
14 seemed to be a problem in SEQRA. That problem, every time
15 you do a project you are going to have some moderate impacts
16 because you're changing what was there before. That doesn't
17 mean you vote against SEQRA. It doesn't mean there's a
18 substantial environmental impact as a result of a project.
19 Otherwise, we've never have any projects.

20 So I'd ask you please to reconsider. Let my clients go
21 back to the business of getting the approvals they need.
22 You've heard comments from the public that for five years
23 there wasn't a single complaint about this place. We'd like
24 to go back to business and do it the way it was before the
25 pandemic turned this whole place upside down.

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 And again, my clients need the revenue if this is going
3 to stay a motel, hotel. By putting this off a month, you've
4 now killed the summer and you've not allowed us to start
5 getting to work to get this thing up and running properly.
6 So I ask you to reconsider.

7 BOARD MEMBER SPITZ: William, what would help me --

8 MR. UNIDENTIFIED SPEAKER: Mr. Zaccari.

9 BOARD MEMBER SPITZ: Really, what I'm stuck with, I mean
10 to me, community is more than the first and here a priority.
11 Just hearing some of the town, just the level of harassment,
12 the level of the threats, violating, putting phone numbers
13 and such on that, we're a small town. But I just -- I need
14 more reassurance.

15 MR. W. ZACCARI: And I get that. But to come here and
16 tell the Board and my friends exactly what took place, what
17 do I do, sit here and say what they did to me and I did to
18 them?

19 BOARD MEMBER SPITZ: I need reassurance. I'm asking for
20 reassurance.

21 MR. W. ZACCARI: I need the mutual respect, though.
22 Mutual respect.

23 BOARD MEMBER SPITZ: For my vote --

24 MR. W. ZACCARI: From the ones that complained, I need,
25 for my vote, the mutual respect.

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 BOARD MEMBER SPITZ: Okay. So no.

3 MR. W. ZACCARI: If their kids hit golf balls at my
4 resort, and I didn't put in any complaint, and they had no
5 complaints back then. They had no complaints back then. This
6 is what it's going to turn into.

7 MR. KAPLAN: What we're looking for is to open up
8 peacefully. There will not be any problems from this resort
9 as a result of that. You can build that right into it. If
10 there are harassments against neighbors, then that would be
11 in violation of the permit.

12 MR. W. ZACCARI: Yes, they call the law. They don't
13 call me. They can come by and talk to me about it. No one's
14 ever had a complaint in five years. Nobody came over and
15 said, I got a complaint about your place speeding, speed
16 bumps, nothing. So now we have the complaints? It's mutual
17 respect, that's what it is.

18 BOARD MEMBER SPITZ: Can you read the condition on the
19 harassment? I couldn't remember the whole thing.

20 MR. DAVIDOFF: The a Applicant agrees that they will not
21 permit or allow any harassment to occur on the premises, not
22 to any neighbors, nor to anyone using Mail Road.

23 MR. W. ZACCARI: That's fine.

24 BOARD MEMBER SPITZ: And any such harassment on the
25 road, null and void.

CORRECTED MINUTES

1 - RE: CATSKILL MOUNTAINS RESORT -

2 MR. DAVIDOFF: Any such harassment will ...

3 CHAIRMAN HAFKIN: Any violation of the conditions shall
4 automatically void all approvals.

5 MR. DAVIDOFF: Yes, any violation of the above
6 conditions, including the harassment.

7 Any violation of the above conditions, including the
8 harassment condition, will automatically void all approvals
9 authorized by this resolution.

10 BOARD MEMBER SPITZ: Okay. Yes.

11 CHAIRMAN HAFKIN: Jeff votes yes so it's three to one.
12 So approval the special use permit is approved pending all
13 permits.

14 And with that, I need a motion to close the meeting.

15 BOARD MEMBER SPITZ: I make that motion.

16 BOARD MEMBER SUTHERLAND: Second.

17 CHAIRMAN HAFKIN: All in favor.

18 BOARD MEMBER SPITZ: Aye.

19 BOARD MEMBER BOTT: Aye

20 BOARD MEMBER SUTHERLAND: Aye.

21 CHAIRMAN HAFKIN: Aye.

22 (The motion was approved and carried.)

23 (Time noted: 8:05 p.m.)

24 * * * * *

25

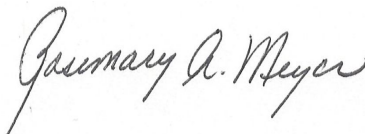
CORRECTED MINUTES

REPORTER'S CERTIFICATION

I, ROSEMARY A. MEYER, a Shorthand Reporter and Notary Public in and for the State of New York, do hereby certify:

That the foregoing transcript is an accurate record of the testimony of the said witness, to the best of my knowledge and belief, having been stenographically recorded by me and transcribed under my supervision.

I further certify that I am in no way related to any of the parties to this action and that I have no personal interest whatsoever in the outcome thereof.

A handwritten signature in cursive script that reads "Rosemary A. Meyer". The signature is written in black ink and is centered on the page.

ROSEMARY A. MEYER

Date Transcribed: August 19, 2021

Date Corrected: September 9, 2021

CORRECTED MINUTES

K E Y W O R D I N D E X

TOPICS

	P	L
Presentation	5	6
Public Comment	6	22

* * * * *

PUBLIC COMMENT

Michael Kidney.....	6	22
Scotty Greenberger.....	7	23
	19	15
Linda Anderson.....	9	17
Billy Sample.....	10	13
Larry Fishman.....	11	4
Tara Hum.....	12	16
Paul Zaccari.....	13	2
Sonia Kidney.....	14	13
Gabor Dezso	16	14
Marianne Yeaw.....	17	10
Richard Raymond (letter submitted)	18	8

* * * * *

	17;40:10	applying (1) 21:15	12:21;13:8,23;15:11; 16:2;38:21,24;40:5,5	4:7
\$	Agency (5) 28:2;29:21,24; 30:5,15	appropriate (3) 6:2;24:2;25:25	bad (2) 8:17;12:10	blood (1) 16:8
\$17 (1) 12:10	ago (5) 5:17;8:14,14;9:22; 16:15	approval (11) 5:16;22:13,14,17; 23:10,12;25:11,13, 22;37:5;41:12	balls (2) 15:5;40:3	blue (1) 15:8
\$42,000 (3) 16:23;17:3,3	agree (2) 36:8;37:24	approvals (9) 6:2,4;23:14;24:22; 25:15;26:15;38:21; 41:4,8	banquet (2) 34:7,13	Board (96) 2:4,19,20,24,25; 3:2,10,11,14,15,16, 23;4:3;5:16;6:12,13; 13:7;17:14,24;18:12; 20:13,14,16,17,18, 24;22:3,9,20;23:4,20; 25:22;27:2,23;28:3,4, 6,9,12,16;30:5,6,8,10, 11,12,20,21;31:7,15, 16,19,22;32:2,5,12, 14,15,16,21,25;33:5, 6,8,9,11,12,13,15,18; 35:10,25;36:6,11,13; 37:3,10,15,17,24; 38:10,11;39:7,9,16, 19,23;40:2,18,24; 41:10,15,16,18,19,20
A	agrees (2) 36:15;40:20	approve (3) 2:17;23:20;30:16	bar (23) 4:10;5:17;6:8,16; 11:10,11;18:16;22:5; 23:11,14,16,17,18, 24;24:15,18;25:8,12, 15,17,19,20;35:24	
abide (3) 20:8;35:25;36:9	Agricultural (1) 22:7	approved (8) 3:4,5,18;20:20; 22:15;30:14;41:12, 22	bar/lounge (1) 22:15	
able (1) 20:5	ahead (1) 32:18	approves (1) 23:7	bar/restaurant (1) 26:10	
above (4) 24:21;26:14;41:5,7	air (1) 29:11	approving (1) 32:20	barbecues (2) 13:24,24	
absent (1) 2:13	alcohol (1) 12:8	approximately (1) 7:25	Barryville (2) 12:17;18:14	
absolutely (2) 19:25;27:4	Allegiance (2) 2:5,6	archaeological (1) 29:6	Based (4) 25:6;29:19;30:24; 38:6	boarding (1) 33:20
abuse (1) 10:6	allow (4) 6:14,15;10:7;40:21	architectural (1) 29:7	basically (7) 7:14;8:18;9:20; 10:8;13:4;23:22; 24:24	Board's (1) 23:3
accessory (2) 23:11;25:12	allowed (2) 11:7;39:4	area (11) 7:24;9:13,21; 10:14;11:2,24;12:6, 10;15:2;19:20;27:18	basis (1) 35:23	born (1) 9:20
acreage (2) 19:6,7	almost (1) 21:17	around (1) 15:18	beautiful (4) 10:5;12:12;19:21, 25	both (1) 33:2
Action (13) 14:17;27:6,10,13, 16,20;28:18,23;29:2, 5,9,13,16	along (1) 37:7	assessment (1) 19:3	become (6) 9:14;11:14;22:17; 23:16;25:17;36:5	Bott (15) 2:14,15,25;3:11, 15;20:14,17;30:11, 21;31:16;32:16; 33:13,18;37:15; 41:19
actions (2) 20:25;33:2	alternate (1) 2:15	Attendance (1) 2:13	beginning (1) 24:5	boy (1) 7:25
actually (2) 21:15;37:24	always (2) 16:18,21	attorney (1) 35:19	behalf (1) 5:5	brand (2) 21:15,16
Add (1) 36:10	amount (2) 13:16;14:7	attorneys (1) 5:11	behave (1) 15:21	break (4) 15:3,4,4;16:6
added (2) 8:9;36:13	analysis (1) 19:3	Authority (1) 36:2	Bergen (1) 10:14	bring (2) 10:24,25
additional (1) 24:6	and/or (2) 24:12;26:8	authorized (4) 17:15;24:22;26:15; 41:9	Berry (4) 27:25;33:25;35:17; 37:13	broad (1) 11:10
Address (2) 13:7;32:23	Anderson (4) 9:17,17;11:20,20	automatically (4) 24:22;26:15;41:4,8	better (2) 5:20,22	broke (1) 14:14
adjoiners (1) 22:25	annexed (1) 22:16	available (1) 28:20	big (3) 12:8;34:15;37:18	brothers (1) 16:20
adjoins (1) 17:11	anniversary (1) 19:25	Aye (21) 2:24,25;3:2,3,14, 15,16,17;20:16,17, 18,19;30:10,11,12, 13;32:7;41:18,19,20, 21	Bigger (1) 6:3	brought (5) 8:21;9:7;15:11; 17:20;20:5
admit (1) 13:20	annoyed (1) 10:6		biking (1) 27:22	build (1) 40:9
adopted (1) 27:7	anymore (1) 16:3		bill (1) 12:7	building (2) 11:7;14:18
adverse (3) 27:21;29:10;30:19	apart (1) 11:8	B	Billy (1) 10:13	built (2) 9:3;10:4
advertised (1) 22:24	Applicant (8) 5:5,11;25:7;26:25; 33:10;34:23;36:15; 40:20	back (18) 5:15,21;6:6,13,14; 7:12,22;10:18,21;	bit (1) 10:19	bump (2) 32:25;33:6
aesthetic (1) 29:7	Applicant's (1) 23:4		Block (1)	bumps (3)
affect (2) 27:21;28:8	application (14) 4:6;18:11;21:3; 22:2,4,10,21;23:8,19; 24:6;25:3,9,21;34:12			
again (6) 10:12;13:18,22; 24:25;30:20;39:2	apply (2) 15:20,21			
against (5) 16:7;19:20;38:5,				

<p>33:3,10;40:16 buses (2) 28:3,4 business (13) 3:8;6:14;7:4;8:10, 18;9:12,13;15:11; 17:18;33:2;36:17; 38:21,24 businesses (3) 14:21,25;15:2 busting (1) 15:5 buy (1) 8:11</p>	<p>ceases (2) 23:13;25:14 certain (2) 11:12;20:8 certainly (1) 17:15 certificates (2) 23:15;25:16 certified (1) 23:2 certify (1) 4:15 CHAIRMAN (87) 2:2,7,21,23;3:3,5, 12,17,19;4:15,23;5:2, 4,7,9;6:17;7:15,17, 19;9:15;11:3,19; 12:14,25;13:7;16:13; 17:9;18:4,6;19:11, 13;20:11,15,19,21; 21:21,24;25:5;26:19, 21;27:3,9,12,15,19; 28:17,22,25;29:4,8, 12,15,18,21,23;30:2, 4,7,9,13,15,25;31:5,8, 10,17,21;32:8,13,17, 19;33:7;34:3,5;35:9, 19;36:19,23,25;37:4, 9,12,16;41:3,11,17, 21</p>	<p>5:15;35:21;38:7, 20;39:2 close (4) 7:19;14:25;20:11; 41:14 closed (4) 7:3,11;8:25;20:22 closes (1) 23:23 cocktail (1) 12:11 Code (5) 4:5;21:5;23:7; 25:23;33:23 coexistence (1) 35:14 Collin (1) 15:20 coming (1) 7:25 COMMENT (15) 7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1, 10;19:1;20:1 comments (7) 3:22;7:17,20;17:9; 18:4;19:11;38:22 commercial (2) 7:4;11:6 community (18) 8:17;10:5,18,22; 11:13,14;13:11,16, 18,21;15:11,14,15; 18:20;20:6;27:14; 37:19;39:10 company (1) 13:13 compared (1) 12:9 complained (1) 39:24 complaint (4) 38:23;40:4,14,15 complaints (8) 7:10;21:6,7,7,8; 40:5,5,16 complete (1) 34:12 concerns (2) 18:15;22:22 condition (2) 40:18;41:8 conditions (10) 20:8;23:9;24:21; 25:10;26:14;37:10, 25;41:3,6,7 conflict (1) 27:7 conservation (1) 28:20 consider (2) 28:11,14</p>	<p>consideration (1) 19:10 considered (1) 22:9 considering (1) 17:25 continue (3) 9:12;11:7;15:4 continued (2) 24:17;26:13 contractors (1) 14:2 conversation (3) 15:23,24,25 copy (1) 22:16 corrections (1) 34:18 correspondence (2) 3:6;4:24 Cottages (1) 8:4 county (5) 8:22;10:14;24:2; 25:25;35:2 couple (4) 5:17;19:16;34:4,18 course (1) 10:7 COVID (6) 5:20;10:2,8;12:23; 13:18;14:18 crap (2) 14:19;16:3 create (2) 27:6;29:16 creates (1) 7:5 Critical (1) 27:18 cumulative (2) 28:10;30:23 current (1) 18:25 customer (2) 9:6;19:24</p>	<p>25;30:3,18,23;31:3, 13,24;32:3,9,18;33:4, 10,15,22;34:22;36:3, 7,12,15,21,24;37:7; 40:20;41:2,5 day (6) 4:11;8:5;15:22; 16:16,17;21:2 deal (4) 6:11;8:11;16:11; 34:15 dealing (1) 14:19 deals (1) 3:6 dealt (1) 10:4 decent (1) 12:7 decision (1) 13:20 decisions (1) 13:19 deck (1) 34:14 Declaration (4) 31:18,20,21;32:17 declare (1) 28:2 declined (1) 34:9 defensible (1) 21:11 definitely (1) 12:24 demand (1) 18:19 deny (1) 21:10 Department (11) 22:19;24:9,10,12, 13,17;26:5,7,8,12; 34:6 desk (1) 12:17 destroyed (1) 20:5 detailed (1) 25:9 deteriorate (1) 11:8 deterioration (1) 9:2 determination (2) 22:23;32:10 determine (1) 19:4 detrimental (1) 9:13 Devlin (1) 15:19 Dezso (2) 16:14,14</p>
<p>C</p>				
<p>call (8) 2:2;19:11;31:15; 34:8,10;38:10;40:12, 13 calling (2) 2:3;15:23 came (5) 5:20,24;8:3;14:18; 40:14 camp (6) 7:2;8:12,12;11:23; 17:2;19:19 can (23) 2:17;7:7;11:9; 15:13;16:4;19:14; 20:11,23;23:17; 29:19,25;30:2,3,21; 31:10;32:18,21;33:7; 35:14,20;40:9,13,18 capacity (2) 18:24;19:2 cards (3) 4:19,21;12:19 care (2) 11:4;16:13 carried (5) 3:4,18;20:20; 30:14;41:22 cat (1) 15:23 CATSKILL (37) 2:1;3:1;4:1,6,8; 12:5,11,18;13:5; 18:11;19:2;21:1; 22:1,2,12,18,23:1,25; 24:1,25:1,24;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;40:1;41:1 cause (1) 28:18 caused (1) 27:17 ceased (1) 8:14</p>	<p>change (4) 27:4,11,21;29:10 changing (1) 38:16 character (2) 27:14;29:6 characteristics (1) 27:17 charge (1) 13:25 checked (1) 21:5 children (1) 13:11 Chris (1) 2:13 Chris' (1) 2:16 Christmas (2) 9:6;13:12 clarification (1) 18:17 Claus (1) 13:14 clean (1) 10:5 clerk (1) 23:3 Clerk's (2) 24:2;25:25 client (1) 38:5 clients (5)</p>	<p>Collin (1) 15:20 coming (1) 7:25 COMMENT (15) 7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1, 10;19:1;20:1 comments (7) 3:22;7:17,20;17:9; 18:4;19:11;38:22 commercial (2) 7:4;11:6 community (18) 8:17;10:5,18,22; 11:13,14;13:11,16, 18,21;15:11,14,15; 18:20;20:6;27:14; 37:19;39:10 company (1) 13:13 compared (1) 12:9 complained (1) 39:24 complaint (4) 38:23;40:4,14,15 complaints (8) 7:10;21:6,7,7,8; 40:5,5,16 complete (1) 34:12 concerns (2) 18:15;22:22 condition (2) 40:18;41:8 conditions (10) 20:8;23:9;24:21; 25:10;26:14;37:10, 25;41:3,6,7 conflict (1) 27:7 conservation (1) 28:20 consider (2) 28:11,14</p>	<p>consideration (1) 19:10 considered (1) 22:9 considering (1) 17:25 continue (3) 9:12;11:7;15:4 continued (2) 24:17;26:13 contractors (1) 14:2 conversation (3) 15:23,24,25 copy (1) 22:16 corrections (1) 34:18 correspondence (2) 3:6;4:24 Cottages (1) 8:4 county (5) 8:22;10:14;24:2; 25:25;35:2 couple (4) 5:17;19:16;34:4,18 course (1) 10:7 COVID (6) 5:20;10:2,8;12:23; 13:18;14:18 crap (2) 14:19;16:3 create (2) 27:6;29:16 creates (1) 7:5 Critical (1) 27:18 cumulative (2) 28:10;30:23 current (1) 18:25 customer (2) 9:6;19:24</p>	<p style="text-align: center;">D</p> <p>daily (1) 18:21 damage (1) 11:24 data (1) 22:10 dated (1) 22:16 DAVIDOFF (52) 4:19,21,25;11:16; 21:19,23;25:4;26:18, 20,24;27:6,10,13,16, 20;28:7,10,13,18,23; 29:2,5,9,13,16,19,22,</p>

<p>diagram (1) 34:7 diagrams (1) 34:12 different (1) 38:2 dinner (6) 9:6,7,8,9;12:7,8 directed (1) 3:23 directly (1) 3:23 disarray (1) 20:4 disciplined (1) 11:25 discussion (2) 2:21;15:12 disorder (1) 16:9 District (1) 22:7 documentation (2) 24:2;25:25 done (11) 11:24;12:3,5; 13:14;14:22;24:4,5; 26:3;34:16,17;35:14 Doreen (1) 2:13 down (7) 9:2;11:18;15:17, 23;19:23;20:5;38:25 downhill (1) 12:4 drag (1) 20:6 drainage (1) 29:14 drawn (1) 21:24 dropped (1) 28:3 duly (2) 22:9,24 duplicate (1) 24:25 during (1) 12:23</p>	<p>16:10 Eldred (3) 4:12,12;12:9 eleven (1) 24:19 else (7) 7:17;9:16;11:4,5; 16:13,25;21:8 employ (1) 12:20 end (3) 9:20;35:24;38:8 ended (1) 6:4 endless (1) 13:16 endured (2) 10:3,10 energy (3) 28:19,20,20 enforcement (2) 21:5;33:23 engineer (4) 34:7,8,9,11 entered (1) 5:18 entertain (1) 29:19 environment (1) 18:19 Environmental (6) 26:22;27:17,18; 29:17;30:19;38:18 erosion (1) 29:14 especially (1) 10:21 establishment (1) 27:18 even (3) 19:20;32:6;38:5 evening (2) 5:6,7 event (2) 23:17;25:19 events (1) 13:11 eventually (1) 8:8 Everybody (5) 2:7;13:2;14:23; 15:18;16:20 everybody's (2) 13:23;15:5 everyone (1) 14:3 exactly (3) 8:23;17:24;39:16 exceptional (1) 12:5 existence (1) 35:16 existing (4)</p>	<p>27:14,21,22;28:23 explain (1) 17:24 explained (1) 18:9</p>	<p style="text-align: center;">F</p>	<p>facilities (1) 29:3 facility (2) 8:4;11:22 failed (1) 7:13 fails (1) 28:19 failure (1) 22:17 fall (4) 11:8;14:9;23:6; 32:24 familiar (1) 13:6 families (1) 15:2 family (18) 4:10;8:2;9:3,21; 16:19;18:16;22:5,14; 23:5,10,12,13;24:14; 25:8,11,13,14;26:10 fauna (1) 29:11 favor (8) 2:23;3:13;14:5; 20:15;30:9;31:8,17; 41:17 federal (1) 35:2 feel (2) 32:5;38:7 feelings (1) 17:4 feet (1) 22:25 felt (1) 32:4 few (1) 3:20 file (2) 33:25;35:4 filed (2) 23:25;25:24 filled (1) 26:25 final (1) 19:11 financial (1) 5:18 Finding (1) 22:24 findings (1) 25:6 finds (1)</p>	<p>23:4 fine (3) 14:16;36:10;40:23 finish (1) 34:9 fire (4) 13:13,14;20:3; 34:17 first (16) 6:11,13,25;7:13; 8:3,6;9:4,6;12:21; 13:24;14:14;16:16; 21:21;32:24;38:10; 39:10 FISHMAN (3) 11:5,17,17 fit (1) 7:8 five (5) 16:15;21:4;35:16; 38:22;40:14 flooding (1) 29:14 flora (1) 29:11 folks (1) 17:20 followed (1) 17:16 following (3) 22:23;23:8;25:10 force (1) 6:14 Form (1) 26:22 Forman (1) 5:11 formerly (1) 9:24 found (1) 5:22 free (1) 13:25 Friday (1) 24:20 friend (1) 10:16 friendly (1) 5:19 friends (1) 39:16 front (2) 12:17;17:14 frying (1) 20:3 function (2) 23:13;25:14 functions (1) 13:10 further (3) 3:8;23:16;25:18</p>	<p style="text-align: center;">G</p> <p>Gabor (1) 16:14 gentleman (1) 38:4 gets (1) 19:18 girl's (1) 11:23 gist (1) 25:2 given (1) 4:14 giving (3) 10:18;16:18;17:7 goes (2) 21:25;25:18 golf (1) 40:3 Good (6) 5:6,7;10:23;11:2; 14:7,17 government (1) 35:2 gradual (1) 12:4 grandkids (1) 15:9 grandparents (1) 15:8 granted (3) 23:10;25:10,11 granting (1) 37:4 great (8) 8:7,11,16;12:22; 13:20;14:16;15:14, 14 greatest (1) 13:19 great-great-grandparents (1) 9:22 green (3) 4:19,21;15:6 Greenberger (3) 7:23,23;19:16 grounds (1) 21:11 groundwater (1) 29:11 group (1) 17:2 guess (1) 15:17 gun (1) 15:7 guys (2) 14:8;32:6 gymnastics (1) 8:12</p>
<p style="text-align: center;">E</p> <p>Easter (3) 13:11,12,12 ecological (2) 18:18;19:4 effect (3) 23:17;28:10;35:5 egg (1) 13:12 either (2) 8:16;32:7 elderly (1)</p>	<p>Everybody (5) 2:7;13:2;14:23; 15:18;16:20 everybody's (2) 13:23;15:5 everyone (1) 14:3 exactly (3) 8:23;17:24;39:16 exceptional (1) 12:5 existence (1) 35:16 existing (4)</p>	<p>file (2) 33:25;35:4 filed (2) 23:25;25:24 filled (1) 26:25 final (1) 19:11 financial (1) 5:18 Finding (1) 22:24 findings (1) 25:6 finds (1)</p>	<p>file (2) 33:25;35:4 filed (2) 23:25;25:24 filled (1) 26:25 final (1) 19:11 financial (1) 5:18 Finding (1) 22:24 findings (1) 25:6 finds (1)</p>	<p>file (2) 33:25;35:4 filed (2) 23:25;25:24 filled (1) 26:25 final (1) 19:11 financial (1) 5:18 Finding (1) 22:24 findings (1) 25:6 finds (1)</p>		

H	heard (5) 4:14;10:17;14:15; 32:22;38:22	Hum (2) 12:16,16	3:24;10:24	8:4
HAFKIN (88) 2:2,7,21,23;3:3,5, 12,17,19;4:15,23;5:2, 4,7,9;6:17;7:15,17, 19;9:15;11:3,19; 12:14,25;13:7;16:13; 17:9;18:4,6;19:11, 13;20:11,15,19,21; 21:21,24;25:5;26:19, 21;27:3,9,12,15,19; 28:17,22,25;29:4,8, 12,15,18,21,23;30:2, 4,7,9,13,15,25;31:5,8, 10,17,21;32:8,13,17, 19;33:7;34:3,5;35:9, 19;36:19,23,25;37:4, 9,12,13,16;41:3,11, 17,21	hearing (14) 2:10;3:9,19;4:4,11; 6:18;7:19;13:8; 20:12,21;22:10,22; 35:12;39:11	human (1) 29:17 hunts (1) 13:12	issue (4) 17:19,20,21;38:13 issues (4) 5:18;17:13;38:3,11 item (2) 31:24;32:3 items (2) 31:25;34:4	L
half (1) 9:19	hearts (1) 11:2	I	J	lack (2) 5:19,22
Hall (3) 4:12;34:7,13	height (1) 14:23	Ice-skating (1) 13:15	Jeep (1) 15:8	Lake (2) 11:18,22
hand (2) 6:19;13:23	held (3) 4:11;8:5;22:10	idea (2) 14:20,22	Jeff (4) 4:25;5:10;37:23; 41:11	land (2) 27:7,11
hands (1) 14:6	Hello (1) 13:2	identical (1) 21:17	Jeffrey (1) 5:8	large (2) 8:18;35:11
HANSON (4) 33:23,23;34:4,6	help (2) 6:2;39:7	identified (3) 4:7;22:6;25:9	Jersey (1) 10:14	Larry (2) 11:4,17
happen (6) 10:12;13:21,22; 14:20;15:19,19	henchmen (1) 16:4	imagine (1) 8:15	Jim (1) 33:23	lasers (1) 15:6
happened (2) 10:7;12:23	hereto (1) 22:16	impact (17) 11:13;18:18;19:3, 3,5;27:16,24;28:7,23; 29:2;30:17,19;31:3, 11;32:4;35:12;38:18	job (4) 8:6;12:5;14:10; 37:18	last (5) 6:10;11:23;16:17; 27:4;38:3
harass (1) 16:8	Hey (1) 14:8	impacts (2) 32:9;38:15	jobs (1) 14:23	late (1) 9:23
harassed (1) 35:13	Hi (2) 10:13;12:16	impair (2) 27:13;29:5	July (6) 4:11;15:16;18:13; 22:11,14,16	latest (1) 15:7
harassment (12) 10:3,11;35:22; 36:8,16;39:11;40:19, 21,24;41:2,6,8	Highland (15) 2:4;4:4,5,7;9:5; 11:18;20:24;22:3,6,8, 20;23:7,19;25:21; 33:24	important (1) 29:6	June (1) 2:17	law (7) 14:15;15:3,4,4; 16:6;36:10;40:12
harassments (1) 40:10	himself (1) 2:14	inaudible (1) 12:23	K	laws (1) 20:25
hard (2) 13:8;17:4	hire (1) 14:2	including (2) 41:6,7	Kalter (1) 5:10	lawsuit (1) 38:4
Hartstown (1) 15:20	historical (1) 29:6	incorporate (1) 28:19	Kaplan (12) 5:2,3,6,8,10,10,10; 33:19;35:21;36:9; 37:25;40:7	lawsuits (2) 6:4,5
hate (2) 19:22,23	hit (1) 40:3	increase (2) 28:19;29:14	keep (4) 3:22;10:5;14:10; 21:4	Lead (5) 28:2;29:21,23; 30:5,15
haunted (1) 13:15	hold (2) 4:4;13:11	information (1) 34:20	Kern (1) 17:11	least (1) 11:13
hazard (3) 7:6;11:14;29:16	holiday (1) 9:7	infrastructure (1) 27:22	Kidney (5) 6:22,22;7:16; 14:12,13	left (3) 14:21;16:21,22
Health (16) 6:12;22:18,19; 24:9,10,12,15;26:5,6, 8,11;29:17;34:6; 35:25;38:10,11	holidays (1) 24:20	inspection (1) 34:17	kids (1) 40:3	legally (1) 21:11
hear (2) 35:14,18	homes (2) 12:2;15:7	instances (1) 36:16	killed (1) 39:4	length (3) 18:21;33:14,16
	hotel (30) 4:9;5:15,16;6:8,14, 15;8:5,22;11:10,10; 18:16;22:5,14;23:10, 12,13,22;24:14;25:8, 11,13,14;26:10; 33:14,16,18,19,20; 35:22;39:3	intend (1) 35:24	kind (2) 10:19;17:24	letter (3) 18:7,7,8
	hours (2) 11:12;24:18	intended (3) 18:15,25;19:8	knew (2) 9:24;14:20	level (3) 35:25;39:11,12
	house (2) 13:15;33:21	intensity (1) 27:11	knight (1) 5:23	levels (1) 27:21
	How's (1) 36:13	interested (1) 4:13	knowledge (1) 27:5	license (2) 35:23;36:4
		interrupted (1) 36:23	known (1)	licenses (6) 24:11,13,16;26:7,9, 12
		into (11) 5:18;6:3,14;9:2; 15:7;19:22;20:3,25; 34:6;40:6,9		life (1) 9:18
		involved (2)		limitations (1) 11:9
				limited (5) 6:7;11:11;21:3,10; 34:14
				Linda (1) 9:17

<p>liquor (3) 35:23;36:2,4</p> <p>Listen (1) 5:24</p> <p>little (4) 7:25;10:19;11:22; 25:18</p> <p>live (7) 2:12;6:21;9:18; 10:14,14;14:13; 17:10</p> <p>lived (6) 6:23;7:9;9:18,19, 21;10:4</p> <p>lives (2) 9:21;18:9</p> <p>living (1) 17:7</p> <p>local (3) 13:13;14:2;16:14</p> <p>located (1) 22:7</p> <p>long (4) 17:7;20:4;33:20; 38:7</p> <p>longer (3) 18:23;23:18;25:20</p> <p>long-time (1) 7:24</p> <p>looking (5) 4:8;10:23;12:19; 16:2;40:7</p> <p>lose (1) 36:4</p> <p>losing (1) 35:23</p> <p>Lot (10) 4:7;8:21,23;13:9, 10;14:4,7;19:21,22; 38:9</p> <p>Lounge (12) 13:3;22:5;23:11, 14,16,17,18;24:15, 18;25:12,19,20</p>	<p>35:7,8</p> <p>makes (1) 22:22</p> <p>man (1) 20:7</p> <p>manager (1) 12:17</p> <p>manner (1) 15:22</p> <p>many (8) 3:21;8:13;9:9,22, 22;10:9;14:25;19:24</p> <p>Map (3) 22:6;24:3;26:2</p> <p>Marianne (1) 17:10</p> <p>marvelous (1) 9:8</p> <p>mass (1) 27:22</p> <p>material (1) 27:7</p> <p>matter (1) 22:24</p> <p>maximum (1) 18:24</p> <p>maybe (4) 8:13,13,15;11:10</p> <p>McGILL (7) 4:3,17,20,22;18:8; 27:25;37:8</p> <p>mean (4) 28:15;38:17,17; 39:9</p> <p>means (1) 23:22</p> <p>meet (1) 37:25</p> <p>meeting (9) 2:2,3,14;3:7,7; 18:13;37:20,21; 41:14</p> <p>member (69) 2:15,19,20,24,25; 3:2,10,11,14,15,16; 10:9;20:13,14,16,17, 18;27:23;28:3,4,6,9, 12,16;30:6,8,10,11, 12,20,21;31:7,15,16, 19,22;32:2,5,12,14, 15,16,21;33:9,12,13, 18;35:10;36:6,11,13; 37:3,10,15,17,24; 39:7,9,19,23;40:2,18, 24;41:10,15,16,18, 19,20</p> <p>members (1) 33:15</p> <p>mention (1) 38:4</p> <p>mess (2) 6:3,3</p> <p>Michael (4)</p>	<p>6:22;25:3;32:8; 35:9</p> <p>middle (2) 15:16,16</p> <p>might (4) 13:6;17:5;19:19; 20:2</p> <p>mind (1) 21:4</p> <p>minimize (1) 11:12</p> <p>minimum (1) 37:20</p> <p>minute (1) 19:15</p> <p>minutes (4) 2:7,17;3:5,22</p> <p>mitigation (1) 19:5</p> <p>moderate (5) 28:7,17;31:11; 32:4;38:15</p> <p>moment (1) 38:13</p> <p>money (3) 8:11;14:16;19:22</p> <p>Monica (1) 18:6</p> <p>month (1) 39:3</p> <p>monthly (1) 18:22</p> <p>more (7) 7:20;8:24;12:20; 14:8;19:20;39:10,14</p> <p>mortgage (1) 5:19</p> <p>motel (12) 4:9;6:8,16;18:16; 22:5;23:23;24:14; 25:8,11,14;26:10; 39:3</p> <p>mother (2) 9:19;16:19</p> <p>motion (31) 2:17,19;3:4,8,10, 18;19:14;20:11,13, 20;21:14,18;25:6; 27:25;29:20,23;30:4, 6,14,16,25;31:4,5; 32:20;36:21,25;37:2, 3;41:14,15,22</p> <p>motioned (1) 37:8</p> <p>MOUNTAINS (33) 2:1;3:1;4:1,6,8; 13:5;18:11;19:2; 21:1;22:1,2,12;23:1, 25;24:1;25:1,24; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1</p>	<p>move (1) 37:7</p> <p>moved (3) 6:25;8:9;16:15</p> <p>much (5) 6:3;7:24;10:17; 16:24;17:8</p> <p>multiple (1) 11:23</p> <p>mutual (4) 39:21,22,25;40:16</p>	<p>22:25</p> <p>nice (3) 9:4,7;17:5</p> <p>nicely (2) 9:3;13:13</p> <p>Nobody (4) 13:20;14:20;31:5; 40:14</p> <p>noise (1) 21:8</p> <p>nor (1) 40:22</p> <p>Norm (2) 37:16,24</p> <p>normal (3) 8:5;33:17,18</p> <p>normally (1) 2:14</p> <p>note (1) 37:17</p> <p>noted (1) 41:23</p> <p>notes (1) 2:9</p> <p>notice (2) 4:2,3</p> <p>null (5) 22:17;23:16;25:17; 36:5;40:25</p> <p>number (2) 11:11;18:24</p> <p>numbers (2) 15:6;39:12</p>	
M		N		O	
<p>ma'am (1) 12:15</p> <p>Mail (13) 6:23,25;7:4,8;9:18, 20;14:13;17:20;18:9, 13;33:25;36:18; 40:22</p> <p>mailed (1) 4:17</p> <p>mailings (2) 4:15;23:2</p> <p>maintain (1) 22:18</p> <p>maintained (1) 11:14</p> <p>maintaining (2)</p>	<p>members (1) 33:15</p> <p>mention (1) 38:4</p> <p>mess (2) 6:3,3</p> <p>Michael (4)</p>	<p>name (15) 2:12;5:8,9,10;6:20, 22;7:23;9:17;10:13; 11:16,20;13:2;14:13; 16:14;17:10</p> <p>names (2) 15:5;16:4</p> <p>natural (1) 29:10</p> <p>nature (1) 17:17</p> <p>nay (1) 32:7</p> <p>neat (1) 10:5</p> <p>necessary (12) 24:7,8,11,13,16; 26:4,6,9,11;34:23; 35:2,6</p> <p>need (16) 3:8;16:3,8;27:25; 30:4,16;32:22;36:21; 37:6;38:21;39:2,13, 19,21,24;41:14</p> <p>needed (1) 19:4</p> <p>needs (4) 27:2;32:25;34:15, 18</p> <p>negate (1) 30:22</p> <p>negative (10) 11:13;28:15;30:16; 31:3,11,17,19,21; 32:9,17</p> <p>neighborhood (1) 22:22</p> <p>neighbors (8) 15:24;17:4;35:12, 13;36:17;37:19; 40:10,22</p> <p>New (23) 4:12;10:14,16; 12:17;13:18;18:14; 21:2,15,16;22:19; 23:19;24:8,9,11,12, 16;25:21;26:4,5,7,8, 12;34:11</p> <p>newspaper (1)</p>	<p>objectivity (1) 38:6</p> <p>obtain (3) 4:8;34:25;35:4</p> <p>obtained (1) 22:13</p> <p>obtaining (2) 34:23;35:6</p> <p>occupancy (3) 18:21;23:15;25:16</p> <p>occur (1) 40:21</p> <p>o'clock (3) 2:3;4:13;15:15</p> <p>off (3) 15:8;28:3;39:3</p> <p>offered (1) 8:10</p> <p>Office (2) 24:2;25:25</p> <p>Officer (1) 33:23</p> <p>official (1) 22:25</p> <p>Once (3) 7:19;10:20;16:24</p> <p>one (33)</p>		

<p>3:6;7:2,12;11:23; 13:6;15:20;17:14,18; 18:7;19:15;21:3,17; 22:24;24:6,20;28:6,7, 10;30:21,21;31:10, 11,14,24;32:3,24; 33:5,11,15;35:10; 37:5;38:13;41:11</p> <p>ones (1) 39:24</p> <p>One's (2) 34:6;40:13</p> <p>only (6) 6:4;15:3;31:24; 33:5,11;35:7</p> <p>onto (1) 6:25</p> <p>open (7) 3:9,19;5:5;16:18; 34:24;35:22;40:7</p> <p>opened (7) 5:15;9:4;12:21; 13:15,24;16:17;27:5</p> <p>opening (1) 38:8</p> <p>operate (5) 5:16;23:18,20,23; 25:20</p> <p>operated (3) 7:2;8:18;21:5</p> <p>operates (1) 11:11</p> <p>operating (1) 17:18</p> <p>operation (7) 10:22;21:4,6; 24:14,18;26:9;36:16</p> <p>opinion (2) 28:12;32:11</p> <p>opportunities (1) 28:21</p> <p>opportunity (2) 4:14;18:10</p> <p>order (4) 2:2,4;17:16;21:10</p> <p>organizations (1) 10:9</p> <p>original (5) 8:8,8;19:9;24:5; 34:8</p> <p>Otherwise (1) 38:19</p> <p>out (6) 6:2;9:4;12:7;14:8; 15:8;26:25</p> <p>outside (1) 10:23</p> <p>over (4) 8:24;9:8;24:25; 40:14</p> <p>overall (1) 28:15</p> <p>oversized (1)</p>	<p>15:17</p> <p>overwhelming (1) 32:10</p> <p>own (1) 7:10</p> <p>owned (2) 9:24;15:2</p> <p>owner (4) 8:8,8;17:5;18:13</p> <p>owners (8) 8:9;10:3,7,11; 11:23,25;15:25; 16:19</p> <p>owner's (1) 16:19</p>	<p>P</p> <p>pad (1) 2:11</p> <p>painting (1) 15:5</p> <p>pan (1) 20:3</p> <p>pandemic (2) 15:16;38:25</p> <p>panic (1) 16:9</p> <p>paper (1) 4:2</p> <p>parcel (5) 19:6,9;22:6;24:3; 26:2</p> <p>parents (1) 9:19</p> <p>Park (1) 15:19</p> <p>parking (1) 24:6</p> <p>part (11) 23:23;26:23,24,25; 27:2;28:11,14;35:10, 11;36:19;37:18</p> <p>parties (1) 4:13</p> <p>past (1) 17:5</p> <p>patrons (1) 7:8</p> <p>Paul (1) 13:2</p> <p>pay (4) 5:21;12:8;17:2,3</p> <p>payment (1) 16:22</p> <p>pays (2) 16:23,24</p> <p>peace (1) 10:8</p> <p>peaceful (3) 35:14,15,24</p> <p>peacefully (1) 40:8</p>	<p>pending (1) 41:12</p> <p>people (32) 3:20,21,23;7:6,10; 8:6,19,19;9:8,24; 10:4,16;11:24,25; 12:6,7,12,20;13:6,17; 14:4,4,7,8,22;16:10; 17:7;18:24;19:20,22; 28:3;34:15</p> <p>people's (2) 12:3;15:7</p> <p>per (1) 3:22</p> <p>period (1) 5:23</p> <p>permit (18) 4:9;5:12;7:12; 17:15,17,23;18:11; 21:16;22:4,13;23:5, 8;24:7;25:7;35:11; 40:11,21;41:12</p> <p>permits (20) 6:12;22:18;23:15; 24:10,11,13,15,16; 25:16;26:6,6,9,11,11; 34:23;35:3,7,7;36:4; 41:13</p> <p>permitted (4) 23:18,20;25:20,22</p> <p>person (4) 3:22;14:18,19; 16:15</p> <p>personal (1) 16:5</p> <p>personally (1) 21:12</p> <p>pertains (1) 34:19</p> <p>petition (2) 18:18;21:10</p> <p>Petitioner (3) 18:17,21,25</p> <p>phenomenal (1) 14:10</p> <p>phone (2) 15:6;39:12</p> <p>phonetic (1) 12:16</p> <p>physical (1) 27:4</p> <p>picnics (1) 13:24</p> <p>piece (1) 3:6</p> <p>pissed (2) 13:17;14:4</p> <p>place (34) 2:16;5:24;6:13;7:4, 7,11,13;8:7,7,9,11,14, 16,18,25,25;9:2,3,4; 12:12,22;14:5;16:23; 19:18,21,21;20:5;</p>	<p>33:3;35:24;38:2,23, 25;39:16;40:15</p> <p>plan (3) 5:12;22:13;27:7</p> <p>Planning (13) 2:4;4:3;17:14; 18:12;20:23;22:3,9, 20;23:4,20;25:22; 30:5;32:24</p> <p>please (9) 2:5,11;3:25;4:3; 6:18;9:16;14:8;18:8; 38:20</p> <p>Pledge (2) 2:5,6</p> <p>plus (1) 11:2</p> <p>pm (4) 4:13;22:11;24:19; 41:23</p> <p>podium (2) 2:11;6:20</p> <p>point (6) 21:12,14;26:17,21; 38:6,7</p> <p>points (1) 32:22</p> <p>police (1) 20:25</p> <p>pool (1) 13:16</p> <p>portion (2) 23:12;25:13</p> <p>position (1) 10:20</p> <p>potential (2) 19:5;29:14</p> <p>premises (2) 22:21;40:21</p> <p>PRESENTATION (2) 5:1;6:1</p> <p>Preserve (1) 12:9</p> <p>president (1) 9:5</p> <p>pressure (1) 16:9</p> <p>pretty (2) 7:24;9:3</p> <p>previously (2) 17:15;22:12</p> <p>primary (1) 18:20</p> <p>prior (3) 9:19;24:14;26:9</p> <p>priority (1) 39:10</p> <p>probably (3) 10:2;14:5,6</p> <p>problem (9) 9:25,25;14:24; 15:12;16:5,6;36:12; 38:14,14</p>	<p>problems (2) 7:10;40:8</p> <p>Proctor (1) 4:12</p> <p>prohibits (2) 24:3;26:2</p> <p>project (3) 34:9;38:15,18</p> <p>projects (1) 38:19</p> <p>proper (1) 35:4</p> <p>properly (2) 35:22;39:5</p> <p>properties (1) 10:5</p> <p>property (20) 4:6,9;5:13;6:15; 7:4;8:20,21;11:6,9, 13;12:3;17:11,11; 18:13,16;22:4,6;23:2, 5;27:4</p> <p>proposed (12) 27:6,10,13,16,20; 28:18,23;29:2,5,9,13, 16</p> <p>provide (2) 13:14;17:16</p> <p>public (30) 2:10;3:9,19;4:2,4; 6:18;7:1,19;8:1;9:1; 10:1;11:1;12:1;13:1; 14:1;15:1;16:1;17:1, 9,21;18:1,2;19:1; 20:1,12,21;22:10,22; 32:22;38:22</p> <p>public/private (2) 28:24;29:3</p> <p>pursuant (1) 4:4</p> <p>put (8) 4:2;19:21;21:2; 28:17;33:6,10;36:7; 40:4</p> <p>putting (2) 39:3,12</p>
				<p>Q</p>	
				<p>quality (3) 27:14;29:6,11</p> <p>quiet (1) 14:12</p> <p>quite (1) 3:20</p>	
				<p>R</p>	
				<p>R-2 (1) 23:7</p> <p>raise (1) 6:18</p> <p>ran (1)</p>	

21:6 Raymond (2) 18:8;19:10 RE (24) 2:1;3:1;4:1;21:1; 22:1;23:1;24:1;25:1; 26:1;27:1;28:1;29:1; 30:1;31:1;32:1;33:1; 34:1;35:1;36:1;37:1; 38:1;39:1;40:1;41:1 reaching (1) 14:8 reaction (1) 14:17 read (12) 3:25;4:23;18:6,8; 21:17,19,22,23;25:3; 32:20;37:6;40:18 reading (1) 24:24 really (5) 8:16;9:4;10:22; 38:7;39:9 reasonable (1) 28:20 reasons (1) 13:22 reassurance (3) 39:14,19,20 received (3) 23:2;24:11;26:7 recited (1) 2:6 recommend (1) 33:5 recommendation (2) 33:4,7 reconsider (3) 12:24;38:20;39:6 recorded (1) 2:8 recused (1) 2:14 refrain (2) 36:8,15 regarding (1) 18:7 regards (1) 36:3 Regretfully (1) 18:12 regular (1) 3:8 regulations (2) 27:8;36:9 rein (1) 21:14 reinforced (1) 34:16 reinstate (1) 21:15 reinstated (1) 5:14	reiterates (1) 24:24 relate (1) 18:15 religious (1) 17:2 remember (1) 40:19 renewable (1) 28:20 rent (1) 5:24 rental (1) 18:22 rentals (4) 18:22,22;33:14,16 reopen (4) 4:9;6:9;22:4;23:5 represent (1) 37:18 represents (1) 35:19 reputable (1) 11:24 reputation (1) 12:10 request (1) 23:4 requesting (1) 5:12 requests (1) 25:7 require (2) 23:19;25:21 required (6) 22:18;24:10,15; 26:6,11;36:10 resident (2) 6:23;7:24 residential (2) 7:3;22:7 resolution (19) 21:16,18,19,22,23, 24;22:15;24:23; 26:16;32:18,19; 34:22,24;35:3,5;36:4, 20;37:4;41:9 resolved (1) 38:12 RESORT (52) 2:1;3:1;4:1,6,8,10; 10:2;12:5,9,11,18; 13:5;16:16;18:12,16; 19:2;21:1;22:1,2,5, 12,18;23:1,22,25; 24:1,14;25:1,8,12,13, 14,24;26:1,10;27:1; 28:1;29:1;30:1;31:1; 32:1;33:1;34:1;35:1; 36:1;37:1;38:1;39:1; 40:1,4,8;41:1 resort/motel (4) 22:14;23:10,12,13	resort/motel/hotel/barlounge (1) 23:6 resources (3) 29:7,10,17 respect (5) 16:18;39:21,22,25; 40:17 respectful (2) 16:20,21 response (6) 2:22;7:18;18:5; 19:12;31:2,9 rest (2) 6:9;31:11 restaurant (23) 4:10;5:17;6:8,16; 10:10;18:16;22:5,15; 23:6,11,14,15,17,18, 23;24:15,18;25:8,12, 15,16,19,20 restrictions (2) 17:17;37:5 result (9) 5:13,18;27:10,20; 29:9,13;30:18;38:18; 40:9 retaining (1) 14:23 returned (1) 4:18 revenue (4) 5:21;10:24,25;39:2 review (3) 27:2;33:25;37:20 reviewed (1) 22:21 revoked (2) 23:14;25:15 Richard (2) 18:8;19:10 right (8) 2:7,13;16:15,23; 17:5;36:6,24;40:9 rinks (1) 13:15 Road (30) 4:12;6:23,25;7:4,7, 7,8;8:19;9:18,20; 11:22;14:13;15:5,9, 19;16:9,10,10;17:11, 20;18:9,13;21:7; 33:2,11;34:2;36:18; 38:7;40:22,25 road's (1) 7:5 roll (1) 31:15 room (1) 16:24 rooms (1) 11:11 rules (8) 15:20,21;17:16,17;	21:13;32:7;35:25; 36:9 run (7) 5:25;6:15;13:3; 15:8;17:7;35:22,24 running (1) 39:5 S safety (1) 17:21 sale (2) 24:3;26:2 same (3) 7:12;16:7;24:24 Sample (2) 10:13,13 Santa (1) 13:14 Saturday (1) 24:20 saw (1) 14:25 saying (3) 16:2;28:13,14 Scotty (2) 7:23;19:15 seasonal (1) 18:22 Second (15) 2:20;3:11,12;8:9; 20:14;30:7,8;31:7, 16;35:10;36:22,25; 37:6,10;41:16 seconded (2) 25:6;31:5 seconds (1) 15:25 secretary (1) 3:25 Section (2) 4:5,7 seeking (1) 18:21 seemed (1) 38:14 seems (1) 17:13 select (1) 23:2 sell (4) 6:15;16:25;17:6,6 selling (1) 16:25 senior (1) 12:7 Seniors (1) 9:5 sense (1) 32:23 separate (2) 24:3;26:2	septic (1) 34:8 SEQRA (10) 21:20,21,23;26:18, 20,22;29:24;30:5; 38:14,17 service (2) 18:19;19:5 set (1) 7:5 settled (1) 9:22 seven (5) 2:3;4:13;7:9; 15:15;22:11 shake (1) 13:23 shall (7) 23:16;24:17,21; 25:17;26:12,14;41:3 shining (1) 15:6 Shohola (3) 11:21;12:16;17:10 short (2) 5:23;26:22 shot (1) 12:23 show (1) 14:6 sides (1) 33:2 sign (1) 2:11 significant (1) 30:19 simply (1) 11:5 single (1) 38:23 sit (1) 39:17 site (2) 5:12;22:13 six (4) 16:15;24:19,19; 28:18 small (3) 5:16;28:6;39:13 social (2) 18:19;19:4 sold (4) 8:8;19:18,19;20:6 somebody (3) 5:22;8:10;15:24 someone (2) 6:18;16:25 somewhat (1) 6:2 Sonia (1) 14:13 sorry (5) 4:20;11:17,18;
---	--	--	---	---

13:8,21 sort (1) 10:16 sought (4) 18:17,25;19:7,8 source (1) 5:21 speak (7) 2:10;3:21;6:19; 11:4;13:4;14:6;16:13 SPEAKER (4) 32:6;35:15,17;39:8 special (16) 4:9;5:12;6:7; 10:22;17:15,23; 18:11;21:16;22:3,13; 23:5,8;25:7;35:11; 37:5;41:12 specific (2) 16:4;18:15 Specifically (2) 18:20;35:5 specify (1) 11:9 speed (5) 32:25;33:3,6,10; 40:15 speeding (1) 40:15 SPITZ (35) 2:19,24;3:14; 20:16;27:23;28:3,6,9, 12,16;30:6,10;31:7, 15;32:15,21;33:9,12; 35:10;36:6,11,13; 37:3,10,24;39:7,9,19, 23;40:2,18,24;41:10, 15,18 spouse (1) 16:2 Spray (1) 15:5 stance (1) 37:22 stand (1) 15:13 standing (1) 15:23 start (5) 2:5,5;6:10;38:9; 39:4 started (1) 14:14 starting (1) 10:2 state (16) 2:12;5:9;6:20; 22:19;24:9,9,12,13, 17;26:5,5,7,8,12; 34:25;36:2 stated (1) 36:3 statement (1)	5:4 States (1) 14:19 stay (4) 7:6;14:12;20:4; 39:3 stayed (2) 8:3,19 stealing (1) 12:3 stenographer (1) 2:8 step (3) 6:11,11,13 Steve (4) 2:14,15;3:12;37:14 Steven (1) 11:20 still (1) 6:11 stop (1) 28:11 stories (2) 10:17,18 stress (1) 14:23 stuck (1) 39:9 stuff (4) 13:5;15:9,10;37:21 subdivision (3) 19:7,8,9 subject (3) 23:2;34:22;35:6 submissions (2) 24:8;26:4 substandard (1) 34:14 substantial (1) 38:18 successful (1) 8:10 Sullivan (2) 24:2;25:25 summer (5) 5:25;6:10;8:18; 38:3;39:4 summers (1) 8:7 Sundays (1) 24:20 supplies (1) 28:24 supported (1) 10:10 supporting (1) 22:10 sure (8) 6:12;7:21;8:21,23, 23;17:3;38:5,11 surprised (1) 14:7 surrounding (1)	12:2 SUTHERLAND (19) 2:20;3:2,10,16; 20:13,18;28:4;30:8, 12,20;31:19,22;32:2, 5,12,14;37:17;41:16, 20 system (1) 34:8 <hr/> T <hr/> talk (2) 35:13;40:13 talking (3) 15:10,10;32:9 Tara (1) 12:16 Tax (3) 22:6;24:3;26:2 taxes (4) 8:21,22;16:23,24 tenant (1) 6:5 term (3) 5:20,22;33:20 terminated (1) 5:13 though (1) 39:21 thought (2) 5:21;8:16 threatened (1) 35:13 threatening (1) 15:22 threats (1) 39:12 three (1) 41:11 tied (1) 10:17;34:6 ties (1) 10:21 times (2) 9:9;19:24 today (5) 6:6;12:19;13:4; 17:25;21:2 together (1) 23:24 tomorrow (3) 34:24;38:8,10 tonight (6) 2:8,15;3:7,20;14:5; 17:14 took (1) 39:16 top (1) 5:20 total (1) 10:11 touched (1)	10:19 Town (29) 2:3,12;4:4,5,7,12; 6:5;8:22;13:25; 14:16;20:24;22:3,8, 20;23:7,19,21;25:21, 22;33:5,6,8,11,11,24; 34:25;36:2;39:11,13 tractor (1) 15:6 traffic (5) 7:5;13:9;21:7; 27:21,24 traffic's (1) 7:6 trailers (1) 15:6 transit (1) 27:22 transpired (1) 10:6 treatment (1) 29:3 tried (1) 14:3 truck (1) 13:14 try (1) 3:21 trying (1) 7:12 turn (2) 15:18;40:6 turned (1) 38:25 Twenty-seven (1) 4:17 two (7) 3:22;8:7,15;17:13; 23:24;28:5;32:22 <hr/> U <hr/> unaware (1) 17:21 unbelievable (1) 10:3 under (3) 19:23;29:24;32:24 understands (1) 18:2 undertaken (1) 19:4 undivided (1) 19:6 UNIDENTIFIED (4) 32:6;35:15,17;39:8 United (1) 14:19 up (22) 2:11;5:15;6:4,20; 7:5,25;8:2,3,13;9:3,5; 10:15;13:15;14:10;	15:13;17:20,24; 21:24;33:6;35:22; 39:5;40:7 upon (1) 38:6 upset (2) 11:25;37:19 upside (1) 38:25 use (29) 4:9;5:12,13;6:7; 8:12;11:6,9;17:15, 23;18:11,15,24;19:2, 8;21:16;22:4,13; 23:5,8,11;25:7;27:7, 11,11;28:19;32:20; 35:11;37:5;41:12 used (5) 8:12;13:3,5,10; 24:6 user (1) 5:19 uses (1) 25:12 using (2) 36:17;40:22 <hr/> V <hr/> vacant (1) 8:14 valid (2) 24:17;26:13 various (1) 13:22 vehicles (1) 15:17 verbal (6) 2:22;7:18;18:5; 19:12;31:2,9 vicinity (1) 36:18 viewing (1) 22:21 violated (1) 12:2 violating (1) 39:12 violation (6) 24:21;26:14;40:11; 41:3,5,7 void (9) 22:17;23:16;24:22; 25:17;26:15;36:5; 40:25;41:4,8 vote (15) 26:17;28:15;31:12, 13,13,22;32:11,13, 21;37:12,13,17; 38:17;39:23,25 voted (1) 32:3 votes (1)
--	--	--	--	--

41:11 voting (3) 2:15;31:19;38:5	wishes (1) 2:10 within (3) 11:11;22:25;23:6 without (3) 9:12;16:21;24:24 wonderful (1) 9:11 Woodland (1) 8:4 worded (1) 36:14 words (1) 30:23 work (8) 8:7;10:16;12:6,21; 20:7;38:9,9;39:5 worked (2) 8:6;12:21 working (5) 16:16,17;34:9,10, 11 workload (1) 34:10 works (1) 20:24 world (1) 13:19 worried (1) 15:2 written (2) 21:2,8 wrong (1) 31:10 wrote (1) 11:18	Zack's (1) 13:3 Zeiger (1) 5:11 Zone (1) 23:7 zoning (4) 20:24,25;25:23; 27:7	24 (1) 4:17 25 (1) 34:14 27 (1) 12:20 28th (3) 4:11;18:13;22:11
W		1	3
walk (3) 7:7,7;8:19 Walker (1) 11:22 walkways (1) 27:22 wants (2) 6:9;35:20 wastewater (1) 29:3 watch (1) 15:7 water (1) 28:24 waterbodies (1) 29:10 way (6) 5:21;8:16;10:18; 31:14;36:21;38:24 wayside (1) 14:9 wedding (1) 19:24 weekdays (1) 24:19 weekend (1) 18:22 weekly (1) 18:22 weeks (1) 7:2 wetlands (1) 29:10 what's (1) 12:9 whatsoever (1) 21:9 Whereas (4) 22:2,9,12,20 white (1) 5:23 whole (8) 13:25;14:14;16:18; 25:3;30:22,24;38:25; 40:19 Whoop (1) 15:17 who's (5) 2:9;15:18,20,21,24 wife (1) 9:10 William (1) 39:7 willing (1) 13:22 winter (1) 10:2	Y	1 (3) 4:7;19:16;26:25 100 (1) 8:5 12 (4) 7:2;8:15,25;9:2 125 (1) 8:5 15 (2) 4:7;8:13 15-1-70.1 (3) 22:6;24:4;26:3 15-1-70.2 (2) 24:3;26:2 18 (1) 8:14 1800's (1) 9:23 182 (2) 18:9,13 190 (1) 4:5 1947 (1) 7:25 1954 (1) 8:6 1st (2) 22:14,16	30 (1) 15:25 5 500 (1) 22:25 50th (1) 19:24 7 70.1 (1) 4:7 70.2 (1) 22:7 78 (1) 9:18 8 8:05 (1) 41:23 82 (1) 9:7
	Z	2	
	ZACCARI (11) 13:2,3,8;15:12; 39:8,15,21,24;40:3, 12,23	2 (3) 26:23,24;27:2 20 (1) 6:23 2015 (3) 5:15;22:14,16 2016 (1) 5:15 2020 (1) 10:8 2021 (2) 2:18;4:11 211 (1) 33:25 2-2021 (2) 22:4;25:9 225 (1) 14:13 23rd (1) 2:18	