

# APPROVED

JOHN MAXWELL  
*Chairman*

PHILIP AGLIETTI  
*Vice-Chairman*

## TOWN OF CARMEL ZONING BOARD OF APPEALS



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500  
www.ci.carmel.ny.us

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

**BOARD MEMBERS**  
ROSE FABIANO  
SILVIO BALZANO  
JOHN STARACE  
JULIE MCKEON

## **ZONING BOARD OF APPEALS MINUTES**

### **JANUARY 26, 2023**

**PRESENT:** CHAIRMAN JOHN MAXWELL; VICE-CHAIRMAN PHIL AGLIETTI  
SILVIO BALZANO, JULIE MCKEON & JOHN STARACE

**ABSENT:** ROSE FABIANO

\*\*\*\*\*

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Lucio & Cynthia Rocca	77.13-2-37	1 – 3	Granted Requested Variance
Kiwi Country Day Camp	77.17-1-31 & 32	3 – 10	Granted Requested Variance
Glenacom Lake	87.5-1-90	11 & 13-142	Public Hearing Closed; Board Vote Pending
Platinum Propane	65.10-2-11	11	Held Over
Minutes:	December 22 <sup>nd</sup>	12	Approved as Written

The meeting was adjourned at 9:51 p.m.

Respectfully submitted,

Dawn M. Andren

# **HOLD OVER APPLICATIONS:**

1. Application of **LUCIO & CYNTHIA ROCCA** for a Variation of Section 156-15 seeking a Variance for permission to retain 2 sheds & metal carport. The property address is 56 Ernhofer Drive, Carmel NY and is known as Tax Map #77.13-2-37.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
Westerly shed: 20'	5' 8"	14' 4"
Easterly shed: 20'	12' 7"	7' 5"
Metal Carport: 20'	6"	19' 6"

- Frank J. Smith, Esq. of Shilling & Smith Law Offices, representing the applicant, appeared before the Board.

Mr. Smith stated before we begin, I'd like to draw your attention to an error that was made in our application. We had put it down as requiring a 40' setback. This is a side yard setback so it requires 20' as opposed to 40' so it is making the variance we are requesting this evening smaller than what we had and also what we noticed [for adjoiners].

Chairman Maxwell confirmed with Mr. Folchetti, Esq. that since it was lesser, there was no need to re-advertise it.

Mr. Folchetti said you wouldn't; the error is in reverse of what would require re-advertising.

Chairman Maxwell said we'll make the change on the original and have you sign it. Is it the westerly shed?

Mr. Smith said it's all three actually. They're on the same property boundary line.

Mr. Carnazza said I did the numbers for you. Required is 20, 20, 20 feet. Variances are 14' 4"; 7' 5" and 19' 6".

*(Mr. Smith approached dais and initialed updated application.)*

Mr. Smith said I'm joined by Mr. Rocca. He's to my left. The property is located at 56 Ernhofer Drive, Carmel. It's known as Tax Map Number 77.13-2-37. The property consists of roughly .71 acres. It's located in the Town's residential zoning district. The relief requested this evening is dimensional in the form of area variances to retain two sheds and a metal carport. The westerly shed requires a setback of 20'. The applicant provides 5' 8" requiring a variance of 14' 5". The easterly shed requires a setback of 20'. The applicant provides 12' 7" requiring a variance of 7' 5". The carport also requires a setback of 20'. The applicant provides 6" requiring a variance of 19' 6". Prior to the hearing, my office provided to the Board a Memorandum of Law, a letter of support from a direct neighbor and a client affidavit. The applicant's purchased the property in 1996 and have resided there nearly 27 years. Mr. Rocca placed the structures in this area because it is one of the

only level areas on the property and also so that they did not interfere with the property septic lines. These structures have also been in existence for more than 20 years. It's important to note that prior to placing the structures in their location, Mr. Rocca sought the approval of his northerly neighbor who he shares a boundary line with and that is the boundary where the structures would be placed. At the time, he obtained the blessing of his neighbor. Along with our submission, we included a letter of support from Mr. Philip DiSenso. Mr. DiSenso resides at 62 Ernhofer Drive. That's the property that shares the boundary line and where the carport and the sheds are located. Mr. DiSenso expressed no objection to the structures' placement. As the Board is aware, there are five criteria when considering an area variance. First and most importantly; whether granting the variance will cause an adverse impact to the neighborhood. Next; whether the need for variance could be obviated. Third; whether the variance is substantial. Fourth; whether granting the variance would result in adverse environmental impacts. Lastly; whether the difficulty was self-created. For the foregoing reasons, I contend that the applicant meets the criteria of the area variance analysis. First, most importantly, should the variance be granted, there would be no adverse change to the surrounding neighborhood. The use of sheds and carports are permitted in the zoning district and their deficiency is merely dimensional. In addition, the neighbor most effected by the placement of the sheds and the carport has submitted a letter to the Board with no objections to their placement. This is along with the sheds and the carport being in existence for more than twenty years. Second; the Board must consider whether the applicant could obviate the need for variance. In this case, he could not. The sheds and carport is placed in an area on the property that is flat and can suit the structures. Due to the property's slope and placement of the septic lines, there's no other feasible location. Third; the Board must consider substantiality. In this instance, although the variances requested are large, it is due to the property containing no other suitable areas to place the sheds or the carport. Fourth; permitting the variance would not result in a negative impact to the environment. The sheds and carport are common in residential districts and pose no detrimental effect to the environment surrounding it. Lastly; the Board must consider whether the need for variance was self-created. The question of self-created difficulty is not dispositive and, in of itself, does not serve as a bar to variance when considered with the other four factors. In this case, the difficulty was caused by the layout of the property and the sheds and the carport are placed in their current location due to that. Based upon these factors, I think that while weighing the criteria of the area variance analysis, the benefit to the applicant does not result any detriment nor adverse consequence to the surrounding neighborhood and it should be granted. Thank you for your time and if you have any questions, both me and Mr. Rocca are available.

➤ Mr. Lucio Rocca of 56 Ernhofer Drive, Carmel NY was sworn in.

Chairman Maxwell said so you didn't know you needed a permit when you built these sheds?

Mr. Rocca said no; I didn't.

Chairman Maxwell said how long have these sheds been there?

Mr. Rocca said the sheds – 26 years.

Chairman Maxwell said and the carport about the same time?

Mr. Rocca said no; the carport was about 3 or 4 years ago.

Chairman Maxwell said I noticed a lot of vehicles in there. You're not doing any car repairs?

Mr. Rocca said no; it's just to park a car.

Chairman Maxwell said is there any other property that you could buy to lessen the need for this variance and to conform?

Mr. Smith said yes; on both sides there are residential structures.

Chairman Maxwell asked the Board Members if there were any questions and/or comments on this application.

Vice-Chairman Aglietti said what are the sheds being used for?

Mr. Rocca said lawn mower and tractors.

Vice-Chairman Aglietti said is the carport necessary?

Mr. Rocca said there are three cars underneath. That's (inaudible) park.

Chairman Maxwell asked if there was any input from the public on this application of which there was none.

Mr. Balzano moved to close the public hearing on this application; seconded by Ms. McKeon with all in favor.

**Decision of the Board:**

***Mr. Balzano moved to grant the requested variance; seconded by Vice-Chairman Aglietti with all in favor.***

2. Application of **KIWI COUNTRY DAY CAMP** for a Variation of Section 156-10A seeking a Variance for permission to expand day camp onto adjacent residential lot already occupied as a one family dwelling. The property is located at 825 Union Valley Road, Mahopac NY and is known as Tax Map #77.17-1-31 & 32.

Code Requires/Allows	Provided	Variance Required
One main building & one accessory building on one lot.	Expand day camp onto adjacent residential lot already occupied as a one family dwelling.	Permit two principal uses on one lot.

- Mr. William Shilling, Esq. of Shilling & Smith Law Offices representing the applicant appeared before the Board.

Mr. Shilling stated Mr. Will Yahr is with me this evening. He has been the Director for 7 years. The project engineer is Adam Thyberg from Insite Engineering. Both of them will be able to discuss if requested. The property is located on Union Valley Road. The camp has been in existence for 71 years. It is in a residential zone. Currently, it employs approximately 200 employees, most of whom are local. Currently, it services about 900 campers; most are within a 30-mile radius. Kiwi Camp is an integral part of the Town of Carmel. It issues scholarships. It attends and involves itself in fundraisers. It's involved intimately in both the Carmel and Mahopac School Districts and their functions. The property consists of two tax lots. The first tax lot is number 32; and 32 is the

Camp. Lot 31 is only 3 acres on the property as a single-family residence but also, and this is the significant part of what I'd like to talk to you about, there is a half-acre ball field on the property that is an integral part of Kiwi Country Camp. The ball field is shown on a site plan signed by the Carmel Chairman of the Planning Board in 2001. It is a large part of the site plan. We know that the ball park has been in existence for at least 20 years. There can be no question that there are two principal uses currently. One is a camp use and the other is a residential use. The ball field was also memorialized in a 2011 easement that was filed in the Putnam County Clerk's Office. So, more evidence that the ball field is a big part of Kiwi. During all of this time, my client spent a tremendous amount of expenditures creating, altering and maintaining that ballfield for a period of over 20 years. Our position is the fact that it's been recognized by the Town of Carmel and it's Planning Board; that it's memorialized in an easement at the County Clerk and that there's been substantial expenditures in keeping that up, that that use is legally vested. What that means is that the issue of there being two principal uses on one lot has been cleared. It's legal because of the doctrine of vesting. We think, as a matter of law, that there are two principal legal uses on the one lot. We seek that interpretation from you that there currently are two legal uses on one lot and they're legal because of the doctrine of vesting which I sent to you via my Memorandum of Law; or in the alternative, we seek a Use Variance to permit two uses on one lot. It's clear that this should have been done a long time ago. It's clear that it should have been part of the process that precedes the Planning Board. The Zoning Board, in 2001, should have had this issue before it before it went to the Planning Board for approval. It's clear that in 2005 a variance granted by this Board, should have incorporated the issue of two principal uses on one lot; it didn't. It decided a whole lot of things about improvements and enlargements but it didn't address this issue. So, Mike Carnazza, the Building Inspector has an issue with this and that issue is one that he calls a clean-up, and I agree with him. Through those two processes, it just didn't happen. This is a clean-up that I think is appropriate and is why we are here today. If you find that vesting didn't occur, we're seeking a Use Variance that will clean the slate. If you find that there was vesting, then it's a legal use and that will clear it up as well. In support of our application, we've submitted the Director's affidavit. We've submitted our Memorandum of Law. I gave you a copy of the 2001 site plan that had the ball field on it. I've given you a copy of the 2005 ZBA Decision & Order which had all these use variances granted but failed to incorporate this, most important, one. We'll also ask the Director to speak briefly at the end. The facts of the matter are that for 71 years this Camp has been in existence, 200 employees, 900 campers. It is an important outdoor experience for young people. Myself, personally, I think it's wonderful that there's a group of kids without phones and computers. That's just my personal opinion. Lot 32 has all the vestiges of a Camp. It has the ball fields, the trails, has the basketball courts, has the pools and all of that. Lot 31, the lot in question, has the single-family residence as you know and has this ball field. It also does have some camp apparatus and some zip lines but this is the lot that's our focus of attention tonight. So, in 2001, the Planning Board did a site plan and the Chairman signed off and showed Lot 31 was subject to this ball field. The map was filed, of course, in the County Clerk's office. The ballfield, again, was created and substantial expenditures.... I think that all of these things combined renders the use as vested and the dual use is established. Again, very briefly, in 2005 there was a significant application before the Zoning Board with many variances requested and they made a unanimous finding that all of the criteria of Use Variance was met in that application and granted the app but did not address the issue of the two principal uses on one lot. Currently, we're only seeking that issue; clarity and consistency indicates that we have to get this relief in order to move forward before the Planning Board. So, we're asking for an Interpretation from you that because of all the things I've mentioned: the site plan, the substantial improvements made, the recording of the easement and all the reliance made. That ballfield is a vested camp right and hence there's two legal uses on one lot and then the issue is resolved. If you reject the issue of vesting, then we simply request a Use Variance that two uses – a camp use and a residential – can exist on one lot. We submitted all of our criteria in our application and in our Memorandum. The Planning Board record that came before Michael, the previous application before the Planning Board which got sent

to you, the ZBA has been asked to just check on this one issue and whether or not there can be and there should be two uses on one lot. This is the clean up issue. I think it was more of a mistake that it hasn't been in any of the record that I've reviewed all of this time. It's not in the site plan and not in the ZBA approval.

Chairman Maxwell said was the ballfield used at that time?

Mr. Shilling said yes.

Chairman Maxwell said and the use never changed; it was always a ballfield?

Mr. Shilling said yes. The remedy for the clean-up is either your Interpretation or a Use Variance. Again; I remind the Board of the 2005 where they had the same issues effectively (neighborhood and hardship, etc.) and found unanimously that they had met the standards. Tonight, I placed the criteria in my memo. There's no change in the neighborhood but it's been there for 71 years. It's a well-established staple in our community. I can't imagine someone arguing that it's not a unique application. The economic hardship is profound if we had to remove all the vestiges of camp use. It would be very devastating to the camp; perhaps catastrophic. This is not a self-created hardship. The client relied on an approved site plan and that the use was contained in that site plan. There was no deceptive intent. He used it. He maintained it and he created it. There's no environmental impact. I'm going to ask the Director, very briefly, to speak to the issue. Again, I know you're sensitive to time.

- Mr. William Yahr, Director of Camp Kiwi located at 825 Union Valley Road, Carmel NY was sworn in.

Mr. Yahr said I've been the Director for six years; have had the pleasure of being here and what I found in my six years are how I want to do things correctly and the right way. I have sought the approval of Mr. Carnazza many times to make sure we're doing things the right way and that's how this all came to fruition. When we had the chance to acquire that 31 Blossom property so that I could expand the camp – not to add additional children – but just to make it safer and make it an environment where I would feel more comfortable even sending my kids; which I do send my two kids. I wanted to make sure that we have this ability. We also have this interesting time of Covid and I can tell you that I'm still trying to rebound from that. Think of summer camp where kids aren't being allowed to function. The summer of 2020, we were able to function but in a much smaller capacity and losing millions of dollars. We're just trying to rebound from that. This area will not add additional kids. That's not what I'm looking for. We are allowed a set amount of kids. I want them to be in separate, specific areas. I want to grow the younger children. I want them to continue to be able to be the best versions of themselves. Unfortunately, and with these tough times and because of what we've already used and have done for this land, and I want to be able to continue to do that and just help out others. I hope that's okay.

Mr. Shilling said I'm just going to make a couple conclusory remarks. 1) There's nothing dramatic here. This has been in existence since 2001, and it had the thumbprint of the Town all over it. This is really an oversight more than anything else. 2) Please remember what an integral part of the Camp is to the Town. There are so many young people effected by the good things this Camp does. 3) I just want to say that a Use Variance can hardly ever be called ministerial, and I don't want to undermine what we have before you but this is something that has been in existence for a long, long time. It's worked well. It's through Mike's review that he said this never happened. Being on a site plan for the Planning Board and going before the Zoning Board on all of these variances indicates that everybody believed that prerequisite was in and it just wasn't. So, with respect to the Board, I do think it's somewhat ministerial.

Chairman Maxwell asked the Board Members if there were any questions or comments.

Mr. Starace said can you just show me on this overhead site plan exactly.....

Mr. Yahr said this whole area is the ballfield. This area right here is a part of the ballfield. This is a part of the zip deck where they would zip down into the easement already. This is all used for that ballfield. Soccer goes back and forth this way.

Mr. Starace said this is in existence?

Mr. Yahr said yes; this is in existence. This is the Director's quarters.

Vice-Chairman Aglietti said if we were to grant the variance, is it going to change the way the Camp operates? Is it going to make any real changes?

Mr. Yahr said it's going to make us safer to be honest with you. It's going to give me more land to be able to spread out the smaller kids from the larger kids and that's what I'm really looking for.

Mr. Balzano said just walk me through 2005; they got a Use Variance for what? Using the Director's apartment? What does that mean exactly? Is that the business of the Camp that's going there? I just want to dot the 'i's and cross the 't's on what that Use Variance actually was.

Mr. Shilling said I think because they considered a non-conforming use, there were a lot of things that they applied for that they received. The residence had been removed or had been changed from one lot to another. Could you speak to that?

Mr. Yahr said from my understanding, there is an apartment complex with a garage. I believe it would have been 5 Blossom and that is when the Use Variance for that was allowed at that point.

Mr. Carnazza said the caretaker's cottage.

Chairman Maxwell said I think it was conditioned that they had to stay.

Mr. Carnazza said the condition was that it had to be the caretaker that lived there. It couldn't be just anybody.

Chairman Maxwell said it had to be an affiliation to the operations of the Camp.

Mr. Yahr said right; but the easement that was currently on that 31 Blossom lot was there prior.

Mr. Balzano said so what was 31 Blossom used for at that point?

Mr. Yahr said at that point, back then, that was actually the Director's daughter's cottage. It was actually in the family as well as the 5. That's all how this became a part of Kiwi in one way, shape or form. It's just a matter of on paper, it looks like two separate versus one but it's all in the same family.

Mr. Balzano said to me, it's already blurring the lines. That's just the way I'm reading it.

Mr. Shilling said the requests are found in the findings of fact and you can see there are about five or six different things required.

Mr. Balzano said it kicked in a whole bunch of variances once the Use Variance kicked in but I'm just trying to extrapolate that Use Variance.

Chairman Maxwell asked if there was anybody in the public that wished to be heard on this application.

- Ms. KayLynn Jacobellis of 15 Ernhofer Drive, Carmel was sworn in.

Ms. Jacobellis said thank you very much for clarifying a lot of that because a lot of the local residents were concerned about when reading the notices. [The notice says] it was an expansion and we were concerned about the expansion of the Camp itself and the numbers. I'm just going to read a comment on behalf of many of the neighbors in the area. I have lived in Mahopac for 48 years. During those years, my kids attended Kiwi Pre-School, Kiwi Kindergarten and Camp. I live across the street from the Camp and my family has many wonderful memories there. I agree with you that it's a wonderful asset to the community. I'm here to support Kiwi and its operations but am concerned about any expansions or variances that may not enforce the pick-up procedures that the camp already has. For eight weeks out of the summer, I have cars up and down our road, parked in front of my house for 45 minutes a day waiting for pick-up, buses, trucks, leaving their cars idling which is leaving a lot problems with exhaust and traffic. You can't go up and down both roads because there are parents waiting for pick-up. It's dangerous if you're trying to make a turn from Munich onto Ernhofer or trying to get onto Union Valley. That was our big concern with any kind of variances and expansions, how that would affect any type of numbers and the traffic flow in general of what's going on in that area. It's dangerous. I have young drivers that are trying to get in and out of our house and parents that aren't always friendly about it. The neighborhood has called Carmel PD numerous times over the years during the summer about this. It's fixed for a limited time but then it continues to happen again. So, our concern was how any of these variances and changes that were going to be made might affect the traffic flow of an already hazardous area because of Kiwi.

Chairman Maxwell said we respect your opinions and your thoughts but it's not going to change the use as you've discovered this evening. If there are concerns like that, you could take it up maybe with the Town Board or if it's a police matter for potential harm but under the prevue of this Board, that's no weight.

Mr. Carnazza said the good thing is that I think this site plan is actually going to fix some of their circulation issues. I think that's what they're proposing so I think Mr. Yahr will tell you that.

Chairman Maxwell said to be neighborly, you guys might want to consider some of what was discussed this evening. It's not a matter for here but to take into consideration.

Mr. Yahr said absolutely; it's appreciated too.

- Mr. Terrance McNerney of 39 Blossom Lane, Carmel was sworn in.

Mr. McNerney said I agree 100% with what the young lady said before me and I just want to know if at 31 Blossom Lane that is residential now, is there going to be removed and more structures for the Camp people put on that?

Chairman Maxwell said I don't think that's the intention. It's really just a clean-up; an issue that should have been tackled back in 2005 and it got missed.



Mr. McInerney said it's probably going to bring in parking and traffic issues but that's it.

Chairman Maxwell said I have the same comments; bring it to the Town Board or what have you but thank you for your thoughts.

➤ Ms. Ann Dignam of 15 Munich Road, Carmel was sworn in.

Ms. Dignam said my concern is converting that house from residential into the Camp. Right now, the plan is not to put more buildings and more stuff on the site. How do you prevent that from happening?

Chairman Maxwell said they'd have to go back and put an application in; if it needs a variance, this Board as well as the Planning Board.

Ms. Dignam said but would they need a variance if it's a building that they can just build and it's.....

Chairman Maxwell said it still has to go through Mike's [Carnazza] office for a Building Permit. If it requires site plan approval, it goes to the Planning Board. If it requires a variance, it comes to this Board or both.

Mr. Balzano said wouldn't it be expansion of a Use Variance so they'd have to come back?

Chairman Maxwell said Mike would pick that up as soon as they came in front with their application.

Ms. Dignam said okay; so, it wouldn't necessarily mean that the Camp will grow. It's fine to say that this gentleman here won't do that but who is to say ten years from now, he leaves and somebody else.....

Chairman Maxwell said same situation.

Ms. Dignam said okay but now you're saying that Mike [Carnazza] is going to watch it as it comes. How do I know that the next guy is going to do the same thing that Mike is going to do? That's my concern because it is a residential lot -correct?

Chairman Maxwell said if you see something being built that didn't get a permit, that's what neighbors are for.

Ms. Dignam said but it is a residential lot?

Mr. Carnazza said 100% yes.

Mr. Balzano said it's an expansion of a non-conforming use so that's why it has to come back here.

Mr. Dignam said okay. So, it's not that it's changing.

Chairman Maxwell said it's going to be the same use today as it was twenty years ago.

Mr. Dignam said yes but I know it was sold as a separate lot. This wasn't part of the Camp. It was just that the owner sold their lot; it foreclosed. She allowed that ballfield to be there because it was her Camp. That's my only concern. It just seems a little odd to me.

Chairman Maxwell said as a neighbor, keep an eye on it but if something comes up, it has to go through the Building Department.

Mr. Carnazza said report it to the Building Department first. We'll look at it. If they do anything for the Camp, they'd be outside of what they're allowed to do and they would need site plan approval.

Mr. Balzano said we did receive one additional email from Barbara Johansen in opposition of the application for the same reasons.

Vice-Chairman Aglietti moved to close the public hearing on this application; seconded by Ms. McKeon with all in favor.

**Decision of the Board:**

***Vice-Chairman Aglietti moved that the Interpretation that the property has Town of Carmel approval to permit two principal uses on one lot;***

***Discussion ensued.....***

***Mr. Folchetti said based upon the previous approvals, one of which was apparently erroneously, this client has vested rights in two principal uses. That's the Interpretation that he's looking for first. If that goes down, then you could consider Use Variance criteria.***

***Mr. Carnazza said so if you think that when he got the variance for the apartment over the garage, that covered this too visa-vie that's what it said. If you don't think that's what happened, then he needs a Use Variance. Back in 2005, they got a variance to allow the caretaker's quarters over the garage, which is on the main lot. This is an adjacent lot that showed the ballfield but it was not picked up in 2005. Being that it wasn't picked up, he's saying that he has a right to it and that's your choice. At that time, when he got that variance, do you think it covered the ballfield on that lot because it was on that application.***

***Chairman Maxwell said but that use was always in existence prior to that.***

***Mr. Starace said that goes back to 2001.***

***Mr. Carnazza said looking at my records, I didn't see that they ever included that in the variance that they got before; to have that use on the residential lot, the house lot.***

***Vice-Chairman Aglietti said the applicant and the Town both agree that this is a 'cleaning-up' something.***

***Mr. Carnazza said that's correct.***

***Vice-Chairman Aglietti said so, as representing the Town, what's the best way to clean this up; by variance?***

***Mr. Carnazza said in my opinion, yes. It would make it the neatest cause there will be a clear variance for it.***

**Vice-Chairman Aglietti said I withdraw my motion and seek to approve the variance. It's a Use Variance.**

**Chairman Maxwell said first we have to negate the Interpretation.**

**Mr. Folchetti said no; you don't have to. That's usually the applicant's preference to do one because it's usually easier to get an Interpretation than it is a Use Variance. That's why they asked for that first. You can go right to the Use Variance if that's your preference. Then, it's for two principal uses on a single lot.**

**Mr. Carnazza said the Code only allows one principal use on the lot and its accessory uses.**

**Mr. Balzano said do we feel that we've substantially covered the allowable use with money?**

**Vice-Chairman Aglietti said I believe he has. I believe in the testimony that was given by the applicant and his counsel, the incapability of earning a reasonable return (inaudible) of the allowable uses was proven. The property is affected by unique or, at least, highly uncommon circumstances was proven.....**

**Mr. Balzano said I'm not worried about the others. It's really the.....**

**Vice-Chairman Aglietti said it's for the record; I think we should put them in. It will not alter the essential character of the neighborhood. I believe that was proven. It was not self-created. Incapable of earning a reasonable return doesn't necessarily have to be – the proof doesn't, necessarily, have to be data sheet that shows it. It was in the testimony.**

**Chairman Maxwell said you know the activities of the Camp and what it's doing.**

**Mr. Balzano said he did testify that it would be a substantial cost to revoke the field.**

**Mr. Carnazza said and he did purchase it this way.**

**Vice-Chairman Aglietti said correct; he purchased it at it was.**

**Mr. Balzano said that's why self-created goes out the door because he bought it like that. So, I'm okay.**

**Vice-Chairman Aglietti said so that's my motion; seconded by John Starace.**

**Chairman Maxwell called for a roll call vote:**

<b>Mr. John Starace</b>	<b>for the motion</b>
<b>Vice-Chairman Aglietti</b>	<b>for the motion</b>
<b>Mr. Silvio Balzano</b>	<b>for the motion</b>
<b>Ms. Julie McKeon</b>	<b>for the motion</b>
<b>Chairman Maxwell</b>	<b>for the motion</b>

**Granted for a Use Variance.**

## **NEW APPLICATIONS:**

3. Application of **GLENACOM (aka GLENCOMA) LAKE** for a Variation of Section 156-20, 156-62.O.2 & 156-62.O.5 seeking a Variance for permission to locate a public utility wireless telecommunications facility at the site. The property is located on Walton Drive - Mahopac NY and is known as Tax Map #87.5-1-90.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
50 Feet Maximum in Height	140 Feet in Height	90 Foot Height Variance
280 Feet Minimum in Tower Setback	174 Feet in Tower Setback	106 Foot Tower Setback Variance to nearest occupied residence.
Fence 4 or 6 Feet in Height	Fence 8 Feet in Height	4 Foot Height Variance for Fence.

- Mr. Robert Gaudioso, Esq. Snyder & Snyder representing both applicants, Verizon Wireless and Homeland Towers appeared before the Board.

### **MARY T. BABIARZ; COURT REPORTING SERVICE, INC.** **TRANSCRIPTION OF THIS PUBLIC HEARING ATTACHED AT END** **OF THIS DOCUMENT.**

4. Application of **PLATINUM PROPANE** for a Variation of Section 156-15 seeking a Variance for permission to convert a 1 family house into a propane facility. The property is located at 1035 Route 6, Mahopac NY and is known as Tax Map #65.10-2-11.

<b>Code Requires/Allows</b>	<b>Provided</b>	<b>Variance Required</b>
Front Yard Setback of 40'	22'	18'
Minimum Square footage of 5,000 square feet	1,938 square feet	3,062 square feet

Chairman Maxwell said Platinum Propane has requested a holdover probably until next month.

***Mr. Balzano moved to hold the application over; seconded by Ms. McKeon with all in favor.***

## **MISCELLANEOUS:**

**MINUTES:** December 22, 2022

*Vice-Chairman Aglietti moved to approve the minutes, as written, for December 22, 2022; seconded by Ms. McKeon with all in favor.*

*Mr. Balzano moved to adjourn the meeting; seconded by Ms. McKeon with all in favor.*

By Order of the Chairman,

John Maxwell

**MARY T. BABIARZ; COURT REPORTING SERVICE, INC.**  
**TRANSCRIPTION OF GLENACOM LAKE PUBLIC HEARING FOLLOWS.**

1  
2 STATE OF NEW YORK  
3 COUNTY OF PUTNAM

---

4 TOWN OF CARMEL  
5 ZONING BOARD OF APPEALS  
6 PUBLIC HEARING  
7 REGARDING  
8 GLENACOM (aka GLENCOMA) LAKE

---

9  
10 January 26, 2023  
11 Mahopac, New York  
12 Commencing at 8:10 p.m.

13 Marianne Glum, Reporter  
14  
15  
16  
17

18 MINUTES  
19 OF  
20 PUBLIC HEARING  
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

APPEARANCES:

ZONING BOARD OF APPEALS:

JOHN MAXWELL, CHAIRMAN  
PHILIP AGLIETTI, VICE-CHAIRMAN  
SILVIO BALZANO  
JOHN STARACE  
JULIE MCKEON

ALSO PRESENT:

GREGORY FOLCHETTI, ESQ.,  
ATTORNEY FOR ZONING BOARD OF APPEALS  
MICHAEL CARNAZZA, ZONING INSPECTOR

## 1 PROCEEDINGS

2 BY CHAIRMAN JOHN MAXWELL:

3 Application Number 3 for  
4 Glenacom (aka Glencoma) Lake for a  
5 variation of Section 156-20,  
6 156-62.0.2 and 156-62.0.5 seeking a  
7 variance for permission to locate a  
8 public utility wireless tele-  
9 communications facility at the site.  
10 The property is located at Walton  
11 Drive, Mahopac, New York and is known  
12 as Tax Map #87.5-1-90.

13 The code requires/allows 50 feet  
14 maximum in height. What's provided or  
15 requested is 140 feet in height, which  
16 needs a variance of 90 feet. Also  
17 requested is a 28 --- what's required  
18 is a 280-foot minimum setback of the  
19 tower. And 174 feet of the tower is  
20 being requested. Which means a  
21 variance of 106 feet tower setback  
22 variance needed to nearest occupied  
23 residence. And a fence is required  
24 four to six feet in height. They are  
25 requesting an eight-foot fence. So, a



## 1 PROCEEDINGS

2 variance of four-foot would be  
3 required for the whole piece.

4 I just wanted to remind  
5 everybody that this application is  
6 just for the height variance and  
7 setbacks only, no planning board. Any  
8 planning board concerns would be under  
9 the planning board's purview. We are  
10 here for area variances of this  
11 application.

12 Good evening, sir.

13 BY MR. ROBERT GAUDIOSO:

14 Good evening. Thank you, Mr.  
15 Chairman, and members of the Board.  
16 Robert Gaudioso of the Law Firm of  
17 Snyder & Snyder on behalf of both  
18 applicants, Verizon Wireless and  
19 Glenacom.

20 This is an application for one  
21 height variance, one setback variance,  
22 and one height variance for the fence.  
23 This is a proposed 140-foot wireless  
24 communication facility that includes  
25 the 140-foot tower with the antennas

## 1 PROCEEDINGS

2 and related equipment at the base.

3 The facility is located at the  
4 end of Walton Drive, and it's on a  
5 piece of property that is also  
6 adjacent to existing public utility  
7 lines. We submitted a number of items  
8 to you that I would like to just take  
9 a few moments to walk through and  
10 explain what we've submitted, why we  
11 submitted it, and on some of the  
12 items, the reasons why we submitted it  
13 to show the request for the variance.

14 We submitted, obviously, all the  
15 required forms, including the  
16 application form signed by all the  
17 necessary parties. We submitted the  
18 structural certification letter from  
19 our engineer confirming that the  
20 facility will be in compliance with  
21 all structural requirements. We  
22 submitted a wetlands delineation  
23 report confirming that there are no  
24 wetlands or wetland buffer impacts.  
25 We submitted the full environmental

## 1 PROCEEDINGS

2 assessment form.

3 We submitted a radiofrequency  
4 exposure report. While this issue is  
5 federally preempted provided we show  
6 compliance with the federal  
7 regulations, we submitted the report  
8 that shows the facility will be 40  
9 times below the federal standard.  
10 That's with not only Verizon Wireless,  
11 but three potential future  
12 co-locators.

13 We submitted an FAA opinion  
14 report showing that there would be no  
15 FAA lighting or marking on the tower.  
16 We submitted a co-location commitment  
17 letter from Homeland Towers, which is  
18 required by your code. Your code  
19 requires that we build the facility  
20 for co-location and that we make it  
21 available.

22 We submitted an alternative site  
23 report from Mr. Klaus Wimmer of  
24 Homeland Towers. Although it is a  
25 special permit criteria, it does

## 1 PROCEEDINGS

2 somewhat factor in here. The code has  
3 a priority list, and what we did is we  
4 went through the priority and showed,  
5 in Mr. Wimmer's report, that there  
6 were no existing towers that would  
7 work for Verizon Wireless. There were  
8 no locations within non-residential  
9 zones that would work for Verizon  
10 Wireless. In fact, the closest zone  
11 that's commercial is at .6 miles away  
12 at a much lower ground elevation.

13 And we also looked at other  
14 alternative sites within the  
15 residential zone and we showed why  
16 those were not feasible as well. We  
17 submitted a radiofrequency  
18 justification report from a third  
19 party engineer, PierCon Engineering.  
20 And they did a number of things. One,  
21 they actually did an actual signal  
22 test. So, they put a temporary crane  
23 out on the property, they raised up a  
24 temporary antenna, and they did two  
25 things. They collected the existing

## PROCEEDINGS

coverage so we have maps in the package that shows all what the existing coverages at all the various frequency bands. They also did an analysis with the crane where they tested 140 foot height, 120 foot height, and a 100 foot height. And all that information is in your report. And what it showed is even at 20 feet lower, there is a reduction of 40 percent of the coverage. And those are detailed in the report that you have.

They also looked at drop call rates and access failure rates and showed that not only are there gaps in coverage, but there is also a lack of capacity. Because of these gaps, there is access failure drops and there is dropped calls. We provided all of that data.

Mr. Conroy, who prepared that report, from PierCon, also confirmed that going higher would not help.

## 1 PROCEEDINGS

2 There is a tremendous amount of  
3 topography in the area. So, 140 feet  
4 is the minimum height for Verizon  
5 Wireless, which is why we're asking  
6 for that variance, but going higher  
7 would not actually increase the  
8 coverage because of the surrounding  
9 topography.

10 We submitted a letter or letters  
11 from the U.S. Fish and Wildlife  
12 Service regarding endangered and  
13 threatened species. We confirmed that  
14 we are restricted to cutting down any  
15 trees, and there is approximately 36  
16 trees proposed to be removed between  
17 October 1st and March 31st. We  
18 submitted a DEC letter confirming all  
19 of the threatened and endangered  
20 species and the wetland issues that I  
21 mentioned earlier.

22 We submitted a visual full  
23 resource evaluation prepared by  
24 Saratoga Associates. That was based  
25 on the crane test. We also did

## 1 PROCEEDINGS

2 computer modeling. That report has  
3 view shed maps showing where the  
4 facility would be potentially visible  
5 from and 39 different viewpoints that  
6 were studied with photographs and then  
7 with photo renderings.

8 As part of the Planning Board  
9 process, staff of the Planning Board  
10 has asked us to supplement that report  
11 with some additional visual renderings  
12 of the tower which is currently  
13 designed as a slim monopole design,  
14 with an alternative or faux tree or a  
15 monopine design. We'll be submitting  
16 that on Monday, and we will copy this  
17 Board as well.

18 We submitted the full storm  
19 water pollution prevention plan  
20 regarding all the erosion control  
21 measures. The MS4 acceptance form by  
22 the Town engineer. We confirmed and  
23 have submitted a report from the State  
24 Historic Preservation Office that  
25 there is no effect on historic

## 1 PROCEEDINGS

2 resources. We submitted the generator  
3 certification letter showing the type  
4 of generator that's proposed and the  
5 amount of noise. And we submitted the  
6 full site plan, which you have.

7 Finally, and maybe most  
8 importantly, we submitted a report  
9 from Dewberry Engineers. Mr.  
10 Chairman, I know you have a fat  
11 package. I made extra copies. If I  
12 could just hand this report out, it's  
13 in addition to what you already have.  
14 I think it will just help focus you on  
15 what I want to talk about, if that's  
16 okay.

17 BY CHAIRMAN JOHN MAXWELL:

18 Sure. Not that we have time to  
19 read it.

20 BY MR. ROBERT GAUDIOSO:

21 It has a one-page map that's  
22 already in your package.

23 The code variances that we're  
24 seeking start with the fence. So, one  
25 of the code provisions is that we



## 1 PROCEEDINGS

2 properly secure the facility. So, we  
3 proposed an eight-foot fence. If the  
4 Board feels the eight-foot is too  
5 high, we have no problem building a  
6 four-foot fence. We think the  
7 eight-foot is more secure and that's  
8 why we are asking for that variance.  
9 But we have no objection going down to  
10 four feet.

11 The fence compound itself is set  
12 back approximately 108 from the  
13 property line. It's a 30-foot by  
14 85-foot compound. So, it is not a  
15 significant fence. It would be set  
16 back off the property, but we think,  
17 for security purposes, it's a better  
18 option.

19 BY CHAIRMAN JOHN MAXWELL:

20 What kind of equipment is there?  
21 Are we talking about the generator,  
22 are we ---

23 BY MR. ROBERT GAUDIOSO:

24 So, we have the generator. They  
25 have equipment cabinets, which are

## 1 PROCEEDINGS

2 like small refrigerators. They're  
3 self contained. They are locked, and  
4 they're monitored 24/7. So, if anyone  
5 opened it, Verizon would know  
6 immediately at their operation center  
7 and they would dispatch personnel.

8 BY MR. SILVIO BALZANO:

9 Are you putting security cameras  
10 there too?

11 BY MR. ROBERT GAUDIOSO:

12 We do not have any security  
13 cameras. Quite frankly, we oftentimes  
14 get pushback on security cameras.  
15 People feel that it's an invasion of  
16 privacy, particularly in this type of  
17 area. So we really don't have those  
18 types of problems with people breaking  
19 in or trying to vandalize our  
20 equipment. But the fence is, we  
21 think, prudent. A deterrent.

22 The second variance is the  
23 height variance, which I mentioned  
24 before. The basis for that is the  
25 PierCon report. Other than me

## 1 PROCEEDINGS

2 summarizing, which is on Page 15, the  
3 loss in coverage at the lower heights,  
4 I would be happy to answer any  
5 questions on that.

6 The final variance is the  
7 setback variance. The way the setback  
8 variance works is we meet the setbacks  
9 of the property line. What we don't  
10 meet is that the code requires two  
11 times the height of the tower to the  
12 closest residence. So with 140-foot  
13 tower, we would need 280 feet. We  
14 have 174 feet to 53 Walton Drive and  
15 276 feet to 48 Walton Drive. The  
16 question is, why don't we go further  
17 back on this rather large property in  
18 order to be able to meet the setback.  
19 Let me explain why.

20 UNIDENTIFIED SPEAKER:

21 You wouldn't need a variance at  
22 all if you did that.

23 BY MR. ROBERT GAUDIOSO:

24 Actually, we would, and I'll  
25 explain why. If you take a look at

## 1 PROCEEDINGS

2 the map that's attached to the report  
3 that I just gave you. And I'm sorry,  
4 did I hand anyone the one that has  
5 highlighting on it? No?

6 So, if you look at Tower  
7 Location Number 1, just to orient you,  
8 that's the proposed location. And as  
9 you could see, when we come off the  
10 property, it already starts to drop  
11 down. And on the bottom left-hand  
12 corner, we have a little chart. So,  
13 the tower is proposed to be at 750  
14 base elevation. That's the 140-foot  
15 tower. And the area of disturbance is  
16 just under 20,000 square feet. And  
17 the area of fill is just about 90,000  
18 cubic feet. And the tree removal is  
19 36 trees.

20 BY CHAIRMAN JOHN MAXWELL:

21 Whose rule is that?

22 BY MR. ROBERT GAUDIOSO:

23 That's what we're proposing as  
24 part of this application. So, by  
25 going in this location --- by going in

## 1 PROCEEDINGS

2 Tower Location Number 1, which is what  
3 the application is before you, that's  
4 the amount of disturbance. And what  
5 we did is we showed on this map, there  
6 are two circles, or half moon circles,  
7 dotted lines, just to the right of  
8 Tower Location Number 2. Do you see  
9 that? Do you see those dotted lines?

10 BY MR. SILVIO BALZANO:

11 Yes.

12 BY MR. ROBERT GAUDIOSO:

13 So, what we did is we showed  
14 that would be the setback from the two  
15 closest residences. So, if we moved  
16 to that location, we would be 30 feet  
17 lower in ground elevation. Which  
18 means we would have to raise the tower  
19 30 feet, which would increase the  
20 setback 60 feet. So we would no  
21 longer meet the setback. Or we would  
22 have to increase the ground elevation  
23 by bringing in additional fill to  
24 increase it 20 or 30 feet base  
25 elevation.

## 1 PROCEEDINGS

2 So when you look at the second  
3 line on the chart, in order to bring  
4 that base elevation up to 750 feet,  
5 which is the equivalent to where we  
6 are now, we would have 33,000 square  
7 feet of disturbance. And what we  
8 showed is we showed the actual area of  
9 disturbance with the darker dotted  
10 line on the plan that you have. We  
11 would have to bring in 169,000 cubic  
12 feet of fill. And we would be  
13 removing approximately 88 trees. And  
14 we would still --- and if we didn't  
15 raise up to ground level, we would  
16 still have to then raise the height of  
17 the tower.

18 BY CHAIRMAN JOHN MAXWELL:

19 So more environmental concerns  
20 and longer duration of work and trucks  
21 going up and down the road.

22 BY MR. ROBERT GAUDIOSO:

23 Significantly more. So we did  
24 one other thing. We did ---

25 BY MR. SILVIO BALZANO:

1 PROCEEDINGS

2 I'm sorry, I don't mean to  
3 interrupt. Could you just walk me  
4 through why you need to take down a  
5 lot more trees as opposed to a little  
6 more trees? Just curious.

7 BY MR. ROBERT GAUDIOSO:

8 Sure. Can I come up and point  
9 to your map, because it's easier to  
10 show?

11 BY MR. SILVIO BALZANO:

12 Yes.

13 BY MR. ROBERT GAUDIOSO:

14 So if you look here, this is the  
15 area of disturbance of the proposed  
16 facility with all the grading. It  
17 drops pretty precipitously here. Once  
18 it goes back to here, it drops off  
19 much more, so this becomes the area of  
20 disturbance. As you can see, all the  
21 trees in this area, in order to grade  
22 this out, we have to disturb this  
23 entire area.

24 BY MR. SILVIO BALZANO:

25 Understood. Got you.

1 PROCEEDINGS

2 BY MR. ROBERT GAUDIOSO:

3 So the amount of disturbance,  
4 the area of disturbance, it's not just  
5 a little, it's a lot. And we would  
6 have to ---

7 BY MR. SILVIO BALZANO:

8 Because it's a gradual grade  
9 that you're doing, so that's why  
10 you're taking the trees out, to make  
11 sure the ground is level.

12 BY MR. ROBERT GAUDIOSO:

13 So, yes, we have to make sure  
14 everything is level when we build the  
15 pole.

16 BY MR. SILVIO BALZANO:

17 Understood.

18 BY MR. ROBERT GAUDIOSO:

19 So, the final thing we looked at  
20 is we said, okay, what if we went even  
21 further back on the property. And  
22 Tower Location Number 3 is  
23 hypothetical, but we said, okay,  
24 what's the tallest tower we can build  
25 without FAA lighting. Because FAA



## PROCEEDINGS

lighting is a pretty solid no, you don't want to build a tower with FAA lighting. That's about 199 feet. Anything 200 or more typically requires FAA lighting. So we showed where a 199-foot tower would have to be, again keeping in behind the double height setback. So, 398-foot setback for a 199-foot tower. So that would then put us at Tower Location Number 3. And what would happen if we went to Tower Location Number 3, now it really starts to get crazy. Now the area of disturbance would be 42,000 square feet. The amount of fill to bring in and be able to construct it back there would be over 212,000 cubic feet, and we would be taking out well over 160 trees. And that's an estimate, because we didn't survey all the trees back in that location. So Tower Location Number 3 is --- I mean, we showed it as a hypothetical to show you how things really start to

## PROCEEDINGS

exacerbate the further you go back.

Tower Location Number 2, while theoretically it could be put there and meet the setback, we still would have to raise the ground up 30 feet, because it's 30 feet lower, and we would have to significantly increase the amount of tree removal, fill, and area of disturbance. So that's why we're asking for the variance for the setback.

In addition to that, when you look at our proposed location, we're able to come off Walton Drive, there is an existing --- somewhat, I will call it an access off of Walton Drive onto the property. And then we would come off of that with a pretty short access drive into where the facility would be. We then have space in that area to landscape, relandscape that area, which is questions that the Planning Board has been looking at and has asked us to look at. So that's

## 1 PROCEEDINGS

2 the argument about being located in a  
3 spot that requires a variance but with  
4 a minimal amount of environmental  
5 impact. We can't go further to what I  
6 will call it the south because there  
7 is wetlands in that location.

8 BY MR. SILVIO BALZANO:

9 I see that.

10 BY MR. ROBERT GAUDIOSO:

11 We looked at that. There is  
12 wetlands there. Those are pretty  
13 significant. So we can't go in that  
14 location. And to go further to the  
15 north, we would actually be going  
16 closer to residences. So, on balance,  
17 we believe that given the fact that  
18 this is not your typical variance  
19 standard, this is a public utility  
20 standard, and I put that in my cover  
21 letter with all the criteria, we are  
22 asking for that setback variance in  
23 order to minimize the amount of  
24 disturbance.

25 BY CHAIRMAN JOHN MAXWELL:

## 1 PROCEEDINGS

2 So dive into a little bit of why  
3 this needs to be here. What kind of  
4 studies were done? A lot of this  
5 technical mumbo --- not mumbo jumbo,  
6 wrong term on my part, but a lot of  
7 technical stuff that we wouldn't or  
8 the public wouldn't normally  
9 understand.

10 BY MR. ROBERT GAUDIOSO:

11 Sure. So, typically applicants  
12 come in and show you the maps that the  
13 computer models show. And we did  
14 that. That's part of your package.  
15 You have those maps. And what the  
16 maps show is that there are  
17 significant gaps in this area. Why is  
18 that. From a common sense standpoint,  
19 why is that. Well, it's really  
20 simple. There is no sites in this  
21 area because it's predominantly  
22 residential.

23 Where are the sites that  
24 surround this area? Well, in Somers,  
25 one is at Heritage Hills, right smack

## 1 PROCEEDINGS

2 in the middle of Heritage Hills. It's  
3 been there since the '90s. And it's  
4 providing service, I would say,  
5 primarily to the east of this site,  
6 both north and south both in Somers  
7 and the Town of Carmel. The next site  
8 to the west is the site over at the  
9 Baldwin Place Shopping Center. There  
10 is a pole back behind where the ---

11 UNIDENTIFIED SPEAKER:

12 The diner is. The Olympic  
13 Diner.

14 BY MR. ROBERT GAUDIOSO:

15 No. So, Verizon is not on that  
16 one. They are on the one that's at  
17 the Stop & Shop. It's technically  
18 behind the creamery, the Good Will,  
19 and used to be Home Goods. That's  
20 where Verizon is, okay. The next one  
21 up is in Carmel. It's behind the  
22 diner. But Verizon is actually a  
23 little further north on Route 6, and  
24 they're on a rooftop. And all of this  
25 is in your report, all these

## 1 PROCEEDINGS

2 locations.

3 So all the other sites are up  
4 and down Route 6. There is the old  
5 tower up on Crest Drive overlooking  
6 the lake. And then all the other  
7 towers or rooftops are along Route 6.  
8 And your code has a priority system.  
9 Your code says, go on existing towers  
10 first. Go on existing structures that  
11 are in non residential zones. Go on  
12 existing structures that are off of  
13 Route 6, Route 52, and there is one or  
14 two other routes, which aren't  
15 relevant to this area. And then go  
16 into residential zones. And what we  
17 did is we showed in the maps and the  
18 plans that we submitted all of the  
19 sites on Route 6 are already there.  
20 All that coverage is already there.  
21 The sites to the south in Somers are  
22 already there. They are at those two  
23 locations I already mentioned. There  
24 is nothing else in this area. So what  
25 does that do, that leaves a gap in the

## 1 PROCEEDINGS

2 coverage, in the actual signal. How  
3 did we show that? We did the computer  
4 propagation maps. But we also  
5 actually drove, with specialized  
6 vehicles, and collected the ambient  
7 signal. And we put a crane on this  
8 location to test the minimum height  
9 and how this location would actually  
10 work.

11 BY MR. JOHN STARACE:

12 When did you do that?

13 BY MR. ROBERT GAUDIOSO:

14 The report is dated December  
15 7th, 2022. The crane test was done  
16 sometime in 2020. I forget the exact  
17 date. I think it's January 20th, off  
18 the top of my head. What we did was  
19 we looked at all the surrounding  
20 sites. We provided a map of where all  
21 our potential future sites could be in  
22 the next two to five years. That's  
23 all part of your package.

24 Then we also did another thing,  
25 which is really to answer to your

## PROCEEDINGS

1  
2 question. So, why do we need the  
3 site. Well, what we showed is that  
4 the surrounding sites, the people that  
5 are using the service on those  
6 surrounding sites, they are either not  
7 able to make a call, or access  
8 failure. Or they are making the call  
9 and it's dropping. The reason that is  
10 is because there is not sufficient  
11 service in the area and that's what  
12 happens. So we looked at the computer  
13 modelling, we collected the actual  
14 signal data, and we looked at how the  
15 system is actually operating and the  
16 number of calls that are being dropped  
17 and the percentage of time that they  
18 are being dropped. And it's  
19 significant. And we have chart after  
20 chart of all the surrounding sites in  
21 there.

22 So that's --- so, the need is  
23 because there is a need for the site.  
24 The need for this location is because  
25 we believe there is no other less



## 1 PROCEEDINGS

2 intrusive location. This is a large  
3 property next to existing power lines,  
4 which is right smack in the middle of  
5 where we need the site. Anything to  
6 the east starts getting into the  
7 topography that's to the east and not  
8 going to provide service back to the  
9 west. Anything further to the west is  
10 too close to our existing sites. And  
11 again, we showed maps showing the  
12 zoning map where the commercial areas  
13 are. The zoning map showing where all  
14 the existing facilities are. And when  
15 you look at it, you will see, you are  
16 literally right smack in the middle of  
17 that diagram.

18 BY CHAIRMAN JOHN MAXWELL:

19 And this property is owned by  
20 the condo association.

21 BY MR. ROBERT GAUDIOSO:

22 Correct.

23 BY CHAIRMAN JOHN MAXWELL:

24 And you guys would lease it for  
25 how many years?

1 PROCEEDINGS

2 BY MR. ROBERT GAUDIOSO:

3 We have a long-term lease.

4 Typically it's tens and tens of years  
5 and there are renewals.

6 BY CHAIRMAN JOHN MAXWELL:

7 Okay. Do you have anything  
8 further?

9 BY MR. ROBERT GAUDIOSO:

10 No. But I would be happy to  
11 answer any questions.

12 BY CHAIRMAN JOHN MAXWELL:

13 Okay. John, do you have any  
14 questions?

15 BY MR. JOHN STARACE:

16 I have no questions at this  
17 time.

18 BY CHAIRMAN JOHN MAXWELL:

19 Phil, questions?

20 BY VICE CHAIRMAN PHILIP AGLIETTI:

21 No questions. Thank you.

22 BY MR. SILVIO BALZANO:

23 I have questions. Why is there  
24 a discrepancy on the map that Verizon  
25 markets this on their website versus

1 PROCEEDINGS

2 what you're showing here? Because on  
3 Verizon's map, it doesn't show any  
4 dead spots in those areas, so how does  
5 that work?

6 BY MR. ROBERT GAUDIOSO:

7 I would have to see the map  
8 you're referring to. Typically there  
9 is also an explanation on that map  
10 about that that map doesn't guarantee  
11 coverage.

12 BY MR. SILVIO BALZANO:

13 Sure.

14 BY MR. ROBERT GAUDIOSO:

15 So, that's a map to show certain  
16 levels where certain on-street  
17 coverage is as opposed to our  
18 engineering maps that are done  
19 specifically to design the networks.  
20 So they are really two types of maps  
21 with two different types of purposes.

22 BY MR. SILVIO BALZANO:

23 Thank you. I appreciate that.  
24 I think the largest number you put  
25 forth in how many people would be

1 PROCEEDINGS

2 impacted is 1,964 people, that sounds  
3 right, but how many of them are  
4 actually Verizon Wireless customers?

5 BY MR. ROBERT GAUDIOSO:

6 Well, typically your market  
7 share is around 33 percent. So, we  
8 are talking maybe around 700 people  
9 that are impacted by this. I'm trying  
10 to figure out numbers here.

11 BY MR. ROBERT GAUDIOSO:

12 So, I will say two things to  
13 that. Number 1, every person that  
14 lives in the area --- and what we  
15 showed is we showed people who live in  
16 the area based on the census. That's  
17 not technically the number of people  
18 that are in the area.

19 BY MR. SILVIO BALZANO:

20 Understood.

21 BY MR. ROBERT GAUDIOSO:

22 So, if you travel --- and it is  
23 a mobile device in general. There are  
24 people that travel through the area.  
25 So, that increases the number of

## PROCEEDINGS

1  
2 people right there. Every person who  
3 lives in the area is a potential  
4 customer. What the FCC and the courts  
5 have specifically said is that the gap  
6 is the gap for basically all carriers.  
7 We don't have to show that other  
8 carriers don't have a gap. It's what  
9 our system gap is.

10 What the question is, are we  
11 being materially inhibited if we're  
12 prohibited from building a particular  
13 facility. And our argument is yes.  
14 We are trying to densify our network.  
15 We have a significant number of  
16 potential customers or customers in  
17 the area that not only live there but  
18 travel through there. Including  
19 emergency services. A lot of  
20 emergency services use the Verizon  
21 system. If they're coming for an  
22 emergency, that doesn't mean that they  
23 are necessarily within those 1,934  
24 people that reside, based on that last  
25 census, reside within that area that

1 PROCEEDINGS

2 we showed the gap.

3 BY MR. SILVIO BALZANO:

4 No, understood. And you're  
5 really talking about two through  
6 streets. You are talking about Lovell  
7 and Union Valley, Everything else is  
8 residential off streets. Yes, I  
9 understand what you're saying.

10 BY MR. ROBERT GAUDIOSO:

11 What we are really trying to do  
12 though is we are trying to not provide  
13 only people on the streets, we are  
14 trying to provide service, reliable  
15 service, to the people in their homes.

16 BY MR. SILVIO BALZANO:

17 Of Course.

18 BY MR. ROBERT GAUDIOSO:

19 And that has become much more  
20 prevalent over time, particularly  
21 since the pandemic. People are  
22 working from home. People are using  
23 contact to their medical office from  
24 home. Students learning at a distance  
25 from home.

1 PROCEEDINGS

2 BY MR. SILVIO BALZANO:

3 I have three of them.

4 BY MR. ROBERT GAUDIOSO:

5 All different types of emergency  
6 services. All different types of  
7 business uses. All different types of  
8 uses within the home that requires  
9 this different type of service.

10 BY MR. JOHN STARACE:

11 That's 5G, right?

12 BY MR. ROBERT GAUDIOSO:

13 No, that's 4G. Everything that  
14 we've shown is 4G. Everything that we  
15 show on those maps is 4G.

16 BY MR. SILVIO BALZANO:

17 Okay. Are you going to put a 5G  
18 transmitter on there as well?

19 BY MR. ROBERT GAUDIOSO:

20 I mean, typically the carriers  
21 will add new generations of service.  
22 That's not what's currently being  
23 proposed as part of this application.

24 BY MR. SILVIO BALZANO:

25 And that caught my eye too. Why

1 PROCEEDINGS

2 only LTE. I was a little surprised by  
3 that.

4 BY MR. ROBERT GAUDIOSO:

5 Well, it's an evolution. So, it  
6 went from 3G --- you know, it went  
7 from zero G or no G, and they didn't  
8 have a name for it, to 1G, which they  
9 really didn't have a name for, to 2G,  
10 to 3G. 4G though, even with a 5G  
11 overlay, the carriers are still  
12 running with 4G. So, 5G doesn't  
13 necessarily replace 4G, it supplements  
14 it with greater band width, lower  
15 latency. And that's usually typically  
16 an overlay. And there is many  
17 different ways. But that's not the  
18 basis for the need in this  
19 application.

20 BY MR. SILVIO BALZANO:

21 Understood.

22 BY CHAIRMAN JOHN MAXWELL:

23 And the homeowners are using  
24 hard wired internet service, right?  
25 There is no wireless internet service,



## 1 PROCEEDINGS

2 right?

3 BY MR. ROBERT GAUDIOSO:

4 Well, there is different ways to  
5 get internet service. One way to get  
6 internet is through cable, or fiber,  
7 if you have access to that. And it  
8 could be very expensive. Another way  
9 is mobile, wireless. There is also  
10 fixed wireless, which is very similar.  
11 So, in order to have service in your  
12 house, you either have to have a line  
13 that comes to your house or you have  
14 to have wirelessly.

15 Having a WiFi modum is not the  
16 same as this. Having a WiFi modem  
17 just means that you have some kind of  
18 cable line, or you have some other  
19 line, and you are re-propagating that  
20 signal in an insecure way. That is  
21 not the same description as what we're  
22 proposing.

23 BY MR. SILVIO BALZANO:

24 I hate to do this to you. Walk  
25 me through Table 3, the summary of KPI

1 PROCEEDINGS

2 data.

3 BY MR. ROBERT GAUDIOSO:

4 Sure.

5 BY MR. SILVIO BALZANO:

6 My hair went on fire. So I just  
7 need you to --- I want to hear it.

8 BY MR. ROBERT GAUDIOSO:

9 Just give me one moment.

10 BY CHAIRMAN JOHN MAXWELL:

11 He's our resident IT guy, if you  
12 can't tell.

13 BY MR. ROBERT GAUDIOSO:

14 It's not a problem. Just give  
15 me one moment, if I may, please.

16 BY MR. SILVIO BALZANO:

17 KPI stands for key performance  
18 indicator, for the record.

19 BY MR. ROBERT GAUDIOSO:

20 That's right. And the two ---  
21 and I believe you're talking about on  
22 Page 19.

23 BY MR. SILVIO BALZANO:

24 Yes.

25 BY MR. ROBERT GAUDIOSO:

1 PROCEEDINGS

2 So, the two key performance  
3 indicators that we looked at were  
4 dropped calls and access failure  
5 rates. Dropped call is when you have  
6 a call and it drops. Access failure  
7 is when you are unable to access the  
8 system. And the computer system is  
9 able to analyze those. So, what we  
10 looked at is we looked at all four  
11 bands that Verizon is operating in the  
12 area. And just to give you a sense,  
13 700 megahertz and 850 megahertz, those  
14 are the two bands that that signal  
15 goes to furthest.

16 BY MR. SILVIO BALZANO:

17 Right.

18 BY MR. ROBERT GAUDIOSO:

19 It's the most robust signal.

20 BY MR. SILVIO BALZANO:

21 The more compressed the waves  
22 become, the less distance they can  
23 travel.

24 BY MR. ROBERT GAUDIOSO:

25 Correct. So, what we showed

## 1 PROCEEDINGS

2 though earlier in the report, if I  
3 could just point that out, we showed  
4 the licenses that Verizon uses are  
5 obtained at auction from the FCC. So,  
6 we're limited to what the FCC allows  
7 us to use. So, what we showed on Page  
8 3 was that --- we showed the band  
9 width of each of these bands.

10 BY MR. SILVIO BALZANO:

11 Yes.

12 BY MR. ROBERT GAUDIOSO:

13 So, something that jumps out  
14 when you look at it, 700 megahertz is  
15 limited to ten megahertz band width,  
16 whereas 2100 megahertz is double that  
17 at 20 megahertz. So, we have much  
18 more band width at 2100 than 700. The  
19 700 goes further.

20 BY MR. SILVIO BALZANO:

21 But you don't have as much  
22 capacity.

23 BY MR. ROBERT GAUDIOSO:

24 But we don't have as much  
25 capacity. So, what happens is, if you

## PROCEEDINGS

only had 700 and the site is propagating from Heritage Hills all the way north into Carmel and too many people are using it in Carmel, then the people in Heritage Hills are dropping calls or it's being blocked. That's why it's called a cellular system. You have to have sites in each of the cells.

So, we looked at all four of the frequency bands. 700 and 850, they propagate very similarly, so we usually try and focus on 700. 1,900 and 2,100, they propagate very similarly and have very similar band width. So we usually look at 700 as the one that goes the furthest with the least amount of band width. And we look at 2,100 that doesn't go that far. So, what's happening is, if you look, for example, at the Heritage Hills site, which is the first one, the 700 megahertz drop call rate, 100 percent of the time that it's

## PROCEEDINGS

being calculated, it's over the capacity of that site. And the reason that's happening is because the 700 is covering a much bigger area so there are more people in that area. Whereas the 2,100 is much closer at Heritage Hills and it's got much more band width, so the calls aren't dropping as often. So, that's why ---

BY MR. SILVIO BALZANO:

That's where I think I was going off. Like I was trying to figure out how --- knowing that the band width --- the 700 covers much more ground, how are you not dropping calls to 2,100. I'm going to let you answer. I think I know what the answer is now, but I want to hear it from you.

BY MR. ROBERT GAUDIOSO:

The answer is it's got much greater band width and it's covering a smaller number of people because it's covering a smaller area.

BY MR. SILVIO BALZANO:

1 PROCEEDINGS

2 Okay.

3 BY MR. ROBERT GAUDIOSO:

4 It's as simple as that. So,  
5 that's why Mr. Conroy did it this way.  
6 Because when I first saw the chart, I  
7 scratched my head and then I asked him  
8 the same questions that are similar to  
9 what you're asking. What we also did  
10 is we included the charts in the back  
11 of the report.

12 BY MR. SILVIO BALZANO:

13 Yes, which I have questions to  
14 as well.

15 BY MR. ROBERT GAUDIOSO:

16 So, what those charts do is  
17 those charts show you the actual ---  
18 and here is the way it works. He  
19 looked at the surrounding sites, and  
20 each site typically has three sectors,  
21 meaning it covers in one-third of  
22 360 degrees. He looked at the sector  
23 that was providing service to this  
24 area. If it's pointing to the south  
25 from Heritage Hills, it doesn't

## PROCEEDINGS

1  
2 matter. It could be dropping calls  
3 all day, it doesn't matter. It  
4 doesn't impact the need for a site in  
5 this location. So what he did was he  
6 looked at a period of time from  
7 October through November in 2022. And  
8 he looked at what's typically done in  
9 the bouncing busy hour. He looked at  
10 the percentage of dropped calls. And  
11 he looked at it compared to the  
12 standard.

13 And for example, on Page 16 of  
14 37, you can see right around that one  
15 period --- well, it's always over the  
16 standard, which is one percent. But  
17 it goes up to almost 50 percent on a  
18 particular day, where it's way over  
19 the standard.

20 BY MR. SILVIO BALZANO:

21 Which leads me to --- there were  
22 a couple of graphs that were anomalous  
23 like that where you were sitting  
24 around standard maybe above, maybe  
25 below, and then you had something.



## 1 PROCEEDINGS

2 Like Heritage Hills, for example,  
3 Halloween seemed to be a very bad day  
4 for your network. Why? How does that  
5 get explained here?

6 BY MR. ROBERT GAUDIOSO:

7 It's usage. So, what we did is  
8 we didn't cherry pick the data. We  
9 showed you all the data. We showed  
10 you all the surrounding sites, all the  
11 surrounding sectors that are facing in  
12 from those surrounding sites. We  
13 showed you a fair period of time. We  
14 showed you how it fluctuates over  
15 time, which is expected with a mobile  
16 network with some of the things that  
17 we talked about before, people come  
18 and go, people use their service more.

19 There are anomalies sometimes  
20 when you're around let's say a  
21 religious organization that turns off  
22 their system on a particular day and  
23 you see the usage drop. We're not  
24 seeing any of those anomalies here.  
25 You might see an anomaly if, let's

## PROCEEDINGS

say, there was a power outage, you would see a big anomaly. Mr. Conroy checked for that. There was no anomalies related to that. So, when you look at the data, it's very predictable to what the map showed. Being that 700 is dropping like crazy, it's spiking, but over long-term, that line starts to get more straight, normalize, because we're only over a month. But it's consistently over the sites that are a problem, that would be expected to be a problem. It's consistently way over the standard. Not a little over the standard, way over the standard for a period of time, which is an indicator, a key performance indicator, of what the maps already told us that there is not enough service signal in this area.

BY MR. SILVIO BALZANO:

So, who sets the one percent standard? Is it Verizon internally? Is it an industry standard?

1 PROCEEDINGS

2 BY MR. ROBERT GAUDIOSO:

3 It's an industry standard. All  
4 of the carriers are using that. And  
5 look, someone can quibble, should it  
6 be one percent, should it be two  
7 percent. The point is is that it's  
8 always over that standard, and in some  
9 cases, it's way over that standard.  
10 And the problem is is that's the  
11 real-word effect, that calls are  
12 dropping, people aren't able to access  
13 the system. And you see that. You  
14 see that when you ---

15 BY VICE CHAIRMAN PHILIP AGLIETTI:

16 How is that going to change that  
17 though? Calls are still going to  
18 drop, right?

19 BY MR. ROBERT GAUDIOSO:

20 No. What this tower is going to  
21 do is two things. It's going to  
22 provide the service in this area, and  
23 it is going to reduce the droppage on  
24 the surrounding sites.

25 BY VICE CHAIRMAN PHILIP AGLIETTI:

1 PROCEEDINGS

2 It's going to reduce it, but  
3 it's not going to make it go away.

4 BY MR. ROBERT GAUDIOSO:

5 No. When you walk into a  
6 building, you could be in Manhattan,  
7 you could have the greatest service in  
8 the world. You walk into the  
9 building, you go into the elevator  
10 shaft, the call drops.

11 BY VICE CHAIRMAN PHILIP AGLIETTI:

12 So, the need is just to make it  
13 less, not get rid of it.

14 BY MR. ROBERT GAUDIOSO:

15 No. When you look at what he  
16 said specifically, there is a --- he  
17 defined the gap. He looked at all the  
18 data and he came up with an area that  
19 has deficient signal. And he's  
20 showing that this one tower is not  
21 going to cover the entire area, it  
22 never does, but it is going to cover a  
23 significant portion of it. It's going  
24 to solve that problem. That's why  
25 they're making the investment in doing

## 1 PROCEEDINGS

2 this. We've been at this for a long  
3 time. So they are solving the problem  
4 with that tower. But we are not  
5 solving every single gap every place  
6 in the town or country or state. It  
7 just never works that way. It is a  
8 system for that reason.

9 BY CHAIRMAN JOHN MAXWELL:

10 Was there any property in  
11 Somers, neighboring Somers, that could  
12 have worked?

13 BY MR. ROBERT GAUDIOSO:

14 No. I mean, we already have the  
15 two sites to the south in Somers that  
16 I mentioned before. So, those are the  
17 two corners here, and now we are  
18 working our way up. If you look over  
19 the border in Somers --- we are on a  
20 large 44.7-acre property. We are next  
21 to the power lines. We are in a spot  
22 that we believe, out of all the other  
23 alternatives, would be the best  
24 location.

25 BY MR. SILVIO BALZANO:

1 PROCEEDINGS

2 You don't have to worry about RF  
3 coming off the powers line?

4 BY MR. ROBERT GAUDIOSO:

5 No.

6 BY MR. SILVIO BALZANO:

7 Two more questions. Number 1,  
8 where was the rest of the spectrum  
9 from Yorktown Heights? You only  
10 showed 700 megahertz. You didn't show  
11 the rest.

12 BY MR. ROBERT GAUDIOSO:

13 I don't know the answer to that.

14 BY MR. SILVIO BALZANO:

15 I was curious. To me that was  
16 an ominous piece of data. Like why  
17 did you do the spectrum everywhere  
18 else and not Yorktown Heights?

19 BY MR. ROBERT GAUDIOSO:

20 Can you tell me what site  
21 specifically you are referring to? I  
22 don't know that one off the top of my  
23 head.

24 BY MR. SILVIO BALZANO:

25 Page 15 only has 700 megahertz

1 PROCEEDINGS

2 and nothing else.

3 BY MR. ROBERT GAUDIOSO:

4 I see what you're talking about.

5 BY MR. SILVIO BALZANO:

6 You don't go into a test of

7 850 ---

8 BY MR. ROBERT GAUDIOSO:

9 I will have to ask Mr. Conroy.

10 BY MR. SILVIO BALZANO:

11 I was just curious.

12 BY MR. ROBERT GAUDIOSO:

13 I don't know off the top of my

14 head. He might not have had ---

15 BY MR. SILVIO BALZANO:

16 I was looking for the answer you

17 dropped no calls there. You were all

18 in the service level. But that's

19 fine.

20 Last question. So, in the

21 antenna report, you are talking about

22 three other vendors. There is

23 obviously not three other vendors

24 anymore, there is really only two.

25 BY MR. ROBERT GAUDIOSO:

1 PROCEEDINGS

2 No, there is actually.

3 BY MR. SILVIO BALZANO:

4 Who is the third now?

5 BY MR. ROBERT GAUDIOSO:

6 Dish.

7 BY MR. SILVIO BALZANO:

8 But they're a small player.

9 BY MR. ROBERT GAUDIOSO:

10 No, They're building out.

11 They're a national player and they  
12 have an obligation under the FCC to  
13 hit certain benchmarks this year and  
14 next year otherwise they lose their  
15 licenses. They actually did a deal  
16 when Sprint and T-Mobile merged, that  
17 they actually took over ---

18 BY MR. SILVIO BALZANO:

19 They actually took over the  
20 fourth spot.

21 BY MR. ROBERT GAUDIOSO:

22 Correct.

23 BY MR. SILVIO BALZANO:

24 Because that's what I saw on the  
25 website.



1 PROCEEDINGS

2 BY MR. ROBERT GAUDIOSO:

3 So, now Dish, they are actively  
4 building out as well.

5 BY MR. SILVIO BALZANO:

6 You answered all my data  
7 questions.

8 BY MR. ROBERT GAUDIOSO:

9 Thank you.

10 BY CHAIRMAN JOHN MAXWELL:

11 Julie, anything?

12 BY MS. JULIE MCKEON:

13 No questions.

14 BY CHAIRMAN JOHN MAXWELL:

15 At this point, we are going to  
16 open it up to the public, but I am  
17 going to remind everyone, three  
18 minutes, please, because it will be a  
19 long night. If every one of you folks  
20 wants to speak, it's going to be a  
21 very long night.

22 Raise your hand if you would  
23 like to be heard first. Ma'am. I  
24 remind everyone to speak clearly and  
25 concisely into the microphone. This

1 PROCEEDINGS

2 is being recorded.

3 BY VICE CHAIRMAN PHILIP AGLIETTI:

4 After you speak, please sign in.

5 BY CHAIRMAN JOHN MAXWELL:

6 State your name and address for  
7 the record, please.

8 BY MS. LINDA SHAW:

9 Linda Shaw, 53 Walton Drive. My  
10 house is right at ---

11 BY CHAIRMAN JOHN MAXWELL:

12 Raise your right hand.

13 (WHEREUPON, MS. LINDA SHAW, WAS DULY  
14 SWORN)

15 BY CHAIRMAN JOHN MAXWELL:

16 Three minutes, please.

17 BY MS. LINDA SHAW:

18 Three minutes. Do you have a  
19 copy of this?

20 BY CHAIRMAN JOHN MAXWELL:

21 Yes.

22 BY MS. LINDA SHAW:

23 I will read it real fast. My  
24 house is at 53 Walton Drive right at  
25 the proposed cell tower site. Small

## 1 PROCEEDINGS

2 house. Very close to the road.

3 Closest to the site. There is no  
4 turnaround area for cars and trucks.  
5 I know you know all of this already.  
6 I'll skip.

7 There is no place to park  
8 vehicles without blocking my driveway.  
9 Garbage trucks, mailman, snowplows,  
10 sanding trucks, Amazon trucks, oil,  
11 propane delivery trucks, all of this  
12 come down the road. There is no place  
13 to turn around. They use my driveway.  
14 I never blocked it, but I will have to  
15 if you do this construction. When  
16 they were doing all of these tests in  
17 the area a few years ago, they parked  
18 across from my driveway, which makes  
19 it difficult for me to turn around,  
20 makes it difficult for the mailman,  
21 and everybody else. I don't know how  
22 you're going to deal with that.

23 BY CHAIRMAN JOHN MAXWELL:

24 I'll just say, if someone is  
25 blocking your driveway, you know you

1 PROCEEDINGS

2 could call the police.

3 BY MS. LINDA SHAW:

4 Yeah. I called the Town. They  
5 didn't do anything about it. Anyway,  
6 I'm just making the point that if the  
7 condo wants this there, getting the  
8 blood money, HOA fees will be reduced.  
9 So if they want it, there should be  
10 something done to make it closer to  
11 them. I would think something could  
12 be done. They talked about going in  
13 and going up the hill. I don't care  
14 how many tons of fill to build  
15 something up. Why should my house, my  
16 property, my quality of life be just  
17 thrown out. Am I going to be  
18 compensated for this? Do I still have  
19 to pay these insane taxes that I pay?  
20 Can Verizon buy my house?

21 BY CHAIRMAN JOHN MAXWELL:

22 That's not a question for this  
23 board. That's a question for Verizon.

24 BY MS. LINDA SHAW:

25 I can't sell it. Do you think I

1 PROCEEDINGS

2 could sell my house for what I'm  
3 assessed at?

4 BY CHAIRMAN JOHN MAXWELL:

5 Ma'am, I remind you that we are  
6 here just for the variances. That's a  
7 personal issue. If that's something  
8 you want to get there, you would talk  
9 to them.

10 BY MS. LINDA SHAW:

11 I will get to the variance.  
12 They are seeking a 90 variance for the  
13 tower height when 50 is the maximum.  
14 I think this is outrageous. They're  
15 seeking 106 variance for the setback  
16 distance to my house. Meaning the  
17 tower will be 106 feet too close to my  
18 house. You think this is okay?  
19 Really? You would vote for this? You  
20 would approve this? Would you want to  
21 live this close to this site?

22 BY CHAIRMAN JOHN MAXWELL:

23 All right. That's three  
24 minutes, ma'am. Thank you.

25 BY VICE CHAIRMAN PHILIP AGLIETTI:

1 PROCEEDINGS

2 We have your letter, thanks.

3 BY CHAIRMAN JOHN MAXWELL:

4 Ma'am, come on up, please.

5 State your name and address for the  
6 record.

7 BY MS. PATRICIA GANDOLFO:

8 Patricia Gandolfo.

9 BY CHAIRMAN JOHN MAXWELL:

10 Please raise your right hand.

11 (WHEREUPON, MS. PATRICIA GANDOLFO WAS  
12 DULY SWORN)

13 BY MS. PATRICIA GANDOLFO:

14 I don't know if you people have  
15 been around a long time. I don't know  
16 if you're familiar with this.

17 BY CHAIRMAN JOHN MAXWELL:

18 Can you speak into the  
19 microphone, please. It's being  
20 recorded.

21 BY MS. PATRICIA GANDOLFO:

22 I said, I don't know if are you  
23 familiar with this. Are you familiar  
24 with this? Is anybody in the Town  
25 familiar with this? We spent --- yes?

1 PROCEEDINGS

2 You're not shaking your heads, I don't  
3 know.

4 BY CHAIRMAN JOHN MAXWELL:

5 Mahopac News I'm familiar with.

6 Is that what you are referring to?

7 BY MS. PATRICIA GANDOLFO:

8 No. Are you familiar with the  
9 fact that it was deemed illegal that  
10 our Town Board went behind everybody's  
11 back and was going to give a permit to  
12 have this built? Are you familiar  
13 with that?

14 BY CHAIRMAN JOHN MAXWELL:

15 I'm not familiar with that, no.

16 BY MS. PATRICIA GANDOLFO:

17 Well, that's what happened. So,  
18 for 23 years, I have supported this  
19 town. I've paid my taxes, as have my  
20 neighbors. But the Town Board decided  
21 to illegally go behind our back, and  
22 Ken Schmidt and Frank Lombardi, who  
23 does live at Maple Hills and will be  
24 getting some type of compensation,  
25 we're going to give this permit to

## 1 PROCEEDINGS

2 this corporation.

3 Anyway, when we finally found  
4 out about this nightmare of a tower to  
5 be built, we needed to scramble for  
6 our legal counsel to have some  
7 representation. And now, as funny as  
8 this seems, and as depressing as it  
9 is, we were saved by bats. And the  
10 bats --- you know, he mentioned  
11 before, the environmentalist. So  
12 these bats come in, they're in the  
13 woods, and then they leave for a  
14 period of time. And that's when they  
15 want to come in and rip the trees out.

16 If my house was a school or a  
17 daycare center, you and I would not be  
18 here tonight even discussing this.  
19 There would be protection. Where is  
20 my protection? Not in existence with  
21 this corporation, that's for sure.

22 So, for two years, and \$90,000  
23 later, we were given a verdict of  
24 illegal to build on Walton Drive.  
25 This is not human. This is a



## PROCEEDINGS

1 corporation that has been speaking to  
2 you that we've been listening to.  
3 They have no heart. They have no  
4 soul. They are greedy. They are  
5 self-serving. And they pretend that  
6 they supply a benefit, but do not be  
7 deceived, the benefit will be for them  
8 and for Maple Hills. We don't have  
9 dropped calls. We don't have a dead  
10 zone. If I did, I would not have  
11 gotten rid of my land line seven years  
12 ago. I don't have any problems.

14 Nothing said by this corporation  
15 should be accepted as fact. They will  
16 lie, cheat and steal to get what they  
17 desire. The lie is that we have bad  
18 service. The cheat is that if they  
19 were legitimate, they would have come  
20 to you and they would have come to the  
21 Zoning Board and they would have done  
22 it the right way. They didn't. They  
23 did a back-door deal with our board  
24 members of this town.

25 And the cheat and the steel.

1 PROCEEDINGS

2 The steel is it will devalue our  
3 homes. That is a fact. And who would  
4 compensate us for that? No one.

5 BY CHAIRMAN JOHN MAXWELL:

6 That's three minutes, ma'am.

7 BY MS. PATRICIA GANDOLFO:

8 Just one minute because I've  
9 waited a long time for this. There  
10 are many issues that need to be  
11 settled before this permit goes any  
12 further. Walton Drive should be off  
13 the table. Beginning and end of it.  
14 Maple Hills has a road. I've listened  
15 to why they should not use their road.  
16 I don't care. This is money. They do  
17 not want to spend the money for the  
18 fill. And they don't care what they  
19 have to ruin. They have to take down  
20 100 trees, it's their woods.

21 Why is it a good idea anyway to  
22 build a 140-foot tower in a wooded  
23 area that has been unkept. These  
24 things go on fire. It's right next to  
25 my house. The winds in this area have

1 PROCEEDINGS

2 been intense over the last quite a few  
3 years. Trees come down. I don't know  
4 if anybody here has been to these  
5 properties, have you?

6 BY CHAIRMAN JOHN MAXWELL:

7 Yes.

8 BY MS. PATRICIA GANDOLFO:

9 Have you seen the condition of  
10 the woods from the Walton Drive side?

11 BY CHAIRMAN JOHN MAXWELL:

12 Yes. I was there just the other  
13 day.

14 BY MS. PATRICIA GANDOLFO:

15 Yes, what?

16 BY CHAIRMAN JOHN MAXWELL:

17 I was there just the other day.

18 BY MS. PATRICIA GANDOLFO:

19 Okay.

20 BY CHAIRMAN JOHN MAXWELL:

21 Pertaining to what?

22 BY MS. PATRICIA GANDOLFO:

23 So, what is the one unkept  
24 property on Walton Drive? The one.  
25 Which property ---

1 PROCEEDINGS

2 BY CHAIRMAN JOHN MAXWELL:

3 I'm sure there's many. I didn't  
4 spend a day there. I spent an hour,  
5 if that.

6 BY MS. PATRICIA GANDOLFO:

7 No. You drive down the street  
8 and you can't miss it. The trees are  
9 down.

10 BY CHAIRMAN JOHN MAXWELL:

11 Why don't you tell me.

12 BY MS. PATRICIA GANDOLFO:

13 It's Maple Hills.

14 BY CHAIRMAN JOHN MAXWELL:

15 Okay.

16 BY MS. PATRICIA GANDOLFO:

17 Nobody cares for that property.  
18 They care for the property as you come  
19 in off Kia Ora. They never come up  
20 and take care of their property that's  
21 facing Walton Drive.

22 BY CHAIRMAN JOHN MAXWELL:

23 All right. Your time is up,  
24 ma'am. I'm sorry. It is going to be  
25 a long night. A lot of other people

1 PROCEEDINGS

2 want to speak.

3 BY VICE CHAIRMAN PHILIP AGLIETTI:

4 It would make things easier,  
5 everyone, if you just stick to what is  
6 before us.

7 BY CHAIRMAN JOHN MAXWELL:

8 Just make your points quick and  
9 to the point, please. Next. Anybody?  
10 Sir. In the back. He raised his hand  
11 first. You can come on up and we'll  
12 start. State your name and address  
13 for the record.

14 BY MR. GERARD HANRAHAN:

15 My name is Gerard Hanrahan. I  
16 live at 25 Summit Circle Drive,  
17 Mahopac.

18 BY CHAIRMAN JOHN MAXWELL:

19 Raise your right hand.

20 (WHEREUPON, MR. GERARD HANRAHAN WAS  
21 DULY SWORN)

22 BY MR. GERARD HANRAHAN:

23 I have no problem with dropped  
24 service in that --- sorry. I  
25 appreciate you guys giving us the

## PROCEEDINGS

1  
2 opportunity to speak. This is going  
3 on three years with us. We spent a  
4 lot of money and we're fighting it.  
5 It's really not fair. It's causing a  
6 lot of emotional, financial distress.  
7 You know, honest to God. Me and my  
8 wife were fighting coming here  
9 tonight, over this. Three years. We  
10 spent a lot of money. I'm a  
11 carpenter. I'm a union carpenter.  
12 I'm not a professional. I'm not a  
13 salesman. I'm not a lawyer. I'm  
14 shaking up here tonight doing this.  
15 But it's our property. I'm going to  
16 retire in three months. We're just  
17 working people. We're just blue  
18 collar people. I know it's not the  
19 end of the world. I don't want to  
20 make it sound like --- but it's a  
21 picturesque community. People come to  
22 my house and are like, it looks like  
23 Switzerland.

24 Now, granted, we got power lines  
25 and that. And we got gas coming

## PROCEEDINGS

1  
2 behind us too. The proposed cell  
3 tower isn't as close to like --- the  
4 lines, as they say, you know. And  
5 it's not a fair fight. \$160 billion  
6 Verizon, Homeland. The 71 acres on  
7 Maple Hills Estate, 71 acres,  
8 75 houses, they put it at the furthest  
9 tip of their property. I can't see  
10 their houses. It's probably a mile  
11 from the nearest house, I don't know.  
12 I don't know if anybody is fact  
13 checking tonight. We can't win with  
14 these guys in court. We beat them in  
15 court and now we're back here.

16 And I'm not going to slander  
17 anyone. These guys are doing their  
18 job. I understand that. I was at  
19 different community board meetings  
20 with my union. You know, they're  
21 professionals. They're sales people.  
22 They come in here to sell it. And  
23 we're not.

24 I've seen one or two YouTubes  
25 with you guys before. You seem like

1 PROCEEDINGS

2 decent people. I just ask you to look  
3 at it open minded and just --- this is  
4 David and Goliath.

5 BY CHAIRMAN JOHN MAXWELL:

6 We do. Believe me, we do.

7 BY MR. GERARD HANRAHAN:

8 I appreciate it. And, you know,  
9 there is no problems with dropped  
10 calls there. I swear to God, there is  
11 no problems. But they can say  
12 anything. We were category --- there  
13 was like five other locations. No one  
14 wanted to rent to these guys. That  
15 was mentioned at the last meeting.  
16 None of the residents would rent to  
17 them. Who would do that to their  
18 neighbor. If I put up a fence, I  
19 would put it on the other side, on the  
20 nice side. The other location. And  
21 it was shot down before.

22 Basically it doesn't fit in the  
23 residential community. That's what  
24 --- I guess it was you guys at Croton  
25 Falls, it was shot down, Dixon Hills.



## 1 PROCEEDINGS

2 Nobody wants to see it, you know. And  
3 I commend those people that fought  
4 against it, you know. But there is a  
5 lot of stuff here that --- I don't  
6 know. I disagree with a lot of  
7 things. It's a picturesque community.  
8 We got a little tea kettle pond down  
9 the street. It's beautiful.

10 A cell tower doesn't belong in  
11 this. It's a dead-end street. Above  
12 it is a cul de sac. It doesn't belong  
13 there.

14 BY CHAIRMAN JOHN MAXWELL:

15 Thank you. That's three  
16 minutes. Thank you for your time.

17 BY MR. GERARD HANRAHAN:

18 I hope you consider us. Thank  
19 you very much. We're not paid to be  
20 here.

21 BY MR. SILVIO BALZANO:

22 Just before everybody continues,  
23 I just want to clarify what this  
24 Board's role is in this process and  
25 what we are allowed to do by law and

## 1 PROCEEDINGS

2 what we are not allowed to do by law.  
3 What the applicant has in front of us  
4 is what's called an area variance.  
5 And we have five criteria normally  
6 that we weigh them under. Under  
7 federal law, because he's a public  
8 utility, a lot of that goes out the  
9 window. So, our hands are very very  
10 limited in what we can and can't do.  
11 That's the law. We are subject to  
12 that law.

13 BY CHAIRMAN JOHN MAXWELL:

14 Well said.

15 BY MR. GERARD HANRAHAN:

16 I'm sorry, can I just say one  
17 more thing? The only reason, in my  
18 belief, that they want to build 140,  
19 160 is just business. So they could  
20 get more companies on it. It's just,  
21 in my mind, and I'm not a lawyer and  
22 I'm not an expert --- I visited that  
23 other cell tower up there. Could I  
24 show you a picture? You guys know it  
25 anyway. It's not place where you want

1 PROCEEDINGS

2 your kids climbing on it.

3 BY CHAIRMAN JOHN MAXWELL:

4 Sign your name and address on  
5 that piece of paper.

6 BY MR. GERARD HANRAHAN:

7 I did, sir.

8 BY CHAIRMAN JOHN MAXWELL:

9 Ma'am. State your name and  
10 address for the record, please.

11 BY DR. DENISE SEPE:

12 My name is Dr. Denise Sepe.

13 (WHEREUPON, DR. DENISE SEPE, WAS DULY  
14 SWORN)

15 BY CHAIRMAN JOHN MAXWELL:

16 What's your address, please?

17 BY DR. DENISE SEPE:

18 98 Kia Ora Boulevard, Mahopac.

19 So, he mentioned that there was an  
20 area north in Maple Hills that was a  
21 potential site, but it's too close to  
22 residences. That's quote, unquote  
23 what he said this evening. Just so  
24 you know that. Because you're saying  
25 that you have to make this thing

## 1 PROCEEDINGS

2 happen. But you don't have to make it  
3 happen on Walton Drive where my  
4 neighbors are. That's Number 1.

5 Number 2, the report  
6 ascertaining the amount of exposure  
7 and danger to the public was made not  
8 by an engineer, as per what he told us  
9 at the planning board meeting, but by  
10 a person. I have no idea what this  
11 person's credentials are, but I don't  
12 believe necessarily their report  
13 because that's their guy making their  
14 report about the affect on my  
15 neighbors.

16 Next point is that the number of  
17 megahertz --- gigahertz from the  
18 non-ionizing radiation, which this  
19 tower will emit exponentially  
20 increases with each device they put on  
21 for each company that puts the device  
22 on top of the pole. It's been shown  
23 that tissues heat up. Neurological  
24 tissues, muscle tissues, people have  
25 sleeping disorders, headaches, muscle

## 1 PROCEEDINGS

2 pain from these devices.

3 So, Number 1, they want to make  
4 it closer to my neighbors that I care  
5 about. That's Number 1. And Number  
6 2, the intensity is going to increase  
7 over time because it's going to be  
8 more companies coming to put devices  
9 on that tower. Again, my neighbors  
10 have to suffer again. What I'm saying  
11 is, if you have any heart at all, if  
12 you're Catholic, Christian, love thy  
13 neighbor. You shouldn't be able to go  
14 to sleep tonight if you make this  
15 thing happen across the street from my  
16 neighbors and on their property. You  
17 shouldn't be able to go to sleep  
18 tonight. Because God says, you have  
19 to love your neighbor and care for  
20 your neighbor. That's all I have to  
21 say.

22 BY CHAIRMAN JOHN MAXWELL:

23 Who else wants to be heard?

24 Sir, with the glasses. Please speak  
25 clearly into the podium. State your

1 PROCEEDINGS

2 name and address for the record.

3 BY VICE CHAIRMAN AGLIETTI:

4 Sir, if you are just going to  
5 read what you gave us, we can put this  
6 in the record.

7 BY MR. JOSEPH GRIMSTONE:

8 No. My name is Joseph  
9 Grimstone. I live at 40 Walton Drive.  
10 I'm a homeowner.

11 (WHEREUPON, MR. JOSEPH GRIMSTONE, WAS  
12 DULY SWORN)

13 BY MR. JOSEPH GRIMSTONE:

14 I've been involved with this for  
15 a while, since I found out about the  
16 cell tower being put up. Initially  
17 nobody was even notified that this  
18 tower was going up. The Town never  
19 notified. As the woman before me  
20 spoke, that property that they're  
21 building on was supposed to be forever  
22 green according to the way we allowed  
23 the condominiums in there.

24 BY CHAIRMAN JOHN MAXWELL:

25 Sir, the microphone is off.

## 1 PROCEEDINGS

2 BY MR. JOSEPH GRIMSTONE:

3 The condominiums were allowed  
4 initially in that property. It was  
5 granted --- rezoning, and the rest was  
6 granted forever green. This somehow  
7 disappeared, all of this information.  
8 And the original variance that was  
9 given to the condominiums is gone. I  
10 can't find it. I don't have a copy of  
11 it.

12 Going on, the cell tower that's  
13 going to be put up, the information  
14 that I gave was taken off the  
15 internet. The damages that it could  
16 cause by the radiofrequencies, and  
17 apparently you have a --- the way that  
18 reads, you have to be at least a  
19 quarter of a mile away from that tower  
20 not to be affected. This is all very  
21 easy information on the internet.  
22 These people --- I rent my property at  
23 this point. I'm here to help them.  
24 It's just not safe to live there.  
25 According to --- the foundation of the

## 1 PROCEEDINGS

2 zoning code is to police power of the  
3 government which exists to protect the  
4 health and the safety of the  
5 community, guard against loss of  
6 property value. With the cell tower,  
7 it is doing exactly that. You're  
8 losing the value of your property and  
9 you're going to hurt the health of  
10 these people. And what they're trying  
11 to say here is, yeah, they're telling  
12 you all this data. We're here  
13 basically to say the height. I don't  
14 see --- they weren't talking about the  
15 height. They went off key 100  
16 percent.

17 Now, I haven't spoken in a long  
18 time. You can tell. I would just  
19 like to say, granting the variance is  
20 not right. They just want to save  
21 money by not putting it in a different  
22 place, which is not fair to all my  
23 neighbors. But thank you very much  
24 for your time.

25 BY CHAIRMAN JOHN MAXWELL:



1 PROCEEDINGS

2 Thank you. Just write your name  
3 and address on that piece of paper.

4 Anyone else wish to be heard? Ma'am.

5 State your name and address for  
6 the record, please.

7 BY MS. JENNIFER MCCORMACK

8 Jennifer McCormack, 43 Walton  
9 Drive.

10 BY CHAIRMAN JOHN MAXWELL:

11 Raise your right hand.

12 (WHEREUPON, MS. JENNIFER  
13 MCCORMACK, WAS DULY SWORN)

14 BY MS. JENNIFER MCCORMACK:

15 This is the property that we're  
16 looking at. This is the location of  
17 where they want to put the tower.  
18 Right here. Here is Linda's house.  
19 This is PJ's house. The requests are  
20 excessive. They almost triple the  
21 height of the tower that's allowed for  
22 a residential neighborhood. The  
23 distance from the nearest home is  
24 excessively close. It's intrusive.  
25 It will definitely affect the

1 PROCEEDINGS

2 marketability of our homes. And ---

3 sorry, I'm a little nervous.

4 BY CHAIRMAN JOHN MAXWELL:

5 That's okay. Take your time.

6 BY MS. JENNIFER MCCORMACK:

7 We don't have dropped calls in  
8 our neighborhood. I drive into  
9 Somers. I drive to Brewster Ice  
10 Arena, to the high school, and we  
11 never have any dropped calls in that  
12 area.

13 BY CHAIRMAN JOHN MAXWELL:

14 Do you have Verizon as your  
15 service?

16 BY MS. JENNIFER MCCORMACK:

17 I have T-Mobile. But I have  
18 other people that I have spoken to who  
19 say none of their calls are dropping.

20 BY CHAIRMAN JOHN MAXWELL:

21 Who are Verizon users?

22 BY MS. JENNIFER MCCORMACK:

23 Yes, absolutely. My brother.  
24 The reports that were provided were  
25 three years old showing these dropped

## 1 PROCEEDINGS

2 calls. Since those reports were done,  
3 Dixon Hill --- Dixon property went up.  
4 That cell tower went up. On their  
5 map, they show two proposed towers  
6 that were approved. I'm not sure if  
7 those have gone up. North Salem and  
8 one in Mahopac. So the information  
9 provided is old and not usable. I  
10 just don't feel that they've provided  
11 proof that this is a necessity for  
12 such an intrusive tower in our  
13 backyard, like right on top of our  
14 homes. Thank you. I appreciate your  
15 time.

16 BY CHAIRMAN JOHN MAXWELL:

17 State your name and address.

18 BY MR. TODD MCCORMACK:

19 Todd McCormack, 43 Walton Drive.

20 BY CHAIRMAN JOHN MAXWELL:

21 Please raise your right hand.

22 (WHEREUPON, TODD MCCORMACK, WAS

23 DULY SWORN)

24 BY CHAIRMAN JOHN MAXWELL:

25 Yes.

## 1 PROCEEDINGS

2 BY MR. TODD MCCORMACK:

3 I think everyone has made the  
4 facts really clear. Just from an  
5 emotional side of things, just from  
6 the heart, I'm glad everyone went to  
7 the site on this board. I mean, the  
8 pictures don't really say --- can't  
9 always show the impact as well as  
10 being there. I think, honestly, you  
11 know, if you're there, you really see  
12 there is absolutely no way that this  
13 is something that's feasible that  
14 should be that close to a home, you  
15 know what I mean. And it's true, it's  
16 pretty clear that they just want that  
17 site because it's a lower cost for the  
18 company, you know what I mean. None  
19 of these sites --- and Location A  
20 compared to Location B is so close.  
21 They're talking about all this  
22 environmental impact and stuff like  
23 that. That's not what their concern  
24 is. It's just cost. It's because  
25 Location B is very close to the first

## 1 PROCEEDINGS

2 location.

3 The balloon test, we were never  
4 notified, never witnessed it. I'm  
5 sure you are all aware of that because  
6 of the way this who process was done.  
7 I think that was all attempted during  
8 Covid, so we were never notified.

9 BY CHAIRMAN JOHN MAXWELL:

10 That's more of a Planning Board.

11 Just so you know.

12 BY MR. TODD MCCORMACK:

13 Okay. In regards to the  
14 variances, like my wife said, they're  
15 all extreme. I mean like you could  
16 almost see like if it was pretty far  
17 away, but it's only a few feet.  
18 They're extreme. I had to get like  
19 --- for the front of my house, I had  
20 to get a permit for the four-foot  
21 fence in front of my house. They want  
22 double that. I know they said they  
23 were compromising that. And then the  
24 property that --- it was already said  
25 that it's on the very edge of their

## 1 PROCEEDINGS

2 property, you know.

3 And then, you know, one other  
4 thing I just wanted to mention. The  
5 generators. I believe they said there  
6 was going to be a generator there. I  
7 remember when we had a power outage  
8 and everyone was running the  
9 generators in the neighborhood.  
10 Extremely loud. When you have several  
11 generators running at the same time,  
12 it's very loud. So I could imagine  
13 the size of the generator --- I don't  
14 know if that was stated what size  
15 generator.

16 BY CHAIRMAN JOHN MAXWELL:

17 It is in the package.

18 BY MR. TODD MCCORMACK:

19 I'm sure it would be a lot  
20 bigger than the 85K I have in my  
21 house. So it would be crazy noise  
22 pollution, you know. And then the  
23 home value, obviously. That's  
24 obviously --- it would have a huge  
25 impact on our houses. That's clear.

1 PROCEEDINGS

2 That's it.

3 BY CHAIRMAN JOHN MAXWELL:

4 Thank you. Name and address for  
5 the record.

6 BY MR. ROB CAVALLARO:

7 Rob Cavallaro, 49 Walton Drive,  
8 Mahopac, New York 10541.

9 (WHEREUPON, MR. ROB CAVALLARO,  
10 WAS DULY SWORN)

11 BY MR. ROB CAVALLARO:

12 Thank you for meeting with us  
13 tonight. We really appreciate it.  
14 It's been a long while. We've been  
15 waiting for this opportunity for two  
16 years now. We've been fighting legal  
17 battles against Homeland Towers for  
18 the last two years. It's been rough.  
19 It's been expensive. It's been  
20 emotionally draining.

21 There is a couple of points I  
22 would like to make. And I've heard  
23 Homeland Towers's points. I've heard  
24 our Planning Board speak. I've heard  
25 our Zoning Board speak. There is a

## PROCEEDINGS

1 couple of points here that nobody has  
2 really touched on yet. And the fact  
3 is that Walton Drive is a very small  
4 street. It is very narrow. When the  
5 garbage trucks come, they come in and  
6 they have to back out of the street,  
7 okay. I would love to know, if  
8 somebody could tell me, where three to  
9 six months of heavy machinery is going  
10 to be coming down our tight dead-end  
11 street. What are they going to do?  
12 Are they going to pop U-turns on my  
13 front lawn while my two little girls,  
14 seven and four, are going to be  
15 playing out front?

16 I moved to this town seven years  
17 ago. My kids attend the public  
18 schools here. They are all over my  
19 property playing. I don't feel safe  
20 anymore. I moved on a dead-end street  
21 for a reason. For safety. For my  
22 children. On a dead-end street, okay.  
23 The fact that we're going to have  
24 three to six months of heavy  
25



## 1 PROCEEDINGS

2 construction coming down our  
3 neighborhood, it doesn't have to just  
4 be Walton Drive. It will be Kia Ora.  
5 It will be Mountain View. It will be  
6 Summit Circle. It will be everywhere  
7 in our neighborhood.

8 The fact is nobody has explained  
9 to me yet how this heavy industrial  
10 commercial machinery is going to be  
11 coming down our street and turning  
12 around. We're talking tractor  
13 trailers. We're talking cranes.  
14 We're talking concrete trucks. How is  
15 this going to happen? How is this  
16 going to happen without them possibly  
17 turning around on our front lawns. So  
18 that's just some food for thought.

19 Here is another point I would  
20 like to make. We started this battle  
21 in July of 2020, okay. The big topic  
22 back then was Croton Falls, Croton  
23 Falls, Croton Falls, that tower. The  
24 service was so terrible at Croton  
25 Falls that Homeland needed to put a

## PROCEEDINGS

1  
2 tower there. What happened. It got  
3 denied. They went to court and the  
4 Town of Carmel and Homeland Towers,  
5 they settled in Federal Court.  
6 Because the attorneys for Homeland  
7 Towers, all they know how to do is  
8 fight in Federal Court. As soon as  
9 you slap them in municipal and state,  
10 they fail miserably. Because we won  
11 every argument for the past two years.

12 So, Croton Falls Road, did  
13 service magically appear there?  
14 Because I haven't heard one single  
15 thing about dropped calls at Croton  
16 Falls Road where the original tower  
17 was supposed to go, right. It was  
18 supposed to go to Croton Falls Road.  
19 But now all of a sudden we have  
20 service there. Do we? I don't think  
21 so. There is no towers there yet.  
22 Now, isn't that closer for emergency  
23 services to get closer to the  
24 hospital, right? Isn't that a much  
25 more critical area?

## 1 PROCEEDINGS

2 My next point. I've been here  
3 seven years. I conduct my work from  
4 my home. I am in my house 24 hours a  
5 day. I have Verizon Wireless,  
6 ironically enough. I do not have a  
7 land line, like most people in this  
8 room. And I have never ever, and I  
9 just swore under oath, I have never  
10 had a dropped call regardless of what  
11 Homeland Towers's counselors are  
12 saying. I think it is absolutely not  
13 correct what they're saying. This is  
14 about money. I've had several  
15 encounters with Manny Vicente, CEO of  
16 Homeland Towers. He fed me a bunch of  
17 BS, so to speak. And I never believed  
18 a single thing he said. Now we're at  
19 this point where we've all had an  
20 opportunity to speak so that you guys  
21 can hear what we're trying to say.  
22 This is not needed on Walton Drive.  
23 It absolutely is not. Maple Hill  
24 Estates, they pushed this tower  
25 70 acres across their way to the

1 PROCEEDINGS

2 absolute furthest corner of their  
3 property that abuts PJ Gandolfo's  
4 house. I'm across the street.  
5 80 feet from the site. Thank you very  
6 much. I appreciate your time.

7 BY CHAIRMAN JOHN MAXWELL:

8 Thank you. State your name and  
9 address for the record.

10 BY MS. ROSEMARY LEE:

11 My name is Rosemary Lee, and my  
12 family is at 43 Walton Drive.

13 BY CHAIRMAN JOHN MAXWELL:

14 Raise your right hand.

15 (WHEREUPON, ROSEMARY LEE, WAS  
16 DULY SWORN)

17 BY MS. ROSEMARY LEE:

18 Thank you very much for the  
19 opportunity to speak with you. I  
20 think, as you've heard, I'm speaking  
21 for my family at 43 Walton and also  
22 for these neighbors who are here. I  
23 think, in addition to all of the facts  
24 you are hearing, the emotion is  
25 definitely very strong. This

## PROCEEDINGS

neighborhood has been devastated by this whole situation. So we know that you have --- do have power as a Zoning Board. I know that your hands are tied in some areas, but you do have the right to make some decision in the face of this particular variance, which is extreme. Even based on the four criteria that we have. And we believe that we have stated that those criteria have been met. That the benefits sought by the applicant cannot be achieved by another means. That the variance will not create an undesirable change in the character of the neighbor or detriment to the properties. The variance is not substantial, it is substantial. And it will not have an adverse effect on the physical or environment conditions in the neighborhood. We think that this is absolutely the case in this situation.

So what impacts are happening on

## PROCEEDINGS

1  
2 the neighborhood residence? This is  
3 the area in question. This is the  
4 border of the house that is as close  
5 as you can get. Those trees are  
6 estimated about 60 to 70 feet in  
7 height. If you've been there, you've  
8 seen this. Now, take double the  
9 height of those trees, as you were  
10 standing there, and that is going up  
11 to 140 feet. In addition, this entire  
12 forest is going to be clear cut.

13 So, this is a quiet  
14 neighborhood. The neighborhood, as  
15 was said before, is a middle income  
16 neighborhood. Children have been  
17 raised there. A lot of the residents  
18 are there for 20 to 40 years. Plus we  
19 have these great new families. So  
20 it's always had a neighborhood  
21 character. Your master plan and your  
22 code in the town always mentions the  
23 neighborhood character and preserving  
24 residential areas and communities.  
25 Why, because they are the life blood

## PROCEEDINGS

1  
2 of your community. This is a dead-end  
3 street with very little outside  
4 traffic. So, the view shed from this  
5 commercial industrial project will be  
6 destroyed as the applicant plans to  
7 clear cut something like 50 trees by  
8 the end. They said 30. And these are  
9 adjoining the neighborhood property.  
10 Very close proximity to these homes.

11 This is a GIS plot of the homes  
12 that are in the area. This is 43  
13 where my family is. What you can see  
14 with this site that they are planning  
15 on, how close to where it is to all of  
16 these homes, all of these homes above  
17 here on Summit and Mountain View Drive  
18 well. So this is the proximity that  
19 these houses have so close to the  
20 planned tower. Variances in height,  
21 setbacks and fencing clearly are not  
22 permitted under the zoning regulations  
23 which are protective of residential  
24 communities and neighborhood  
25 character. The project located is the

## 1 PROCEEDINGS

2 lowest priority on the existing town  
3 recommendations. It's already stated  
4 that Carmel zoning and citing  
5 regulations support the protected of  
6 the residential neighborhoods and the  
7 character of the community.

8 The property values in the  
9 community has already been mentioned.  
10 We have estimates of up to \$100,000  
11 lost per home. The massive commercial  
12 industrial facility does not meet the  
13 standards for the least intrusive  
14 siting, and the applicant has not done  
15 due diligence to offer an alternative  
16 or locate an alternate site. The  
17 documents in this case are three years  
18 old.

19 The project will bring  
20 commercial lighting, generator, long  
21 months of construction vehicles, clear  
22 cutting and removal of the possibly 50  
23 trees, soil and foundation work, and  
24 traffic. This is not a straight  
25 forward variance request such as might



## 1 PROCEEDINGS

2 be granted in the case of a setback,  
3 coverage, or a deck, or a pool. It's  
4 a massive commercial project causing  
5 long-term disruption and destruction  
6 of the community character of this  
7 residential neighborhood. And  
8 substantial by any measure. It does  
9 not comply with the zoning code and  
10 will inflict on nearby properties  
11 severe adverse effects.

12 The Planning Board has just  
13 begun to review this project, and  
14 already many questions have been  
15 raised which have to be addressed.  
16 The forested area with attending  
17 benefits and air quality, moderation  
18 of temperatures, absorption of water  
19 and flood prevention. As you've seen  
20 up the hill, trees to absorb water.  
21 They will be severely impacted. And  
22 the visibility of a complex tower of  
23 140 feet far above the height  
24 restriction.

25 BY CHAIRMAN JOHN MAXWELL:

## 1 PROCEEDINGS

2 Ma'am, can I ask you to get  
3 close to finalizing. You are past the  
4 three minutes.

5 BY MS. ROSEMARY LEE:

6 Sure. Okay. We believe the  
7 services will benefit the Town of  
8 Somers likely more than the Carmel,  
9 Mahopac area because it is exactly on  
10 the border. You can see the  
11 elevations here. And this tower is  
12 sited very very close to Somers.

13 In view of the considerable  
14 personal and financial, emotional  
15 impact, we ask the members of the  
16 Zoning Board to vote no on this  
17 variance request. Also, I will  
18 provide you, I am not going to take  
19 your time up, we've summarized the lot  
20 of beneficial effects the ecosystem  
21 benefits of the trees, the 50 trees  
22 that will come down on this property  
23 if this project is approved. Flooding  
24 is a big concern. And it is amazing,  
25 astounding, how much water absorption

## 1 PROCEEDINGS

2 the soil and the forested area will  
3 take in. Up to 50 gallons, hundreds  
4 of gallons of water are absorbed by  
5 that property now. That they are  
6 going to destroy, remove all the soil,  
7 and put concrete down there. No storm  
8 water is ever going to absorb the kind  
9 of activity that's happening with the  
10 trees and the soil.

11 Thank you. I appreciate the  
12 time to talk. I am going to leave  
13 some copies of this with you.

14 BY VICE CHAIRMAN PHILIP AGLIETTI:

15 Just leave them with us.

16 BY MS. ROSEMARY LEE:

17 One other thing I want to say.

18 BY VICE CHAIRMAN PHILIP AGLIETTI:

19 Ma'am, give us what you have.

20 BY VICE CHAIRMAN PHILIP AGLIETTI:

21 Yes.

22 BY MS. ROSEMARY LEE:

23 There are also cases there that  
24 you have probably seen, but I am going  
25 to provide them to you anyway about

1 PROCEEDINGS

2 the powers that you have in this case.

3 BY CHAIRMAN JOHN MAXWELL:

4 Sir, state your name and address  
5 for the record, please.

6 BY MR. GREG VIEIRA:

7 Greg Vieira, 26 Walton Drive.

8 BY CHAIRMAN JOHN MAXWELL:

9 Raise your right hand.

10 (WHEREUPON, GREG VIEIRA, WAS  
11 DULY SWORN)

12 BY MR. GREG VIEIRA:

13 What I wanted to bring up was I  
14 know a lot of people here mentioned  
15 that our neighborhood doesn't have any  
16 issues with Verizon self coverage, no  
17 dropped calls. And that's because  
18 based on what I could find off the  
19 internet, it's not meant to improve  
20 our coverage. The gap in the coverage  
21 is Lake Lincondale, that's what  
22 they're looking to improve, in  
23 Westchester County. The gap between  
24 West Lubell and us. That's why the  
25 tower is on that side of the mountain,

## 1 PROCEEDINGS

2 on that side of the hill facing that  
3 way. So, it's not meant for the Town  
4 of Carmel.

5 The other thing I wanted to  
6 mention too was, you know, it was  
7 brought up a couple of times and  
8 planted the seed that this site was  
9 partially selected because of the  
10 power lines that already exist back  
11 there. True, there are power lines  
12 back there. Those towers are 70 feet  
13 tall, 400 to 500 feet away. Not  
14 140 feet, 100 feet away. So, I just  
15 wanted to bring that up, that those  
16 are much further back, much shorter.

17 Also too, as pointed out, the  
18 only property they could find was  
19 approved and accepted by a board of  
20 directors for a townhouse location on  
21 the furthest property of the --- the  
22 furthest away from their own houses.  
23 And those board of directors, I don't  
24 even know if they live in that  
25 community. I don't know if that's a

## 1 PROCEEDINGS

2 requirement. But those are the ones  
3 that voted to approve. Some don't. I  
4 couldn't find that information.

5 And lastly, I just wanted to  
6 point out that this could be opening  
7 Pandora's box. I'm hoping that  
8 everyone is not so shortsighted in  
9 this decision to grant these variances  
10 because this location, as it stands  
11 today, is a priority five location.  
12 It is a least desirable location in  
13 our town. If this tower is approved,  
14 our Town code dictates that it becomes  
15 a priority two location. So any and  
16 all future expansion will be pointed  
17 to this location. And anything that  
18 wants to be built in the future will  
19 go to this location. That's pretty  
20 much all I have. Thank you.

21 BY CHAIRMAN JOHN MAXWELL:

22 Sir, sign your name and address  
23 on the piece of paper.

24 Ma'am, I think you were first.  
25 State your name and address for the

1 PROCEEDINGS

2 record.

3 BY MS. ANNETTE ROMITO:

4 I am Annette Romito and I live  
5 on Lakeview Court, which is on the  
6 lake.

7 BY CHAIRMAN JOHN MAXWELL:

8 Raise your right hand.

9 (WHEREUPON, MS. ANNETTE ROMITO,  
10 WAS DULY SWORN)

11 BY MS. ANNETTE ROMITO:

12 I've been living here over  
13 40 years. That's all I'll say right  
14 now. This is a very emotional project  
15 for the residents of the Tea Kettle  
16 Spout area. Clearly it's a win-win  
17 for Homeland Towers and Verizon.  
18 They're driving additional revenue and  
19 they will and they --- and they have  
20 other carriers. They already have two  
21 to piggyback on this tower, and there  
22 will be more. So, it's a win-win for  
23 Homeland Towers. It's also a win for  
24 Maple Hill residents and also the Town  
25 of Carmel, because they will collect

## 1 PROCEEDINGS

2 additional funding for this tower.

3 So, they're in a good field.

4 The construction costs will be  
5 minimal. We all know that is an  
6 excellent case when you're presenting  
7 a business case to your employer, the  
8 carrier. Okay. So, I just spoke  
9 about all the pros for the people ---  
10 these companies and Maple Hill  
11 residents, and also the Town.

12 So now we're sitting here with  
13 the cons. The --- it's disgraceful  
14 that we are even considering this  
15 project in a residential area. Are  
16 there any other cell towers in Mahopac  
17 that are in a residential area? You  
18 spoke about all the ones on Route 6,  
19 right. The tower was supposed to go  
20 on Croton Falls Road, and now it's all  
21 the way there in Mahopac. And let's  
22 face it, this is a tower to support  
23 mostly the Somers residents. This is  
24 not for Mahopac. I spoke to a board  
25 member of Maple Hills. She says, I



## 1 PROCEEDINGS

2 don't get any dropped calls. She  
3 says, I'm --- and I have AT&T. I'm  
4 sitting down on the lake, right. I  
5 don't have any dropped calls. So  
6 everything that the people are saying,  
7 there is really a valid point. And  
8 you need to look into it.

9 So, this is very dangerous to  
10 install this in a residential area  
11 where there are children, developing  
12 children, and there is a tremendous  
13 amount of emissions because the tower  
14 is --- exceeds all the FCC regulations  
15 as far as the height, and we're here  
16 opposing three variances that are  
17 presented to this Board. And I ask  
18 you, would any one of you want this in  
19 your neighborhood? Would you like  
20 that for your family, your children  
21 that you're raising? So I'm sorry to  
22 have to say that, but that's the  
23 facts. It shouldn't be in a  
24 residential area. The children are at  
25 danger. The adults are at danger.

1 PROCEEDINGS

2 The emissions were spoken about. It's  
3 so wrong on so many levels.

4 BY CHAIRMAN JOHN MAXWELL:

5 Ma'am, make your final points,  
6 please. We're past three minutes.

7 BY MS. ANNETTE ROMITO:

8 That's three minutes? Give me  
9 another minute for age. They talk  
10 about there is no known emissions.  
11 There is no studies to prove it, but  
12 there is people with cancer clusters  
13 all over the country.

14 Also I would like to point out  
15 that Homeland Towers in Mount Kisco,  
16 they wanted to put a tower in Leonard  
17 Park. Well, it seems that they were  
18 having a difficult time. Homeland  
19 Towers ditched that because there is a  
20 daycare nursery right there where  
21 Caremount Medical Center is. It's  
22 right near Leonard Park. So they  
23 found another location.

24 Another fact I would just like  
25 to mention. Homeland Towers told us

## 1 PROCEEDINGS

2 two weeks ago that they pursued other  
3 options. They simply said to us at  
4 that meeting in front of the building  
5 --- no. Planning Board. They simply  
6 said to us, nobody returned their  
7 phone calls when they pursued them.  
8 That doesn't sound very professional.  
9 That doesn't convince me they made an  
10 effort to find another location. They  
11 want that location because it will  
12 save money. They can increase ---  
13 they think it's hidden. And as a  
14 matter of fact, Maple Hill residents,  
15 and their board, didn't know about ---  
16 they submitted an application and they  
17 didn't know that it was approved until  
18 they read it in the paper. I have a  
19 friend who is on the board, and I  
20 said, how did that happen. And I  
21 wonder, did the Town ask for their  
22 meeting minutes? Did that ever occur  
23 to anybody? How many people approved  
24 it? Was the that majority of the  
25 residents? Was it just the board

1 PROCEEDINGS

2 members? Because the way I understand  
3 it, the people in Maple Grove, they  
4 don't even go to the meetings.

5 BY CHAIRMAN JOHN MAXWELL:

6 Thank you, ma'am.

7 BY MR. ROBERT GAUDIOSO:

8 All right.

9 BY CHAIRMAN JOHN MAXWELL:

10 I appreciate it.

11 BY MR. ROBERT GAUDIOSO:

12 Thank you for listening to me.

13 BY CHAIRMAN JOHN MAXWELL:

14 Sir.

15 BY MR. BRIAN MULLER:

16 Brian Muller, 89 Kia Ora

17 Boulevard, Mahopac, New York.

18 (WHEREUPON, BRIAN MULLER, WAS

19 DULY SWORN)

20 BY MR. BRIAN MULLER:

21 Not to beat a dead horse, but I

22 also have no cell phone problems

23 whatsoever. I have Verizon. My wife

24 has Verizon. We live in our house

25 going on 13 years. Never once had a

## PROCEEDINGS

1  
2 dropped call. My wife is on call 24  
3 hours at times, two, three weeks at  
4 time. Gets calls middle of the day,  
5 during the night, never had a dropped  
6 call. Our cell service is so good  
7 that I got rid of our house phone.  
8 And when I worked from home in my  
9 basement, I actually turned my WiFi  
10 off for my phone because my cell phone  
11 service was better than my WiFi.  
12 Maybe I need a new router, but that's  
13 just how good the Verizon service is  
14 in the area.

15 As Greg said earlier, and has  
16 been pointed out, this tower is not to  
17 benefit Mahopac. It is not to benefit  
18 Carmel. It is solely to benefit  
19 Somers and Lake Lincolndale. They put  
20 it in their packet that they provided  
21 to you in several forms. Looking at  
22 --- looking at Page 10 of their  
23 proposal, the coverage object  
24 projected was in Somers, Lake  
25 Lincolndale.

## 1 PROCEEDINGS

2 If we go to the current coverage  
3 in Mahopac, it's all green. The dead  
4 area, Somers, Lake Lincolndale.  
5 Glenacom, coverage objective. Page 28  
6 of 37. Coverage objective. This is  
7 their objective. They're telling you,  
8 your objective is Somers, Lake  
9 Lincolndale, not Mahopac.

10 When you talk about being a good  
11 neighbor --- I don't know any of my  
12 neighbors here, maybe one or two. But  
13 I'm here to help my neighbors. Just  
14 like Mr. Gaudioso is here to help his  
15 neighbors in Somers. He doesn't tell  
16 you that he lives in Somers and that  
17 he would benefit with this cell.

18 (MULTIPLE AUDIENCE MEMBERS  
19 SPEAKING SIMULTANEOUSLY)

20 BY MR. BRIAN MULLER:

21 They made this personal by  
22 putting it in a neighborhood. They're  
23 trying to put a cell phone tower in a  
24 residential neighborhood. For  
25 perspective, if you look out these

## 1 PROCEEDINGS

2 windows --- and I know from where  
3 you're sitting there is a brick wall,  
4 but if you look out these windows,  
5 there is a cell phone tower maybe 100  
6 feet away, cleverly disguised as a  
7 flagpole. This tower that they want  
8 to put here on Walton Drive is taller  
9 than that tower. It is not disguised  
10 as a flagpole. Taller. And it is  
11 going to have these branches sticking  
12 out of whatever devices, equipment  
13 they use for cell phone towers.

14 They're not being a good  
15 neighbor. They want the cheapest  
16 project, the cheapest land they could  
17 get so Somers could have their cell  
18 phone service on our backs. And I ask  
19 you, do you represent Somers or do you  
20 represent us here in Mahopac when you  
21 make this vote? That's something you  
22 have to ask yourself as well.

23 BY CHAIRMAN JOHN MAXWELL:

24 Thank you, sir. Anybody else  
25 wish to be heard? Going once. Going

## 1 PROCEEDINGS

2 twice.

3 At this point, Mr. Gaudioso, if  
4 you want to come up and respond to any  
5 of the comments, and this will be the  
6 last. Since you're the applicant,  
7 we'll give you four minutes.

8 BY MR. ROBERT GAUDIOSO:

9 I will keep it real quick.

10 There were some questions about storm  
11 water runoff and things of that  
12 nature. We submitted the storm water  
13 pollution prevention plan that was  
14 actually signed off on by the Town  
15 engineer.

16 There was a comment about  
17 Leonard Park. Actually, Homeland  
18 Towers wants to go with the private  
19 property. It was the Village Mayor  
20 that wanted us to investigate Leonard  
21 Park. We haven't backed away from  
22 Leonard Park. That's still an ongoing  
23 process. Not relevant here today, but  
24 just to correct the record on that  
25 statement.



## 1 PROCEEDINGS

2 Regarding the construction, the  
3 way the construction will work, it's  
4 not three to six months worth of  
5 construction. It's a short period of  
6 days spread out over a month or two.  
7 So what happens is they first put in  
8 the access drive. They clear and grub  
9 (ph). They put in the access drive.  
10 All the work then will be done on the  
11 property.

12 There is plenty of room in that  
13 location. If you look at the plans,  
14 we have a turn around area, we have an  
15 area to access it. And then they put  
16 in the foundation. So that takes a  
17 few days. And then the foundation has  
18 to set, so there is no work going on.  
19 They stack the pole. That's done in  
20 one day. And then there is the  
21 related equipment that's put in at the  
22 base. So it's a number of days over  
23 about a month or two, depending on the  
24 weather. But it's not three to six  
25 months of heavy construction.

1 PROCEEDINGS

2 UNIDENTIFIED SPEAKER:

3 That's not what Vicente said.

4 BY CHAIRMAN JOHN MAXWELL:

5 Sir. You had your chance.

6 BY MR. ROBERT GAUDIOSO:

7 There is a question about the RF  
8 exposure report, the person's  
9 qualifications. It's actually  
10 attached to the RF exposure report.  
11 It's the chief technology officer of  
12 the company. All of his  
13 qualifications are attached. I think  
14 they speak for themselves.

15 The pole out here is a good  
16 point. It's right within distance of  
17 this building. Obviously the DPW ---  
18 the multi-family house that's right  
19 out on the corner, and other  
20 residences. There are other poles in  
21 residential areas in Somers, outside  
22 of Somers, in and around the Town of  
23 Carmel. It's very common because  
24 that's where the service need is.

25 The service need, if you look at

## 1 PROCEEDINGS

2 the report there is a significant gap  
3 within the Town of Carmel. There is  
4 different frequency bands. One of the  
5 bands is in Somers, but there are  
6 other areas within Carmel that's shown  
7 in the report clearly for the Carmel  
8 area. These facilities, they don't  
9 know where the municipal or the county  
10 boundary is. There are sites in  
11 Somers that provide coverage into  
12 Carmel and vice versa. And that's  
13 just the nature of the facilities and  
14 the technology.

15 Finally, the area where there is  
16 adequate service is in the report.  
17 And it happens to be in the high  
18 areas, some of the high roads in the  
19 area. So, just because someone has  
20 service at their house doesn't mean  
21 that there is not gaps in the  
22 surrounding areas, which again, we  
23 showed in Mr. Conroy's PierCon report.  
24 Thank you very much for your time this  
25 evening.

1 PROCEEDINGS

2 BY VICE CHAIRMAN PHILIP AGLIETTI:

3 Could I ask you one quick  
4 question? The fence, what is this  
5 fence going to look like? What is the  
6 proposed fence?

7 BY MR. ROBERT GAUDIOSO:

8 We can do any type of fence.  
9 We, I believe, proposed a chain link  
10 fence. We could put slats in it. We  
11 could make it a board on board wood  
12 fence. We have no preference on that.  
13 Whatever the preference of the board  
14 would be.

15 BY VICE CHAIRMAN PHILIP AGLIETTI:

16 So, if we were to condition it  
17 height wise and type of fence that  
18 would be amenable to the applicant?

19 BY MR. ROBERT GAUDIOSO:

20 That would be amenable to us,  
21 correct.

22 BY MR. SILVIO BALZANO:

23 What about the generator? I  
24 know it was on the plan. Is it  
25 diesel?

1 PROCEEDINGS

2 BY MR. ROBERT GAUDIOSO:

3 So, there is a 50K watt  
4 generator.

5 BY MR. SILVIO BALZANO:

6 Because that was the part that  
7 was missing in there.

8 BY MR. ROBERT GAUDIOSO:

9 Yeah, it is actually in the  
10 letter. It's in the first sentence.  
11 It says 50KW. But it gives the  
12 amounts of the --- the period of time  
13 at night is 65 decibels. We're at 52  
14 decibels. We will only service it  
15 regularly during the week. And that's  
16 at 52 decibels at the site of the  
17 generator.

18 BY MR. JOHN STARACE:

19 Is that powered by diesel or  
20 propane?

21 BY MR. ROBERT GAUDIOSO:

22 Yes, it's diesel.

23 BY CHAIRMAN JOHN MAXWELL:

24 At this point there is no  
25 further public input or response.

1 PROCEEDINGS

2 Board members, any other questions in  
3 light of what we heard from both  
4 sides?

5 Motion to close the hearing. Do  
6 I have a second.

7 BY MS. JULIE MCKEON:

8 Second.

9 BY CHAIRMAN JOHN MAXWELL:

10 All in favor?

11 (WHEREUPON, ALL MEMBERS RESPOND  
12 WITH AYE)

13 BY CHAIRMAN JOHN MAXWELL:

14 In light of testimony that we  
15 have heard from both sides, it is my  
16 opinion we are not going to vote on  
17 this tonight, but we will --- Greg do  
18 you want to add any comments?

19 BY MR. GREGORY FOLCHETTI:

20 You have 60 days from the close  
21 of a public hearing to render a  
22 decision. It's got to be on an agenda  
23 for further discussion and to vote  
24 within that timeframe.

25 BY CHAIRMAN JOHN MAXWELL:


## 1 PROCEEDINGS

2 So, we'll put this on the agenda  
3 for next month. So be it.

4  
5 (TIME NOTED: 9:45 P.M.)  
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, MARIANNE GLUM, a Court Reporter  
and Notary Public within and for the State of  
New York, do hereby certify that the  
foregoing is a true and accurate record of  
what transpired before me in the above  
captioned matter at the above mentioned time  
and place.



X-----  
MARIANNE GLUM



	22:15;24:22;26:5,9; 27:15;31:4;51:2,15, 17,19;104:9;107:14, 17;109:9;112:9	<b>alternate (1)</b> 91:16 <b>alternative (4)</b> 6:22;7:14;10:14; 91:15 <b>alternatives (1)</b> 48:23 <b>Although (1)</b> 6:24 <b>always (5)</b> 43:15;46:8;79:9; 89:20,22 <b>amazing (1)</b> 93:24 <b>Amazon (1)</b> 54:10 <b>ambient (1)</b> 26:6 <b>amenable (2)</b> 111:18,20 <b>amount (11)</b> 9:2;11:5;16:4; 19:3;20:16;21:9; 22:4,23;40:19;71:6; 100:13 <b>amounts (1)</b> 112:12 <b>analysis (1)</b> 8:6 <b>analyze (1)</b> 38:9 <b>ANNETTE (5)</b> 98:3,4,9,11;101:7 <b>anomalies (3)</b> 44:19,24;45:5 <b>anomalous (1)</b> 43:22 <b>anomaly (2)</b> 44:25;45:3 <b>answered (1)</b> 52:6 <b>antenna (2)</b> 7:24;50:21 <b>antennas (1)</b> 4:25 <b>anymore (2)</b> 50:24;83:21 <b>apparently (1)</b> 74:17 <b>appear (1)</b> 85:13 <b>applicant (6)</b> 69:3;88:13;90:6; 91:14;107:6;111:18 <b>applicants (2)</b> 4:18;23:11 <b>Application (10)</b> 3:3;4:5,11,20;5:16; 15:24;16:3;34:23; 35:19;102:16 <b>appreciate (8)</b> 30:23;64:25;67:8; 78:14;82:13;87:6;	94:11;103:10 <b>approve (2)</b> 56:20;97:3 <b>approved (6)</b> 78:6;93:23;96:19; 97:13;102:17,23 <b>approximately (3)</b> 9:15;12:12;17:13 <b>area (62)</b> 4:10;9:3;13:17; 15:15,17;17:8;18:15, 19,21,23;19:4;20:15; 21:10,22,23;23:17, 21,24;25:15,24; 27:11;31:14,16,18, 24;32:3,17,25;38:12; 41:5,6,24;42:24; 45:21;46:22;47:18, 21;54:4,17;61:23,25; 69:4;70:20;77:12; 85:25;89:3;90:12; 92:16;93:9;94:2; 98:16;99:15,17; 100:10,24;104:14; 105:4;108:14,15; 110:8,15,19 <b>areas (8)</b> 28:12;30:4;88:6; 89:24;109:21;110:6, 18,22 <b>Arena (1)</b> 77:10 <b>argument (3)</b> 22:2;32:13;85:11 <b>around (12)</b> 31:7,8;43:14,24; 44:20;54:13,19; 57:15;84:12,17; 108:14;109:22 <b>ascertaining (1)</b> 71:6 <b>assessed (1)</b> 56:3 <b>assessment (1)</b> 6:2 <b>Associates (1)</b> 9:24 <b>association (1)</b> 28:20 <b>astounding (1)</b> 93:25 <b>AT&amp;T (1)</b> 100:3 <b>attached (3)</b> 15:2;109:10,13 <b>attempted (1)</b> 80:7 <b>attend (1)</b> 83:18 <b>attending (1)</b> 92:16 <b>attorneys (1)</b> 85:6	<b>auction (1)</b> 39:5 <b>AUDIENCE (1)</b> 105:18 <b>available (1)</b> 6:21 <b>aware (1)</b> 80:5 <b>away (9)</b> 7:11;47:3;74:19; 80:17;96:13,14,22; 106:6;107:21 <b>AYE (1)</b> 113:12
			<b>B</b>	
	<b>able (8)</b> 14:18;20:17;21:15; 27:7;38:9;46:12; 72:13,17 <b>above (4)</b> 43:24;68:11;90:16; 92:23 <b>absolute (1)</b> 87:2 <b>absolutely (5)</b> 77:23;79:12;86:12, 23;88:23 <b>absorb (2)</b> 92:20;94:8 <b>absorbed (1)</b> 94:4 <b>absorption (2)</b> 92:18;93:25 <b>abuts (1)</b> 87:3 <b>acceptance (1)</b> 10:21 <b>accepted (2)</b> 60:15;96:19 <b>access (13)</b> 8:16,20;21:17,20; 27:7;36:7;38:4,6,7; 46:12;108:8,9,15 <b>according (2)</b> 73:22;74:25 <b>achieved (1)</b> 88:14 <b>acres (3)</b> 66:6,7;86:25 <b>across (4)</b> 54:18;72:15;86:25; 87:4 <b>actively (1)</b> 52:3 <b>activity (1)</b> 94:9 <b>actual (5)</b> 7:21;17:8;26:2; 27:13;42:17 <b>actually (18)</b> 7:21;9:7;14:24;	<b>addressed (1)</b> 92:15 <b>adequate (1)</b> 110:16 <b>adjacent (1)</b> 5:6 <b>adjoining (1)</b> 90:9 <b>adults (1)</b> 100:25 <b>adverse (2)</b> 88:20;92:11 <b>affect (2)</b> 71:14;76:25 <b>affected (1)</b> 74:20 <b>again (5)</b> 20:8;28:11;72:9, 10;110:22 <b>against (3)</b> 68:4;75:5;82:17 <b>age (1)</b> 101:9 <b>agenda (2)</b> 113:22;114:2 <b>AGLIETTI (13)</b> 29:20;46:15,25; 47:11;53:3;56:25; 64:3;73:3;94:14,18, 20;111:2,15 <b>ago (4)</b> 54:17;60:13;83:18; 102:2 <b>air (1)</b> 92:17 <b>aka (1)</b> 3:4 <b>allowed (5)</b> 68:25;69:2;73:22; 74:3;76:21 <b>allows (1)</b> 39:6 <b>almost (3)</b> 43:17;76:20;80:16 <b>along (1)</b> 25:7	<b>back (20)</b> 12:12,16;14:17; 18:18;19:21;20:18, 22;21:2;24:10;28:8; 42:10;58:11,21; 64:10;66:15;83:7; 84:22;96:10,12,16 <b>back-door (1)</b> 60:23 <b>backed (1)</b> 107:21 <b>backs (1)</b> 106:18 <b>backyard (1)</b> 78:13 <b>bad (2)</b> 44:3;60:17 <b>balance (1)</b> 22:16 <b>Baldwin (1)</b> 24:9 <b>balloon (1)</b> 80:3 <b>BALZANO (46)</b> 13:8;16:10;17:25; 18:11,24;19:7,16; 22:8;29:22;30:12,22; 31:19;33:3,16;34:2, 16,24;35:20;36:23; 37:5,16,23;38:16,20; 39:10,20;41:11,25; 42:12;43:20;45:22; 48:25;49:6,14,24; 50:5,10,15;51:3,7,18, 23;52:5;68:21; 111:22;112:5 <b>band (9)</b> 35:14;39:8,15,18; 40:16,19;41:8,14,22 <b>bands (7)</b> 8:5;38:11,14;39:9; 40:12;110:4,5 <b>base (5)</b> 5:2;15:14;16:24; 17:4;108:22 <b>based (5)</b>	
<b>#</b>				
<b>#87.5-1-90 (1)</b> 3:12				
<b>\$</b>				
<b>\$100,000 (1)</b> 91:10				
<b>\$160 (1)</b> 66:5				
<b>\$90,000 (1)</b> 59:22				
<b>A</b>				

9:24;31:16;32:24; 88:9;95:18 <b>basement (1)</b> 104:9 <b>basically (3)</b> 32:6;67:22;75:13 <b>basis (2)</b> 13:24;35:18 <b>bats (3)</b> 59:9,10,12 <b>battle (1)</b> 84:20 <b>battles (1)</b> 82:17 <b>beat (2)</b> 66:14;103:21 <b>beautiful (1)</b> 68:9 <b>become (2)</b> 33:19;38:22 <b>becomes (2)</b> 18:19;97:14 <b>Beginning (1)</b> 61:13 <b>begun (1)</b> 92:13 <b>behalf (1)</b> 4:17 <b>behind (7)</b> 20:8;24:10,18,21; 58:10,21;66:2 <b>belief (1)</b> 69:18 <b>belong (2)</b> 68:10,12 <b>below (2)</b> 6:9;43:25 <b>benchmarks (1)</b> 51:13 <b>beneficial (1)</b> 93:20 <b>benefit (7)</b> 60:7,8;93:7; 104:17,17,18;105:17 <b>benefits (3)</b> 88:13;92:17;93:21 <b>best (1)</b> 48:23 <b>better (2)</b> 12:17;104:11 <b>big (3)</b> 45:3;84:21;93:24 <b>bigger (2)</b> 41:5;81:20 <b>billion (1)</b> 66:5 <b>bit (1)</b> 23:2 <b>blocked (2)</b> 40:7;54:14 <b>blocking (2)</b> 54:8,25 <b>blood (2)</b>	55:8;89:25 <b>blue (1)</b> 65:17 <b>board (34)</b> 4:7,8,15;10:8,9,17; 12:4;21:24;55:23; 58:10,20;60:21,23; 66:19;71:9;79:7; 80:10;82:24,25;88:5; 92:12;93:16;96:19, 23;99:24;100:17; 102:5,15,19,25; 111:11,11,13;113:2 <b>board's (2)</b> 4:9;68:24 <b>border (3)</b> 48:19;89:4;93:10 <b>both (5)</b> 4:17;24:6,6;113:3, 15 <b>bottom (1)</b> 15:11 <b>Boulevard (2)</b> 70:18;103:17 <b>bouncing (1)</b> 43:9 <b>boundary (1)</b> 110:10 <b>box (1)</b> 97:7 <b>branches (1)</b> 106:11 <b>breaking (1)</b> 13:18 <b>Brewster (1)</b> 77:9 <b>BRIAN (5)</b> 103:15,16,18,20; 105:20 <b>brick (1)</b> 106:3 <b>bring (6)</b> 17:3,11;20:17; 91:19;95:13;96:15 <b>bringing (1)</b> 16:23 <b>brother (1)</b> 77:23 <b>brought (1)</b> 96:7 <b>BS (1)</b> 86:17 <b>buffer (1)</b> 5:24 <b>build (8)</b> 6:19;19:14,24; 20:3;55:14;59:24; 61:22;69:18 <b>building (9)</b> 12:5;32:12;47:6,9; 51:10;52:4;73:21; 102:4;109:17 <b>built (3)</b>	58:12;59:5;97:18 <b>bunch (1)</b> 86:16 <b>business (3)</b> 34:7;69:19;99:7 <b>busy (1)</b> 43:9 <b>buy (1)</b> 55:20  <b>C</b>  <b>cabinets (1)</b> 12:25 <b>cable (2)</b> 36:6,18 <b>calculated (1)</b> 41:2 <b>call (14)</b> 8:15;21:17;22:6; 27:7,8;38:5,6;40:24; 47:10;55:2;86:10; 104:2,2,6 <b>called (3)</b> 40:8;55:4;69:4 <b>calls (23)</b> 8:21;27:16;38:4; 40:7;41:9,16;43:2, 10;46:11,17;50:17; 60:10;67:10;77:7,11, 19;78:2;85:15;95:17; 100:2,5;102:7;104:4 <b>came (1)</b> 47:18 <b>cameras (3)</b> 13:9,13,14 <b>Can (22)</b> 18:8,20;19:24; 38:22;43:14;46:5; 49:20;55:20;57:18; 64:11;67:11;69:10; 16;73:5;75:18;86:21; 89:5;90:13;93:2,10; 102:12;111:8 <b>cancer (1)</b> 101:12 <b>capacity (4)</b> 8:19;39:22,25;41:3 <b>care (7)</b> 55:13;61:16,18; 63:18,20;72:4,19 <b>Caremount (1)</b> 101:21 <b>cares (1)</b> 63:17 <b>Carmel (15)</b> 24:7,21;40:4,5; 85:4;91:4;93:8;96:4; 98:25;104:18; 109:23;110:3,6,7,12 <b>carpenter (2)</b> 65:11,11 <b>carrier (1)</b>	99:8 <b>carriers (6)</b> 32:6,8;34:20; 35:11;46:4;98:20 <b>cars (1)</b> 54:4 <b>case (6)</b> 88:23;91:17;92:2; 95:2;99:6,7 <b>cases (2)</b> 46:9;94:23 <b>category (1)</b> 67:12 <b>Catholic (1)</b> 72:12 <b>caught (1)</b> 34:25 <b>cause (1)</b> 74:16 <b>causing (2)</b> 65:5;92:4 <b>CAVALLARO (4)</b> 82:6,7,9,11 <b>cell (17)</b> 53:25;66:2;68:10; 69:23;73:16;74:12; 75:6;78:4;99:16; 103:22;104:6,10; 105:17,23;106:5,13, 17 <b>cells (1)</b> 40:10 <b>cellular (1)</b> 40:8 <b>census (2)</b> 31:16;32:25 <b>center (4)</b> 13:6;24:9;59:17; 101:21 <b>CEO (1)</b> 86:15 <b>certain (3)</b> 30:15,16;51:13 <b>certification (2)</b> 5:18;11:3 <b>chain (1)</b> 111:9 <b>CHAIRMAN (91)</b> 3:2;4:15;11:10,17; 12:19;15:20;17:18; 22:25;28:18,23;29:6, 12,18,20;35:22; 37:10;46:15,25; 47:11;48:9;52:10,14; 53:3,5,11,15,20; 54:23;55:21;56:4,22, 25;57:3,9,17;58:4,14; 61:5;62:6,11,16,20; 63:2,10,14,22;64:3,7, 18;67:5;68:14;69:13; 70:3,8,15;72:22;73:3, 24;75:25;76:10;77:4, 13,20;78:16,20,24;	80:9;81:16;82:3; 87:7,13;92:25;94:14, 18,20;95:3,8;97:21; 98:7;101:4;103:5,9, 13;106:23;109:4; 111:2,15;112:23; 113:9,13,25 <b>chance (1)</b> 109:5 <b>change (2)</b> 46:16;88:16 <b>character (6)</b> 88:16;89:21,23; 90:25;91:7;92:6 <b>chart (5)</b> 15:12;17:3;27:19, 20;42:6 <b>charts (3)</b> 42:10,16,17 <b>cheapest (2)</b> 106:15,16 <b>cheat (3)</b> 60:16,18,25 <b>checked (1)</b> 45:4 <b>checking (1)</b> 66:13 <b>cherry (1)</b> 44:8 <b>chief (1)</b> 109:11 <b>children (6)</b> 83:23;89:16; 100:11,12,20,24 <b>Christian (1)</b> 72:12 <b>Circle (2)</b> 64:16;84:6 <b>circles (2)</b> 16:6,6 <b>citing (1)</b> 91:4 <b>clarify (1)</b> 68:23 <b>clear (7)</b> 79:4,16;81:25; 89:12;90:7;91:21; 108:8 <b>clearly (5)</b> 52:24;72:25;90:21; 98:16;110:7 <b>cleverly (1)</b> 106:6 <b>climbing (1)</b> 70:2 <b>close (18)</b> 28:10;54:2;56:17, 21;66:3;70:21;76:24; 79:14,20,25;89:4; 90:10,15,19;93:3,12; 113:5,20 <b>closer (6)</b> 22:16;41:7;55:10;
---	---	---	---	--

72:4;85:22,23 <b>closest (4)</b> 7:10;14:12;16:15; 54:3 <b>clusters (1)</b> 101:12 <b>code (13)</b> 3:13;6:18,18;7:2; 11:23,25;14:10;25:8, 9;75:2;89:22;92:9; 97:14 <b>collar (1)</b> 65:18 <b>collect (1)</b> 98:25 <b>collected (3)</b> 7:25;26:6;27:13 <b>co-location (2)</b> 6:16,20 <b>co-locators (1)</b> 6:12 <b>coming (8)</b> 32:21;49:3;65:8, 25;72:8;83:11;84:2, 11 <b>commend (1)</b> 68:3 <b>comment (1)</b> 107:16 <b>comments (2)</b> 107:5;113:18 <b>commercial (7)</b> 7:11;28:12;84:10; 90:5;91:11,20;92:4 <b>commitment (1)</b> 6:16 <b>common (2)</b> 23:18;109:23 <b>communication (1)</b> 4:24 <b>communications (1)</b> 3:9 <b>communities (2)</b> 89:24;90:24 <b>community (10)</b> 65:21;66:19;67:23; 68:7;75:5;90:2;91:7, 9;92:6;96:25 <b>companies (3)</b> 69:20;72:8;99:10 <b>company (3)</b> 71:21;79:18; 109:12 <b>compared (2)</b> 43:11;79:20 <b>compensate (1)</b> 61:4 <b>compensated (1)</b> 55:18 <b>compensation (1)</b> 58:24 <b>complex (1)</b> 92:22	<b>compliance (2)</b> 5:20;6:6 <b>comply (1)</b> 92:9 <b>compound (2)</b> 12:11,14 <b>compressed (1)</b> 38:21 <b>compromising (1)</b> 80:23 <b>computer (5)</b> 10:2;23:13;26:3; 27:12;38:8 <b>concern (2)</b> 79:23;93:24 <b>concerns (2)</b> 4:8;17:19 <b>concisely (1)</b> 52:25 <b>concrete (2)</b> 84:14;94:7 <b>condition (2)</b> 62:9;111:16 <b>conditions (1)</b> 88:21 <b>condo (2)</b> 28:20;55:7 <b>condominiums (3)</b> 73:23;74:3,9 <b>conduct (1)</b> 86:3 <b>confirmed (3)</b> 8:24;9:13;10:22 <b>confirming (3)</b> 5:19,23;9:18 <b>Conroy (4)</b> 8:23;42:5;45:3; 50:9 <b>Conroy's (1)</b> 110:23 <b>cons (1)</b> 99:13 <b>consider (1)</b> 68:18 <b>considerable (1)</b> 93:13 <b>considering (1)</b> 99:14 <b>consistently (2)</b> 45:12,15 <b>construct (1)</b> 20:17 <b>construction (8)</b> 54:15;84:2;91:21; 99:4;108:2,3,5,25 <b>contact (1)</b> 33:23 <b>contained (1)</b> 13:3 <b>continues (1)</b> 68:22 <b>control (1)</b> 10:20	<b>convince (1)</b> 102:9 <b>copies (2)</b> 11:11;94:13 <b>copy (3)</b> 10:16;53:19;74:10 <b>corner (3)</b> 15:12;87:2;109:19 <b>corners (1)</b> 48:17 <b>corporation (4)</b> 59:2,21;60:2,14 <b>Correct (6)</b> 28:22;38:25;51:22; 86:13;107:24;111:21 <b>cost (2)</b> 79:17,24 <b>costs (1)</b> 99:4 <b>counsel (1)</b> 59:6 <b>counselors (1)</b> 86:11 <b>country (2)</b> 48:6;101:13 <b>County (2)</b> 95:23;110:9 <b>couple (4)</b> 43:22;82:21;83:2; 96:7 <b>Course (1)</b> 33:17 <b>court (6)</b> 66:14,15;85:3,5,8; 98:5 <b>courts (1)</b> 32:4 <b>cover (3)</b> 22:20;47:21,22 <b>coverage (18)</b> 8:2,12,18;9:8;14:3; 25:20;26:2;30:11,17; 92:3;95:16,20,20; 104:23;105:2,5,6; 110:11 <b>coverages (1)</b> 8:4 <b>covering (3)</b> 41:5,22,24 <b>covers (2)</b> 41:15;42:21 <b>Covid (1)</b> 80:8 <b>crane (5)</b> 7:22;8:6;9:25;26:7, 15 <b>cranes (1)</b> 84:13 <b>crazy (3)</b> 20:14;45:8;81:21 <b>creamery (1)</b> 24:18 <b>create (1)</b>	88:15 <b>credentials (1)</b> 71:11 <b>Crest (1)</b> 25:5 <b>criteria (5)</b> 6:25;22:21;69:5; 88:10,12 <b>critical (1)</b> 85:25 <b>Croton (9)</b> 67:24;84:22,22,23, 24;85:12,15,18;99:20 <b>cubic (3)</b> 15:18;17:11;20:18 <b>cul (1)</b> 68:12 <b>curious (3)</b> 18:6;49:15;50:11 <b>current (1)</b> 105:2 <b>currently (2)</b> 10:12;34:22 <b>customer (1)</b> 32:4 <b>customers (3)</b> 31:4;32:16,16 <b>cut (2)</b> 89:12;90:7 <b>cutting (2)</b> 9:14;91:22	<b>dead (4)</b> 30:4;60:10;103:21; 105:3 <b>dead-end (5)</b> 68:11;83:11,21,23; 90:2 <b>deal (3)</b> 51:15;54:22;60:23 <b>DEC (1)</b> 9:18 <b>deceived (1)</b> 60:8 <b>December (1)</b> 26:14 <b>decent (1)</b> 67:2 <b>decibels (3)</b> 112:13,14,16 <b>decided (1)</b> 58:20 <b>decision (3)</b> 88:7;97:9;113:22 <b>deck (1)</b> 92:3 <b>deemed (1)</b> 58:9 <b>deficient (1)</b> 47:19 <b>defined (1)</b> 47:17 <b>definitely (2)</b> 76:25;87:25 <b>degrees (1)</b> 42:22 <b>delineation (1)</b> 5:22 <b>delivery (1)</b> 54:11 <b>denied (1)</b> 85:3 <b>DENISE (4)</b> 70:11,12,13,17 <b>densify (1)</b> 32:14 <b>depending (1)</b> 108:23 <b>depressing (1)</b> 59:8 <b>description (1)</b> 36:21 <b>design (3)</b> 10:13,15;30:19 <b>designed (1)</b> 10:13 <b>desirable (1)</b> 97:12 <b>desire (1)</b> 60:17 <b>destroy (1)</b> 94:6 <b>destroyed (1)</b> 90:6 <b>destruction (1)</b>
<b>D</b>				
<b>damages (1)</b> 74:15 <b>danger (3)</b> 71:7;100:25,25 <b>dangerous (1)</b> 100:9 <b>darker (1)</b> 17:9 <b>data (9)</b> 8:22;37:2;44:8,9; 45:6;47:18;49:16; 52:6;75:12 <b>date (2)</b> 26:17;27:14 <b>dated (1)</b> 26:14 <b>David (1)</b> 67:4 <b>day (10)</b> 43:3,18;44:3,22; 62:13,17;63:4;86:5; 104:4;108:20 <b>daycare (2)</b> 59:17;101:20 <b>days (4)</b> 108:6,17,22; 113:20 <b>de (1)</b> 68:12				

92:5 <b>detailed (1)</b> 8:13 <b>deterrent (1)</b> 13:21 <b>detriment (1)</b> 88:17 <b>devalue (1)</b> 61:2 <b>devastated (1)</b> 88:2 <b>developing (1)</b> 100:11 <b>device (3)</b> 31:23;71:20,21 <b>devices (3)</b> 72:2,8;106:12 <b>Dewberry (1)</b> 11:9 <b>diagram (1)</b> 28:17 <b>dictates (1)</b> 97:14 <b>diesel (3)</b> 111:25;112:19,22 <b>different (11)</b> 10:5;30:21;34:5,6; 7,9;35:17;36:4; 66:19;75:21;110:4 <b>difficult (3)</b> 54:19,20;101:18 <b>diligence (1)</b> 91:15 <b>diner (3)</b> 24:12,13,22 <b>directors (2)</b> 96:20,23 <b>disagree (1)</b> 68:6 <b>disappeared (1)</b> 74:7 <b>discrepancy (1)</b> 29:24 <b>discussing (1)</b> 59:18 <b>discussion (1)</b> 113:23 <b>disgraceful (1)</b> 99:13 <b>disguised (2)</b> 106:6,9 <b>Dish (2)</b> 51:6;52:3 <b>disorders (1)</b> 71:25 <b>dispatch (1)</b> 13:7 <b>disruption (1)</b> 92:5 <b>distance (5)</b> 33:24;38:22;56:16; 76:23;109:16 <b>distress (1)</b>	65:6 <b>disturb (1)</b> 18:22 <b>disturbance (11)</b> 15:15;16:4;17:7,9; 18:15,20;19:3,4; 20:15;21:10;22:24 <b>ditched (1)</b> 101:19 <b>dive (1)</b> 23:2 <b>Dixon (3)</b> 67:25;78:3,3 <b>documents (1)</b> 91:17 <b>done (12)</b> 23:4;26:15;30:18; 43:8;55:10,12;60:21; 78:2;80:6;91:14; 108:10,19 <b>dotted (3)</b> 16:7,9;17:9 <b>double (4)</b> 20:8;39:16;80:22; 89:8 <b>down (20)</b> 9:14;12:9;15:11; 17:21;18:4;25:4; 54:12;61:19;62:3; 63:7,9;67:21,25; 68:8;83:11;84:2,11; 93:22;94:7;100:4 <b>DPW (1)</b> 109:17 <b>DR (4)</b> 70:11,12,13,17 <b>draining (1)</b> 82:20 <b>Drive (33)</b> 3:11;5:4;14:14,15; 21:15,17,20;25:5; 53:9,24;59:24;61:12; 62:10,24;63:7,21; 64:16;71:3;73:9; 76:9;77:8,9;78:19; 82:7;83:4;84:4; 86:22;87:12;90:17; 95:7;106:8;108:8,9 <b>driveway (4)</b> 54:8,13,18,25 <b>driving (1)</b> 98:18 <b>Dish (2)</b> 51:6;52:3 <b>disorders (1)</b> 71:25 <b>dispatch (1)</b> 13:7 <b>disruption (1)</b> 92:5 <b>distance (5)</b> 33:24;38:22;56:16; 76:23;109:16 <b>distress (1)</b>	104:2,5 <b>dropping (8)</b> 27:9;40:7;41:9,16; 43:2;45:8;46:12; 77:19 <b>drops (5)</b> 8:20;18:17,18; 38:6;47:10 <b>drove (1)</b> 26:5 <b>due (1)</b> 91:15 <b>DULY (12)</b> 53:13;57:12;64:21; 70:13;73:12;76:13; 78:23;82:10;87:16; 95:11;98:10;103:19 <b>duration (1)</b> 17:20 <b>during (3)</b> 80:7;104:5;112:15 <b>E</b> <b>earlier (3)</b> 9:21;39:2;104:15 <b>easier (2)</b> 18:9;64:4 <b>east (3)</b> 24:5;28:6,7 <b>easy (1)</b> 74:21 <b>ecosystem (1)</b> 93:20 <b>edge (1)</b> 80:25 <b>effect (3)</b> 10:25;46:11;88:20 <b>effects (2)</b> 92:11;93:20 <b>effort (1)</b> 102:10 <b>eight-foot (4)</b> 3:25;12:3,4,7 <b>either (2)</b> 27:6;36:12 <b>elevation (6)</b> 7:12;15:14;16:17, 22,25;17:4 <b>elevations (1)</b> 93:11 <b>elevator (1)</b> 47:9 <b>else (8)</b> 25:24;33:7;49:18; 50:2;54:21;72:23; 76:4;106:24 <b>emergency (5)</b> 32:19,20,22;34:5; 85:22 <b>emissions (3)</b> 100:13;101:2,10 <b>emit (1)</b>	71:19 <b>emotion (1)</b> 87:24 <b>emotional (4)</b> 65:6;79:5;93:14; 98:14 <b>emotionally (1)</b> 82:20 <b>employer (1)</b> 99:7 <b>encounters (1)</b> 86:15 <b>end (4)</b> 5:4;61:13;65:19; 90:8 <b>endangered (2)</b> 9:12,19 <b>engineer (5)</b> 5:19;7:19;10:22; 71:8;107:15 <b>Engineering (2)</b> 7:19;30:18 <b>Engineers (1)</b> 11:9 <b>enough (2)</b> 45:21;86:6 <b>entire (3)</b> 18:23;47:21;89:11 <b>environment (1)</b> 88:21 <b>environmental (4)</b> 5:25;17:19;22:4; 79:22 <b>environmentalist (1)</b> 59:11 <b>equipment (6)</b> 5:2;12:20,25; 13:20;106:12;108:21 <b>equivalent (1)</b> 17:5 <b>erosion (1)</b> 10:20 <b>Estate (1)</b> 66:7 <b>Estates (1)</b> 86:24 <b>estimate (1)</b> 20:21 <b>estimated (1)</b> 89:6 <b>estimates (1)</b> 91:10 <b>evaluation (1)</b> 9:23 <b>even (9)</b> 8:10;19:20;35:10; 59:18;73:17;88:9; 96:24;99:14;103:4 <b>evening (4)</b> 4:12,14;70:23; 110:25 <b>everybody (3)</b> 4:5;54:21;68:22	<b>everybody's (1)</b> 58:10 <b>everyone (7)</b> 52:17,24;64:5; 79:3,6;81:8;97:8 <b>everywhere (2)</b> 49:17;84:6 <b>evolution (1)</b> 35:5 <b>exacerbate (1)</b> 21:2 <b>exact (1)</b> 26:16 <b>exactly (2)</b> 75:7;93:9 <b>example (3)</b> 40:22;43:13;44:2 <b>exceeds (1)</b> 100:14 <b>excellent (1)</b> 99:6 <b>excessive (1)</b> 76:20 <b>excessively (1)</b> 76:24 <b>exist (1)</b> 96:10 <b>existence (1)</b> 59:20 <b>existing (12)</b> 5:6;7:6,25;8:4; 21:16;25:9,10,12; 28:3,10,14;91:2 <b>exists (1)</b> 75:3 <b>expansion (1)</b> 97:16 <b>expected (2)</b> 44:15;45:14 <b>expensive (2)</b> 36:8;82:19 <b>expert (1)</b> 69:22 <b>explain (3)</b> 5:10;14:19,25 <b>explained (2)</b> 44:5;84:8 <b>explanation (1)</b> 30:9 <b>exponentially (1)</b> 71:19 <b>exposure (4)</b> 6:4;71:6;109:8,10 <b>extra (1)</b> 11:11 <b>extreme (3)</b> 80:15,18;88:9 <b>Extremely (1)</b> 81:10 <b>eye (1)</b> 34:25
--	--	--	---	--

<b>F</b>	<b>federal (5)</b> 6:6,9;69:7;85:5,8	97:24;108:7;112:10	<b>frequency (3)</b> 8:5;40:12;110:4	51:5,9,21;52:2,8; 103:7,11;105:14;
	<b>federally (1)</b> 6:5	<b>Fish (1)</b> 9:11	<b>friend (1)</b> 102:19	107:3,8;109:6;111:7, 19;112:2,8,21
<b>FAA (6)</b> 6:13,15;19:25,25; 20:3,6	<b>feel (3)</b> 13:15;78:10;83:20	<b>fit (1)</b> 67:22	<b>front (7)</b> 69:3;80:19,21; 83:14,16;84:17; 102:4	<b>gave (3)</b> 15:3;73:5;74:14
<b>face (2)</b> 88:8;99:22	<b>feels (1)</b> 12:4	<b>five (4)</b> 26:22;67:13;69:5; 97:11	<b>full (4)</b> 5:25;9:22;10:18; 11:6	<b>general (1)</b> 31:23
<b>facilities (3)</b> 28:14;110:8,13	<b>fees (1)</b> 55:8	<b>fixed (1)</b> 36:10	<b>funding (1)</b> 99:2	<b>generations (1)</b> 34:21
<b>facility (12)</b> 3:9;4:24;5:3,20; 6:8,19;10:4;12:2; 18:16;21:20;32:13; 91:12	<b>feet (37)</b> 3:13,15,16,19,21, 24;8:11;9:3;12:10; 14:13,14,15;15:16, 18;16:16,19,20,24; 17:4,7,12;20:4,16,19; 21:6,7,56:17;80:17; 87:5;89:6,11;92:23; 96:12,13,14,14;106:6	<b>flagpole (2)</b> 106:7,10	<b>funny (1)</b> 59:7	<b>generator (11)</b> 11:2,4;12:21,24; 81:6,13,15;91:20; 111:23;112:4,17
<b>facing (3)</b> 44:11;63:21;96:2	<b>fence (18)</b> 3:23,25;4:22; 11:24;12:3,6,11,15; 13:20;67:18;80:21; 111:4,5,6,8,10,12,17	<b>flood (1)</b> 92:19	<b>further (13)</b> 14:16;19:21;21:2; 22:5,14;24:23;28:9; 29:8;39:19;61:12; 96:16;112:25;113:23	<b>generators (3)</b> 81:5,9,11
<b>fact (11)</b> 7:10;22:17;58:9; 60:15;61:3;66:12; 83:3,24;84:8;101:24; 102:14	<b>fencing (1)</b> 90:21	<b>Flooding (1)</b> 93:23	<b>furthest (6)</b> 38:15;40:18;66:8; 87:2;96:21,22	<b>GERARD (8)</b> 64:14,15,20,22; 67:7;68:17;69:15; 70:6
<b>factor (1)</b> 7:2	<b>few (5)</b> 5:9;54:17;62:2; 80:17;108:17	<b>fluctuates (1)</b> 44:14	<b>future (4)</b> 6:11;26:21;97:16, 18	<b>Gets (1)</b> 104:4
<b>facts (3)</b> 79:4;87:23;100:23	<b>fiber (1)</b> 36:6	<b>focus (2)</b> 11:14;40:14	<b>G</b>	<b>gigahertz (1)</b> 71:17
<b>fail (1)</b> 85:10	<b>field (1)</b> 99:3	<b>FOLCHETTI (1)</b> 113:19		<b>girls (1)</b> 83:14
<b>failure (5)</b> 8:16,20;27:8;38:4, 6	<b>fight (2)</b> 66:5;85:8	<b>folks (1)</b> 52:19	<b>gallons (2)</b> 94:3,4	<b>GIS (1)</b> 90:11
<b>fair (4)</b> 44:13;65:5;66:5; 75:22	<b>fighting (3)</b> 65:4,8;82:16	<b>food (1)</b> 84:18	<b>GANDOLFO (15)</b> 57:7,8,11,13,21; 58:7,16;61:7;62:8,14, 18,22;63:6,12,16	<b>given (3)</b> 22:17;59:23;74:9
<b>Falls (9)</b> 67:25;84:22,23,23, 25;85:12,16,18;99:20	<b>figure (2)</b> 31:10;41:13	<b>foot (3)</b> 8:7,7,8	<b>Gandolfo's (1)</b> 87:3	<b>gives (1)</b> 112:11
<b>familiar (8)</b> 57:16,23,23,25; 58:5,8,12,15	<b>fill (7)</b> 15:17;16:23;17:12; 20:16;21:9,55:14; 61:18	<b>forest (1)</b> 89:12	<b>gap (11)</b> 25:25;32:5,6,8,9; 33:2;47:17;48:5; 95:20,23;110:2	<b>giving (1)</b> 64:25
<b>families (1)</b> 89:19	<b>final (3)</b> 14:6;19:19;101:5	<b>forested (2)</b> 92:16;94:2	<b>gaps (4)</b> 8:17,19;23:17; 110:21	<b>glad (1)</b> 79:6
<b>family (4)</b> 87:12,21;90:13; 100:20	<b>finalizing (1)</b> 93:3	<b>forever (2)</b> 73:21;74:6	<b>Garbage (2)</b> 54:9;83:6	<b>glasses (1)</b> 72:24
<b>far (4)</b> 40:21;80:16;92:23; 100:15	<b>Finally (3)</b> 11:7;59:3;110:15	<b>forget (1)</b> 26:16	<b>gas (1)</b> 65:25	<b>Glenacom (3)</b> 3:4;4:19;105:5
<b>fast (1)</b> 53:23	<b>financial (2)</b> 65:6;93:14	<b>form (3)</b> 5:16;6:2;10:21	<b>GAUDIOSO (74)</b> 4:13,16;11:20; 12:23;13:11;14:23; 15:22;16:12;17:22; 18:7,13;19:2,12,18; 22:10;23:10;24:14; 26:13;28:21;29:2,9; 30:6,14;31:5,11,21; 33:10,18;34:4,12,19; 35:4;36:3;37:3,8,13, 19,25;38:18,24; 39:12,23;41:20;42:3, 15;44:6;46:2,19; 47:4,14;48:13;49:4, 12,19;50:3,8,12,25;	<b>Glencoma (1)</b> 3:4
<b>fat (1)</b> 11:10	<b>find (5)</b> 74:10;95:18;96:18; 97:4;102:10	<b>forms (2)</b> 5:15;104:21		<b>God (3)</b> 65:7;67:10;72:18
<b>faux (1)</b> 10:14	<b>fine (1)</b> 50:19	<b>forth (1)</b> 30:25		<b>goes (7)</b> 18:18;38:15;39:19; 40:18;43:17;61:11; 69:8
<b>favor (1)</b> 113:10	<b>fire (2)</b> 37:6;61:24	<b>forward (1)</b> 91:25		<b>Goliath (1)</b> 67:4
<b>FCC (5)</b> 32:4;39:5,6;51:12; 100:14	<b>Firm (1)</b> 4:16	<b>fought (1)</b> 68:3		<b>Good (10)</b> 4:12,14;24:18; 61:21;99:3;104:6,13; 105:10;106:14; 109:15
<b>feasible (2)</b> 7:16;79:13	<b>first (9)</b> 25:10;40:23;42:6; 52:23;64:11;79:25;	<b>found (3)</b> 59:3;73:15;101:23		<b>Goods (1)</b> 24:19
<b>fed (1)</b> 86:16		<b>foundation (4)</b> 74:25;91:23; 108:16,17		<b>government (1)</b> 75:3
		<b>four (7)</b> 3:24;12:10;38:10; 40:11;83:15;88:10; 107:7		<b>grade (2)</b> 18:21;19:8
		<b>four-foot (3)</b> 4:2;12:6;80:20		<b>grading (1)</b> 18:16
		<b>fourth (1)</b> 51:20		
		<b>Frank (1)</b> 58:22		
		<b>frankly (1)</b> 13:13		

<b>gradual (1)</b> 19:8	<b>HANRAHAN (8)</b> 64:14,15,20,22; 67:7;68:17;69:15; 70:6	102:13	86:4;87:4;89:4; 103:24;104:7; 109:18;110:20	<b>inflict (1)</b> 92:10
<b>grant (1)</b> 97:9		<b>high (4)</b> 12:5;77:10;110:17, 18	<b>houses (5)</b> 66:8,10;81:25; 90:19;96:22	<b>information (6)</b> 8:9;74:7,13,21; 78:8;97:4
<b>granted (4)</b> 65:24;74:5,6;92:2	<b>happen (7)</b> 20:12;71:2,3; 72:15;84:15,16; 102:20	<b>higher (2)</b> 8:25;9:6	<b>huge (1)</b> 81:24	<b>inhibited (1)</b> 32:11
<b>granting (1)</b> 75:19	<b>happened (2)</b> 58:17;85:2	<b>highlighting (1)</b> 15:5	<b>human (1)</b> 59:25	<b>Initially (2)</b> 73:16;74:4
<b>graphs (1)</b> 43:22	<b>happening (4)</b> 40:21;41:4;88:25; 94:9	<b>hill (8)</b> 55:13;78:3;86:23; 92:20;96:2;98:24; 99:10;102:14	<b>hundreds (1)</b> 94:3	<b>input (1)</b> 112:25
<b>great (1)</b> 89:19	<b>happens (4)</b> 27:12;39:25;108:7; 110:17	<b>Hills (16)</b> 23:25;24:2;40:3,6, 23;41:8;42:25;44:2; 58:23;60:9;61:14; 63:13;66:7;67:25; 70:20;99:25	<b>hurt (1)</b> 75:9	<b>insane (1)</b> 55:19
<b>greater (2)</b> 35:14;41:22	<b>happy (2)</b> 14:4;29:10	<b>Historic (2)</b> 10:24,25	<b>hypothetical (2)</b> 19:23;20:24	<b>insecure (1)</b> 36:20
<b>greatest (1)</b> 47:7	<b>hard (1)</b> 35:24	<b>hit (1)</b> 51:13	<b>I</b>	<b>install (1)</b> 100:10
<b>greedy (1)</b> 60:5	<b>hate (1)</b> 36:24	<b>HOA (1)</b> 55:8	<b>Ice (1)</b> 77:9	<b>intense (1)</b> 62:2
<b>green (3)</b> 73:22;74:6;105:3	<b>head (4)</b> 26:18;42:7;49:23; 50:14	<b>Home (11)</b> 24:19;33:22,24,25; 34:8;76:23;79:14; 81:23;86:4;91:11; 104:8	<b>idea (2)</b> 61:21;71:10	<b>intensity (1)</b> 72:6
<b>GREG (6)</b> 95:6,7,10,12; 104:15;113:17	<b>headaches (1)</b> 71:25	<b>Homeland (16)</b> 6:17,24;66:6; 82:17,23;84:25;85:4; 6;86:11,16;98:17,23; 101:15,18,25;107:17	<b>illegal (2)</b> 58:9;59:24	<b>internally (1)</b> 45:24
<b>GREGORY (1)</b> 113:19	<b>heads (1)</b> 58:2	<b>homeowner (1)</b> 73:10	<b>illegally (1)</b> 58:21	<b>internet (7)</b> 35:24,25;36:5,6; 74:15,21;95:19
<b>GRIMSTONE (5)</b> 73:7,9,11,13;74:2	<b>health (2)</b> 75:4,9	<b>homeowners (1)</b> 35:23	<b>imagine (1)</b> 81:12	<b>interrupt (1)</b> 18:3
<b>ground (7)</b> 7:12;16:17,22; 17:15;19:11;21:6; 41:15	<b>hear (3)</b> 37:7;41:19;86:21	<b>homes (8)</b> 33:15;61:3;77:2; 78:14;90:10,11,16,16	<b>immediately (1)</b> 13:6	<b>into (15)</b> 21:20;23:2;25:16; 28:6;40:4;47:5,8,9; 50:6;52:25;57:18; 72:25;77:8;100:8; 110:11
<b>Grove (1)</b> 103:3	<b>heard (11)</b> 52:23;72:23;76:4; 82:22,23,24;85:14; 87:20;106:25;113:3, 15	<b>honest (1)</b> 65:7	<b>impact (6)</b> 22:5;43:4;79:9,22; 81:25;93:15	<b>intrusive (4)</b> 28:2;76:24;78:12; 91:13
<b>grub (1)</b> 108:8	<b>hearing (3)</b> 87:24;113:5,21	<b>honestly (1)</b> 79:10	<b>impacted (3)</b> 31:2,9;92:21	<b>invasion (1)</b> 13:15
<b>guarantee (1)</b> 30:10	<b>heart (3)</b> 60:4;72:11;79:6	<b>hope (1)</b> 68:18	<b>impacts (2)</b> 5:24;88:25	<b>investigate (1)</b> 107:20
<b>guard (1)</b> 75:5	<b>heat (1)</b> 71:23	<b>hoping (1)</b> 97:7	<b>importantly (1)</b> 11:8	<b>investment (1)</b> 47:25
<b>guess (1)</b> 67:24	<b>heavy (4)</b> 83:10,25;84:9; 108:25	<b>horse (1)</b> 103:21	<b>improve (2)</b> 95:19,22	<b>involved (1)</b> 73:14
<b>guy (2)</b> 37:11;71:13	<b>height (25)</b> 3:14,15,24;4:6,21, 22;8:7,8,8;9:4;13:23; 14:11;17:16;20:9; 26:8;56:13;75:13,15; 76:21;89:7,9;90:20; 92:23;100:15;111:17	<b>hospital (1)</b> 85:24	<b>included (1)</b> 42:10	<b>ironically (1)</b> 86:6
<b>guys (9)</b> 28:24;64:25;66:14, 17,25;67:14,24; 69:24;86:20	<b>heights (3)</b> 14:3;49:9,18	<b>hour (2)</b> 43:9;63:4	<b>includes (1)</b> 4:24	<b>issue (2)</b> 6:4;56:7
<b>H</b>	<b>help (5)</b> 8:25;11:14;74:23; 105:13,14	<b>hours (2)</b> 86:4;104:3	<b>including (2)</b> 5:15;32:18	<b>issues (3)</b> 9:20;61:10;95:16
<b>hair (1)</b> 37:6	<b>Heritage (8)</b> 23:25;24:2;40:3,6, 22;41:7;42:25;44:2	<b>house (26)</b> 36:12,13;53:10,24; 54:2;55:15,20;56:2, 16,18;59:16;61:25; 65:22;66:11;76:18; 19;80:19,21;81:21;	<b>income (1)</b> 89:15	<b>items (2)</b> 5:7,12
<b>half (1)</b> 16:6	<b>hidden (1)</b>		<b>increase (7)</b> 9:7;16:19,22,24; 21:8;72:6;102:12	<b>J</b>
<b>Halloween (1)</b> 44:3			<b>increases (2)</b> 31:25;71:20	<b>January (1)</b> 26:17
<b>hand (12)</b> 11:12;15:4;52:22; 53:12;57:10;64:10, 19;76:11;78:21; 87:14;95:9;98:8			<b>indicator (3)</b> 37:18;45:18,19	<b>JENNIFER (7)</b> 76:7,8,12,14;77:6, 16,22
<b>hands (2)</b> 69:9;88:5			<b>indicators (1)</b> 38:3	<b>job (1)</b> 66:18
			<b>industrial (3)</b> 84:9;90:5;91:12	
			<b>industry (2)</b> 45:25;46:3	

<b>JOHN (81)</b> 3:2;11:17;12:19; 15:20;17:18;22:25; 26:11;28:18,23;29:6; 12,13,15,18;34:10; 35:22;37:10;48:9; 52:10,14;53:5,11,15, 20;54:23;55:21;56:4, 22;57:3,9,17;58:4,14; 61:5;62:6,11,16,20; 63:2,10,14,22;64:7, 18;67:5;68:14;69:13; 70:3,8,15;72:22; 73:24;75:25;76:10; 77:4,13,20;78:16,20, 24;80:9;81:16;82:3; 87:7,13;92:25;95:3, 8;97:21;98:7;101:4; 103:5,9,13;106:23; 109:4;112:18,23; 113:9,13,25	<b>KPI (2)</b> 36:25;37:17	20,22 <b>less (3)</b> 27:25;38:22;47:13 <b>letter (8)</b> 5:18;6:17;9:10,18; 11:3;22:21;57:2; 112:10 <b>letters (1)</b> 9:10 <b>level (4)</b> 17:15;19:11,14; 50:18 <b>levels (2)</b> 30:16;101:3 <b>licenses (2)</b> 39:4;51:15 <b>lie (2)</b> 60:16,17 <b>life (2)</b> 55:16;89:25 <b>light (2)</b> 113:3,14 <b>lighting (6)</b> 6:15;19:25;20:2,4, 6;91:20 <b>likely (1)</b> 93:8 <b>limited (3)</b> 39:6,15;69:10 <b>Lincolndale (4)</b> 104:19,25;105:4,9 <b>Lincolndale (1)</b> 95:21 <b>LINDA (8)</b> 53:8,9,13,17,22; 55:3,24;56:10 <b>Linda's (1)</b> 76:18 <b>line (11)</b> 12:13;14:9;17:3, 10;36:12,18,19; 45:10;49:3;60:12; 86:7 <b>lines (9)</b> 5:7;16:7,9;28:3; 48:21;65:24;66:4; 96:10,11 <b>link (1)</b> 111:9 <b>list (1)</b> 7:3 <b>listened (1)</b> 61:14 <b>listening (2)</b> 60:3;103:12 <b>literally (1)</b> 28:16 <b>little (11)</b> 15:12;18:5;19:5; 23:2;24:23;35:2; 45:16;68:8;77:3; 83:14;90:3 <b>live (10)</b>	31:15;32:17;56:21; 58:23;64:16;73:9; 74:24;96:24;98:4; 103:24 <b>lives (3)</b> 31:14;32:3;105:16 <b>living (1)</b> 98:12 <b>locate (2)</b> 3:7;91:16 <b>located (4)</b> 3:10;5:3;22:2; 90:25 <b>Location (38)</b> 15:7,8,25;16:2,8, 16;19:22;20:11,13, 22,23;21:3,14;22:7, 14;26:8,9;27:24; 28:2;43:5;48:24; 67:20;76:16;79:19, 20,25;80:2;96:20; 97:10,11,12,15,17, 19;101:23;102:10, 11;108:13 <b>locations (4)</b> 7:8;25:2,23;67:13 <b>locked (1)</b> 13:3 <b>Lombardi (1)</b> 58:22 <b>long (9)</b> 48:2;52:19,21; 57:15;61:9;63:25; 75:17;82:14;91:20 <b>longer (2)</b> 16:21;17:20 <b>long-term (3)</b> 29:3;45:9;92:5 <b>look (22)</b> 14:25;15:6;17:2; 18:14;21:14,25; 28:15;39:14;40:17, 20,22;45:6;46:5; 47:15;48:18;67:2; 100:8;105:25;106:4; 108:13;109:25;111:5 <b>looked (18)</b> 7:13;8:15;19:19; 22:11;26:19;27:12, 14;38:3,10,10;40:11; 42:19,22;43:6,8,9,11; 47:17 <b>looking (6)</b> 21:24;50:16;76:16; 95:22;104:21,22 <b>looks (1)</b> 65:22 <b>lose (1)</b> 51:14 <b>losing (1)</b> 75:8 <b>loss (2)</b> 14:3;75:5	<b>lost (1)</b> 91:11 <b>lot (16)</b> 18:5;19:5;23:4,6; 32:19;63:25;65:4,6, 10;68:5,6;69:8; 81:19;89:17;93:19; 95:14 <b>loud (2)</b> 81:10,12 <b>love (3)</b> 72:12,19;83:8 <b>Lovell (1)</b> 33:6 <b>lower (7)</b> 7:12;8:11;14:3; 16:17;21:7;35:14; 79:17 <b>lowest (1)</b> 91:2 <b>LTE (1)</b> 35:2 <b>Lubell (1)</b> 95:24
<b>K</b>	<b>L</b>			<b>M</b>
<b>keep (1)</b> 107:9 <b>keeping (1)</b> 20:8 <b>Ken (1)</b> 58:22 <b>kettle (2)</b> 68:8;98:15 <b>key (4)</b> 37:17;38:2;45:18; 75:15 <b>Kia (4)</b> 63:19;70:18;84:4; 103:16 <b>kids (2)</b> 70:2;83:18 <b>kind (4)</b> 12:20;23:3;36:17; 94:8 <b>Kisco (1)</b> 101:15 <b>Klaus (1)</b> 6:23 <b>knowing (1)</b> 41:14 <b>known (2)</b> 3:11;101:10	<b>lack (1)</b> 8:18 <b>Lake (9)</b> 3:4;25:6;95:21; 98:6;100:4;104:19, 24;105:4,8 <b>Lakeview (1)</b> 98:5 <b>land (3)</b> 60:12;86:7;106:16 <b>landscape (1)</b> 21:22 <b>large (3)</b> 14:17;28:2;48:20 <b>largest (1)</b> 30:24 <b>last (6)</b> 32:24;50:20;62:2; 67:15;82:18;107:6 <b>lastly (1)</b> 97:5 <b>latency (1)</b> 35:15 <b>later (1)</b> 59:23 <b>Law (6)</b> 4:16;68:25;69:2,7, 11,12 <b>lawn (1)</b> 83:14 <b>lawns (1)</b> 84:17 <b>lawyer (2)</b> 65:13;69:21 <b>leads (1)</b> 43:21 <b>learning (1)</b> 33:24 <b>lease (2)</b> 28:24;29:3 <b>least (4)</b> 40:19;74:18;91:13; 97:12 <b>leave (3)</b> 59:13;94:12,15 <b>leaves (1)</b> 25:25 <b>LEE (7)</b> 87:10,11,15,17; 93:5;94:16,22 <b>left-hand (1)</b> 15:11 <b>legal (2)</b> 59:6;82:16 <b>legitimate (1)</b> 60:19 <b>Leonard (5)</b> 101:16,22;107:17,			<b>Ma'am (12)</b> 52:23;56:24;57:4; 61:6;63:24;70:9; 76:4;93:2;94:19; 97:24;101:5;103:6 <b>machinery (2)</b> 83:10;84:10 <b>magically (1)</b> 85:13 <b>Mahopac (15)</b> 3:11;58:5;64:17; 70:18;78:8;82:8; 93:9;99:16,21,24; 103:17;104:17; 105:3,9;106:20 <b>mailman (2)</b> 54:9,20 <b>majority (1)</b> 102:24 <b>makes (2)</b> 54:18,20 <b>making (4)</b> 27:8;47:25;55:6; 71:13 <b>Ma'm (1)</b> 56:5 <b>Manhattan (1)</b> 47:6 <b>Manny (1)</b> 86:15 <b>many (11)</b> 28:25;30:25;31:3; 35:16;40:4;55:14; 61:10;63:3;92:14; 101:3;102:23 <b>Map (16)</b>

3:12;11:21;15:2; 16:5;18:9;26:20; 28:12,13;29:24;30:3, 7,9,10,15;45:7;78:5 <b>Maple (12)</b> 58:23;60:9;61:14; 63:13;66:7;70:20; 86:23;98:24;99:10, 25;102:14;103:3 <b>maps (12)</b> 8:2;10:3;23:12,15, 16;25:17;26:4;28:11; 30:18,20;34:15; 45:20 <b>March (1)</b> 9:17 <b>market (1)</b> 31:6 <b>marketability (1)</b> 77:2 <b>markets (1)</b> 29:25 <b>marking (1)</b> 6:15 <b>massive (2)</b> 91:11;92:4 <b>master (1)</b> 89:21 <b>materially (1)</b> 32:11 <b>matter (3)</b> 43:2,3;102:14 <b>maximum (2)</b> 3:14;56:13 <b>MAXWELL (76)</b> 3:2;11:17;12:19; 15:20;17:18;22:25; 28:18,23;29:6,12,18; 35:22;37:10;48:9; 52:10,14;53:5,11,15, 20;54:23;55:21;56:4, 22;57:3,9,17;58:4,14; 61:5;62:6,11,16,20; 63:2,10,14,22;64:7, 18;67:5;68:14;69:13; 70:3,8,15;72:22; 73:24;75:25;76:10; 77:4,13,20;78:16,20, 24;80:9;81:16;82:3; 87:7,13;92:25;95:3, 8;97:21;98:7;101:4; 103:5,9,13;106:23; 109:4;112:23;113:9, 13,25 <b>may (1)</b> 37:15 <b>maybe (7)</b> 11:7;31:8;43:24, 24;104:12;105:12; 106:5 <b>Mayor (1)</b> 107:19 <b>MCCORMACK (13)</b>	76:7,8,13,14;77:6, 16,22;78:18,19,22; 79:2;80:12;81:18 <b>MCKEON (2)</b> 52:12;113:7 <b>mean (10)</b> 18:2;20:23;32:22; 34:20;48:14;79:7,15, 18;80:15;110:20 <b>meaning (2)</b> 42:21;56:16 <b>means (4)</b> 3:20;16:18;36:17; 88:14 <b>meant (2)</b> 95:19;96:3 <b>measure (1)</b> 92:8 <b>measures (1)</b> 10:21 <b>medical (2)</b> 33:23;101:21 <b>meet (6)</b> 14:8,10,18;16:21; 21:5;91:12 <b>meeting (5)</b> 67:15;71:9;82:12; 102:4,22 <b>meetings (2)</b> 66:19;103:4 <b>megahertz (10)</b> 38:13,13;39:14,15, 16,17;40:24;49:10, 25;71:17 <b>member (1)</b> 99:25 <b>members (7)</b> 4:15;60:24;93:15; 103:2;105:18;113:2, 11 <b>mention (3)</b> 81:4;96:6;101:25 <b>mentioned (9)</b> 9:21;13:23;25:23; 48:16;59:10;67:15; 70:19;91:9;95:14 <b>mentions (1)</b> 89:22 <b>merged (1)</b> 51:16 <b>met (1)</b> 88:12 <b>microphone (3)</b> 52:25;57:19;73:25 <b>middle (5)</b> 24:2;28:4,16; 89:15;104:4 <b>might (3)</b> 44:25;50:14;91:25 <b>mile (2)</b> 66:10;74:19 <b>miles (1)</b> 7:11	<b>mind (1)</b> 69:21 <b>minded (1)</b> 67:3 <b>minimal (2)</b> 22:4;99:5 <b>minimize (1)</b> 22:23 <b>minimum (3)</b> 3:18;9:4;26:8 <b>minute (2)</b> 61:8;101:9 <b>minutes (11)</b> 52:18;53:16,18; 56:24;61:6;68:16; 93:4;101:6,8;102:22; 107:7 <b>miserably (1)</b> 85:10 <b>miss (1)</b> 63:8 <b>missing (1)</b> 112:7 <b>mobile (3)</b> 31:23;36:9;44:15 <b>modeling (1)</b> 10:2 <b>modelling (1)</b> 27:13 <b>models (1)</b> 23:13 <b>modem (1)</b> 36:16 <b>moderation (1)</b> 92:17 <b>modum (1)</b> 36:15 <b>moment (2)</b> 37:9,15 <b>moments (1)</b> 5:9 <b>Monday (1)</b> 10:16 <b>money (8)</b> 55:8;61:16,17; 65:4,10;75:21;86:14; 102:12 <b>monitored (1)</b> 13:4 <b>monopine (1)</b> 10:15 <b>monopole (1)</b> 10:13 <b>month (4)</b> 45:12;108:6,23; 114:3 <b>months (6)</b> 65:16;83:10,25; 91:21;108:4,25 <b>moon (1)</b> 16:6 <b>more (23)</b> 12:7;17:19,23;	18:5,6,19;20:5; 33:19;38:21;39:18; 41:6,8,15;44:18; 45:10;49:7;69:17,20; 72:8;80:10;85:25; 93:8;98:22 <b>most (3)</b> 11:7;38:19;86:7 <b>mostly (1)</b> 99:23 <b>Motion (1)</b> 113:5 <b>Mount (1)</b> 101:15 <b>Mountain (3)</b> 84:5;90:17;95:25 <b>moved (3)</b> 16:15;83:17,21 <b>MS4 (1)</b> 10:21 <b>much (21)</b> 7:12;18:19;33:19; 39:17,21,24;41:5,7,8, 15,21;68:19;75:23; 85:24;87:6,18;93:25; 96:16,16;97:20; 110:24 <b>MULLER (5)</b> 103:15,16,18,20; 105:20 <b>multi-family (1)</b> 109:18 <b>MULTIPLE (1)</b> 105:18 <b>mumbo (2)</b> 23:5,5 <b>municipal (2)</b> 85:9;110:9 <b>muscle (2)</b> 71:24,25	<b>necessary (1)</b> 5:17 <b>necessity (1)</b> 78:11 <b>need (17)</b> 14:13,21;18:4; 27:2,22,23,24;28:5; 35:18;37:7;43:4; 47:12;61:10;100:8; 104:12;109:24,25 <b>needed (4)</b> 3:22;59:5;84:25; 86:22 <b>needs (2)</b> 3:16;23:3 <b>neighbor (7)</b> 67:18;72:13,19,20; 88:17;105:11;106:15 <b>neighborhood (20)</b> 76:22;77:8;81:9; 84:3,7;88:2,22;89:2, 14,14,16,20,23;90:9, 24;92:7;95:15; 100:19;105:22,24 <b>neighborhoods (1)</b> 91:6 <b>neighboring (1)</b> 48:11 <b>neighbors (11)</b> 58:20;71:4,15; 72:4,9,16;75:23; 87:22;105:12,13,15 <b>nervous (1)</b> 77:3 <b>network (3)</b> 32:14;44:4,16 <b>networks (1)</b> 30:19 <b>Neurological (1)</b> 71:23 <b>New (6)</b> 3:11;34:21;82:8; 89:19;103:17;104:12 <b>News (1)</b> 58:5 <b>next (11)</b> 24:7,20;26:22; 28:3;48:20;51:14; 61:24;64:9;71:16; 86:2;114:3 <b>nice (1)</b> 67:20 <b>night (5)</b> 52:19,21;63:25; 104:5;112:13 <b>nightmare (1)</b> 59:4 <b>Nobody (6)</b> 63:17;68:2;73:17; 83:2;84:8;102:6 <b>noise (2)</b> 11:5;81:21 <b>non (1)</b>
			<b>N</b>	
			<b>name (20)</b> 35:8,9;53:6;57:5; 64:12,15;70:4,9,12; 73:2,8;76:2,5;78:17; 82:4;87:8,11;95:4; 97:22,25 <b>narrow (1)</b> 83:5 <b>national (1)</b> 51:11 <b>nature (2)</b> 107:12;110:13 <b>near (1)</b> 101:22 <b>nearby (1)</b> 92:10 <b>nearest (3)</b> 3:22;66:11;76:23 <b>necessarily (3)</b> 32:23;35:13;71:12	



25:11 <b>None (3)</b> 67:16;77:19;79:18 <b>non-ionizing (1)</b> 71:18 <b>non-residential (1)</b> 7:8 <b>normalize (1)</b> 45:11 <b>normally (2)</b> 23:8;69:5 <b>north (6)</b> 22:15;24:6,23; 40:4;70:20;78:7 <b>NOTED (1)</b> 114:5 <b>notified (4)</b> 73:17,19;80:4,8 <b>November (1)</b> 43:7 <b>Number (26)</b> 3:3;5:7;7:20;15:7; 16:2,8;19:22;20:11, 13,23;21:3;27:16; 30:24;31:13,17,25; 32:15;41:23;49:7; 71:4,5,16;72:3,5,5; 108:22 <b>numbers (1)</b> 31:10 <b>nursery (1)</b> 101:20	104:10;107:14 <b>offer (1)</b> 91:15 <b>Office (2)</b> 10:24;33:23 <b>officer (1)</b> 109:11 <b>often (1)</b> 41:10 <b>oftentimes (1)</b> 13:13 <b>oil (1)</b> 54:10 <b>old (4)</b> 25:4;77:25;78:9; 91:18 <b>Olympic (1)</b> 24:12 <b>ominous (1)</b> 49:16 <b>Once (3)</b> 18:17;103:25; 106:25 <b>one (40)</b> 4:20,21,22;7:20; 11:24;15:4;17:24; 23:25;24:16,16,20; 25:13;36:5;37:9,15; 40:18,23;43:14,16; 45:23;46:6;47:20; 49:22;52:19;61:4,8; 62:23,24;66:24; 67:13;69:16;78:8; 81:3;85:14;94:17; 100:18;105:12; 108:20;110:4;111:3 <b>one-page (1)</b> 11:21 <b>ones (2)</b> 97:2;99:18 <b>one-third (1)</b> 42:21 <b>ongoing (1)</b> 107:22 <b>only (15)</b> 4:7;6:10;8:17; 32:17;33:13;35:2; 40:2;45:11;49:9,25; 50:24;69:17;80:17; 96:18;112:14 <b>on-street (1)</b> 30:16 <b>onto (1)</b> 21:18 <b>open (2)</b> 52:16;67:3 <b>opened (1)</b> 13:5 <b>opening (1)</b> 97:6 <b>operating (2)</b> 27:15;38:11 <b>operation (1)</b>	13:6 <b>opinion (2)</b> 6:13;113:16 <b>opportunity (4)</b> 65:2;82:15;86:20; 87:19 <b>opposed (2)</b> 18:5;30:17 <b>opposing (1)</b> 100:16 <b>option (1)</b> 12:18 <b>options (1)</b> 102:3 <b>Ora (4)</b> 63:19;70:18;84:4; 103:16 <b>order (5)</b> 14:18;17:3;18:21; 22:23;36:11 <b>organization (1)</b> 44:21 <b>orient (1)</b> 15:7 <b>original (2)</b> 74:8;85:16 <b>otherwise (1)</b> 51:14 <b>out (29)</b> 7:23;11:12;18:22; 19:10;20:19;31:10; 39:3,13;41:13;48:22; 51:10;52:4;55:17; 59:4,15;69:8;73:15; 83:7,16;96:17;97:6; 101:14;104:16; 105:25;106:4,12; 108:6;109:15,19 <b>outage (2)</b> 45:2;81:7 <b>outrageous (1)</b> 56:14 <b>outside (2)</b> 90:3;109:21 <b>over (27)</b> 20:18,20;24:8; 33:20;41:2;43:15,18; 44:14;45:9,11,12,15, 16,17;46:8,9;48:18; 51:17,19;62:2;65:9; 72:7;83:19;98:12; 101:13;108:6,22 <b>overlay (2)</b> 35:11,16 <b>overlooking (1)</b> 25:5 <b>own (1)</b> 96:22 <b>owned (1)</b> 28:19	<b>package (6)</b> 8:3;11:11,22; 23:14;26:23;81:17 <b>packet (1)</b> 104:20 <b>Page (7)</b> 14:2;37:22;39:7; 43:13;49:25;104:22; 105:5 <b>paid (2)</b> 58:19;68:19 <b>pain (1)</b> 72:2 <b>pandemic (1)</b> 33:21 <b>Pandora's (1)</b> 97:7 <b>paper (4)</b> 70:5;76:3;97:23; 102:18 <b>park (6)</b> 54:7;101:17,22; 107:17,21,22 <b>parked (1)</b> 54:17 <b>part (7)</b> 10:8;15:24;23:6, 14;26:23;34:23; 112:6 <b>partially (1)</b> 96:9 <b>particular (4)</b> 32:12;43:18;44:22; 88:8 <b>particularly (2)</b> 13:16;33:20 <b>parties (1)</b> 5:17 <b>party (1)</b> 7:19 <b>past (3)</b> 85:11;93:3;101:6 <b>PATRICIA (15)</b> 57:7,8,11,13,21; 58:7,16;61:7;62:8,14, 18,22;63:6,12,16 <b>pay (2)</b> 55:19,19 <b>People (41)</b> 13:15,18;27:4; 30:25;31:2,8,15,17, 24;32:2,24;33:13,15, 21,22;40:5,6;41:6,23; 44:17,18;46:12; 57:14;63:25;65:17, 18,21;66:21;67:2; 68:3;71:24;74:22; 75:10;77:18;86:7; 95:14;99:9;100:6; 101:12;102:23;103:3 <b>per (2)</b> 71:8;91:11 <b>percent (9)</b>	8:12;31:7;40:25; 43:16,17;45:23;46:6, 7;75:16 <b>percentage (2)</b> 27:17;43:10 <b>performance (3)</b> 37:17;38:2;45:19 <b>period (7)</b> 43:6,15;44:13; 45:17;59:14;108:5; 112:12 <b>permission (1)</b> 3:7 <b>permit (5)</b> 6:25;58:11,25; 61:11;80:20 <b>permitted (1)</b> 90:22 <b>person (3)</b> 31:13;32:2;71:10 <b>personal (3)</b> 56:7;93:14;105:21 <b>personnel (1)</b> 13:7 <b>person's (2)</b> 71:11;109:8 <b>perspective (1)</b> 105:25 <b>Pertaining (1)</b> 62:21 <b>ph (1)</b> 108:9 <b>Phil (1)</b> 29:19 <b>PHILIP (12)</b> 29:20;46:15,25; 47:11;53:3;56:25; 64:3;94:14,18,20; 111:2,15 <b>phone (9)</b> 102:7;103:22; 104:7,10,10;105:23; 106:5,13,18 <b>photo (1)</b> 10:7 <b>photographs (1)</b> 10:6 <b>physical (1)</b> 88:21 <b>pick (1)</b> 44:8 <b>picture (1)</b> 69:24 <b>pictures (1)</b> 79:8 <b>picturesque (2)</b> 65:21;68:7 <b>piece (6)</b> 4:3;5:5;49:16; 70:5;76:3;97:23 <b>PierCon (4)</b> 7:19;8:24;13:25; 110:23
<b>O</b>				
<b>oath (1)</b> 86:9 <b>object (1)</b> 104:23 <b>objection (1)</b> 12:9 <b>objective (4)</b> 105:5,6,7,8 <b>obligation (1)</b> 51:12 <b>obtained (1)</b> 39:5 <b>obviously (5)</b> 5:14;50:23;81:23, 24;109:17 <b>occupied (1)</b> 3:22 <b>occur (1)</b> 102:22 <b>October (2)</b> 9:17;43:7 <b>off (22)</b> 12:16;15:9;18:18; 21:15,17,19;25:12; 26:17;33:8;41:13; 44:21;49:3,22;50:13; 61:12;63:19;73:25; 74:14;75:15;95:18;				
		<b>P</b>		

<b>piggyback (1)</b> 98:21	55:2;75:2	<b>privacy (1)</b> 13:16	<b>propagating (1)</b> 40:3	23:8;52:16;69:7; 71:7;83:18;112:25; 113:21
<b>PJ (1)</b> 87:3	<b>pollution (3)</b> 10:19;81:22; 107:13	<b>private (1)</b> 107:18	<b>propagation (1)</b> 26:4	<b>purposes (2)</b> 12:17;30:21
<b>PJ's (1)</b> 76:19	<b>pond (1)</b> 68:8	<b>probably (2)</b> 66:10;94:24	<b>propane (2)</b> 54:11;112:20	<b>pursued (2)</b> 102:2,7
<b>Place (6)</b> 24:9;48:5;54:7,12; 69:25;75:22	<b>pool (1)</b> 92:3	<b>problem (8)</b> 12:5;37:14;45:13, 14:46;10;47:24;48:3; 64:23	<b>properly (1)</b> 12:2	<b>purview (1)</b> 4:9
<b>plan (6)</b> 10:19;11:6;17:10; 89:21;107:13;111:24	<b>pop (1)</b> 83:13	<b>problems (5)</b> 13:18;60:13;67:9, 11;103:22	<b>properties (3)</b> 62:5;88:18;92:10	<b>pushback (1)</b> 13:14
<b>planned (1)</b> 90:20	<b>portion (1)</b> 47:23	<b>PROCEEDINGS (112)</b> 3:1;4:1;5:1;6:1; 7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;40:1;41:1;42:1; 43:1;44:1;45:1;46:1; 47:1;48:1;49:1;50:1; 51:1;52:1;53:1;54:1; 55:1;56:1;57:1;58:1; 59:1;60:1;61:1;62:1; 63:1;64:1;65:1;66:1; 67:1;68:1;69:1;70:1; 71:1;72:1;73:1;74:1; 75:1;76:1;77:1;78:1; 79:1;80:1;81:1;82:1; 83:1;84:1;85:1;86:1; 87:1;88:1;89:1;90:1; 91:1;92:1;93:1;94:1; 95:1;96:1;97:1;98:1; 99:1;100:1;101:1; 102:1;103:1;104:1; 105:1;106:1;107:1; 108:1;109:1;110:1; 111:1;112:1;113:1; 114:1	<b>property (42)</b> 3:10;5:5;7:23; 12:13,16;14:9,17; 15:10;19:21;21:18; 28:3,19;48:10,20; 55:16;62:24,25; 63:17,18,20;65:15; 66:9;72:16;73:20; 74:4,22;75:6,8; 76:15;78:3;80:24; 81:2;83:20;87:3; 90:9;91:8;93:22; 94:5;96:18,21; 107:19;108:11	<b>pushed (1)</b> 86:24
<b>planning (12)</b> 4:7,8,9;10:8,9; 21:24;71:9;80:10; 82:24;90:14;92:12; 102:5	<b>possibly (2)</b> 84:16;91:22		<b>proposal (1)</b> 104:23	<b>put (28)</b> 7:22;20:11;21:4; 22:20;26:7;30:24; 34:17;66:8;67:18,19; 71:20;72:8;73:5,16; 74:13;76:17;84:25; 94:7;101:16;104:19; 105:23;106:8;108:7; 9,15,21;111:10;114:2
<b>plans (3)</b> 25:18;90:6;108:13	<b>potential (5)</b> 6:11;26:21;32:3, 16;70:21		<b>proposed (14)</b> 4:23;9:16;11:4; 12:3;15:8,13;18:15; 21:14;34:23;53:25; 66:2;78:5;111:6,9	<b>puts (1)</b> 71:21
<b>planted (1)</b> 96:8	<b>potentially (1)</b> 10:4		<b>proposing (2)</b> 15:23;36:22	<b>putting (3)</b> 13:9;75:21;105:22
<b>player (2)</b> 51:8,11	<b>power (9)</b> 28:3;45:2;48:21; 65:24;75:2;81:7; 88:4;96:10,11		<b>pros (1)</b> 99:9	<b>Q</b>
<b>playing (2)</b> 83:16,20	<b>powered (1)</b> 112:19		<b>protect (1)</b> 75:3	<b>qualifications (2)</b> 109:9,13
<b>please (16)</b> 37:15;52:18;53:4, 7,16;57:4,10,19;64:9; 70:10,16;72:24;76:6; 78:21;95:5;101:6	<b>powers (2)</b> 49:3;95:2		<b>protected (1)</b> 91:5	<b>quality (2)</b> 55:16;92:17
<b>plenty (1)</b> 108:12	<b>precipitously (1)</b> 18:17		<b>protection (2)</b> 59:19,20	<b>quarter (1)</b> 74:19
<b>plot (1)</b> 90:11	<b>predictable (1)</b> 45:7		<b>protective (1)</b> 90:23	<b>question (9)</b> 14:16;27:2;32:10; 50:20;55:22,23;89:3; 109:7;111:4
<b>Plus (1)</b> 89:18	<b>predominantly (1)</b> 23:21		<b>prove (1)</b> 101:11	<b>quibble (1)</b> 46:5
<b>PM (1)</b> 114:5	<b>preempted (1)</b> 6:5	<b>process (4)</b> 10:9;68:24;80:6; 107:23	<b>provide (7)</b> 28:8;33:12,14; 46:22;93:18;94:25; 110:11	<b>quick (3)</b> 64:8;107:9;111:3
<b>podium (1)</b> 72:25	<b>preference (2)</b> 111:12,13	<b>professional (2)</b> 65:12;102:8	<b>provided (8)</b> 3:14;6:5;8:21; 26:20;77:24;78:9,10; 104:20	<b>quiet (1)</b> 89:13
<b>point (17)</b> 18:8;39:3;46:7; 52:15;55:6;64:9; 71:16;74:23;84:19; 86:2,19;97:6;100:7; 101:14;107:3; 109:16;112:24	<b>prepared (2)</b> 8:23;9:23	<b>professionals (1)</b> 66:21	<b>provisions (1)</b> 11:25	<b>Quite (2)</b> 13:13;62:2
<b>pointed (3)</b> 96:17;97:16; 104:16	<b>presented (1)</b> 100:17	<b>prohibited (1)</b> 32:12	<b>proximity (2)</b> 90:10,18	<b>quote (1)</b> 70:22
<b>pointing (1)</b> 42:24	<b>presenting (1)</b> 99:6	<b>project (9)</b> 90:5,25;91:19; 92:4,13;93:23;98:14; 99:15;106:16	<b>prudent (1)</b> 13:21	<b>R</b>
<b>points (5)</b> 64:8;82:21,23; 83:2;101:5	<b>Preservation (1)</b> 10:24	<b>projected (1)</b> 104:24	<b>public (10)</b> 3:8;5:6;22:19;	<b>radiation (1)</b> 71:18
<b>pole (5)</b> 19:15;24:10;71:22; 108:19;109:15	<b>preserving (1)</b> 89:23	<b>proof (1)</b> 78:11		<b>radiofrequencies (1)</b> 74:16
<b>poles (1)</b> 109:20	<b>pretend (1)</b> 60:6	<b>propagate (2)</b> 40:13,15		<b>radiofrequency (2)</b> 6:3;7:17
<b>police (2)</b>	<b>pretty (7)</b> 18:17;20:2;21:19; 22:12;79:16;80:16; 97:19			<b>raise (13)</b> 16:18;17:15,16; 21:6;52:22;53:12; 57:10;64:19;76:11; 78:21;87:14;95:9;
	<b>prevalent (1)</b> 33:20			
	<b>prevention (3)</b> 10:19;92:19; 107:13			
	<b>primarily (1)</b> 24:5			
	<b>priority (6)</b> 7:3,4;25:8;91:2; 97:11,15			

98:8 <b>raised (4)</b> 7:23;64:10;89:17; 92:15 <b>raising (1)</b> 100:21 <b>rate (1)</b> 40:24 <b>rates (3)</b> 8:16,16;38:5 <b>rather (1)</b> 14:17 <b>read (4)</b> 11:19;53:23;73:5; 102:18 <b>reads (1)</b> 74:18 <b>real (2)</b> 53:23;107:9 <b>really (18)</b> 13:17;20:14,25; 23:19;26:25;30:20; 33:5,11;35:9;50:24; 56:19;65:5;79:4,8, 11;82:13;83:3;100:7 <b>real-word (1)</b> 46:11 <b>reason (5)</b> 27:9;41:3;48:8; 69:17;83:22 <b>reasons (1)</b> 5:12 <b>recommendations (1)</b> 91:3 <b>record (13)</b> 37:18;53:7;57:6; 64:13;70:10;73:2,6; 76:6;82:5;87:9;95:5; 98:2;107:24 <b>recorded (2)</b> 53:2;57:20 <b>reduce (2)</b> 46:23;47:2 <b>reduced (1)</b> 55:8 <b>reduction (1)</b> 8:11 <b>referring (3)</b> 30:8;49:21;58:6 <b>refrigerators (1)</b> 13:2 <b>regarding (3)</b> 9:12;10:20;108:2 <b>regardless (1)</b> 86:10 <b>regards (1)</b> 80:13 <b>regularly (1)</b> 112:15 <b>regulations (4)</b> 6:7;90:22;91:5; 100:14 <b>relandscape (1)</b>	21:22 <b>related (3)</b> 5:2;45:5;108:21 <b>relevant (2)</b> 25:15;107:23 <b>reliable (1)</b> 33:14 <b>religious (1)</b> 44:21 <b>remember (1)</b> 81:7 <b>remind (4)</b> 4:4;52:17,24;56:5 <b>removal (3)</b> 15:18;21:9;91:22 <b>remove (1)</b> 94:6 <b>removed (1)</b> 9:16 <b>removing (1)</b> 17:13 <b>render (1)</b> 113:21 <b>renderings (2)</b> 10:7,11 <b>renewals (1)</b> 29:5 <b>rent (3)</b> 67:14,16;74:22 <b>replace (1)</b> 35:13 <b>report (31)</b> 5:23;6:4,7,14,23; 7:5,18;8:10,13,24; 10:2,10,23;11:8,12; 13:25;15:2;24:25; 26:14;39:2;42:11; 50:21;71:5,12,14; 109:8,10;110:2,7,16, 23 <b>reports (2)</b> 77:24;78:2 <b>represent (2)</b> 106:19,20 <b>representation (1)</b> 59:7 <b>re-propagating (1)</b> 36:19 <b>request (3)</b> 5:13;91:25;93:17 <b>requested (3)</b> 3:15,17,20 <b>requesting (1)</b> 3:25 <b>requests (1)</b> 76:19 <b>required (5)</b> 3:17,23;4:3;5:15; 6:18 <b>requirement (1)</b> 97:2 <b>requirements (1)</b> 5:21	<b>requires (5)</b> 6:19;14:10;20:6; 22:3;34:8 <b>requires/allows (1)</b> 3:13 <b>reside (2)</b> 32:24,25 <b>residence (3)</b> 3:23;14:12;89:2 <b>residences (4)</b> 16:15;22:16;70:22; 109:20 <b>resident (1)</b> 37:11 <b>residential (17)</b> 7:15;23:22;25:11, 16;33:8;67:23;76:22; 89:24;90:23;91:6; 92:7;99:15,17; 100:10,24;105:24; 109:21 <b>residents (8)</b> 67:16;89:17;98:15, 24;99:11,23;102:14, 25 <b>resource (1)</b> 9:23 <b>resources (1)</b> 11:2 <b>respond (2)</b> 107:4;113:11 <b>response (1)</b> 112:25 <b>rest (3)</b> 49:8,11;74:5 <b>restricted (1)</b> 9:14 <b>restriction (1)</b> 92:24 <b>retire (1)</b> 65:16 <b>returned (1)</b> 102:6 <b>revenue (1)</b> 98:18 <b>review (1)</b> 92:13 <b>rezoning (1)</b> 74:5 <b>RF (3)</b> 49:2;109:7,10 <b>rid (3)</b> 47:13;60:12;104:7 <b>right (41)</b> 16:7;23:25;28:4, 16;31:3;32:2;34:11; 35:24;36:2;37:20; 38:17;43:14;46:18; 53:10,12,24;56:23; 57:10;60:22;61:24; 63:23;64:19;75:20; 76:11,18;78:13,21; 85:17,24;87:14;88:7;	95:9;98:8,13;99:19; 100:4;101:20,22; 103:8;109:16,18 <b>rip (1)</b> 59:15 <b>road (9)</b> 17:21;54:2,12; 61:14,15;85:12,16, 18;99:20 <b>roads (1)</b> 110:18 <b>ROB (4)</b> 82:6,7,9,11 <b>ROBERT (72)</b> 4:13,16;11:20; 12:23;13:11;14:23; 15:22;16:12;17:22; 18:7,13;19:2,12,18; 22:10;23:10;24:14; 26:13;28:21;29:2,9; 30:6,14;31:5,11,21; 33:10,18;34:4,12,19; 35:4;36:3;37:3,8,13, 19,25;38:18,24; 39:12,23;41:20;42:3, 15;44:6;46:2,19; 47:4,14;48:13;49:4, 12,19;50:3,8,12,25; 51:5,9,21;52:2,8; 103:7,11;107:8; 109:6;111:7,19; 112:2,8,21 <b>robust (1)</b> 38:19 <b>role (1)</b> 68:24 <b>ROMITO (5)</b> 98:3,4,9,11;101:7 <b>rooftop (1)</b> 24:24 <b>rooftops (1)</b> 25:7 <b>room (2)</b> 86:8;108:12 <b>ROSEMARY (7)</b> 87:10,11,15,17; 93:5;94:16,22 <b>rough (1)</b> 82:18 <b>Route (7)</b> 24:23;25:4,7,13,13, 19;99:18 <b>router (1)</b> 104:12 <b>routes (1)</b> 25:14 <b>ruin (1)</b> 61:19 <b>rule (1)</b> 15:21 <b>running (3)</b> 35:12;81:8,11 <b>runoff (1)</b>	107:11 <b>S</b> <b>sac (1)</b> 68:12 <b>safe (2)</b> 74:24;83:20 <b>safety (2)</b> 75:4;83:22 <b>Salem (1)</b> 78:7 <b>sales (1)</b> 66:21 <b>salesman (1)</b> 65:13 <b>same (4)</b> 36:16,21;42:8; 81:11 <b>sanding (1)</b> 54:10 <b>Saratoga (1)</b> 9:24 <b>save (2)</b> 75:20;102:12 <b>saved (1)</b> 59:9 <b>saw (2)</b> 42:6;51:24 <b>saying (6)</b> 33:9;70:24;72:10; 86:12,13;100:6 <b>Schmidt (1)</b> 58:22 <b>school (2)</b> 59:16;77:10 <b>schools (1)</b> 83:19 <b>scramble (1)</b> 59:5 <b>scratched (1)</b> 42:7 <b>second (4)</b> 13:22;17:2;113:6,8 <b>Section (1)</b> 3:5 <b>sector (1)</b> 42:22 <b>sectors (2)</b> 42:20;44:11 <b>secure (2)</b> 12:2,7 <b>security (4)</b> 12:17;13:9,12,14 <b>seed (1)</b> 96:8 <b>seeing (1)</b> 44:24 <b>seeking (4)</b> 3:6;11:24;56:12,15 <b>seem (1)</b> 66:25 <b>seemed (1)</b>
--	---	---	--	--

44:3 <b>seems (2)</b> 59:8;101:17 <b>selected (1)</b> 96:9 <b>self (2)</b> 13:3;95:16 <b>self-serving (1)</b> 60:6 <b>sell (3)</b> 55:25;56:2;66:22 <b>sense (2)</b> 23:18;38:12 <b>sentence (1)</b> 112:10 <b>SEPE (4)</b> 70:11,12,13,17 <b>Service (34)</b> 9:12;24:4;27:5,11; 28:8;33:14,15;34:9, 21;35:24,25;36:5,11; 42:23;44:18;45:21; 46:22;47:7;50:18; 60:18;64:24;77:15; 84:24;85:13,20; 104:6,11,13;106:18; 109:24,25;110:16,20; 112:14 <b>services (5)</b> 32:19,20;34:6; 85:23;93:7 <b>set (3)</b> 12:11,15;108:18 <b>setback (16)</b> 3:18,21;4:21;14:7, 7,18;16:14,20,21; 20:9,9;21:5,12; 22:22;56:15;92:2 <b>setbacks (3)</b> 4:7;14:8;90:21 <b>sets (1)</b> 45:23 <b>settled (2)</b> 61:11;85:5 <b>seven (4)</b> 60:12;83:15,17; 86:3 <b>several (3)</b> 81:10;86:14; 104:21 <b>severe (1)</b> 92:11 <b>severely (1)</b> 92:21 <b>shaft (1)</b> 47:10 <b>shaking (2)</b> 58:2;65:14 <b>share (1)</b> 31:7 <b>SHAW (8)</b> 53:8,9,13,17,22; 55:3,24;56:10	<b>shed (2)</b> 10:3;90:4 <b>Shop (1)</b> 24:17 <b>Shopping (1)</b> 24:9 <b>short (2)</b> 21:19;108:5 <b>shorter (1)</b> 96:16 <b>shortsighted (1)</b> 97:8 <b>shot (2)</b> 67:21,25 <b>show (17)</b> 5:13;6:5;18:10; 20:24;23:12,13,16; 26:3;30:3,15;32:7; 34:15;42:17;49:10; 69:24;78:5;79:9 <b>showed (27)</b> 7:4,15;8:10,17; 16:5,13;17:8,8;20:6, 24;25:17;27:3;28:11; 31:15,15;33:2;38:25; 39:3,7,8;44:9,9,13, 14;45:7;49:10; 110:23 <b>showing (8)</b> 6:14;10:3;11:3; 28:11,13;30:2;47:20; 77:25 <b>shown (3)</b> 34:14;71:22;110:6 <b>shows (2)</b> 6:8;8:3 <b>side (6)</b> 62:10;67:19,20; 79:5;95:25;96:2 <b>sides (2)</b> 113:4,15 <b>sign (3)</b> 53:4;70:4;97:22 <b>signal (9)</b> 7:21;26:2,7;27:14; 36:20;38:14,19; 45:21;47:19 <b>signed (2)</b> 5:16;107:14 <b>significant (7)</b> 12:15;22:13;23:17; 27:19;32:15;47:23; 110:2 <b>Significantly (2)</b> 17:23;21:8 <b>SILVIO (46)</b> 13:8;16:10;17:25; 18:11,24;19:7,16; 22:8;29:22;30:12,22; 31:19;33:3,16;34:2, 16,24;35:20;36:23; 37:5,16,23;38:16,20; 39:10,20;41:11,25;	42:12;43:20;45:22; 48:25;49:6,14,24; 50:5,10,15;51:3,7,18, 23;52:5;68:21; 111:22;112:5 <b>similar (3)</b> 36:10;40:16;42:8 <b>similarly (2)</b> 40:13,16 <b>simple (2)</b> 23:20;42:4 <b>simply (2)</b> 102:3,5 <b>SIMULTANEOUSLY (1)</b> 105:19 <b>single (3)</b> 48:5;85:14;86:18 <b>site (26)</b> 3:9;6:22;11:6;24:5, 7,8;27:3,23;28:5; 40:2,23;41:3;42:20; 43:4;49:20;53:25; 54:3;56:21;70:21; 79:7,17;87:5;90:14; 91:16;96:8;112:16 <b>sited (1)</b> 93:12 <b>sites (21)</b> 7:14;23:20,23; 25:3,19,21;26:20,21; 27:4,6,20;28:10; 40:9;42:19;44:10,12; 45:13;46:24;48:15; 79:19;110:10 <b>siting (1)</b> 91:14 <b>sitting (4)</b> 43:23;99:12;100:4; 106:3 <b>situation (2)</b> 88:3,24 <b>six (5)</b> 3:24;83:10,25; 108:4,24 <b>size (2)</b> 81:13,14 <b>skip (1)</b> 54:6 <b>slander (1)</b> 66:16 <b>slap (1)</b> 85:9 <b>slats (1)</b> 111:10 <b>sleep (2)</b> 72:14,17 <b>sleeping (1)</b> 71:25 <b>slim (1)</b> 10:13 <b>smack (3)</b> 23:25;28:4,16 <b>small (4)</b>	13:2;51:8;53:25; 83:4 <b>smaller (2)</b> 41:23,24 <b>snowplows (1)</b> 54:9 <b>Snyder (2)</b> 4:17,17 <b>soil (4)</b> 91:23;94:2,6,10 <b>solely (1)</b> 104:18 <b>solid (1)</b> 20:2 <b>solve (1)</b> 47:24 <b>solving (2)</b> 48:3,5 <b>somebody (1)</b> 83:9 <b>somehow (1)</b> 74:6 <b>someone (3)</b> 46:5;54:24;110:19 <b>Somers (23)</b> 23:24;24:6;25:21; 48:11,11,15,19;77:9; 93:8,12;99:23; 104:19,24;105:4,8, 15,16;106:17,19; 109:21,22;110:5,11 <b>sometime (1)</b> 26:16 <b>sometimes (1)</b> 44:19 <b>somewhat (2)</b> 7:2;21:16 <b>soon (1)</b> 85:8 <b>sorry (7)</b> 15:3;18:2;63:24; 64:24;69:16;77:3; 100:21 <b>sought (1)</b> 88:13 <b>soul (1)</b> 60:5 <b>sound (2)</b> 65:20;102:8 <b>sounds (1)</b> 31:2 <b>south (5)</b> 22:6;24:6;25:21; 42:24;48:15 <b>space (1)</b> 21:21 <b>speak (13)</b> 52:20,24;53:4; 57:18;64:2;65:2; 72:24;82:24,25; 86:17,20;87:19; 109:14 <b>SPEAKER (3)</b>	14:20;24:11;109:2 <b>speaking (3)</b> 60:2;87:20;105:19 <b>special (1)</b> 6:25 <b>specialized (1)</b> 26:5 <b>species (2)</b> 9:13,20 <b>specifically (4)</b> 30:19;32:5;47:16; 49:21 <b>spectrum (2)</b> 49:8,17 <b>spend (2)</b> 61:17;63:4 <b>spent (4)</b> 57:25;63:4;65:3,10 <b>spiking (1)</b> 45:9 <b>spoke (4)</b> 73:20;99:8,18,24 <b>spoken (3)</b> 75:17;77:18;101:2 <b>spot (3)</b> 22:3;48:21;51:20 <b>spots (1)</b> 30:4 <b>Spout (1)</b> 98:16 <b>spread (1)</b> 108:6 <b>Sprint (1)</b> 51:16 <b>square (3)</b> 15:16;17:6;20:16 <b>stack (1)</b> 108:19 <b>staff (1)</b> 10:9 <b>standard (15)</b> 6:9;22:19,20; 43:12,16,19,24; 45:15,16,17,24,25; 46:3,8,9 <b>standards (1)</b> 91:13 <b>standing (1)</b> 89:10 <b>standpoint (1)</b> 23:18 <b>stands (2)</b> 37:17;97:10 <b>STARACE (4)</b> 26:11;29:15;34:10; 112:18 <b>start (3)</b> 11:24;20:25;64:12 <b>started (1)</b> 84:20 <b>starts (4)</b> 15:10;20:14;28:6; 45:10
---	---	---	--	--

<b>State (13)</b> 10:23;48:6;53:6; 57:5;64:12;70:9; 72:25;76:5;78:17; 85:9;87:8;95:4;97:25	72:10 <b>sufficient (1)</b> 27:10 <b>summarized (1)</b> 93:19 <b>summarizing (1)</b> 14:2 <b>summary (1)</b> 36:25 <b>Summit (3)</b> 64:16;84:6;90:17 <b>supplement (1)</b> 10:10 <b>supplements (1)</b> 35:13 <b>supply (1)</b> 60:7 <b>support (2)</b> 91:5;99:22 <b>supported (1)</b> 58:18 <b>supposed (4)</b> 73:21;85:17,18; 99:19 <b>Sure (13)</b> 11:18;18:8;19:11, 13:23;11:30;13:37;4; 59:21;63:3;78:6; 80:5;81:19;93:6 <b>surprised (1)</b> 35:2 <b>surround (1)</b> 23:24 <b>surrounding (11)</b> 9:8;26:19;27:4,6, 20;42:19;44:10,11, 12;46:24;110:22 <b>survey (1)</b> 20:21 <b>swear (1)</b> 67:10 <b>Switzerland (1)</b> 65:23 <b>swore (1)</b> 86:9 <b>SWORN (12)</b> 53:14;57:12;64:21; 70:14;73:12;76:13; 78:23;82:10;87:16; 95:11;98:10;103:19 <b>system (10)</b> 25:8;27:15;32:9, 21;38:8,8;40:9; 44:22;46:13;48:8	44:17;55:12 <b>talking (12)</b> 12:21;31:8;33:5,6; 37:21;50:4,21;75:14; 79:21;84:12,13,14 <b>tall (1)</b> 96:13 <b>taller (2)</b> 106:8,10 <b>tallest (1)</b> 19:24 <b>Tax (1)</b> 3:12 <b>taxes (2)</b> 55:19;58:19 <b>tea (2)</b> 68:8;98:15 <b>technical (2)</b> 23:5,7 <b>technically (2)</b> 24:17;31:17 <b>technology (2)</b> 109:11;110:14 <b>tele- (1)</b> 3:8 <b>telling (2)</b> 75:11;105:7 <b>temperatures (1)</b> 92:18 <b>temporary (2)</b> 7:22,24 <b>ten (1)</b> 39:15 <b>tens (2)</b> 29:4,4 <b>term (1)</b> 23:6 <b>terrible (1)</b> 84:24 <b>test (6)</b> 7:22;9:25;26:8,15; 50:6;80:3 <b>tested (1)</b> 8:7 <b>testimony (1)</b> 113:14 <b>tests (1)</b> 54:16 <b>thanks (1)</b> 57:2 <b>theoretically (1)</b> 21:4 <b>third (2)</b> 7:18;51:4 <b>though (4)</b> 33:12;35:10;39:2; 46:17 <b>thought (1)</b> 84:18 <b>threatened (2)</b> 9:13,19 <b>three (25)</b> 6:11;34:3;42:20;	50:22,23;52:17; 53:16,18;56:23;61:6; 65:3,9,16;68:15; 77:25;83:9,25;91:17; 93:4;100:16;101:6,8; 104:3;108:4,24 <b>thrown (1)</b> 55:17 <b>thy (1)</b> 72:12 <b>tied (1)</b> 88:6 <b>tight (1)</b> 83:11 <b>timeframe (1)</b> 113:24 <b>times (4)</b> 6:9;14:11;96:7; 104:3 <b>tip (1)</b> 66:9 <b>tissues (3)</b> 71:23,24,24 <b>T-Mobile (2)</b> 51:16;77:17 <b>today (2)</b> 97:11;107:23 <b>TODD (6)</b> 78:18,19,22;79:2; 80:12;81:18 <b>told (3)</b> 45:20;71:8;101:25 <b>tonight (8)</b> 59:18;65:9,14; 66:13;72:14,18; 82:13;113:17 <b>tons (1)</b> 55:14 <b>took (2)</b> 51:17,19 <b>top (5)</b> 26:18;49:22;50:13; 71:22;78:13 <b>topic (1)</b> 84:21 <b>topography (3)</b> 9:3,9;28:7 <b>touched (1)</b> 83:3 <b>tower (67)</b> 3:19,19,21;4:25; 6:15;10:12;14:11,13; 15:6,13,15;16:2,8,18; 17:17;19:22,24;20:3, 7,10,11,13,23;21:3; 25:5;46:20;47:20; 48:4;53:25;56:13,17; 59:4;61:22;66:3; 68:10;69:23;71:19; 72:9;73:16,18;74:12, 19;75:6;76:17,21; 78:4,12;84:23;85:2, 16;86:24;90:20;	92:22;93:11;95:25; 97:13;98:21;99:2,19, 22;100:13;101:16; 104:16;105:23; 106:5,7,9 <b>Towers (20)</b> 6:17,24;7:6;25:7,9; 78:5;82:17;85:4,7, 21;86:16;96:12; 98:17,23;99:16; 101:15,19,25;106:13; 107:18 <b>Towers's (2)</b> 82:23;86:11 <b>Town (24)</b> 10:22;24:7;48:6; 55:4;57:24;58:10,19, 20;60:24;73:18; 83:17;85:4;89:22; 91:2;93:7;96:3; 97:13,14;98:24; 99:11;102:21; 107:14;109:22;110:3 <b>townhouse (1)</b> 96:20 <b>tractor (1)</b> 84:12 <b>traffic (2)</b> 90:4;91:24 <b>trailers (1)</b> 84:13 <b>transmitter (1)</b> 34:18 <b>travel (4)</b> 31:22,24;32:18; 38:23 <b>tree (3)</b> 10:14;15:18;21:9 <b>trees (22)</b> 9:15,16;15:19; 17:13;18:5,6,21; 19:10;20:20,22; 59:15;61:20;62:3; 63:8;89:5,9;90:7; 91:23;92:20;93:21, 21;94:10 <b>tremendous (2)</b> 9:2;100:12 <b>triple (1)</b> 76:20 <b>trucks (8)</b> 17:20;54:4,9,10,10, 11;83:6;84:14 <b>true (2)</b> 79:15;96:11 <b>try (1)</b> 40:14 <b>trying (10)</b> 13:19;31:9;32:14; 33:11,12,14;41:13; 75:10;86:21;105:23 <b>turn (3)</b> 54:13,19;108:14
<b>submitting (1)</b> 10:15 <b>substantial (3)</b> 88:19,19;92:8 <b>sudden (1)</b> 85:19 <b>suffer (1)</b>	<b>T</b> <b>Table (2)</b> 36:25;61:13 <b>talk (5)</b> 11:15;56:8;94:12; 101:9;105:10 <b>talked (2)</b>			

<b>turnaround (1)</b> 54:4	64:11;65:14;67:18; 69:23;71:23;73:16; 18:74:13;78:3,4,7; 89:10;91:10;92:20; 93:19;94:3;95:13; 96:7,15;107:4	<b>Verizon (26)</b> 4:18;6:10;7:7,9; 9:4;13:5;24:15,20; 22:29;24:31;4:32;20; 38:11;39:4;45:24; 55:20,23;66:6;77:14, 21;86:5;95:16;98:17; 103:23,24;104:13	<b>wants (6)</b> 52:20;55:7;68:2; 72:23;97:18;107:18	65:8;80:14;103:23; 104:2
<b>turned (1)</b> 104:9			<b>water (8)</b> 10:19;92:18,20; 93:25;94:4,8;107:11, 12	<b>WiFi (4)</b> 36:15,16;104:9,11
<b>turning (2)</b> 84:11,17			<b>watt (1)</b> 112:3	<b>Wildlife (1)</b> 9:11
<b>turns (1)</b> 44:21	<b>usable (1)</b> 78:9	<b>Verizon's (1)</b> 30:3	<b>waves (1)</b> 38:21	<b>Wimmer (1)</b> 6:23
<b>twice (1)</b> 107:2	<b>usage (2)</b> 44:7,23	<b>versa (1)</b> 110:12	<b>way (23)</b> 14:7;36:5,8,20; 40:4;42:5,18;43:18; 45:15,16;46:9;48:7, 18;60:22;73:22; 74:17;79:12;80:6; 86:25;96:3;99:21; 103:2;108:3	<b>Wimmer's (1)</b> 7:5
<b>two (34)</b> 7:24;14:10;16:6, 14:25;14,22;26:22; 30:20,21;31:12;33:5; 37:20;38:2,14;46:6, 21;48:15,17;49:7; 50:24;59:22;66:24; 78:5;82:15,18;83:14; 85:11;97:15;98:20; 102:2;104:3;105:12; 108:6,23	<b>use (6)</b> 32:20;39:7;44:18; 54:13;61:15;106:13	<b>versus (1)</b> 29:25	<b>ways (2)</b> 35:17;36:4	<b>win (2)</b> 66:13;98:23
	<b>used (1)</b> 24:19	<b>VICE (14)</b> 29:20;46:15,25; 47:11;53:3;56:25; 64:3;73:3;94:14,18, 20;110:12;111:2,15	<b>weather (1)</b> 108:24	<b>window (1)</b> 69:9
	<b>users (1)</b> 77:21	<b>Vicente (2)</b> 86:15;109:3	<b>website (2)</b> 29:25;51:25	<b>windows (2)</b> 106:2,4
	<b>uses (3)</b> 34:7,8;39:4	<b>VIEIRA (4)</b> 95:6,7,10,12	<b>week (1)</b> 112:15	<b>winds (1)</b> 61:25
	<b>using (5)</b> 27:5;33:22;35:23; 40:5;46:4	<b>view (5)</b> 10:3;84:5;90:4,17; 93:13	<b>weeks (2)</b> 102:2;104:3	<b>win-win (2)</b> 98:16,22
<b>type (6)</b> 11:3;13:16;34:9; 58:24;111:8,17	<b>usually (3)</b> 35:15;40:14,17	<b>viewpoints (1)</b> 10:5	<b>weigh (1)</b> 69:6	<b>wired (1)</b> 35:24
<b>types (6)</b> 13:18;30:20,21; 34:5,6,7	<b>utility (4)</b> 3:8;5:6;22:19;69:8	<b>Village (1)</b> 107:19	<b>weren't (1)</b> 75:14	<b>wireless (12)</b> 3:8;4:18,23;6:10; 7:7,10;9:5;31:4; 35:25;36:9,10;86:5
<b>typical (1)</b> 22:18	<b>U-turns (1)</b> 83:13	<b>visibility (1)</b> 92:22	<b>west (4)</b> 24:8;28:9,9;95:24	<b>wirelessly (1)</b> 36:14
<b>typically (9)</b> 20:5;23:11;29:4; 30:8;31:6;34:20; 35:15;42:20;43:8	<b>U</b>	<b>visible (1)</b> 10:4	<b>Westchester (1)</b> 95:23	<b>wise (1)</b> 111:17
		<b>visited (1)</b> 69:22	<b>wetland (2)</b> 5:24;9:20	<b>wish (2)</b> 76:4;106:25
		<b>visual (2)</b> 9:22;10:11	<b>wetlands (4)</b> 5:22,24;22:7,12	<b>within (9)</b> 7:8,14;32:23,25; 34:8;109:16;110:3,6; 113:24
<b>unable (1)</b> 38:7	<b>valid (1)</b> 100:7	<b>voted (1)</b> 97:3	<b>What's (8)</b> 3:14,17;19:24; 34:22;40:21;43:8; 69:4;70:16	<b>without (3)</b> 19:25;54:8;84:16
<b>under (7)</b> 4:8;15:16;51:12; 69:6,6;86:9;90:22	<b>Valley (1)</b> 33:7	<b>W</b>	<b>whatsoever (1)</b> 103:23	<b>witnessed (1)</b> 80:4
<b>understand (4)</b> 23:9;33:9;66:18; 103:2	<b>value (3)</b> 75:6,8;81:23	<b>waited (1)</b> 61:9	<b>whereas (2)</b> 39:16;41:6	<b>woman (1)</b> 73:19
<b>Understood (5)</b> 18:25;19:17;31:20; 33:4;35:21	<b>values (1)</b> 91:8	<b>waiting (1)</b> 82:15	<b>WHEREUPON (13)</b> 53:13;57:11;64:20; 70:13;73:11;76:12; 78:22;82:9;87:15; 95:10;98:9;103:18; 113:11	<b>won (1)</b> 85:10
<b>undesirable (1)</b> 88:16	<b>vandalize (1)</b> 13:19	<b>walk (5)</b> 5:9;18:3;36:24; 47:5,8	<b>whole (2)</b> 4:3;88:3	<b>wonder (1)</b> 102:21
<b>UNIDENTIFIED (3)</b> 14:20;24:11;109:2	<b>variance (33)</b> 3:7,16,21,22;4:2,6, 21,21,22;5:13;9:6; 12:8;13:22,23;14:6,7, 8,21;21:11;22:3,18, 22;56:11,12,15;69:4; 74:8;75:19;88:8,15, 18;91:25;93:17	<b>wall (1)</b> 106:3	<b>Whose (1)</b> 15:21	<b>wood (1)</b> 111:11
<b>Union (3)</b> 33:7;65:11;66:20	<b>variances (7)</b> 4:10;11:23;56:6; 80:14;90:20;97:9; 100:16	<b>Walton (25)</b> 3:10;5:4;14:14,15; 21:15,17;53:9,24; 59:24;61:12;62:10, 24;63:21;71:3;73:9; 76:8;78:19;82:7; 83:4;84:4;86:22; 87:12,21;95:7;106:8	<b>width (9)</b> 35:14;39:9,15,18; 40:17,19;41:9,14,22	<b>wooded (1)</b> 61:22
<b>unkept (2)</b> 61:23;62:23	<b>variation (1)</b> 3:5		<b>wife (4)</b>	<b>woods (3)</b> 59:13;61:20;62:10
<b>unquote (1)</b> 70:22	<b>various (1)</b> 8:4			<b>work (10)</b> 7:7,9;17:20;26:10; 30:5;86:3;91:23; 108:3,10,18
<b>up (38)</b> 7:23;17:4,15,21; 18:8;21:6;24:21; 25:3,5;43:17;47:18; 48:18;52:16;55:13, 15;57:4;63:19,23;	<b>vehicles (3)</b> 26:6;54:8;91:21			<b>worked (2)</b> 48:12;104:8
	<b>vendors (2)</b> 50:22,23			<b>working (3)</b> 33:22;48:18;65:17
	<b>verdict (1)</b> 59:23			<b>works (3)</b> 14:8;42:18;48:7
				<b>world (2)</b>

47:8;65:19 <b>worry (1)</b> 49:2 <b>worth (1)</b> 108:4 <b>write (1)</b> 76:2 <b>wrong (2)</b> 23:6;101:3	<b>108 (1)</b> 12:12 <b>120 (1)</b> 8:7 <b>13 (1)</b> 103:25 <b>140 (7)</b> 3:15;8:7;9:3; 69:18;89:11;92:23; 96:14 <b>140-foot (5)</b> 4:23,25;14:12; 15:14;61:22 <b>15 (2)</b> 14:2;49:25 <b>156-20 (1)</b> 3:5 <b>156-62.0.2 (1)</b> 3:6 <b>156-62.0.5 (1)</b> 3:6 <b>16 (1)</b> 43:13 <b>160 (2)</b> 20:20;69:19 <b>169,000 (1)</b> 17:11 <b>174 (2)</b> 3:19;14:14 <b>19 (1)</b> 37:22 <b>199 (1)</b> 20:4 <b>199-foot (2)</b> 20:7,10 <b>1G (1)</b> 35:8 <b>1st (1)</b> 9:17	20:18 <b>23 (1)</b> 58:18 <b>24 (2)</b> 86:4;104:2 <b>24/7 (1)</b> 13:4 <b>25 (1)</b> 64:16 <b>26 (1)</b> 95:7 <b>276 (1)</b> 14:15 <b>28 (2)</b> 3:17;105:5 <b>280 (1)</b> 14:13 <b>280-foot (1)</b> 3:18 <b>2G (1)</b> 35:9	<b>44.7-acre (1)</b> 48:20 <b>48 (1)</b> 14:15 <b>49 (1)</b> 82:7 <b>4G (6)</b> 34:13,14,15;35:10, 12,13	<b>85-foot (1)</b> 12:14 <b>85K (1)</b> 81:20 <b>88 (1)</b> 17:13 <b>89 (1)</b> 103:16
<b>Y</b>			<b>5</b>	<b>9</b>
<b>year (2)</b> 51:13,14 <b>years (20)</b> 26:22;28:25;29:4; 54:17;58:18;59:22; 60:12;62:3;65:3,9; 77:25;82:16,18; 83:17;85:11;86:3; 89:18;91:17;98:13; 103:25 <b>York (3)</b> 3:11;82:8;103:17 <b>Yorktown (2)</b> 49:9,18 <b>YouTubes (1)</b> 66:24	<b>15 (2)</b> 14:2;49:25 <b>156-20 (1)</b> 3:5 <b>156-62.0.2 (1)</b> 3:6 <b>156-62.0.5 (1)</b> 3:6 <b>16 (1)</b> 43:13 <b>160 (2)</b> 20:20;69:19 <b>169,000 (1)</b> 17:11 <b>174 (2)</b> 3:19;14:14 <b>19 (1)</b> 37:22 <b>199 (1)</b> 20:4 <b>199-foot (2)</b> 20:7,10 <b>1G (1)</b> 35:8 <b>1st (1)</b> 9:17	<b>3</b>	<b>50 (7)</b> 3:13;43:17;56:13; 90:7;91:22;93:21; 94:3 <b>500 (1)</b> 96:13 <b>50K (1)</b> 112:3 <b>50KW (1)</b> 112:11 <b>52 (3)</b> 25:13;112:13,16 <b>53 (3)</b> 14:14;53:9,24 <b>5G (4)</b> 34:11,17;35:10,12	<b>9:45 (1)</b> 114:5 <b>90 (2)</b> 3:16;56:12 <b>90,000 (1)</b> 15:17 <b>90s (1)</b> 24:3 <b>98 (1)</b> 70:18
<b>Z</b>			<b>6</b>	
<b>zero (1)</b> 35:7 <b>zone (3)</b> 7:10,15;60:11 <b>zones (3)</b> 7:9;25:11,16 <b>zoning (10)</b> 28:12,13;60:21; 75:2;82:25;88:4; 90:22;91:4;92:9; 93:16	<b>199 (1)</b> 20:4 <b>199-foot (2)</b> 20:7,10 <b>1G (1)</b> 35:8 <b>1st (1)</b> 9:17	<b>30-foot (1)</b> 12:13 <b>31st (1)</b> 9:17 <b>33 (1)</b> 31:7 <b>33,000 (1)</b> 17:6 <b>36 (2)</b> 9:15;15:19 <b>360 (1)</b> 42:22 <b>37 (2)</b> 43:14;105:6 <b>39 (1)</b> 10:5 <b>398-foot (1)</b> 20:9 <b>3G (2)</b> 35:6,10	<b>6 (7)</b> 7:11;24:23;25:4,7, 13,19;99:18 <b>60 (3)</b> 16:20;89:6;113:20 <b>65 (1)</b> 112:13	
<b>1</b>	<b>2</b>		<b>7</b>	
<b>1 (7)</b> 15:7;16:2;31:13; 49:7;71:4;72:3,5 <b>1,900 (1)</b> 40:14 <b>1,934 (1)</b> 32:23 <b>1,964 (1)</b> 31:2 <b>10 (1)</b> 104:22 <b>100 (6)</b> 8:8;40:25;61:20; 75:15;96:14;106:5 <b>10541 (1)</b> 82:8 <b>106 (3)</b> 3:21;56:15,17	<b>2 (4)</b> 16:8;21:3;71:5; 72:6 <b>2,100 (4)</b> 40:15,20;41:7,17 <b>20 (4)</b> 8:11;16:24;39:17; 89:18 <b>20,000 (1)</b> 15:16 <b>200 (1)</b> 20:5 <b>2020 (2)</b> 26:16;84:21 <b>2022 (2)</b> 26:15;43:7 <b>20th (1)</b> 26:17 <b>2100 (2)</b> 39:16,18 <b>212,000 (1)</b>	<b>4</b>	<b>70 (3)</b> 86:25;89:6;96:12 <b>700 (15)</b> 31:8;38:13;39:14, 18,19;40:2,12,14,17, 24;41:4,15;45:8; 49:10,25 <b>71 (2)</b> 66:6,7 <b>75 (1)</b> 66:8 <b>750 (2)</b> 15:13;17:4 <b>7th (1)</b> 26:15	
			<b>8</b>	
		<b>40 (5)</b> 6:8;8:12;73:9; 89:18;98:13 <b>400 (1)</b> 96:13 <b>42,000 (1)</b> 20:15 <b>43 (5)</b> 76:8;78:19;87:12, 21;90:12	<b>80 (1)</b> 87:5 <b>850 (3)</b> 38:13;40:12;50:7	