

-----X

BROOKHAVEN TOWN BOARD  
SPECIAL TOWN BOARD MEETING  
THURSDAY, JANUARY 9, 2014 - 5:00 P.M.  
ONE INDEPENDENCE HILL, FARMINGVILLE, NEW YORK

RE: RONKONKOMA HUB TRANSIT-ORIENTED DEVELOPMENT  
DISTRICT

-----X

MINUTES OF PROCEEDINGS

BEFORE:

BROOKHAVEN TOWN BOARD

EDWARD P. ROMAINE, Supervisor  
DONNA LENT, Town Clerk  
ANNETTE EADERESTO, Town Attorney  
VALERIE M. CARTRIGHT, Councilmember (District 1)  
JANE BONNER, Councilmember (District 2)  
KEVIN LAVALLE, Councilmember (District 3)  
TIMOTHY MAZZEI, Councilmember (District 5)  
DANIEL PANICO, Councilmember (District 6)

Lori Anne Curtis  
Court Reporter

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

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

CERTILMAN, BALIN, ADLER & HYMAN, LLP  
Attorneys for TRITEC  
100 Motor Parkway  
Fifth Floor, Suite 156  
Hauppauge, New York 11788  
BY: DAVID SLOAN, ESQ.

ALSO PRESENT:  
LEIGH RATE, Senior Assistant Town Attorney  
TULLIO BERTOLI, Brookhaven Town Planner  
TERRI ELKOWITZ, VHB, Inc.  
ANITA LAREMONT, Harris Beach, PLLC

\*\*\*Interested Members of the Public

1 Proceedings

2 SUPERVISOR ROMAINE: I will  
3 call this meeting to order, and I  
4 will ask our new councilwoman, Ms.  
5 Cartright, to lead us in the  
6 pledge of the flag.

7 (Pledge of Allegiance.)

8 SUPERVISOR ROMAINE: We  
9 won't have a moment of silence  
10 because this is just a public  
11 hearing, not a board meeting, so  
12 we'll go to roll call.

13 Ms. Lent?

14 MS. LENT: Councilmember  
15 Cartright?

16 MS. CARTWRIGHT: Present.

17 MS. LENT: Councilmember  
18 Bonner?

19 MS. BONNER: Here.

20 MS. LENT: Councilmember  
21 LaValle?

22 MR. LAVALLE: Present.

23 MS. LENT: Councilmember  
24 Mazzei?

25 MR. MAZZEI: Here.

1 Proceedings

2 MS. LENT: Councilmember  
3 Panico?

4 MR. PANICO: Here.

5 MS. LENT: Supervisor  
6 Romaine?

7 SUPERVISOR ROMAINE:  
8 Present.

9 MS. LENT: We have a  
10 quorum.

11 SUPERVISOR ROMAINE: Okay,  
12 tonight we have four public  
13 hearings, all dealing with the  
14 similar subject proposed as the  
15 Ronkonkoma Hub.

16 No decisions on any of  
17 these hearings are going to be  
18 made tonight. The hearings, when  
19 they are concluded, will be  
20 closed, and will be left open for  
21 public comment for 30 days. These  
22 hearings all deal with an effort  
23 which several people in the Town  
24 of Brookhaven, starting with  
25 former Supervisor Mark Lesko, who

## Proceedings

1  
2 deserves a great deal of credit, I  
3 guess, for the proposal for  
4 Ronkonkoma Hub -- he saw an issue,  
5 and had an idea for  
6 transit-oriented development and  
7 improvement of the area around  
8 Ronkonkoma Station, and has worked  
9 diligently until he left office.  
10 That work continued after he left  
11 office, because of the things that  
12 had been put in motion.

13 Tonight, the Board will  
14 hear on these things, and we will  
15 start with an explanation -- we  
16 will start with --

17 MS. EADERESTO: A  
18 presentation tonight, and our  
19 first speaker will be Leigh Rate,  
20 from the Department of Law. She  
21 is a Senior Assistant Town  
22 Attorney working on this project.

23 MS. LENT: Mr. Supervisor,  
24 should we make a motion to open  
25 the public hearing?

Proceedings

1  
2 SUPERVISOR ROMAINE: Yes,  
3 why don't we start, before we hear  
4 testimony, to open all four of the  
5 hearings, so we will start.

6 MS. LENT: Public Hearing  
7 Number 1, "Acceptance of the  
8 Supplemental Ronkonkoma Hub  
9 Transit-Oriented Development Land  
10 Use and Implementation Plan and  
11 Draft Supplemental Generic  
12 Environmental Impact Statement and  
13 the commencement of a minimum  
14 30-day comment period."

15 Legal notices were  
16 published no less than ten days  
17 and no more than twenty days prior  
18 to the public hearing in one of  
19 the legal town newspapers. Our  
20 office has received the signed  
21 affidavit and publication from  
22 that newspaper.

23 Should the Board render any  
24 decision tonight, this has been  
25 deemed a SEQRA Type 2 action. The

Proceedings

1  
2 Town Clerk's office is in receipt  
3 of two letters in support for the  
4 plan and one letter in opposition.

5 SUPERVISOR ROMAINE: And  
6 they will be entered into the  
7 record.

8 MS. LENT: Public Hearing  
9 Number 2: Introductory of Local  
10 Law Number 1 of 2014, Amending  
11 Chapter 85 of the Code of the Town  
12 of Brookhaven, entitled "Zoning,"  
13 by enacting Article 47, entitled  
14 "Ronkonkoma Hub Transit-Oriented  
15 Development District."

16 Legal notices of public  
17 hearings were published no less  
18 than ten days and no more than  
19 twenty days prior to the public  
20 hearing in one of the legal town  
21 newspapers. Our office has  
22 received the signed affidavit of  
23 publication from the newspaper.  
24 Should the Board render a decision  
25 tonight, this has been deemed a

Proceedings

1  
2 SEQRA Type 2 action. We have not  
3 received a letter in response from  
4 Suffolk County Planning Commission  
5 at this time.

6 Public Hearing Number 3:

7 To consider a Town Board's Own  
8 Motion for change of zone for  
9 J-Business 2, J-Business 4,  
10 J-Business 6, and L-Industrial 1  
11 to Ronkonkoma Hub Transit-Oriented  
12 Development District on property  
13 known as Town Board's Own Motion  
14 Hub 1, located in Lake Ronkonkoma,  
15 New York.

16 This Town Board's Own  
17 Motion was published in an  
18 official town newspaper no less  
19 than ten days and no more than  
20 twenty days prior to the public  
21 hearing as required. We are in  
22 receipt of the signed affidavit of  
23 publication from the town  
24 newspaper.

25 The owners of the subject



Proceedings

1 property were notified by  
2 certified mail, and the certified  
3 mail receipts have been made part  
4 of the Town's official record. A  
5 SEQRA negative determination will  
6 be submitted by the Board upon a  
7 SEQRA resolution if applicable.  
8

9 Public Hearing Number 4:

10 To Consider the Adoption of the  
11 Ronkonkoma Hub Urban Renewal Plan.  
12 Legal notices of public hearing  
13 were published no less than ten  
14 days and no more than twenty days  
15 prior to a public hearing in a  
16 legal town newspaper. Our office  
17 has received a signed affidavit of  
18 the publication from the town  
19 newspaper. Our office has  
20 received the signed affidavit and  
21 publication from the town  
22 newspaper.

23 Should the Board render a  
24 decision tonight, that has been  
25 deemed a SEQRA Type 2 action.

## Proceedings

1  
2 SUPERVISOR ROMAINE: Thank  
3 you very much.

4 At this time I am going to  
5 make a motion to waive the current  
6 rules of public hearing to allow  
7 each speaker a fully-complete  
8 three minutes to address each of  
9 the items of their concern.

10 I so move.

11 MR. MAZZEI: Second.

12 MS. LENT: All in favor?

13 (Whereupon, all respond in  
14 the affirmative.)

15 MS. LENT: Any abstentions?

16 (No response.)

17 MS. LENT: So moved.

18 SUPERVISOR ROMAINE:

19 Accordingly, after the  
20 presentations are finished that  
21 put forward the facts of this  
22 public hearing, the general public  
23 will be called up in the order  
24 that they filled out their cards  
25 by the Clerk, and the general

Proceedings

1  
2 public each will have a full three  
3 minutes to discuss all that they  
4 have to say.

5 If they can't get in all  
6 they wish to say, they can submit  
7 written comments for up to and  
8 probably more than the next  
9 30 days on this hearing.

10 And with that, we will  
11 start the presentations with Leigh  
12 Rate from our Town Attorney's  
13 Office.

14 MS. RATE: First, I'd like  
15 to please clarify the record, that  
16 all of the actions are considered  
17 one action, and they are a Type 1  
18 action, as opposed to being deemed  
19 a Type 2 action. I believe the  
20 Clerk mentioned a Type 2 action.

21 SUPERVISOR ROMAINE: Okay,  
22 it is a Type 1 action, just so  
23 everyone understands, under the  
24 SEQRA, which is the State  
25 Environmental Quality Review Act,

1 Proceedings

2 is what?

3 MS. RRATE: That we have  
4 pos-decked this project and an EIS  
5 is being prepared.

6 SUPERVISOR ROMAINE: Okay,  
7 a positive declaration means that  
8 a full Environmental Impact  
9 Statement has to be done and will  
10 be done on this project before it  
11 can move forward, even after these  
12 hearings?

13 MS. RATE: That's correct.

14 SUPERVISOR ROMAINE: Thank  
15 you very much.

16 MS. RATE: So for the scope  
17 of the public hearing tonight,  
18 there are five actions that the  
19 Board will be considering. First  
20 is the Supplemental Ronkonkoma Hub  
21 Transit-Oriented Development Land  
22 Use Plan. In connection with that  
23 plan is the Draft Supplemental  
24 Generic Environmental Impact  
25 Statement. Both of those were the

## Proceedings

1  
2 subject of a public hearing in  
3 October of 2010, so that's why  
4 these are supplemental.

5 SUPERVISOR ROMAINE: And  
6 there was a hearing on this -- I,  
7 obviously, wasn't a member of town  
8 government then -- in 2010 before  
9 the Town Board?

10 MS. RATE: That's correct,  
11 so these are supplemental to that.  
12 There was also a public hearing on  
13 the Transit-Oriented Development  
14 District Code for Ronkonkoma, the  
15 area. The Town Board's Own Motion  
16 to change the zoning of the  
17 property in the Ronkonkoma Hub  
18 area to the TOD, Transit-Oriented  
19 Development District, and also on  
20 the Urban Renewal Plan.

21 And as the Supervisor  
22 already stated, the Board will not  
23 be making any decision tonight.  
24 The Board can close the hearings.  
25 The public comment period remains

## Proceedings

1  
2 open for 30 days. It will close  
3 on February 10th, and after that  
4 time, the Town can prepare and  
5 file the Final Environmental  
6 Impact Statement to SEQRA and  
7 perhaps make a decision on all  
8 these actions in the spring or  
9 early summer.

10 SUPERVISOR ROMAINE: So  
11 after the Final Environmental  
12 Draft -- Environmental Impact  
13 Statement is completed, there  
14 still will be another hearing on  
15 that.

16 MS. RATE: It won't be  
17 another public hearing; it will  
18 just be a resolution to accept the  
19 documents and adopt the zoning and  
20 the Urban Renewal Plan.

21 SUPERVISOR ROMAINE: So if  
22 you don't get a chance to speak  
23 tonight, or you don't get a  
24 particular comment in, you are  
25 welcome to come to the

## Proceedings

1  
2 regularly-scheduled Town Board  
3 meetings if you want to say  
4 something and have the Town Board  
5 listen.

6 And I believe our next Town  
7 Board meeting is January 21st.

8 MS. RATE: Yes.

9 SUPERVISOR ROMAINE: That's  
10 it?

11 MS. RATE: That's it for  
12 me.

13 SUPERVISOR ROMAINE: Ms.  
14 Rate, thank you again for the  
15 explanation.

16 Ms. Eaderesto?

17 MS. EADERESTO: Mr.  
18 Supervisor, just to clarify the  
19 record, what is not before this  
20 board and what is not disclosed in  
21 these hearings tonight is any  
22 eminent domain or condemnation. I  
23 know that there has been a lot of  
24 talk about that. That is not  
25 before the Board tonight. It

## Proceedings

1  
2 should really not be coming into  
3 testimony at all. If and when  
4 that step was ever taken by any  
5 municipal authority, that would be  
6 subject of a separate public  
7 hearing, and that would be the  
8 appropriate time to speak in  
9 regards to that subject.

10 SUPERVISOR ROMAINE: If  
11 it's ever considered.

12 MS. EADERESTO: That's  
13 correct.

14 SUPERVISOR ROMAINE: Okay,  
15 who do we have next? Our planning  
16 commissioner.

17 MR. BERTOLI: Mr.  
18 Supervisor, Town Board members,  
19 before I begin the presentation,  
20 it is true that former Supervisor  
21 Mark Lesko was one of the  
22 proponents, but at the same time,  
23 I'd like to give credit to  
24 Councilman Tim Mazzei. He was  
25 very much a part of this process



## Proceedings

1 even before I came here

2 four-and-a-half years ago. I

3 remember meeting with both of

4 them, and they made it clear that

5 this was a project that was meant

6 to be of regional significance, so

7 I wanted to give credit to him.

8 Additionally, historically

9 Long Island has always been built,

10 prior to suburbia in 1947, along

11 our train lines. Suburbia, when

12 it was first popular as the plan

13 started, presented a different

14 model. That suburbia model, as we

15 now know, has a series of issues

16 concerning it. Ronkonkoma Hub

17 would be turning back to a

18 planning model that creates town

19 centers at our train lines,

20 providing mixed-use components,

21 and, more specifically, addresses

22 the needs of two demographic

23 groups; one, the Millennial

24 kids -- kids in their twenties,

## Proceedings

1  
2 our sons, your sons -- and the  
3 Baby Boomers. They represent now  
4 50 percent of our population.  
5 Transit-oriented development is  
6 intended to address those  
7 concerns.

8 When we began this process  
9 in 2007, before I came here, this  
10 (indicating) was one of the many  
11 plans for this area. In fact, I  
12 remember having lunch with Dr. E.  
13 Koppelman, where I indicated that  
14 I had worked on a plan in the  
15 mid-'80s for this area, and he  
16 laughed and said, "I worked on one  
17 in the early '60s for this area."

18 So this represents a plan  
19 that we've worked on through a  
20 series of decades, I suppose, and  
21 this is the latest version. If  
22 you stand on top of the parking  
23 garage, and you look out, you see  
24 a sea of empty car lots, cars,  
25 taxis, buses that come by. In

## Proceedings

1  
2 fact, if you have ever experienced  
3 dropping somebody off at the train  
4 station, you know the cars are  
5 regularly doubly and triply parked  
6 there. What you also witness is a  
7 series of buildings and businesses  
8 that have had struggles through  
9 the years. They are primarily  
10 single-story structures set along  
11 Railroad Avenue, and going further  
12 north you will see a small  
13 residential community.

14 One of the key components  
15 that lends itself to a  
16 Transit-Oriented Development is  
17 that the LIRR has 17,000 riders  
18 per day; 6,500 peak-hour  
19 passengers. The new third rail  
20 expansion will move almost double  
21 of ridership along this line, and  
22 it is, of course, just merely a  
23 little over an hour to Penn  
24 Station.

25 You can begin to see the

## Proceedings

1 regional context and the points of  
2 origin of this particular area  
3 when you look at the regional map  
4 and you see the Long Island  
5 Expressway in very close proximity  
6 to the rail, as well as MacArthur  
7 Airport down the Islip side. So  
8 this area really is served by  
9 rail, road and planes.  
10

11 The original land use study  
12 in 2007 considered 180 raw acres  
13 slated on 349 parcels and 312  
14 structures. That area was  
15 approximately 1.1 million square  
16 feet of village space. I will say  
17 that that study has a number of  
18 charettes, numerous significant  
19 outreach components. It was a  
20 study that went through a  
21 traditional community-based  
22 planning effort.

23 The zoning is an odd mix of  
24 light industrial commercial, or  
25 J-Commercial, and of

Proceedings

1  
2 E-residential, which is small-lot  
3 residential use.

4 What we started to do  
5 internally within the Planning  
6 Department is to look at the  
7 components of access, point nodes  
8 that would become of significance.  
9 This is a diagram where you see  
10 three starlight structures, which  
11 begin to highlight those areas  
12 that are significant; one being  
13 the train station and the other to  
14 stars are the entrance point, and  
15 we began to see how traffic flowed  
16 in and out of this particular  
17 area.

18 Some of the earlier  
19 sketches that we did internally,  
20 again, was a Railroad Avenue Main  
21 Street component with a larger  
22 residential component to the  
23 easterly side. We went through a  
24 series of these diagrammatic  
25 sketches internally until we

Proceedings

1 arrived with a plan that became  
2 part of the land use plan that VHB  
3 did in the beginning of 2010. You  
4 can see a three-dimensional  
5 representation of those earlier  
6 sketches; below the area you will  
7 see two sketches to show a Main  
8 Street effect and a more quiet  
9 residential four-story over to the  
10 easterly side.

11  
12 As we started our efforts,  
13 we also saw that we wanted to  
14 create a walkable community. One  
15 of the first sketches that  
16 certainly I was looking at was to  
17 see how everything worked within a  
18 quarter-mile distance of the train  
19 station. And instead of looking  
20 at zones, we looked at districts.  
21 And districts, relative to  
22 heights, and forms, components and  
23 structures of buildings entirely  
24 interwoven throughout the site.

25 Those series of studies led

## Proceedings

1  
2 to a series of additional studies  
3 where we started to look at where  
4 it was appropriate to have  
5 five-story buildings and where it  
6 was more appropriate to have  
7 three-story buildings which  
8 matched the existing community  
9 which was primarily one- or  
10 two-story structures.

11 Out of that grew a concern  
12 that traditional zoning districts  
13 which separates uses out was not  
14 something that we were looking  
15 for. As I mentioned, our earliest  
16 communities on Long Island were  
17 built, and they were built or  
18 organically. They were built out  
19 of what currently now is what we  
20 call form-based codes, which are a  
21 way of de-emphasizing the uses and  
22 emphasizing more the particular  
23 forms; not just the buildings, but  
24 streetscapes, build-to lines, a  
25 line of criteria. So that what we

## Proceedings

1  
2 were looking to do is de-emphasize  
3 the uses, let the market  
4 conditions drive the uses, but  
5 concentrate on the form and  
6 texture components of the project.

7 The form-based code, which  
8 is unique to code writing here in  
9 New England, has a series of  
10 components. It has first a  
11 regulating plan, which separates  
12 out the particular area into a  
13 series of districts, and it  
14 creates a series of graphical  
15 writing of pages which represents  
16 in a very graphic manner a  
17 criteria under which you can build  
18 in those districts. You will  
19 notice the packet that's been sent  
20 to you which has the form-based  
21 code. If you look at that you  
22 will see 20 pages of the code, 17  
23 graphical representations, only  
24 three of which are legalese. So,  
25 it's a whole different way to look



## Proceedings

1  
2 at land use.

3 At about this time -- one  
4 of the concerns that we had was  
5 one, we wanted to make this  
6 project real. We wanted to have  
7 the implementation of a plan and  
8 the plans that coincide. We went  
9 out in a public process to select  
10 a master developer. That process,  
11 on December 7th selected --  
12 unanimously selected TRITEC  
13 Development Group as our master  
14 developer. At that point, we set  
15 out jointly, in partnership, to  
16 look at the conceptual components  
17 that came out in the planning and  
18 their concern as to how the  
19 project was to be developed, and  
20 the plan then kind of melded  
21 together in those two elements.

22 Here (indicating) we  
23 started to study how the  
24 circulation would be formed and  
25 how we'd separate taxis, buses and

## Proceedings

1  
2 trains, and there were a number of  
3 studies that related to this.

4 Additionally, we looked at tying  
5 in the streetscapes. We wanted,  
6 for example, to have short blocks.  
7 We did a maximum amount of living  
8 within the blocks. In all of them  
9 you have pedestrian walkability.  
10 We did not want huge blocks that  
11 pedestrians could not walk  
12 through.

13 Additionally, we looked at  
14 phasing, how this project rendered  
15 itself to being built in segments  
16 as particular parts of the project  
17 would be there through the  
18 acquisition of private property.  
19 We certainly focused a great deal  
20 of attention to the Main Street  
21 component, to the centerpiece of  
22 the train station.

23 Here (indicating) again we  
24 see two sheets from that code, and  
25 we're always separating things out

Proceedings

1  
2 to districts. And within the  
3 context of that district, you have  
4 a criteria of the place, you have  
5 a form of that building; heights,  
6 build-to lines, landscaping plans,  
7 everything needed to create and  
8 craft a project.

9 Two more pages  
10 (indicating). The one on the  
11 right represents street sections.  
12 You will note that we actually  
13 reduce streets. It's our way of  
14 tightening those streets to safer  
15 streets, because drivers are  
16 driving slower, we are creating  
17 bike lanes and pedestrian  
18 walkways. There are no streets  
19 that have driveways in front of  
20 them. Buildings are tight to the  
21 street, to that degree.

22 This was the plan that was  
23 finally arrived at with the  
24 form-based code that governs  
25 heights, with a greater height

Proceedings

1  
2 around the train station and  
3 five-story heights around Union  
4 Avenue. As you go to a particular  
5 area, you look at that particular  
6 district, you will have all the  
7 criteria to build that.

8 The final, the color and  
9 scheme you see shows the varying  
10 districts. There's about six of  
11 them, as represented, as will be  
12 done. Most of the parcels will be  
13 then rezoned to fit the criteria  
14 of this form-based zone.

15 And finally, out of this  
16 process we created a nice series  
17 of pictures which are meant to  
18 give architectural representation  
19 to the process. Here  
20 (indicating), Main Street, looking  
21 down towards the east, you will  
22 see a series of buildings that are  
23 tending to be mixed use. Some may  
24 be office on top, some may be  
25 residential. The market will

Proceedings

1 drive that component.

2  
3 One of the things we are  
4 always concerned about is the  
5 arrival point. Here (indicating)  
6 you will come off the train  
7 station, the context of this is a  
8 larger plaza that we wanted to  
9 have individuals come experience.  
10 There's a microbrewery in front of  
11 the train station, a series of  
12 stores to both sides.

13 Looking down Railroad  
14 Avenue (indicating) you begin to  
15 see a mix of residential, office  
16 and retail.

17 Along the more  
18 pedestrian-based streets, we were  
19 looking at a series of prototypes.  
20 There is no historical prototype  
21 in Ronkonkoma, so we tried to  
22 parody this. This is looking  
23 down, walking down towards the  
24 train station. To the right you  
25 see a three-story element; to the

1 Proceedings

2 left you see residential above  
3 retail.

4 Along Hawkins and Union is  
5 strictly a residential  
6 development, three stories.

7 Again, an historical element is  
8 meant to complement but not  
9 overwhelm. Another intersection  
10 of Union and Carroll (indicating)  
11 has another feel and look to it.

12 The final slide  
13 (indicating) is looking from the  
14 bridge of Ronkonkoma Avenue  
15 looking back to the complex.

16 Now, at this time, I would  
17 like to introduce Terri Elkowitz  
18 of VHB.

19 SUPERVISOR ROMAINE: Terri,  
20 welcome. Before you start, I just  
21 want to point out there are a  
22 number of vacant seats in the  
23 front. If you would like to sit  
24 down, please do. The fire marshal  
25 has indicated that we are at full

## Proceedings

1  
2 capacity in this room, and I  
3 believe arrangements are being  
4 made to pipe, by sound system, the  
5 hearing into supplemental rooms,  
6 if I'm not mistaken. So, we will  
7 do that.

8 And again, many people have  
9 signed up on cards, but if you do  
10 want to speak -- we have several  
11 cards already, a stack of cards  
12 already that thick, but if you  
13 want to speak, there are cards  
14 there and you will get a full  
15 three minutes to express your  
16 opinion. And, of course, you are  
17 always invited to give anything  
18 you want to express your views.

19 Terri, please.

20 MS. ELKOWITZ: Good  
21 evening, Mr. Supervisor, members  
22 of the Board. For those of you  
23 who don't know me, my name is  
24 Terri Elkowitz, and I am a  
25 principal at VHB Engineering. And

## Proceedings

1  
2 VHB has been fortunate enough to  
3 be working with the Town since  
4 2007 when it embarked on this  
5 planning process.

6 Now, I'm just going to take  
7 a few minutes to go over the  
8 substance of some of these studies  
9 and the zoning form that is before  
10 you tonight. And also the  
11 extensive public processes that  
12 the Town --

13 SUPERVISOR ROMAINE: Terri,  
14 I'm going to have to interrupt  
15 you. Attorneys don't have to take  
16 an oath, but non-attorneys, when  
17 testifying at a public hearing,  
18 have to take an oath.

19 MS. ELKOWITZ: Okay.

20 SUPERVISOR ROMAINE: So I  
21 will ask the Clerk to administrate  
22 that.

23 MS. LENT: Do you swear to  
24 tell the truth, the whole truth  
25 and nothing but the truth so help



## Proceedings

1  
2 you God?

3 MS. ELKOWITZ: Yes, I do.

4 Thank you.

5 So I'll take the next few  
6 minutes to go over the substance  
7 of the studies that the Town has  
8 embarked upon and completed and  
9 then the Board reviewed and worked  
10 on for the past seven years, and  
11 then also just go over the  
12 extensive public process that the  
13 Town Board has gone through to  
14 realize what really is the  
15 community's vision for this area,  
16 because for our office -- I think  
17 this is the tenth public meeting  
18 that our office has participated  
19 with with the Town on this  
20 project.

21 The redevelopment of the  
22 Ronkonkoma Hub -- if you look at  
23 your existing 1996 comprehensive  
24 plan, redevelopment of this area  
25 is cited in there. But in 2007 --

## Proceedings

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

SUPERVISOR ROMAINE: This is the Town's comprehensive plan?

MS. ELKOWITZ: The Town's 1996 existing comprehensive plan talks about redevelopment of the Hub.

SUPERVISOR ROMAINE: Thank you.

MS. ELKOWITZ: And as Commissioner Bertoli said, in 2007 the Town decided that based upon market conditions and based upon the ridership, that this area presented a very good opportunity for Transit-Oriented Development. And the Town embarked with us on a number of visioning activities with the community. And as part of that, we worked with the Town to do two plans set forth in the 2007 document, "Existing Conditions," and one in 2008 that talked about the opportunities for redevelopment of what the Town

Proceedings

1  
2 might consider, and Commissioner  
3 Bertoli showed you some of those  
4 preliminary sketches.

5 In 2010, we worked with the  
6 Town to prepare the initial Draft  
7 Land Use Implementation Plan and  
8 initial Draft Generic  
9 Environmental Impact Statement, a  
10 document that looks very much like  
11 the supplemental that's before you  
12 today. But what that GEIS, that  
13 initial draft study, was was your  
14 initial concepts.

15 Since that time, as you  
16 know, the Town has done some other  
17 studies. The Town did a 2010  
18 Blight to Light study, and the  
19 Town determined on its own that  
20 the Ronkonkoma Hub was an area,  
21 among other areas in the town,  
22 that was blighted. As the  
23 Supervisor heard before, the prior  
24 Town Board held a public hearing  
25 on the initial DGEIS and the

1 Proceedings

2 initial Land Use Implementation  
3 Plan on October 19, 2010.

4 Thereafter, because the  
5 Town wanted to ensure that this  
6 plan get implemented, it went and  
7 they initiated a request for a  
8 public process for a master  
9 developer, and it selected one.

10 Thereafter, after the  
11 Town's selection of the master  
12 developer and after the Town  
13 reviewed all of its submissions  
14 that it had received, the Town  
15 prepared its own Blight study in  
16 this specific area in Ronkonkoma.  
17 And based upon that Blight study,  
18 the Town Board, on September 28,  
19 2012 determined that in accordance  
20 with Article 15 --

21 MS. LENT: Excuse me.

22 MS. ELKOWITZ: Yes?

23 MS. LENT: Can I ask up  
24 there (indicating), the noise is  
25 really drowning you out. Would

Proceedings

1  
2 you please...

3 (Audience members quiet  
4 down.)

5 MS. ELKOWITZ: After the  
6 Town did its Blight study, it  
7 determined that in accordance with  
8 Article 15 of the General  
9 Municipal Law that an Urban  
10 Renewal Plan should be prepared,  
11 and we worked with the Town and  
12 Harris Beach -- and Anita Laremont  
13 from Harris Beach, who is next to  
14 me, will be presenting to the  
15 Board. We worked with you and  
16 them to prepare the Urban Renewal  
17 Plan, and what both the Blight  
18 study and Urban Renewal Plan found  
19 was that there were numerous  
20 vacant properties and buildings,  
21 underutilized properties and  
22 buildings, deteriorated  
23 properties, inadequate  
24 infrastructure, inadequate  
25 sidewalks and curbs, as well as

Proceedings

1  
2 incompatible land uses and a mix  
3 of zoning that really didn't lend  
4 itself to cohesive development.

5 So, the Urban Renewal Plan  
6 recommended revitalization through  
7 a number of measures. The first  
8 one, of course, was through the  
9 Board's consideration of the  
10 adoption of the Transit-Oriented  
11 Development District, which is  
12 before you tonight, and  
13 Commissioner Bertoli summarized.

14 The other things that the  
15 Urban Renewal Plan recommended  
16 were that there would be publicly  
17 designated outdoor spaces, there  
18 would be sufficient parking  
19 facilities, a mixture of  
20 structures and service, and then  
21 there had to be an upgrade of  
22 public facilities and  
23 infrastructure. And, of course,  
24 these goals, and the Town has said  
25 this many times, would be

## Proceedings

1  
2 accomplished primarily through the  
3 adoption of the TOD, the rezoning  
4 and the private acquisition and  
5 redevelopment of properties.

6 Now, with regard to the  
7 environmental review, because the  
8 Urban Renewal Plan and Land Use  
9 and Implementation Plan as it  
10 evolved changed the mix and level  
11 of potential development that  
12 could occur, the Town Board  
13 determined that in accordance with  
14 SEQRA, it should prepare a  
15 supplement, a Supplemental Draft  
16 Environmental Impact Statement to  
17 evaluate the impact of the zoning  
18 mode that's before you. And it's  
19 important that everyone  
20 understands that what the Town  
21 Board was obligated to do and what  
22 the Town Board chose to do was to  
23 have us assist the Town in  
24 determining what was the maximum  
25 development that could ever happen

## Proceedings

1  
2 under that zoning. Because, as  
3 the Supervisor well knows and as  
4 the Board members well know, SEQRA  
5 requires that you evaluate the  
6 worst case impacts that could  
7 happen, whether or not they  
8 happen, and then to devise  
9 mitigation measures that would be  
10 necessary to be implemented by the  
11 developer if -- as the developer  
12 were to develop various aspects of  
13 the project. So that's exactly  
14 what your Supplemental Draft  
15 Environmental Impact Statement  
16 does. It identifies maximum  
17 zoning potential and it evaluates  
18 the impact of it.

19 Now, obviously I'm not  
20 going to go through everything  
21 that's in the Supplemental EIS,  
22 but I will tell you that it  
23 thoroughly evaluates soil,  
24 topography, water resources and  
25 sanitary disposal, ecology, land



## Proceedings

1 use and zoning, traffic and  
2 parking, air quality noise,  
3 socioeconomics, community  
4 facilities and services,  
5 aesthetics and cultural resources.  
6

7 And because this is a  
8 Generic Environmental Impact  
9 Statement and because you are  
10 evaluating the impact of a  
11 theoretical maximum density  
12 development, this Generic  
13 Environmental Impact Statement  
14 also sets forth conditions and  
15 thresholds. So in layman's terms,  
16 it's those mitigation measures  
17 that would have to be employed for  
18 any developer to achieve certain  
19 levels of development. So if you  
20 are building a hundred units, you  
21 may have to do X and Y. If you  
22 are building 200 units and 100,000  
23 square feet of retail, you may  
24 have to do mitigation measures X,  
25 Y and Z, and this Generic Draft

Proceedings

1 Environmental Impact Statement  
2 targets required mitigation  
3 measures, including traffic, to  
4 various levels of development.  
5

6 So, as you have heard, the  
7 Town Board accepted this Draft  
8 Supplemental GEIS proposed review  
9 on November 12th, and set this  
10 public hearing tonight. The Town  
11 Board also established a period  
12 where it would receive comments  
13 through February 10th, and my  
14 purpose here tonight is to sit  
15 with you and to listen to the  
16 public's comments so that I can  
17 assist the Board in preparing a  
18 Final Generic Environmental Impact  
19 Statement that responds to all  
20 comments.

21 So unless you have  
22 questions for me, that concludes  
23 my presentation.

24 SUPERVISOR ROMAINE: Thank  
25 you very much.

## Proceedings

1  
2 We'll move then to -- does  
3 the attorney from Harris Beach  
4 wish to comment?

5 MS. LAREMONT: Good  
6 afternoon, everyone. My name is  
7 Anita Laremont, and I'm a partner  
8 in the law firm Harris Beach, and  
9 I represent the Town in connection  
10 with the Ronkonkoma Hub project.  
11 In addition to our work on this  
12 project, we also serve as counsel  
13 to the Town of Babylon in  
14 connection with the Wyandanch  
15 Rising project, which is another  
16 TOD project, and also to the Town  
17 of Hempstead with their  
18 transit-oriented development  
19 project.

20 Prior to joining Harris  
21 Beach, though, I served as the  
22 General Counsel of the Empire  
23 State Development Corporation for  
24 over 16 years. During my tenure,  
25 I was responsible for a number of

Proceedings

1 transformative land use projects  
2 in the State, ranging from the  
3 42nd Street Development project to  
4 the redevelopment of Lower  
5 Manhattan in the aftermath of the  
6 9/11 attacks to the Empire  
7 Development Projects.  
8

9 The use of Urban Renewal  
10 designations in connection with  
11 such large-scale development  
12 projects is not unusual. The  
13 designation, made in accordance  
14 with New York State's General  
15 Municipal Laws, gives  
16 municipalities the tools to carry  
17 out new development projects. It  
18 is permissible for municipalities  
19 to establish a coherent  
20 development scheme for an Urban  
21 Renewal Development and to  
22 facilitate site assemblage.

23 The General Municipal Law  
24 provisions regarding Urban Renewal  
25 projects lay out the procedural

Proceedings

1  
2 steps that must be followed in  
3 order to establish an Urban  
4 Renewal Project. The process  
5 requires, as Terri said, the  
6 preparation of a Blight study,  
7 which is to establish that the  
8 project area is substandard and  
9 insanitary.

10 VHB previously considered  
11 this study, as you just heard, and  
12 the necessary determination as an  
13 area appropriate for Urban Renewal  
14 has been made. Subsequently, the  
15 Planning Board held a public  
16 hearing on the Urban Renewal Plan  
17 and certifies that the plan  
18 complies with the criteria set  
19 forth in the General Municipal  
20 Law, and determines that the plan  
21 that conforms to the findings  
22 previously made, that the area is  
23 appropriate for Urban Renewal.

24 Today you are holding a  
25 public hearing that, among other

## Proceedings

1  
2 things, is to consider the  
3 Ronkonkoma Hub Urban Renewal Plan.  
4 At the conclusion of the  
5 Environmental Review process, you  
6 will be asked to adopt that plan.  
7 Absolutely no action by the Town  
8 with respect to implementation of  
9 the project may take place until  
10 the Supplemental Generic  
11 Environmental Impact Statement is  
12 adopted, the zoning changes are  
13 approved and the Urban Renewal  
14 Plan is adopted.

15 I also would be happy to  
16 answer any questions that you may  
17 have.

18 SUPERVISOR ROMAINE: Thank  
19 you very much.

20 Are there any questions  
21 from members of the Board?

22 (No response. )

23 SUPERVISOR ROMAINE: There  
24 being none, at this point in time  
25 we'll move into public comment.

Proceedings

1  
2 Let me just reiterate some  
3 of the things I said earlier. To  
4 begin with, we will treat these  
5 four public hearings as one, as we  
6 must under SEQRA, so feel free to  
7 comment on any of them.

8 Number two, no decisions on  
9 any of the hearings will be made  
10 other than closing the public  
11 hearing tonight. Once the public  
12 hearing is closed, you will be  
13 able to submit written comments up  
14 to and including February 10th,  
15 and the Board voted earlier to  
16 amend its procedure to allow a  
17 full three minutes to everyone  
18 speaking at the public hearing  
19 tonight.

20 So, we will start. The  
21 Clerk will call the cards, and we  
22 will listen very carefully, and  
23 I'm sure with great intent, and I  
24 expect the audience will afford  
25 the same respect to those

## Proceedings

1  
2 commenting.

3 Thank you very much.

4 MS. LENT: We have Saul  
5 Fenchel, and Mr. Fenchel will be  
6 representing -- he's an attorney,  
7 and he's representing two  
8 entities, so he's filled out two  
9 cards. Amy Engel, Marianne  
10 Garvin --

11 MR. FENCHEEL: Good  
12 evening. My name is Saul --

13 MS. LENT: Sorry, not yet.

14 SUPERVISOR ROMAINE: Let me  
15 make clear a couple of other  
16 things. One card, one speaker, no  
17 matter how many people you are  
18 representing; number two, you  
19 cannot assign your time. Everyone  
20 gets up to three minutes to fully  
21 present, and then they can present  
22 any written documents to the  
23 Clerk's Office. Those ladies  
24 there (indicating) will be happy  
25 to get them.



## Proceedings

1  
2 MS. LENT: And at this  
3 time, Len Axinn, and I need to  
4 swear everybody in.

5 I know you are an attorney,  
6 but I'm going to do everybody at  
7 one time.

8 Do you swear to tell the  
9 truth, the whole truth, and  
10 nothing but the truth, so help you  
11 God?

12 (Whereupon, Mr. Saul  
13 Fenchel, Ms. Amy Engel, Ms.  
14 Marianne Garvin and Mr. Len Axinn  
15 respond in the affirmative.)

16 MS. LENT: Before you  
17 speak, let us know your name, the  
18 hamlet you live in, the Town --  
19 Oyster Bay, whatever it may be --  
20 before you begin with your  
21 remarks.

22 Mr. Fenchel, you may start.

23 SUPERVISOR ROMAINE:

24 Unfortunately, with that  
25 microphone, you have to hold it

## Proceedings

1  
2 very close.

3 MR. FENCHEL: First, good ] H1  
4 evening. My name is Saul Fenchel.  
5 I'm from the law firm Berkman,  
6 Henoch, Peterson, Peddy & Fenchel.  
7 I'm a Long Islander; I happen to  
8 live in Huntington. I have --  
9 though I do have a great interest  
10 in this Ronkonkoma Hub development  
11 simply as a Long Islander and  
12 simply because as a Long Islander,  
13 I do support development. I think  
14 it is important that we begin to  
15 change the way define business in  
16 the past, and to encourage  
17 development. So my position here  
18 tonight, although I am  
19 representing two people, two  
20 clients who have expressed a great  
21 deal of questions about this  
22 project, is that, in fact, it's  
23 not an opposition to development.

24 So I am representing  
25 Mr. Greg Mensch, he's the

## Proceedings

1  
2 principal at North Fork Express,  
3 and across the street, Mr. Newman  
4 from -- who is the principal of  
5 the Worldwide Gym and also the  
6 owner of various parcels and  
7 property. The first property is  
8 about 3.6 acres, the second is  
9 about 4.6 acres, and these  
10 properties are on part of the  
11 proposed development.

12 Before this whole thing  
13 began, I was admonished to be very  
14 short and not to speak about  
15 eminent domain, which seems to be  
16 the consensus of attention, but  
17 whether we'd like to or not, the  
18 fact is that this hearing  
19 tonight -- well, not the hearing,  
20 but this meeting tonight is for  
21 the purpose of considering things  
22 which are things which are  
23 implementing -- or preliminary to  
24 implementing the Urban Renewal  
25 Plan and the TOD, and

## Proceedings

1  
2 specifically, the Urban Renewal  
3 Plan refers to the unspeakable  
4 world of the use of eminent  
5 domain.

6 At Page 24 of the Urban  
7 Renewal Plan, it says, "The  
8 possible use of eminent domain by  
9 the Town of Brookhaven (as set  
10 forth in the MDDA, a copy of which  
11 is included [sic])," which is to  
12 be made part of this Urban Renewal  
13 Plan, "Any such use of eminent  
14 domain would follow the applicable  
15 requirements of New York State  
16 law."

17 Does this mean, and I think  
18 this would satisfy a great deal of  
19 concerns of my clients, is: Will  
20 there be a separate hearing on the  
21 appropriate use of eminent domain?

22 SUPERVISOR ROMAINE: That  
23 already was announced earlier. If  
24 eminent domain was to be  
25 considered, it would have to be a

H1-1

## Proceedings

1  
2 separate hearing, number one;  
3 number two, the report that you  
4 read out of said "possible use of  
5 eminent domain"; and number three,  
6 in the Urban Renewal it may refer  
7 to, but it doesn't mandate or  
8 require eminent domain. I want to  
9 be absolutely clear about that.

10 MR. FENCHEL: Then, in that  
11 case, I simply have to inquire as  
12 to what would be the consequences  
13 of the inability of the sponsor,  
14 the designated developer, TRITEC,  
15 to purchase a certain property --

H1-2

16 MS. LENT: I'm sorry, sir,  
17 but your time is up.

18 MS. EADERESTO: I would  
19 just like to state for the record,  
20 that in Phase 1, TRITEC has  
21 negotiated with and has a contract  
22 with all owners of Phase 1. That  
23 is an arm's length contract. So  
24 Phase 1 can be completed, to  
25 answer your question, based on

## Proceedings

1 negotiated purchase.

2 MR. FENCHEL: Can I just  
3 ask --

4 MS. LENT: Mr. Fenchel,  
5 your time is up and you can  
6 speak --

7 MS. EADERESTO: If you call  
8 my office, I'd be happy to speak  
9 to you tomorrow.

10 MR. FENCHEL: Well, in that  
11 case --

12 MS. LENT: I'm sorry, sir,  
13 your time is up.

14 Ms. Engle?

15 MS. ENGLE: Hi. My name is  
16 Amy Engel. I'm the Executive  
17 Director of Sustainable Long  
18 Island, and Sustainable Long  
19 Island's mission is to promote  
20 economic development,  
21 environmental health, and social  
22 equity for all Long Islanders.  
23

24 As part of our mission, we  
25 support comprehensive

H2

Proceedings

1  
2 community-based planning, mixed  
3 use and Transit-Oriented  
4 Development. We strongly support  
5 the Ronkonkoma Hub project. I  
6 believe it will greatly enhance  
7 the local area and facilitate  
8 revitalization.

9 We believe Transit-Oriented  
10 Development is needed, because by  
11 focusing development around  
12 existing transportation  
13 infrastructure, municipalities  
14 place transportation within reach  
15 of citizens, all citizens, who  
16 cannot afford to drive or don't  
17 have access to transit, creating  
18 more equitable communities.

19 TODs also reduce traffic  
20 congestion, air pollution and  
21 energy consumption, as well as the  
22 need for costly roadway  
23 improvements. TODs increase  
24 transportation towards gaining  
25 access, and the enhanced mobility

## Proceedings

1  
2 for all community members while  
3 creating compact mixed-use  
4 neighborhoods.

5 For these reasons,  
6 Sustainable Long Island supports  
7 the Ronkonkoma Hub and all of the  
8 changes necessary to the Town Code  
9 and zoning to allow for this plan  
10 to move forward. Thank you.

11 And, I'm sorry, I forgot to  
12 mention, I reside in Holtsville  
13 within the Town of Brookhaven.  
14 I'm in District 5.

15 SUPERVISOR ROMAINE: Thank  
16 you.

17 MS. LENT: Ms. Garvin?

18 MS. GARVIN: My name is  
19 Marianne Garvin. I live in Stony ] H3  
20 Brook, in the Town of Brookhaven.  
21 I'm also the president and CEO of  
22 CDC Development Corporation of  
23 Long Island, a 45-year-old  
24 regional non-profit whose mission  
25 it is to create vibrant,



## Proceedings

1  
2 sustainable communities throughout  
3 the region.

4 I am here today as an  
5 expert in housing and economic  
6 development, but perhaps more  
7 importantly, as a 36-year resident  
8 of the Town of Brookhaven. I  
9 moved to Setauket in 1978 as a  
10 newly-married woman, and rented  
11 for ten years, as my husband and I  
12 made the transition from students  
13 to joining the workforce, to  
14 eventually having two children.

15 Once our children were  
16 approaching school age, we decided  
17 it was time to move to the next  
18 phase of our lives, and we  
19 purchased a house in Stony Brook.  
20 Well, children would ride their  
21 bikes in the street, play catch in  
22 the backyard, and run around the  
23 property with their friends. Our  
24 single-family home and  
25 neighborhood were perfect for

## Proceedings

1  
2 raising our family. Now, after 26  
3 years in the same house, we are  
4 empty-nesters. We still love our  
5 house, but we are in the next  
6 phase of our lives, and wonder if  
7 we need or want it. Just as when  
8 we were young and we had no  
9 interest in owning a house, now  
10 other housing options are more  
11 attractive to us.

12 My story is not unique.  
13 And it is because of the natural  
14 life cycles of people that we  
15 should provide a diversity of  
16 housing opportunities for them in  
17 order to meet their needs and  
18 encourage them to remain on Long  
19 Island. Long Island's housing is  
20 predominately single-family and  
21 owner occupied. Having these  
22 wonderful neighborhoods is a  
23 strength and an asset, but not  
24 sufficient to create a region that  
25 is economically vibrant and

## Proceedings

sustainable.

According to the five-year strategic plan developed by the Long Island Regional Economic Development Council, it is essential for our economy to develop higher-density housing around transit hubs like Ronkonkoma, combined with retail and other commercial establishments to create a sense of place, and a destination for our young people and empty-nesters. This certainly does not threaten our suburban way of life nor threaten our form of present neighborhoods; it does offer a diversity of options so we can attract new people to live and work on the Island and to encourage others to stay on the Island after their single-family home no longer meets their needs.

I encourage this Town Board

## Proceedings

1  
2 to give the necessary approvals to  
3 allow this very important regional  
4 priority project to advance. I  
5 thank you for allowing me to speak  
6 today.

7 SUPERVISOR ROMAINE: Thank  
8 you.

9 (Applause. )

10 MS. LENT: I will just ask,  
11 along the balcony, if you are  
12 going to speak, step away from the  
13 wall. The noise is traveling  
14 down. Thank you.

15 MR. AXINN: My name is Len ] H4  
16 Axinn. I am a business owner in  
17 Ronkonkoma, with our main office  
18 being approximately a quarter-mile  
19 outside of the Hub. We've been  
20 there for nearly 40 years, and I'm  
21 speaking in favor of the  
22 development with concern as a  
23 local business as well.

24 I've heard some concerns of  
25 others that they don't like this

## Proceedings

1  
2 development conceptually. Are you  
3 kidding? Have you seen Railroad  
4 and Union and Hawkins and Mill  
5 lately? Do we want that to be the  
6 view that people see in  
7 Ronkonkoma? I don't think so.  
8 I'd much rather see new  
9 construction that replaces the  
10 current blighted areas with  
11 much-needed housing, commercial  
12 and office development.

13 Another thing I hear is  
14 that traffic is going to be a  
15 nightmare. Are you kidding? Have  
16 you tried to drive on Union or  
17 Hawkins when the train arrives in  
18 the station? It's impossible  
19 today to make a turn onto one of  
20 those streets, and I have to do it  
21 every night because I'm there  
22 every night.

23 I think our focus as  
24 neighbors should be to make sure  
25 the new development takes into

H4-1

## Proceedings

1  
2 account new road construction and  
3 infrastructure, so that they take  
4 care of our own newly-created  
5 traffic, as well as our current  
6 situation should be improved.

H4-1  
Cont'd.

7 Another thing I heard in  
8 the papers is that people don't  
9 want Saudi Arabian interest  
10 involved in our the Town. I  
11 didn't want to be the first one to  
12 bring this up, but I guess I am.

13 Perhaps those who feel that  
14 way don't get gas at Shell or  
15 Exxon or Mobil stations. I  
16 personally don't use those  
17 stations. What I do know is this:  
18 It takes money to build a  
19 development like this, a lot of  
20 money. I would much rather see  
21 that Saudi monies is invested here  
22 improving our area, than me  
23 sending my money over there.

24 So I also want to say that  
25 I own a property within the Hub.

## Proceedings

1  
2 It's improved with a modern  
3 building. It has a long-term  
4 lease with a pie-credit tenant,  
5 and so I have concerns about my  
6 own property and how it will be  
7 affected by the ultimate  
8 development. I just want to make  
9 sure we're treated properly, that  
10 there's concern for the existing  
11 buildings and residents there  
12 during the construction period for  
13 access and minimization of the  
14 noise and dust and all that, and  
15 if there is a condemnation  
16 proceeding, I'm sure it will be  
17 conducted after this hearing you  
18 mentioned, Mr. Romaine, and with  
19 all due respect to the property  
20 owners.

H4-2

21 Thank you.

22 (Applause.)

23 SUPERVISOR ROMAINE: To  
24 those involved in the development,  
25 I hope you are making notes,

## Proceedings

1  
2 because those are the type of  
3 questions we want to address as to  
4 the impacts.

5 Call the next card, please.

6 MS. LENT: Phil Sorrentino, ]<sup>H5</sup>  
7 Steve Jensen, Debbie Davey and  
8 Lenney Minervini.

9 Please raise your right  
10 hand.

11 (All comply.)

12 MS. LENT: Do you swear to  
13 tell the truth, the whole truth  
14 and nothing but the truth, so help  
15 you God?

16 (Whereupon, Mr. Phil  
17 Sorrentino, Mr. Steve Jensen, Ms.  
18 Debbie Davey and Mr. Lenney  
19 Minervini respond in the  
20 affirmative.)

21 MS. LENT: State your name,  
22 the hamlet you come from and town  
23 you live in, Brookhaven, Oyster  
24 Bay, whatever it may be.

25 Thank you.



## Proceedings

1  
2 MR. SORRENTINO: Good  
3 evening, Supervisor and Council.  
4 Thank you very much for allowing  
5 me some time to voice my opinion  
6 on this matter.

7 My name is Phil Sorrentino.  
8 I live in Lake Grove, in the Town  
9 of Brookhaven, and I utilize  
10 Ronkonkoma Station several times a  
11 week, and I'm for this project.  
12 For me, it's a point of pride  
13 living in this town. It's a point  
14 of wanting to stay here and be a  
15 part of it and feel like the Town  
16 itself wants to keep us here.

17 I have children of my own.  
18 They will be graduating and going  
19 off into the business world, maybe  
20 working in the City, and the  
21 prospects of my daughter leaving  
22 the area is kind of hard for me to  
23 wrap my head around. And this  
24 project, giving the opportunity of  
25 her possibly living in the area

## Proceedings

1  
2 and still being able to work in  
3 the City, brings my wife and  
4 myself a smile to our faces. And  
5 I think it's a shot in the arm to  
6 the community business-wise, and I  
7 think it's a great thing.

8 Thank you for the time.

9 SUPERVISOR ROMAINE: Thank  
10 you very much.

11 (Applause.)

12 MR. JENSEN: Good evening, ]<sup>H6</sup>  
13 Mr. Supervisor, Town Board  
14 members. My name is Steve Jensen.  
15 I'm the chairman of the Long  
16 Island Builders Institute  
17 Community Outreach Committee. I  
18 own a business, and I live in the  
19 Town of Islip. My business is a  
20 stone's-throw away from the future  
21 Ronkonkoma Hub.

22 I applaud the Board for the  
23 great work they have done with the  
24 TRITEC organization on the  
25 Patchogue project. That was a

## Proceedings

1  
2 beautiful project that we are  
3 involved with now. The Ronkonkoma  
4 Hub is going to be another bright  
5 spot on the map of Long Island,  
6 and a model for other towns as  
7 well. Most people know the area  
8 we are discussing because of the  
9 Long Island Rail Road station in  
10 Ronkonkoma. It's no secret the  
11 area is in need of revitalization.

12 TRITEC should be welcomed  
13 with open arms because of its  
14 resum◆ of successful projects.  
15 It's not "if" they can build a  
16 bustling, vibrant Transit-Oriented  
17 Development; it should be "when"  
18 they would start.

19 Yes, it's an exciting time  
20 for the people of Ronkonkoma,  
21 creating jobs, housing, new  
22 businesses, broadening the tax  
23 base and creating a new  
24 destination where people want to  
25 work and play. I'm confident the

## Proceedings

1  
2 Brookhaven Board will do the right  
3 thing for the people of  
4 Ronkonkoma, and I'm very much in  
5 support of the Ronkonkoma Hub.  
6 Thank you for allowing me to  
7 speak.

8 MS. LENT: Thank you.

9 (Applause.)

10 MS. DAVEY: Good evening, ] H7

11 Mr. Supervisor and Town Board  
12 members. My name is Debbie Davey,  
13 and I reside at 210 11th Avenue,  
14 Holtsville, Town of Brookhaven. I  
15 have resided in the Town of  
16 Brookhaven for more than 30 years.  
17 I have had a business in the Town  
18 of Brookhaven for 23 years.

19 I am here tonight to give  
20 support of the Ronkonkoma Hub  
21 Transit-Oriented Development for  
22 multiple reasons. This property  
23 surrounding the Ronkonkoma train  
24 station is severely blighted, and  
25 it desperately needs a

Proceedings

1 transformation to create a safer  
2 environment to all the residents.

3  
4 I can honestly say I  
5 currently take the train at  
6 Ronkonkoma train station with  
7 trepidation because of the present  
8 unsafe condition of the area. Not  
9 only will this project create safe  
10 surroundings, but it will create  
11 and generate 5,100 jobs, providing  
12 opportunities for our employees  
13 and family members.

14 Simultaneously, it will be  
15 giving a much-needed boost to our  
16 economy and to our community. It  
17 will help keep our young people  
18 here on Long Island where they  
19 belong. It will create millions  
20 of dollars in new tax revenues for  
21 our local governments. It will  
22 provide a variety of new housing,  
23 including office and hotel  
24 opportunities. It will transform  
25 our community in every area and be

Proceedings

1  
2 a better place for all our  
3 residents.

4 I want to commend the Town  
5 Board for choosing TRITEC  
6 Development as the master builder  
7 for this project. TRITEC has a  
8 proven track record and has set a  
9 high water mark for others. I  
10 truly believe it is of great  
11 importance for all of us that  
12 reside and do business in the Town  
13 of Brookhaven to support this  
14 redevelopment project.

15 Hence, I am 100 percent for  
16 the project and would like to see  
17 it move forward in a positive  
18 direction; helping our economy,  
19 helping our community, and keeping  
20 our families together, here, in  
21 the Town of Brookhaven. I ask  
22 that you vote in favor of the  
23 Ronkonkoma Hub Transit-Oriented  
24 Development, and I thank you for  
25 the opportunity to speak tonight

1 Proceedings

2 in support of this project.

3 (Applause.)

4 SUPERVISOR ROMAINE: Thank  
5 you very much.

6  
7 MR. MINERVINI: Thank you, ] H8  
8 Mr. Supervisor, and Town Board,  
9 for giving me the opportunity to  
10 speak tonight. My name is Lenney  
11 Minervini. I live in East Meadow,  
12 in the Town of Hempstead. I'm  
13 also a member of the Long Island  
14 Builders Institute, and I see this  
15 as a very positive thing for Long  
16 Islanders in general.

17 I have a daughter who  
18 graduated college and left the  
19 Island, which, we miss her, and  
20 having said that, it would make me  
21 an empty-nester to look for a  
22 place that's affordable and where  
23 we can stay on the Island, also.

24 There are other  
25 communities, like Patchogue, that

## Proceedings

1  
2 TRITEC worked at, that seem to be  
3 quite successful on the Island  
4 here. And just today there was an  
5 article in the Newsday about a  
6 Huntington project that was deemed  
7 to be quite successful after all  
8 was said and done.

9 It's also an opportunity  
10 for employment for the people that  
11 work for us, and I would like to  
12 see this move forward.

13 SUPERVISOR ROMAINE: Thank  
14 you very much for your comments.

15 (Applause.)

16 MS. LENT: Next speakers  
17 are William Hubbs, Brian Boker,  
18 Larry Davis and Denise Schwarz.

19 Please raise your right  
20 hand.

21 (All comply.)

22 MS. LENT: Do you swear to  
23 tell the truth, the whole truth  
24 and nothing but the truth so help  
25 you God?



## Proceedings

1  
2 (Whereupon, Mr. William  
3 Hubbs, Mr. Brian Boker, Mr. Larry  
4 Davis and Ms. Denise Schwarz  
5 respond in the affirmative.)

6 MS. LENT: And do the same,  
7 state your name, town you reside  
8 in, et cetera.

9 MR. HUBBS: Thank you, H9  
10 Mr. Supervisor, and Town Council.  
11 My name is William Hubbs. I  
12 reside in Huntington Station in  
13 the Town of Huntington.

14 For decades the areas  
15 surrounding our transit hubs have  
16 suffered from neglect and despair.  
17 This project will be a prime  
18 incentive for residents, commuters  
19 and businesses alike. It will  
20 provide hundreds of construction  
21 jobs, create a revival of a  
22 currently blighted area, and  
23 provide a much-needed diversity of  
24 housing. Similar projects in  
25 Hempstead, Patchogue and

## Proceedings

1  
2 Huntington are underway, and have  
3 demonstrated that these types of  
4 Transit-Oriented Development can  
5 and do work. The developer has  
6 demonstrated on other projects  
7 that they are fully competent to  
8 complete this project. I would  
9 urge you to support this project,  
10 and thank you very much for the  
11 opportunity to speak.

12 MS. LENT: Thank you.

13 (Applause.)

14 MR. BOKER: My name is  H10

15 Brian Boker. I'm a Ronkonkoma  
16 resident. As a matter of fact, I  
17 live two blocks from the railroad  
18 station with my family. I've been  
19 there for eight years, and prior  
20 to that, in Brookhaven Town in  
21 Port Jefferson. One of my sons  
22 graduated from Sachem North, and  
23 the other one is still in Sachem  
24 North, and in the past five years,  
25 enrollment has dropped over -- I

## Proceedings

1  
2 believe it was over 400 students  
3 plus that it dropped. With this  
4 project, student enrollment will  
5 increase.

6 I'm here both as a resident  
7 and as a real estate professional.  
8 I've spoken to my neighbors who  
9 live right -- I live off of  
10 Ronkonkoma Avenue, just as a point  
11 of reference.

12 They realize their property  
13 values will go up because of this  
14 project, and that's something that  
15 is very close to everybody's heart  
16 in my neighborhood. I also work  
17 in shopping realty. We are the  
18 retail real estate brokers for the  
19 Patchogue project. Just by  
20 coincidence, I live by the  
21 Ronkonkoma Rail Road station, and  
22 I've been doing retail leasing for  
23 39 years in Brookhaven, and I feel  
24 that, you know, living in the area  
25 where the blight is, retail is --

## Proceedings

1  
2 it's a shame.

3 In Patchogue alone, there  
4 was a 40 percent vacancy rate  
5 before TRITEC built New Village.  
6 The modules hadn't even been  
7 started to be fully occupied yet,  
8 and they are down to a 5 percent  
9 vacancy rate in the Town of  
10 Patchogue. That's amazing.

11 Now, the retail that was  
12 spoken for that's blighted, I've  
13 seen delis, at least five delis,  
14 go in and out of there. Just by  
15 the virtue of this project  
16 existing, those stores will get  
17 rented, and I'm confident of that.  
18 And I passionately believe that  
19 you have chosen the right  
20 developer. In Patchogue, TRITEC  
21 was so neat and clean about it.  
22 They spent more money being  
23 concerned about the residents, and  
24 making sure that the residents and  
25 town retail that were existing

## Proceedings

1  
2 were not disturbed, and I believe  
3 the same thing will be done here  
4 in Ronkonkoma.

5 Thank you.

6 (Applause.)

7 MR. DAVIS: Good evening,  H11

8 Mr. Chairman and members of the  
9 Board. My name is Larry Davis,  
10 and I am the chairman of the Long  
11 Island Builders Institute, the  
12 largest residential trade  
13 association here in New York  
14 State. I'm here this evening to  
15 speak in favor of all four  
16 resolutions which are the subject  
17 of this public hearing in relation  
18 to the development of the  
19 Ronkonkoma Hub Transit-Oriented  
20 Development project in the area  
21 around the Long Island Rail Road  
22 station in Ronkonkoma.

23 I'm also a resident of the  
24 Town of Brookhaven, and I reside  
25 in the hamlet of Miller Place.



Proceedings

The Ronkonkoma Hub

Transit-Oriented Development will provide much needed redevelopment to the area around the railroad station. It would also provide new housing opportunities for our young people who desperately want to stay on Long Island, but do not want to purchase a single-family home. It will provide much needed revenues to the local school district, it will create hundreds of new jobs in the community, will provide much needed customers to our existing businesses in that area, and will encourage the use of mass transit options within our community.

In addition, the development of this area in a manner that will complement our single-family communities in the Town of Brookhaven, and will provide new and existing housing

Proceedings

1 options for our young residents  
2 and senior citizens. It will  
3 provide new tax revenues for our  
4 local governments, thus reduce the  
5 burden of real property taxes on  
6 the current residents.  
7

8 In addition, by keeping our  
9 young people on Long Island, it  
10 substantially increases their  
11 option to raise their family on  
12 Long Island, at which time, they  
13 will want to purchase the  
14 single-family homes which already  
15 exist in our community. Our  
16 seniors who want to downsize their  
17 living space will also be able to  
18 find new customers to sell their  
19 homes to, thus increasing the  
20 price at which they believe they  
21 will be able to sell their current  
22 homes.

23 The Town of Brookhaven has  
24 already selected one of Long  
25 Island's great development



## Proceedings

1  
2 companies, TRITEC Real Estate, to  
3 be the master developer for the  
4 project. TRITEC has a great  
5 business plan, as is shown by the  
6 great work in the Village of  
7 Patchogue and other locations on  
8 Long Island. TRITEC is the  
9 perfect company to ensure that the  
10 plan created by the Town of  
11 Brookhaven will be completed to  
12 the benefit everyone.

13 In conclusion, the Long  
14 Island Builders Association  
15 strongly supports the  
16 redevelopment of the Ronkonkoma  
17 Hub area, both for what it will  
18 mean to the Town of Brookhaven,  
19 but what it will also mean to our  
20 residents and communities. Now is  
21 the perfect time, and the  
22 Ronkonkoma Hub area is the perfect  
23 place to bring a new type of  
24 development opportunity to our  
25 community --

## Proceedings

1  
2 MS. LENT: Sorry, your time  
3 is up.

4 MR. DAVIS: -- and we urge  
5 the support of all these  
6 resolutions.

7 Thank you.

8 SUPERVISOR ROMAINE: Thank  
9 you.

10 (Applause.)

11 MS. SCHWARZ: Good evening, ]H12  
12 Mr. Supervisor and Town Board  
13 members. My name is Denise  
14 Schwarz. I am the president of  
15 the Ronkonkoma Chamber of  
16 Commerce, whose businesses reside  
17 in both the Towns of Brookhaven  
18 and Islip. I reside in the Town  
19 of Islip.

20 The Ronkonkoma Chamber of  
21 Commerce is to make certain and  
22 create economic prosperity among  
23 local businesses, as well as the  
24 quality of life in the greater  
25 Ronkonkomas. As the Chamber of

Proceedings

1  
2 Commerce, we need the benefit of a  
3 successful Ronkonkoma Hub project.

4 The project can revitalize  
5 the blighted area which now  
6 surrounds the Ronkonkoma train  
7 station. We hear the concerns of  
8 the local business owners as well  
9 as residents from the surrounding  
10 areas, who are worried about how a  
11 project of this size will affect  
12 them. We feel this project will  
13 provide much needed housing, as  
14 well as employment opportunities.  
15 If we had a crystal ball, the  
16 discussion would be much easier.  
17 We don't have a crystal ball, but  
18 the next best thing is to look to  
19 our friends in Patchogue.

20 The development on Main  
21 Street in Patchogue has changed  
22 their town around, and if you have  
23 ever spent a day or evening  
24 shopping or dining out in the  
25 area, you would understand what I

## Proceedings

1  
2 mean. The desire to live there  
3 has increased substantially, be it  
4 through rentals or through the  
5 purchase of home, condo or co-op.  
6 The housing growth comes full  
7 circle, bringing in businesses,  
8 rejoining the community to make a  
9 better, more desirable place to  
10 live. We desire that same growth,  
11 and want our residents to be able  
12 to enjoy their community here in  
13 Ronkonkoma.

14 Currently, the area around  
15 the proposed Hub location is not  
16 much to enjoy. The Ronkonkoma  
17 Chamber of Commerce only wishes  
18 the best for the residents and  
19 businesses of Ronkonkoma. The  
20 Chamber feels that the project  
21 will only brighten our way of  
22 living and give new opportunities  
23 to residents and businesses who  
24 want to call Ronkonkoma "home."

25 Ultimately, we support the



1 Proceedings

2 all respond in the affirmative.)

3 MS. LENT: Mr. Enders, you  
4 will be first.

5 MR. ENDERS: Thank you. ]H13

6 Good evening, Supervisor  
7 Romaine and Board members. My  
8 name is Edward Enders. I'm with  
9 the council rep for the Northeast  
10 Regional Council of Carpenters. I  
11 reside in Riverhead, however many  
12 of my members reside the Town of  
13 Brookhaven and in the Ronkonkoma  
14 area.

15 I would just like to  
16 congratulate the Town, the  
17 engineers, the planners, TRITEC.  
18 It is a beautiful plan. Nobody  
19 can argue that. The Ronkonkoma  
20 area has -- I've taken the train  
21 out of there many times. It is  
22 not one of the garden spots of  
23 Long Island. This will make it  
24 one of the garden spots of Long  
25 Island.

## Proceedings

1  
2           Myself and my members urge  
3 the Board to move this project  
4 forward, and let's just move this  
5 plan forward.

6           Thank you.

7           (Applause.)

8           SUPERVISOR ROMAINE: Thank  
9 you.

10          Good luck to your members.

11          MS. PASSEGGIO: Thank you,  H14

12          Mr. Supervisor and members of the  
13 Board. My name is Rita Passeggio.  
14 I live in Shoreham, in the Town of  
15 Brookhaven, and I'm speaking to  
16 you as a resident. I can only  
17 speak from my heart; I don't have  
18 any technical data to give you.

19          I do use the train station  
20 all the time, and I've been a Long  
21 Islander for 30 years, but before  
22 that, I was in Canada, I'm  
23 Canadian. So, I have a lot of  
24 international friends that come  
25 in, and they come to the city, but

## Proceedings

1  
2 I always invite them to my home,  
3 and they always offer to take the  
4 train so that I don't have to pick  
5 them up from the city. And their  
6 first view of Long Island is  
7 always the Ronkonkoma train  
8 station. And I keep telling them  
9 how beautiful Long Island is, and  
10 that first impression is a little  
11 bit of embarrassment. And the  
12 first time I even viewed the train  
13 station, I thought I made a wrong  
14 turn into the parking lot because  
15 it was in such disarray.

16 When I bring my daughters  
17 here, I always make sure that I'm  
18 early to pick them up, or I make  
19 sure the other trains are going,  
20 because I don't think the area is  
21 safe. And so having this to come  
22 to in the future is just -- it  
23 would be a dream come true, and I  
24 support this project, definitely.  
25 Thank you.



1 Proceedings

2 (Applause.)

3 SUPERVISOR ROMAINE: Thank  
4 you for your comments.

5 MR. LAW: Good evening. My H15  
6 name is Kevin Law. I'm the  
7 president and CEO of Long Island  
8 Association out of Melville in  
9 Suffolk County. I live in the  
10 Town of Smithtown.

11 I'm here this evening --  
12 I'm wearing a couple of hats -- on  
13 behalf of Long Island Association,  
14 which is the Island's largest  
15 business group, representing about  
16 two-thirds of the Island's  
17 workforce, including many small,  
18 medium and large businesses in the  
19 Town of Brookhaven.

20 We wholeheartedly support  
21 your efforts here to take a  
22 different look at how we address  
23 our land use challenges facing us  
24 today. So, we are in total  
25 support of what you are trying to

Proceedings

1  
2 do here, as well as the overall  
3 Ronkonkoma Hub project.

4 I also co-chair the  
5 Regional Economic Development  
6 Council here for Long Island,  
7 where our legal board issued two  
8 separate rounds of \$4 million to  
9 your efforts here, because we  
10 believe this will be a shot in the  
11 arm for our economy, and will put  
12 men and women in the trades back  
13 to work, will create and diversify  
14 our housing supply, and will  
15 create short- and long-term  
16 economic benefits for our region.

17 These types of projects, we  
18 support throughout the Island.  
19 I've testified on projects in the  
20 Town of Huntington, in Glen Cove,  
21 in Hempstead, in Babylon, and we  
22 believe that the business  
23 community needs to show its  
24 support, because we understand the  
25 challenges that you as

1 Proceedings

2 decisionmakers have to make when  
3 it comes to big projects like  
4 this.

5 We wholeheartedly support  
6 your efforts. We think it is the  
7 way to go, it is the way to  
8 address our future land use  
9 challenges, and I commend you for  
10 your efforts here this evening.

11 Thank you.

12 (Applause.)

13 SUPERVISOR ROMAINE: Thank  
14 you.

15 MS. LENT: Mr. Mattera, you  
16 can begin.

17 MR. MATTERA: Good evening, ]H16  
18 Supervisor Romaine and  
19 Councilmembers. Congratulations,  
20 by the way, on everybody's  
21 election, and I know that we are  
22 going to be looking forward to  
23 working with everybody on the  
24 Board.

25 My name is Mario Mattera.

Proceedings

1  
2 I'm the business agent for  
3 Plumbers Local 200. I'm a  
4 resident of Smithtown, with my  
5 neighbor, Mr. Law, here.

6 I just wanted to say, I  
7 represent approximately 1,100  
8 members, 85 percent of them which  
9 live in Suffolk, and 50 percent  
10 live in the Town of Brookhaven, so  
11 I am here again speaking on behalf  
12 of the residents of Brookhaven.

13 I'm here to speak on a  
14 great project, the newly proposed  
15 Ronkonkoma Hub, which is  
16 desperately needed for the future  
17 of smart growth in the Town of  
18 Brookhaven and in Suffolk County.  
19 We need this project just for our  
20 children, our middle age, our  
21 seniors. You know, everyone says,  
22 "What about our children?" What  
23 about our seniors?

24 It's very, very important  
25 for the future of us keeping our

## Proceedings

1  
2 growth here, to have smart growth.  
3 This project, where it's located,  
4 is amazing; mass transit, Long  
5 Island Expressway, go to the city  
6 in 60 minutes, go out to the  
7 Hamptons, go out to Montauk. You  
8 couldn't ask for a better  
9 location.

10 Not for anything, the  
11 residents that will be pretty much  
12 living there, a lot of them, you  
13 have 5,000 permanent jobs. I'm  
14 not just talking about the  
15 construction. 5,000 permanent  
16 jobs. They can work, eat and  
17 sleep there, and how important  
18 that is. It's that village-type  
19 concept that we need, that's going  
20 to be built all over for smart  
21 growth.

22 The construction jobs we  
23 need desperately, local jobs for  
24 local people, and for even our  
25 members that right now are working

## Proceedings

1  
2 on the job in Patchogue -- which I  
3 commend our mayor, Mayor Pontieri,  
4 for his vision, and then TRITEC  
5 coming and getting involved with  
6 that job. Look at Patchogue. The  
7 last ten years -- ten years ago,  
8 you wouldn't even really go there,  
9 and look at what you do today.  
10 You are going to go there for  
11 lunch, you are going to go there  
12 and meet people -- our members  
13 right now that are working there  
14 are already putting in  
15 applications to try to live there,  
16 which they are. There's over  
17 2,000 applicants right now for  
18 that project that's been given out  
19 for 350 apartments. What does  
20 that tell everybody? We need  
21 smart growth. It's very, very  
22 important.

23 I was listening to our  
24 great Supervisor Romaine at his  
25 speech the other day for his

## Proceedings

1 swearing in, and he's very  
2 concerned about the environment.  
3 Everybody needs to know,  
4 \$42 million project that's going  
5 to be coming out of the sewage  
6 treatment plant that will handle  
7 not only that project, but it will  
8 handle a lot of Islip's problems  
9 that they have right around that  
10 area, for the future. So there it  
11 is, environmental-friendly right  
12 away.  
13

14 I want to commend the  
15 developers, which I work with very  
16 close, the TRITEC builders, for  
17 the job that they -- you know, for  
18 their vision. You know,  
19 Patchogue, the worst economy that  
20 we've had --

21 MS. LENT: Your time is up.

22 MR. MATTERA: Oh, my  
23 goodness, you have to give me more  
24 than three minutes.

25 Okay, you know what? Thank

## Proceedings

1  
2 you so much. This is a great  
3 project. We need to vote "yes"  
4 for this, and you can hear  
5 everybody how they feel about this  
6 project. We have a great  
7 response.

8 Thank you.

9 (Applause. )

10 MS. LENT: Nick Dalvano,  
11 Vince Lancelli and Bruce Edwards.

12 I'm missing one -- Grant  
13 Hendricks.

14 Okay, please all raise your  
15 right hand.

16 (All comply.)

17 MS. LENT: Do you swear to  
18 tell the truth, the whole truth,  
19 nothing but the truth, so help you  
20 God?

21 (Whereupon, Mr. Nick  
22 Dalvano, Mr. Vince Lancelli, Mr.  
23 Bruce Edwards and Mr. Grant  
24 Hendricks all respond in the  
25 affirmative.)



## Proceedings

1  
2 MS. LENT: Okay, do the  
3 same; state your name, town you  
4 live in, and township.

5 Mr. Hendricks, you are  
6 first.

7 MR. HENDRICKS: Good   H17  
8 evening, Supervisor Romaine and  
9 members of the Town Board. Thank  
10 you for allowing me to address you  
11 regarding the proposed Ronkonkoma  
12 Hub project. My name is Grant  
13 Hendricks. I reside in Bay Shore,  
14 in the Town of Islip. I serve as  
15 a member of the Board of Directors  
16 for the Long Island Pine Barrens  
17 Association. I am also a board  
18 member of the Suffolk County  
19 Industrial Development Agency, as  
20 well as a former board member of  
21 the Long Island Regional Planning  
22 Council.

23 Today I'm here representing  
24 the Long Island Contractors  
25 Association, whose members

Proceedings

1  
2 comprise the heart and soul of the  
3 local heavy construction industry.  
4 We employ thousands of union men  
5 and women here on Long Island, and  
6 play a pivotal role in building  
7 and strengthening the region's  
8 infrastructure.

9 We are no strangers to the  
10 project. In fact, we consider it  
11 an economic priority for the town  
12 and its taxpayers. LICA appeared  
13 before the Brookhaven Planning  
14 Board at its November 18th meeting  
15 to stress our strong support for  
16 the proposed project, the  
17 Ronkonkoma Hub Transit-Oriented  
18 Development and Urban Renewal  
19 Plan.

20 We were reassured when the  
21 Planning Board carefully reviewed  
22 and considered the application  
23 including supporting testimony  
24 offered by many that evening.  
25 This evening, LICA continues to

## Proceedings

1  
2 articulate our support, as the  
3 Town Board now considers this  
4 project of regional significance.

5 But words alone will not  
6 create the type of economic  
7 activity that will protect the  
8 future of homeowners and  
9 businesses in central Suffolk  
10 County. LICA's mission is to  
11 advocate in word and in deed on  
12 behalf of those projects that  
13 threaten our region. Accordingly,  
14 LICA wishes to report that  
15 thousands of men and women in the  
16 Long Island heavy construction  
17 industry stand ready to assist the  
18 Town in making this project a  
19 welcome reality.

20 You may remain confident  
21 that the required manpower and  
22 equipment will be available to  
23 construct the necessary  
24 infrastructure required to support  
25 a project that can become the

## Proceedings

1  
2 transformative symbol of Long  
3 Island's ability to grow and  
4 prosper, as well as be the best  
5 place to live and work.

6 Long Island is at a cross  
7 roads where the economic future is  
8 being decided now. With your  
9 community leadership, the tools  
10 necessary for success will be  
11 there for the Brookhaven Town  
12 taxpayer. We are excited to be  
13 part of a project that will bring  
14 economic development to our region  
15 that it so desperately needs.

16 In addition to the  
17 immediate job creation, this  
18 proposal will provide a needed  
19 mixture of 21st Century housing  
20 integrated with retail  
21 opportunities. Its unique  
22 proximity to transportation will  
23 allow Long Island to enjoy the  
24 Transit-Oriented Development  
25 successes that are now being

## Proceedings

1  
2 enjoyed in other parts of our  
3 nation.

4 The Town of Brookhaven has  
5 the opportunity to demonstrate  
6 that public policy leadership will  
7 get the job done, whether it's  
8 generating new jobs and  
9 investment, preserving our quality  
10 of life, strengthening our real  
11 estate values --

12 MS. LENT: Mr. Hendricks,  
13 I'm sorry, your time is up.

14 MR. HENDRICKS: Thank you  
15 for the opportunity to speak in  
16 favor of this project.

17 SUPERVISOR ROMAINE: Thank  
18 you for your comments.

19 If you have written  
20 comments, you can certainly hand  
21 it over to the Clerk, and it will  
22 be shared with the Board members.  
23 I'm sorry you didn't have enough  
24 time.

25 MR. HENDRICKS: Thank you.

## Proceedings

1  
2 MR. DALVANO: Thank you,  H18  
3 Supervisor Romaine and Town Board  
4 members. My name is Nick Dalvano,  
5 and I am a resident of Brookhaven  
6 in the town of Medford. I am the  
7 director of operations for a  
8 family-owned business, which is  
9 Always Elevators, which is located  
10 here on Long Island just on the  
11 other side of MacArthur Airport.  
12 We employ over 20 local residents  
13 who are young, like myself, and  
14 would love to be able to live and  
15 work right here.

16 My father was unable to  
17 attend, and asked me to support  
18 the designation of certain areas  
19 surrounding Ronkonkoma railroad  
20 station as part of the Ronkonkoma  
21 Transit-Oriented Development  
22 project. The Hub project has one  
23 goal in mind; bringing members  
24 together by creating a commuter  
25 destination which offers a prime

Proceedings

1 residential area, retail stores,  
2 entertainment venues, offices,  
3 restaurants, all in one place. I  
4 truly believe moving forward with  
5 this project would be good for  
6 greater Long Island.  
7

8 The Ronkonkoma Hub project  
9 will bring life to an  
10 underutilized area, providing  
11 benefits to all who are involved.  
12 Using Patchogue Village, as  
13 everybody else has talked about,  
14 you can clearly see what's going  
15 on here and how it will benefit  
16 us, without any negatives. It  
17 will attract hundreds of daily  
18 commuters in close proximity to  
19 Islip MacArthur Airport, which my  
20 business uses daily.

21 So I ask you to support the  
22 Ronkonkoma Transit-Oriented Hub  
23 project, and take this first step  
24 in improving the community. Thank  
25 you for your time.

1 Proceedings

2 (Applause.)

3 MR. LANCELLA: Good   H19

4 evening, Mr. Supervisor, Town  
5 Board members.

6 I can't give you the  
7 technical aspect of this project.  
8 I'm going to -- but I'm going to  
9 give you what I have from my heart  
10 on this. I've been a resident of  
11 Town of Brookhaven for the past  
12 50 years. I've had my business in  
13 the Town of Brookhaven for the  
14 past 37 years. One of the biggest  
15 issues -- I have three children;  
16 one child that went to college out  
17 of state and remained there for  
18 six years. I've spoken to a  
19 multitude of young adults, who say  
20 the same exact thing in  
21 conversation when speaking about  
22 Long Island. They say that it's  
23 the same old Long Island. No  
24 jobs, no housing.

25 Now, I walk through the



## Proceedings

1  
2 Town of Riverhead and Town of  
3 Patchogue and I see a breath of  
4 fresh air. I see a  
5 revitalization. And it's not just  
6 that our children are coming home  
7 for the holidays that I am talking  
8 about. It's all the little  
9 moments that you miss, whether  
10 your daughter is cooking with her  
11 mom, or your son is fishing with  
12 his dad. These are the most  
13 important things in life. If we  
14 could keep our youth here, I  
15 believe that's one of the most  
16 important parts of this project.  
17 I see the revitalization as  
18 creating jobs in the poor economy  
19 here, and I see it as housing to  
20 keep -- even if it's just a  
21 handful more children to stay with  
22 their families and grow up on Long  
23 Island as I did.

24 I feel that's one of the  
25 important issues of this project.

## 1 Proceedings

2 I was alerted to this project  
3 because I belong to Long Island  
4 Business Institute, and I've seen  
5 what's going on in Patchogue, and  
6 as I said before, I can't give you  
7 the technicalities, but I believe  
8 it's going to be a rebirth and  
9 save our children from leaving,  
10 and to me -- it's heartbreaking.  
11 It destroys families when you see  
12 these children leave New York. It  
13 seems to be the sign of the times  
14 for this area.

15 Thank you very much for  
16 your time.

17 SUPERVISOR ROMAINE: Thank  
18 you for your comments.

19 (Applause.)

20 MR. EDWARDS: Thank you,   H20  
21 Town Board, for this opportunity  
22 to speak. My name is Bruce  
23 Edwards. I'm a resident of  
24 Ronkonkoma in the Town of Islip.

25 This project has had quite

## Proceedings

1  
2 a long life. It has outlasted the  
3 administration that originally  
4 proposed it, which is one of the  
5 reasons I believe this project, I  
6 will quote our U.S. Senator  
7 Schumer, stated "Ronkonkoma Hub  
8 has the potential to change the  
9 face of Ronkonkoma."

10 This should carefully be  
11 reviewed by a Town Board that has  
12 had almost half of its members  
13 just sworn in or not in place.  
14 The project itself is not what  
15 troubles me. As said by the  
16 Planning Department, there is a  
17 need for this type of project.  
18 However, the density of this  
19 project is off the charts. I  
20 would like to see a more  
21 reasonable density.

] H20-1

22 (Applause.)

23 MR. EDWARDS: I hear what  
24 the Town of Brookhaven is doing to  
25 its commuter residents is a

Proceedings

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

disservice, because the plan has no commuter parking in the plan in its current state. Where will the people park? The former Hub project by the Long Island Rail Road had done a study, and in it they noted that the Ronkonkoma parking lot is now at 105 percent capacity.

H20-2

Due to the proximity of the Ronkonkoma Hub, literally on the border of the Town, studies that were done did not include the surrounding areas, which are in the different jurisdiction. By not including the larger area, these studies are incomplete and faulty.

H20-3

(Applause.)

MR. EDWARDS: The company of VHP did a traffic study, and they used the morning rush hour between 7 a.m. and 9 a.m. Now, I was a commuter at Ronkonkoma for

H20-4

Proceedings

over 25 years, and if you go into the station at 7:00, you walk there. Without the inclusion of the Town of Islip it is problematic.

H20-4  
Cont'd.

Now, as far as the face of Ronkonkoma goes, since there is no ownership component in the residential sections of this project, which could take 10 percent of the Town population, we feel that it's a problem. There should be some sort of ownership involved, and I think the tag line in real estate introduced it as "pride of ownership," and there will be none there.

H20-5

Lastly, just as a matter of transparency, I would like to note that the first speaker, or one of the first speakers, Marianne Garvin, president and CEO of the CDC Long Island, neglected to mention that James Coughlan -- I

## Proceedings

1  
2 believe he's the CEO of TRITEC --  
3 is also the chair of CDC Long  
4 Island.

5 Thank you.

6 (Applause.)

7 MS. LENT: Next we have  
8 Mr. Thomas Herron, Dale Spencer,  
9 Elissa Kyle and Artie Cipoletti.

10 If you will raise your  
11 right hand.

12 (All comply.)

13 MS. LENT: Do you swear to  
14 tell the truth, whole truth,  
15 nothing but the truth, so help you  
16 God?

17 (Whereupon, Mr. Thomas  
18 Herron, Mr. Dale Spencer, Ms.  
19 Elissa Kyle and Mr. Artie  
20 Cipoletti respond in the  
21 affirmative.)

22 MS. LENT: You will speak,  
23 state your name, town you reside  
24 in.

25 Mr. Herron, you are going

## Proceedings

1  
2 to start.

3 MR. HERRON: Good evening. ] H21

4 I'd like to thank the Town of  
5 Brookhaven for letting me speak  
6 tonight. I'd like to commend the  
7 Town and Planning Board on this  
8 progressive and forward-thinking  
9 project. I represent the  
10 Northeast Regional Council of  
11 Carpenters. I am from Bay Shore,  
12 in the Town of Islip.

13 I'd like to take a minute  
14 of your time and just take a look  
15 at that Patchogue project that our  
16 members have been able to work on.  
17 That will give you an idea of what  
18 a nice product we do put out. Our  
19 members that live in the Town of  
20 Brookhaven will also be driving  
21 the economy forward, because they  
22 will be working here, also. If  
23 you take a look at the other  
24 projects on the Island also, the  
25 Wyandanch Rising project, another

## 1 Proceedings

2 transit-oriented project, this is  
3 the way Long Island was meant to  
4 go forward.

5 Historically we've all had  
6 the work in hamlets around the  
7 transit-oriented areas, and this  
8 is just a natural progression for  
9 Long Island.

10 I would also like to say  
11 that we're very fortunate to have  
12 these elected boards doing these  
13 projects, and we look forward to a  
14 quick passage of this project.

15 Thank you.

16 (Applause.)

17 SUPERVISOR ROMAINE: Thank  
18 you for your comments.

19 MR. SPENCER: Thank you, ] H22  
20 Mr. Supervisor, Town Board. My  
21 name is Dale Spencer. I live in  
22 town of Ronkonkoma in Brookhaven  
23 Town. I'm also a curator for the  
24 Lake Ronkonkoma Historical  
25 Society.



## Proceedings

1  
2 We very much support this  
3 project. Personally, when I first  
4 looked at the project, when it  
5 first came up, I kind of laughed,  
6 because doing history in the Town,  
7 we had over the years -- we've had  
8 many attempts to do the project.  
9 Well, upon further examination of  
10 this and watching what happened  
11 with the Patchogue project, and  
12 talking to officials in Patchogue,  
13 including the historical society  
14 officials, we found that the  
15 TRITEC people -- we met with them  
16 also -- were very open and  
17 transparent about the project.

18 We really like the way that  
19 it ties in with the Town, and that  
20 it's guaranteed that the whole  
21 project will be done. We feel  
22 that Ronkonkoma's economy is  
23 slightly depressed. We've seen  
24 some of our bigger businesses in  
25 town go out, because we don't

## 1 Proceedings

2 really feel we have the proper  
3 amount of residents to keep the  
4 Town viable. This is an exciting  
5 plan for us, and we think it will  
6 be good for the Town. We think  
7 the increasing number of residents  
8 in the Town is going to help all  
9 the businesses in town, and help  
10 the vibrancy of the whole town.

11 We are very excited about  
12 it. We don't want to see our  
13 young people leave, and the old  
14 economy of Long Island definitely  
15 contributed to that. My own niece  
16 who recently came back from  
17 college with a degree is bemoaning  
18 the fact that Long Island is a  
19 cultural wasteland for her, and  
20 that she can't do any of the  
21 projects she wants to do here.

22 Going forward in the  
23 future -- Ronkonkoma once used to  
24 be one of the shining jewels of  
25 Long Island when it was a resort

## 1 Proceedings

2 area. It fell in the '60s and the  
3 '70s, and the Ronkonkoma project  
4 to us seems like a chance to start  
5 Ronkonkoma on the road back to  
6 becoming one of the shining jewels  
7 of Long Island, and we feel that  
8 this project is really going to  
9 contribute to that.

10 Ronkonkoma is a town with a  
11 lot of great people and a lot of  
12 pride in its town, and we look  
13 forward to the project going  
14 forward and hope all the people on  
15 the Town Board will vote for the  
16 advance of this project.

17 Thank you very much.

18 (Applause.)

19 SUPERVISOR ROMAINE: Thank  
20 you for your comments, and thank  
21 you for what the historical  
22 society does.

23 MS. KYLE: Hi. My name is ] H23  
24 Elissa Ward Kyle. I'm the  
25 sustainability director for Vision

## Proceedings

1  
2 Long Island, a smart-growth  
3 planning organization, and our  
4 offices are located in downtown  
5 Northport off of Main Street, and  
6 I happen to live two blocks from  
7 the Huntington train station.

8 There are many good things  
9 to be said about this project.  
10 Many people have said them, and I  
11 don't want to repeat what other  
12 people have said, and certainly  
13 three minutes cannot touch upon  
14 all of them. I just want to talk  
15 mostly on the review process, the  
16 community aspect, that has taken  
17 place so far and should continue  
18 to take place in the future as  
19 this goes forward.

20 Just to let you know,  
21 several years ago, in 2009 Vision  
22 Long Island honored this project  
23 at our annual Smart-Growth Awards  
24 for its right to transportation  
25 option, and provided more of that

## 1 Proceedings

2 sort of environment that we  
3 believe have choices of different  
4 types of transportation to use.  
5 That is lacking on Long Island.

6 Overall, you know, the  
7 form-based code helps to really  
8 make this a quality project, a  
9 real sense of place, focusing on  
10 different scales of development,  
11 you know, with the highest close  
12 to the train station and stepping  
13 down the further away, and really  
14 focusing on the public realm that  
15 really helps create identity for a  
16 neighborhood and really helps make  
17 that place walkable.

18 Simply being adjacent to a  
19 train station doesn't make people  
20 want to walk there. Having people  
21 come there with attractive and  
22 safe sidewalks are things that  
23 factor into that greatly.

24 Though the parking and  
25 traffic are items of concern, this

## Proceedings

1 type of project, because of its  
2 nature, has much lower impact than  
3 other types of development of this  
4 scale. The people who live there  
5 will either be commuting by train  
6 -- which means they won't be  
7 driving anywhere -- they will  
8 work, perhaps, in the  
9 development -- again, not driving  
10 -- or if they do have to drive to  
11 their job, they will be leaving  
12 when everyone else is arriving, to  
13 offset that peak time. The  
14 commuter parking is going to  
15 remain, as it is, with the parking  
16 structure and everything. There  
17 is going to be additional parking  
18 for the additional uses that can  
19 be shared, so that when residents  
20 leave, employees will come into  
21 that particular spot and reduce  
22 the overall need in the area for  
23 massive parking lots.  
24

25 It's also our understanding

## 1 Proceedings

2 that the double track, which  
3 will -- which, is a separate  
4 independent project, but they will  
5 benefit from each other, whether  
6 or not the double track -- you  
7 know, the double track happening  
8 does not -- is not necessary for  
9 this project to be successful.

10 I will submit a written  
11 copy of this testimony, since I  
12 have five seconds left.

13 Vision Long Island has  
14 never supported eminent domain --

15 MS. LENT: Sorry, that's  
16 it.

17 SUPERVISOR ROMAINE: Thank  
18 you for your comments.

19 MR. CIPOLETTI: Thank you, ] H24  
20 Mr. Supervisor and members of the  
21 Board. Artie Cipoletti. I live  
22 in Islip. My business is based in  
23 Islip. I work in the construction  
24 industry. I work hand in hand  
25 with the Long Island Initiative.

## Proceedings

1  
2 This TRITEC is a visionary  
3 company. It's an excellent choice  
4 that you made in picking them as a  
5 master developer. I totally  
6 support it. My employees reside  
7 in Brookhaven as well as in Islip,  
8 and we look forward to moving  
9 forward on this project. The  
10 selection, once again, is  
11 phenomenal on your part.

12 The job, as you can see, is  
13 visionary. The proof is in  
14 Patchogue. Just go by there. I  
15 know I'm being repetitive to what  
16 other people have said, but being  
17 on that job myself and seeing  
18 what's happened in the community,  
19 you can see it will be such an  
20 uplift for Ronkonkoma, and it can  
21 become again what it once was,  
22 which is a destination location.

23 Thank you.

24 SUPERVISOR ROMAINE: Thank  
25 you for your comments.



1 Proceedings

2 (Applause.)

3 MS. LENT: Jim Morgo,  
4 Charles Barredo, Lois Fricke, and  
5 Lenny Levy. Lenny Levy, is he  
6 still here?

7 BOARD MEMBERS: He left.

8 MS. LENT: Okay, Cara  
9 Longworth.

10 Do you swear to tell the  
11 truth, the whole truth, and  
12 nothing but the truth, so help you  
13 God?

14 (Whereupon, Mr. Jim Morgo,  
15 Mr. Charles Barredo, Ms. Lois  
16 Fricke and Ms. Cara Longworth  
17 respond in the affirmative.)

18 MS. LENT: State your name,  
19 hamlet you live in and the Town  
20 you reside in.

21 MR. MORGO: Good evening, ] H25  
22 Supervisor Romaine and members of  
23 the Town Board. I'm Jim Morgo,  
24 and I live in Bayport, Town of  
25 Islip. Up front, I want to

## Proceedings

1  
2 disclose my contract with CJ2  
3 Communications that has a contract  
4 with TRITEC, the master developers  
5 on this project. The principal  
6 reason, the only reason, I agreed  
7 to the contract was to try to be  
8 helpful in advancing the Town's  
9 vision for the 50 acres  
10 surrounding the Ronkonkoma train  
11 station.

12 As many of you know, I  
13 served as the first president and  
14 CEO of the Long Island Housing  
15 Partnership, but I want to focus  
16 on the time I spent as Suffolk's  
17 first Commissioner of Economic  
18 Development and Workforce Housing,  
19 and then as Chief County  
20 Executive. In both of those  
21 positions, I was charged with  
22 attracting new businesses and  
23 retaining them here, along with  
24 the taxes that pay our schools,  
25 the jobs they provide with our

## 1 Proceedings

2 citizens, and the economic  
3 activity the businesses generate  
4 for the mom-and-pop stores in our  
5 local communities. I was part of  
6 the team that brought Canon USA's  
7 western hemisphere's headquarters  
8 and its nearly 2,000 high-paying  
9 jobs to Suffolk County for the  
10 significant benefit to all  
11 involved.

12 But in dealing with Canon,  
13 and, in fact, in all the  
14 businesses I worked with, the ones  
15 that stayed, the ones that left,  
16 and the ones that never came to a  
17 business, all mentioned a lack of  
18 appropriate homes for the young,  
19 upwardly mobile professionals.  
20 And the businesses mentioned that  
21 their young professionals have  
22 personally few options on Long  
23 Island.

24 And I'm -- and in talking  
25 about housing options, the

## Proceedings

1  
2 business owners weren't just  
3 talking about homes their workers  
4 couldn't afford. Many earned  
5 significant salaries. No, they  
6 were talking about places that  
7 their young workers wanted to  
8 live, vibrant neighborhoods where  
9 they could walk to restaurants,  
10 stores, entertainment and  
11 transportation. Countless  
12 neighborhoods, some on Long  
13 Island, have been brought back to  
14 life by an influx of young  
15 professionals. I was going to  
16 cite Patchogue, but Pontieri's  
17 head is too big already.

18 Who knew that the New  
19 Village neighborhood could be such  
20 a neighborhood. And if I was  
21 still working to attract and  
22 retain businesses, you could bet I  
23 would be featuring its promise.

24 Finally, as far back as I  
25 could remember, Long Island has

## 1 Proceedings

2 been touted as the next Silicone  
3 Valley -- and I see my time is  
4 close, so let me sum up.


5 We should be the next  
6 Silicone Valley. In fact, in this  
7 town, you have two of the nation's  
8 leading ones; you have Stony Brook  
9 and you have Brookhaven National  
10 Lab. With Stony Brook, it's  
11 trying to build its reputation as  
12 a center of high-tech science  
13 research. They are having a  
14 terrible problem attracting  
15 people, and they pay \$80,000 a  
16 year for new --

17 MS. LENT: Sorry, your time  
18 is up.

19 MR. MORGO: Okay, I think  
20 you got my point. Thank you.

21 SUPERVISOR ROMAINE: Jim,  
22 thank you for your comments.

23 (Applause.)

24 MR. BARREDO: Good evening,  H26  
25 Mr. Supervisor and Brookhaven Town

## Proceedings

1 Board members. My name is Charles  
2 Barredo. I am a resident of  
3 Wantagh, in the Town of Hempstead.  
4 I am 58 years old, and I have  
5 grown up and raised my family on  
6 Long Island. I am a Long Island  
7 businessman, and I have traveled  
8 the Long Island Rail Road many  
9 times, and have used the  
10 Ronkonkoma Hub enough to watch it  
11 deteriorate and become an  
12 uncomfortable environment to pass  
13 through. And most recently, as my  
14 18-year-old daughter travels back  
15 and forth on the train, it makes  
16 me even more uncomfortable. I am  
17 always concerned about her safety  
18 traveling through there. This  
19 being one of many reasons I would  
20 like to state for the record my  
21 support of the Ronkonkoma  
22 Transit-Oriented Hub project.

24 I think we all know that it  
25 will beautify the currently

## 1 Proceedings

2 blighted area. It will create  
3 more jobs and, no pun intended,  
4 will spur the economy for Suffolk  
5 County and also Long Island. I  
6 want to applaud the Brookhaven  
7 Board's selection of TRITEC as the  
8 master developer. They have  
9 earned a stellar reputation in our  
10 industry, and all you have to do  
11 is visit Patchogue to know that.

12 It is my request, very  
13 simply, that the Board members  
14 vote "Yes" to approve this  
15 project.

16 Thank you.

17 (Applause.)

18 MS. FRICKE: Good evening, ] H27

19 Mr. Supervisor and Council Board  
20 members. My husband and I are  
21 residents of Brookhaven for 49  
22 years. We reside at 22 New York  
23 Avenue in Port Jeff Station. I am  
24 here today to speak on the  
25 Ronkonkoma Hub Transit-Oriented

1 Proceedings

2 Development project's four  
3 resolutions on today's agenda.

4 Since the opening of  
5 Ronkonkoma railroad station in  
6 1988, I must have been to that  
7 area at least a hundred times over  
8 the years, and taken the train at  
9 least half of those times. The  
10 condition today at the station is  
11 not appealing. It is a place that  
12 you go to park, take the train,  
13 and leave. This is a blighted  
14 area, ready for redevelopment.

15 Many people have been  
16 talking through the years about  
17 redeveloping this area for some  
18 time, as the area provides the  
19 potential for an environmentally  
20 sound and economically viable  
21 transit-oriented development.  
22 This Town Board should be  
23 commended for taking the  
24 initiative to finally get this  
25 area redeveloped in a way the Town



Proceedings

1  
2 and its residents can be proud of  
3 and feel safe to frequent.

4 Lastly, we would like to  
5 fully support the choice of this  
6 Board of TRITEC as the master  
7 builder of this project. Their  
8 reputation, as has been said many  
9 times before this evening, and  
10 proven record, is well known in  
11 the building industry as well as  
12 the communities they have worked  
13 in. Their current project in the  
14 Village of Patchogue will serve as  
15 a model for future development  
16 projects across Long Island, and  
17 the Ronkonkoma Hub will do the  
18 same.

19 Thank you very much for  
20 listening.

21 SUPERVISOR ROMAINE: Thank  
22 you for your comments.

23 (Applause.)

24 MS. LONGWORTH: Good  
25 evening, Supervisor and

☐ H28

## 1 Proceedings

2 Councilmembers. My name is Cara  
3 Longworth. I am the Executive  
4 Director of the Long Island  
5 Regional Planning Council. I'm  
6 here tonight to speak on behalf of  
7 the council and Chairman John  
8 Cameron.

9 Recently the Long Island  
10 Regional Planning Council  
11 published a Long Island Regional  
12 Comprehensive Sustainability Plan.  
13 The plan was a culmination of  
14 months of work with planners,  
15 environmentalists, economists and  
16 local stakeholders. We studied  
17 the challenges we face in the  
18 region, and developed the  
19 strategies to guide the region to  
20 make Long Island economically,  
21 environmentally and equitably  
22 sustainable for the next 25 years.

23 We all know Long Island  
24 faces challenges, and the plan  
25 targets several. The Long Island

1 Proceedings

2 Regional Planning Council feels  
3 the greatest impediment for Long  
4 Island's future economic viability  
5 is the unsustainable taxes and  
6 lack of diverse housing stock that  
7 the region is presently  
8 experiencing.

9 The plan identifies 39  
10 strategies we need to undertake to  
11 overcome our current challenges,  
12 and several of the strategies are  
13 satisfied by projects like the  
14 proposed Ronkonkoma Hub. We  
15 support the development of  
16 communities and job sites around  
17 train stations, expansion of the  
18 transit system, and development of  
19 diverse housing options, making  
20 residences and homes that are  
21 affordable for young workers,  
22 professionals and empty-nesters.

23 The Long Island Regional  
24 Planning Council recognizes that  
25 large-scale development

## Proceedings

1 transit-oriented projects have the  
2 potential to affect the quality of  
3 life for Long Islanders in a  
4 regional significant way in areas  
5 of economic development, housing,  
6 transportation, energy,  
7 environment, education, public  
8 health, emergency service and  
9 social and economic equity.  
10

11 The potential project meets  
12 many of these criteria. The  
13 Regional Planning Council  
14 designates this project as a  
15 project of regional significance,  
16 because the Ronkonkoma Hub project  
17 has such a potential progress, and  
18 the council is scheduled to vote  
19 on the application next Tuesday.

20 Although it's only required  
21 that a potential project meets one  
22 of the criteria, this project  
23 meets several. The economic  
24 impacts of the project, including  
25 the capital investments and the

## Proceedings

1  
2 thousands of jobs, permits and  
3 construction jobs projected as  
4 well as the housing, affordable  
5 housing project, and  
6 transportation criteria being  
7 built near transportation hubs  
8 satisfies at least three of our  
9 criteria.

10 Finally, when the Regional  
11 Council considers this project,  
12 this Board is going to have final  
13 support from both Suffolk County  
14 and New York State. The County  
15 has agreed to support the design  
16 of new sewage facilities. As  
17 Kevin Law mentioned earlier, the  
18 Long Island Regional Economic  
19 Development Council has identified  
20 this project as a project of  
21 significance, and has awarded  
22 significant money in both Round 1  
23 and 2 of its funding, and the  
24 Regional Planning Council has  
25 named this project viable in

## Proceedings

1  
2 accordance with its comprehensive  
3 sustainability.

4 MS. LENT: I am sorry, but  
5 your time is up.

6 MS. LONGWORTH: Thank you.

7 MS. LENT: Gregg Freedner,  
8 Bud Cipoletti, George Schramm, and  
9 David Kapell.

10 If there is anything that  
11 you want to leave for the Board,  
12 you can hand it to the side.  
13 Please raise your right hand.

14 (All comply.)

15 MS. LENT: Do you swear to  
16 tell the truth, the whole truth  
17 and nothing but the truth, so help  
18 you God?

19 (Whereupon, Mr. Gregg  
20 Freedner, Mr. Bud Cipoletti,  
21 Mr. George Schramm and Mr. David  
22 Kapell respond in the  
23 affirmative.)

24 MS. LENT: Mr. Freedner,  
25 you are first.

## Proceedings

MR. FREEDNER: Good

] H29

1  
2  
3 evening, Mr. Supervisor and Board  
4 members. My name is Gregg  
5 Freedner. I'm a resident of  
6 Ronkonkoma on the Brookhaven side,  
7 and I've been a member of Lake  
8 Ronkonkoma Civic Organization  
9 board for over ten years.

10 I'm a very proud person who  
11 lives in Ronkonkoma, and I am a  
12 lifelong resident, and I was never  
13 proud of the area around the  
14 railroad station for obvious  
15 reasons. My concerns with this  
16 project -- which I do support,  
17 because anything is better than  
18 what is there -- but one of the  
19 concerns is that 20 years ago, I  
20 brought my wife out from Brooklyn  
21 to live with me in Ronkonkoma,  
22 because I loved it so much, and in  
23 these 20 years, she's noted that  
24 the Town is getting more crowded  
25 and there's more traffic. And

Proceedings

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

then when she heard about this project, she said, "Gregg, please don't let Brooklyn come out to here." And that's --

(Applause.)

MR. FREEDNER: Again, I support the project, because I want something better than what's there, but a couple of things I do have reservations about.

Number one, I don't believe we should have five-story buildings in Ronkonkoma. I don't think our fire departments can safely handle that, and I've been told by an expert that they can't.

H29-1

I'm concerned about density, what can our streets handle. It was mentioned before that there is going to be a second track put on the MTA. You need to keep that into consideration with all the people coming out on those new trains, when you are going to

H29-2



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

Proceedings

have all these people working in this area. It's going to add a lot of people, a lot of traffic, so it's a concern of mine.

H29-2  
Cont'd.

I'd like to see most of the apartments in there be one bedroom, so we don't overcrowd the schools. I would like to see a lot of the apartments be 55 and over. My biggest concern is that their marketing fails them.

H29-3

There's a lot of empty buildings in Ronkonkoma right now, and I'm sure the people that built them planned on filling them, and I'm sure TRITEC plans on filling this project, too, and I hope they do; however, my concern is that a small blighted area becomes a giant monstrosity.

H29-4

Thank you.

(Applause.)

MR. CIPOLETTI: Mr.

H30

Supervisor, Board, thank you for

## Proceedings

1  
2 the opportunity to speak. My name  
3 is Bud Cipoletti. I'm a member of  
4 the Town of Islip. I believe I am  
5 the first of the real youths of  
6 Long Island to come up and speak.  
7 I commend the parents that are  
8 here and the people that have had  
9 long careers and have been able to  
10 buy houses, and I wanted to make  
11 sure that I came to this hearing  
12 to be heard from the youth side.  
13 My main concern on Long Island is  
14 the staggered neighborhoods. My  
15 approach to this is twofold. I --  
16 first of all, I'm concerned about  
17 the evolution of the place I grew  
18 up and lived and got an education  
19 in college. Looking for jobs has  
20 been tough. I graduated in 2010,  
21 when we were in the midst of a  
22 recession, and got one job and  
23 had to kind of fiddle around, but  
24 what I'm seeing in the past year,  
25 past six months is the

## 1 Proceedings

2 revitalization of certain  
3 neighborhoods.

4 Being from Islip, usually I  
5 recreate in the immediate area. I  
6 have since gone to Patchogue, and  
7 it's become my new beacon of  
8 recreation. The other thing I'm  
9 surprised nobody mentioned is the  
10 lake in Ronkonkoma. It's the  
11 largest of the lakes on Long  
12 Island, and if any of you have  
13 never been there, it's a beautiful  
14 place. I'm a boat-owner, and I am  
15 able to take my boat out on the  
16 concrete ramp there. It's one of  
17 the only concrete ramps in Long  
18 Island. And being a wildlife  
19 advocate, I know that I studied  
20 the plan that is being proposed,  
21 and with the sewage and with the  
22 pollution problems in the lake  
23 currently, the sewage will do  
24 nothing but clean up the lake and  
25 restore a vibrant fishery, if any

## Proceedings

1 of you out there are into fishing.

2 I know I want to stay on Long  
3 Island and go fishing with my  
4 father for years to come, and  
5 hopefully raise a family.  
6

7 Just to harp on something a  
8 man said in the last panel, he  
9 said something about our youth  
10 looking -- not that we aren't able  
11 to afford a single-family home,  
12 but it's the places that I am  
13 forced to look. I grew up on the  
14 south shore of Long Island, and I  
15 want to live in a place that is  
16 evolving, that feels current,  
17 because I want to not only impress  
18 my children, I want to impress my  
19 parents. I want to show them that  
20 my generation has a chance to live  
21 in a place that wants evolution.  
22 I want to live in a place that  
23 wants evolution, not stagnant, as  
24 Ronkonkoma is right now.

25 Bringing projects like

## 1 Proceedings

2 this, you will bring minds like  
3 myself -- I am representing a  
4 massive general populus of  
5 youth -- I want to go fishing on a  
6 lake, I want to wine and dine my  
7 future wife in a place like this.

8 Thank you.

9 (Applause.)

10 MR. SCHRAMM: Good evening. ]H31

11 My name is George Schramm. I am a  
12 resident of Ronkonkoma in the Town  
13 of Brookhaven, and I'm the  
14 president of the Lake Ronkonkoma  
15 Civic Organization. In 2007, the  
16 Town of Brookhaven hired a  
17 consultant to explore the various  
18 possibilities for revitalization  
19 around the railroad station.

20 These findings were presented to  
21 the community in a series of  
22 public meetings in 2007 and 2008.

23 The Civic helped facilitate  
24 those meetings, because we were  
25 officially notifying our

## Proceedings

1  
2 community. If after attending,  
3 they clearly indicated they  
4 preferred no development or  
5 limited development, then that's  
6 what would have been the Civic's  
7 goal; we would have worked to  
8 achieve that. But that's not what  
9 happened.

10 Those meetings revealed  
11 that there was overwhelming  
12 support for a mixed-use  
13 development in a blighted  
14 industrial area near Ronkonkoma  
15 train station, and that the nearby  
16 neighborhood and single-family  
17 homes should be served and  
18 protected.

19 Through discussions with  
20 the planning consultants and the  
21 Town, it became perfectly clear  
22 that for this special project, we  
23 would need the use of a master  
24 developer and Transit-Oriented  
25 Development. By using a master

## Proceedings

1  
2 developer instead of waiting for a  
3 developer to become interested in  
4 developing the project, the Town  
5 selected a developer and entered  
6 into an agreement with that  
7 developer. Both the Civic and  
8 Chamber of Commerce participated  
9 in the selection process. So,  
10 this situation is very different  
11 from the typical relationship on  
12 development projects. The  
13 developer isn't a firm that showed  
14 up one day and decided it was  
15 going to undertake the project.  
16 The master developer arrangement  
17 was specifically chosen so that  
18 the community would always be  
19 involved in the project, as it  
20 proceeded at a deliberate pace.

21 The second component of the  
22 project was the choice of a  
23 Transit-Oriented Development. TOD  
24 is a mixed-use pedestrian-friendly  
25 project. It is accessible via a

## Proceedings

1  
2 variety of transportation options,  
3 and typically contains storage  
4 services, office space and housing  
5 for starting-off young  
6 professionals and seniors. We  
7 believe the community's first  
8 choice of developer was a wise  
9 one. The Ronkonkoma Hub project  
10 will provide housing opportunities  
11 for these well-educated  
12 professional residents, while  
13 creating new, revitalized stores  
14 and services that spur economic  
15 development.

16 Developers required to work  
17 with the communities developed  
18 design standards to ensure that  
19 the architecture is appropriate,  
20 high quality and in keeping with  
21 the character of Lake Ronkonkoma.  
22 As such, the Civic would not  
23 support eminent domain.

24 Approval of tonight's  
25 resolutions will facilitate the



## Proceedings

1  
2 development the community has  
3 chosen for the railroad station.  
4 Thank you.

5 (Applause.)

6 SUPERVISOR ROMAINE: Thank  
7 you for your comments, and for the  
8 work of the Civic Association.

9 MR. KAPPELL: Good evening,  
10 Mr. Supervisor, members of the  
11 Town Board. Thank you for the  
12 opportunity to speak. My name is  
13 David Kapell. I live in Greenport ] H32  
14 in the Town of Southold, and I'm  
15 here on behalf of the Rauch  
16 Foundation of Garden City. The  
17 Rauch Foundation publishes the  
18 Long Island Index, which many of  
19 you may be familiar with. It's a  
20 project that's been in place now  
21 for 11 years. Our first report  
22 was -- documented the phenomenon  
23 that we call the "brain drain,"  
24 which is a steady loss of youth on  
25 Long Island, youth that we've

## 1 Proceedings

2 taken great pains to educate and  
3 raise, but due to certain housing  
4 opportunities and employment

5 opportunities, in many cases,  
6 forces them to leave the Island.

7 This is a process that dooms us in  
8 the long run if we don't respond  
9 to it.

10 Further research has

11 demonstrated that this is a result  
12 of a lack of housing alternatives,  
13 unrealistic tax burdens,

14 inadequate transit connections and  
15 underutilized downtowns. The

16 action that this Board proposes to  
17 take tonight will address these

18 issues in a severe way, in this  
19 particular location, and to that

20 extent it's consistent with the  
21 priorities of the Rauch

22 Foundation.

23 In sum, the current

24 scenario on Long Island makes this  
25 a place for young people to leave.

## Proceedings

1                   The rubber hits the road when  
2  
3                   Boards like yours pick up the  
4                   challenge to do something about  
5                   that, and I know it's a difficult  
6                   decision for you to make. It's  
7                   going to have negative  
8                   consequences for some, but in  
9                   balancing the equities, I think  
10                  it's important for this Board to  
11                  move this process ahead and to  
12                  vote yes to the resolutions before  
13                  you.

14                   Thank you.

15                   (Applause.)

16                  SUPERVISOR ROMAINE: Thank  
17                  you. I would mention David is the  
18                  former mayor of Greenport, and led  
19                  a massive revitalization there.

20                  MS. LENT: Next we have Ken  
21                  Kellaner, Debbie Goetz, Joseph  
22                  Urban, and Dawn Hopkins.

23                   Raise your right hand.

24                   (All comply.)

25                  MS. LENT: Do you swear to

## 1 Proceedings

2 tell the truth, the whole truth,  
3 and nothing but the truth, so help  
4 you God?

5 (Whereupon, Mr. Ken  
6 Kellaner, Ms. Debbie Goetz, Mr.  
7 Joseph Urban and Ms. Dawn Hopkins  
8 respond in the affirmative.)

9 MS. LENT: Mr. Kellaner,  
10 you will go first.

11 MR. KELLANER: Good ] H33  
12 evening. My name is Ken Kellaner.  
13 I live in the hamlet of  
14 Farmingville in the Town of  
15 Brookhaven.

16 Most of the points I was  
17 going to make tonight have already  
18 been covered, so I'll just try to  
19 highlight on some of them.

20 I support the project  
21 fully, and urge your approval to  
22 move it forward as quickly as  
23 possible. The project will  
24 certainly clean up what was well  
25 documented today as a blighted

## Proceedings

1  
2 area. I was particularly touched  
3 by the lady who came from Canada  
4 and said she was embarrassed when  
5 she brought friends and relatives  
6 to visit Long Island, and they had  
7 to suffer by going to Ronkonkoma  
8 train station.

9 There's great trains  
10 bringing you out here, and then  
11 you get shocked by a very poor  
12 environment, so this project will  
13 clean that up.

14 There's been a lot of  
15 discussion about housing, about  
16 the need for housing for our young  
17 people, to retain them on Long  
18 Island and to provide good housing  
19 options for our seniors. I don't  
20 think it was discussed enough,  
21 though, the problem that that one  
22 speaker that brought up new  
23 businesses coming to Long Island  
24 but not being able to bring their  
25 people with them because the

## Proceedings

1 housing options are lacking. Both  
2 the price and choice of housing,  
3 that's a big problem that needs to  
4 be addressed, and I think it could  
5 be addressed with this project.  
6

7 I think we spoke of a  
8 problem with parking that was  
9 mentioned by one gentleman. We  
10 have basically a farm of parking  
11 laid out as far as the eye can  
12 see, so retaining that is not  
13 good. I think if the developer is  
14 creative, he will come up with a  
15 system that integrates structural  
16 parking to create more land for  
17 better purposes, and also try to  
18 utilize the parking so when the  
19 residents leave to go to jobs  
20 elsewhere in the morning, the  
21 commuters commuting can reuse  
22 those parking spaces. We don't  
23 need spots for everybody. I think  
24 they could be cross-utilized  
25 throughout the day and over the

H33-1

## Proceedings

H33-1  
Cont'd.

1  
2 weekend.

3 We also talked about Lake  
4 Ronkonkoma as being a destination.  
5 Many of us go to Port Jefferson,  
6 Sayville, we go to Northport,  
7 because it's a nice place. Now  
8 everybody is going to Patchogue.  
9 It would be nice in the future if  
10 we could stay here and go to Lake  
11 Ronkonkoma for dinner and to  
12 entertain friends, and go to  
13 dinner for special occasions.

14 Also, this project will fit  
15 nicely with some of the other  
16 things taking place in Lake  
17 Ronkonkoma. It was mentioned by  
18 one of the previous speakers, the  
19 revitalization of the lake, and  
20 some member of the Lake Ronkonkoma  
21 Civic Organization mentioned about  
22 10 years ago when we envisioned a  
23 good design for Portion Road.  
24 That was the beginning of the  
25 Smart Growth discussion and

Proceedings

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

designing for pedestrians. So all of those elements will fit together with this project to make Lake Ronkonkoma a community that we could be proud of. I urge you to approve all the resolutions that are before you tonight. Thank you.

(Applause.)

MS. GOETZ: Good evening.

] H34

My name is Debbie Goetz. I'm from the Town of Brookhaven. First off, I'd like to thank the Board and Supervisor Romaine for the meeting. For the record, I am opposed to the Ronkonkoma Hub plan for several reasons.

First of all, I'm wondering how many families really would want to live that close to the train tracks. I am just curious.

] H34-1

And the impact it would have on the local communities in the surrounding areas would be

] H34-2



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

Proceedings

tremendous regarding the amount of traffic it would create considering 1,450 apartments could have at least one car per unit or more to the already overcrowded highways and local roadways.

H34-2  
Cont'd.

Where are the jobs to sustain 3,000 more people in the area? There are several more apartment dwellings being proposed in the Town of Islip. They are proposing 250 apartments in the Holbrook area, 600 in Great River, and 9,000 units in Brentwood. How do we sustain all this; you know, sewer, water? What about the cost of hiring more police, fire and EMTs to the area? And I have heard some speakers say that it will increase the tax revenue; however, I believe TRITEC has received \$5 million in tax rate necessities and IDA tax abatements as well.

H34-3

H34-4

H34-5

## Proceedings

1  
2 Also, there's an article in  
3 Newsday on Monday that was posted  
4 on the Internet that was a total  
5 of 228 comments. Of course, they  
6 closed the commenting. It was a  
7 hundred pages or so, and I have a  
8 couple of comments from the  
9 article. One of them is "The  
10 young people can't afford to live  
11 in these places. Rents will start  
12 at \$1,300 for a studio apartment."  
13 Another is "There's two pages of  
14 sewer and waste treatment plan  
15 construction. Where do they plan  
16 on dumping waste from washers,  
17 dryers, toilets by the thousands,  
18 dishwashers, dumpster juice? It  
19 all has to go someplace." Another  
20 person said, "'If you build it,  
21 they will come' is not working,  
22 once you add in rental payments  
23 and all the other living expenses.  
24 Many of the good paying jobs are  
25 in the city, and during peak hours

## Proceedings

1  
2 the train commute costs \$35 a day,  
3 which equates to \$9,000 a year."  
4 And the last comment I have, "It's  
5 a bad idea," and I think that  
6 pretty much sums up the whole  
7 idea.

8 Thank you.

9 (Applause.)

10 MS. LENT: What hamlet --

11 MS. GOETZ: Oh, sorry.

12 East Setauket.

13  
14 MS. LENT: Thank you.

15 Mr. Urban?

16 MR. URBAN: Good evening,   H35

17 ladies and gentlemen. My name is  
18 Joseph Urban, and I live in the  
19 area of the Ronkonkoma railroad  
20 station, the area that TRITEC is  
21 looking to develop into a village.

22 I bought my property about  
23 40 years ago. I chose my property  
24 because it's located around the  
25 corner of the railroad station,

## Proceedings

1 which allows me to walk to the  
2 station, take the train into the  
3 city, see a show, have dinner, and  
4 come home without having to worry  
5 about driving or parking. I also  
6 chose the property for its size,  
7 which is one-third of an acre. I  
8 now have full-grown trees, a large  
9 area for a garden. My property is  
10 nicely landscaped in the front,  
11 which took me years to accomplish.  
12 I'm 70 years old now, and retired.  
13 I am comfortable in my home and  
14 did not expect my life to be  
15 disrupted by having to relocate.  
16 What are my options?  
17

H35-1

18 I have attended all the  
19 meetings regarding this project.  
20 At every meeting, the question was  
21 asked about eminent domain. We  
22 were told by TRITEC and Mr.  
23 Bertoli, the Commissioner of  
24 Planning, that would not be the  
25 case; eminent domain would not be

H35-2

## Proceedings

1  
2 used. At this point in time in my H35-2  
Cont'd.  
3 life, I may be told to pick up and  
4 relocate. Where do I go that has  
5 the location, convenience, size in  
6 property that I now enjoy in my  
7 retirement?

8 Since the planning for this  
9 project began eight years ago, I  
10 have not been contacted by anyone  
11 from TRITEC or anyone else  
12 involved. The first  
13 correspondence that I received in  
14 all that time came a short time  
15 ago in the form of a certified  
16 letter regarding a changed zoning.  
17 The zoning had been changed from  
18 J-7 to L-1, and now it's being  
19 changed again.

20 TRITEC said it wanted to  
21 work with the residents, but that  
22 doesn't seem to be the case. In  
23 my opinion, their only interest  
24 seems to be their own. I would  
25 like to ask the members of this

## Proceedings

1 Board, what would you say if I  
2 told you I was taking your home  
3 and property? And I know you  
4 can't answer that, but give it  
5 some serious thought.  
6

7 (Applause.)

8 AUDIENCE MEMBER: Yeah.

9 SUPERVISOR ROMAINE: I  
10 would ask the audience, if you are  
11 going to applaud for someone,  
12 please do it at the end, because  
13 when you do it in the middle, we  
14 can't hear the comments.

15 MR. URBAN: Thank you.

16 MS. HOPKINS: My name is ] H36

17 Dawn Hopkins. I live in  
18 Ronkonkoma, in the Town of  
19 Brookhaven. I am also the vice  
20 president for the Lake Ronkonkoma  
21 Civic Organization. I am here to  
22 speak in support of the  
23 redevelopment plan of the  
24 Ronkonkoma Hub.

25 Earlier in this process,

## 1 Proceedings

2 the Town of Brookhaven and the  
3 Lake Ronkonkoma Civic Organization  
4 came together to facilitate a  
5 visioning process to allow our  
6 community members to express what  
7 they wanted in the area of the  
8 Ronkonkoma Hub. I participated in  
9 that visioning, and I can say that  
10 the current plan is conceptually  
11 consistent with the ideas that the  
12 community expressed in that  
13 vision. So, once again, I ask for  
14 your support in this project.

15 Thank you.

16 (Applause.)

17 SUPERVISOR ROMAINE: Thank  
18 you.

19 MS. LENT: Slav Odynocki,  
20 MaryAnn Johnston, Annette Gatow  
21 (phonetic spelling), and Jennifer  
22 Appel.

23 Okay, there's only three of  
24 you. You must be Mr. Odynocki.  
25 What is your name?

## Proceedings

1  
2 MS. JOHNSTON: MaryAnn  
3 Johnston.

4 MS. APPEL: Jennifer Appel.

5 MS. LENT: Okay, Ms. Gatow  
6 isn't here. We'll call Robert  
7 Morano.

8 Do you swear to tell the  
9 truth, the whole truth, and  
10 nothing but the truth, so help you  
11 God?

12 (Whereupon, Mr. Slav  
13 Odynocki, Ms. MaryAnn Johnston,  
14 Ms. Jennifer Appel and Mr. Robert  
15 Morano respond in the  
16 affirmative.)

17 MS. LENT: State your name,  
18 hamlet you live in, town you  
19 reside in.

20 Mr. Odynocki, you will go  
21 first.

22 MR. ODYNOCKI: My name is ]H37  
23 Slav Odynocki. I'm a resident of  
24 Ronkonkoma. I have a business  
25 there since '89. The whole reason



## 1 Proceedings

2 why I purchased that particular  
3 property was because of  
4 approximation to the railroad. I  
5 own a dental laboratory there.  
6 That was very convenient for my  
7 employees to come and go, and for  
8 my patients, whether they come  
9 from New Jersey or Manhattan.

10 Plan also included after I  
11 finish my career as a dental  
12 technician, I will convert my  
13 building into a residence. The  
14 property is small enough for an  
15 older person to take care of. We  
16 like to go to the city to enjoy  
17 the city, go to events, easy to  
18 walk to train station and back to  
19 the house. That was plan back in  
20 about '88, '87. And now this  
21 (indicating) is the first letter  
22 that I'm getting from anybody that  
23 something is going on in the area.

24 For all the planning I've  
25 done for all these years, I would

H37-1

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

Proceedings

like to have more information as far as what is being done with the property with eminent domain. Will be enforced or not? And would be nice to be get information as soon as possible, so I can continue whatever I need to do.

H37-1  
Cont'd.

Thank you.

SUPERVISOR ROMAINE: Thank you for your comments. I will tell you now, sir, this Board has made absolutely no decision about eminent domain at this point.

MS. LENT: Ms. Johnston?

MS. JOHNSTON: MaryAnn Johnston.

H38

Speaking as a matter of process, when I arrived here, it was while people were being held in the lobby because the room was overcrowded. Several of the speakers who spoke earlier while I stood up there with scores of

## Proceedings

1  
2 other people, had been signed up  
3 in advance. That's not right.

4 MS. LENT: No one was  
5 signed up in advance.

6 MS. JOHNSTON: They were.  
7 They stated it to me. I watched  
8 them arrive, and they were signed  
9 up in advance by others, whether  
10 or not you asked for ID's on them,  
11 I don't know --

12 MS. LENT: I'm going to  
13 stop the clock for a minute, and  
14 I'm going to tell you that no one  
15 signed up ahead of time.

16 MS. JOHNSTON: I'm sorry,  
17 they were. Mr. Hendricks said he  
18 was signed up in advance. So was  
19 Mr. Law. Anyway, that being said,  
20 that is a single problem.

21 Secondly, we have a room  
22 behind this room, and there isn't  
23 any reason why people are excluded  
24 on a regular basis, when this  
25 building is overflowing. We have

## Proceedings

1  
2 a room that you can be heard, and  
3 they can watch, and you have the  
4 technology to facilitate. People  
5 were turned away in the lobby, and  
6 they shouldn't have been.

7 SUPERVISOR ROMAINE: I  
8 would ask you to speak to the  
9 purpose of the public hearing.

10 MS. JOHNSTON: The purpose  
11 of the public hearing is for the  
12 public to be heard, Mr. Romaine.

13 AUDIENCE MEMBER: Yeah.

14 (Applause.)

15 MS. JOHNSTON: Secondly, I  
16 have concerns as to this hearing  
17 that there is a resolution tonight  
18 on designating this for Urban  
19 Renewal; is that correct?

20 MS. EADERESTO: It's on the  
21 Urban Renewal Plan itself.

22 MS. JOHNSTON: Exactly.  
23 And Urban Renewal requires some  
24 kind of removal to renew; doesn't  
25 it? Can't do renewal without

H38-1

Proceedings

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

removing. And I'm not opposed to  
blight. I'm opposed to the  
density of this project  
personally, and to the height of  
five stories. I've watched what  
TRITEC did in Patchogue, and with  
all due respect, it's a stick  
building; no concrete, no steel.  
Sticks. That's not what we want  
to see being built in our town.

H38-1  
Cont'd.

H38-2

And as far as remediating a  
blighted situation, you don't have  
enough parking for commuters as it  
is in that train station. I'm  
concerned. How do you propose to  
facilitate Transit-Oriented  
Development when the train only  
moves east and west? It doesn't  
move north and south. Everyone  
who lives there needs to have a  
car unless the only places they  
want to go are east and west.

H38-3

This is not the 1980s  
before we rid ourselves of the

## Proceedings

1 north and south, south railroad  
2 tracks. We need to have that. We  
3 need to have better transit  
4 options in this town, I'm not  
5 opposed to doing so. I'm opposed  
6 to the density and the scope of  
7 the Ronkonkoma Hub. It is  
8 entirely too large, and, yes, it  
9 is something that is being footed  
10 by the taxpayer. ] H38-4  
11

12 MS. LENT: Sorry, your time  
13 is up.

14 MS. JOHNSTON: Thank you.

15 (Applause.)

16 SUPERVISOR ROMAINE: Thank  
17 you for sharing your thoughts.

18 MS. APPEL: Good ] H39  
19 afternoon -- good evening,  
20 Supervisor Romaine and members of  
21 the Board. My name is Jennifer  
22 Appel, and I'm general counsel and  
23 program advisor to the Long Island  
24 Housing Partnership, 180 Oser  
25 Avenue, Hauppauge, New York.

## Proceedings

1  
2 The Long Island Housing  
3 Partnership, for the past 25  
4 years, has tried to ensure that  
5 all Long Islanders have access to  
6 decent, safe and affordable  
7 housing. One of the ways we  
8 accomplish this is through showing  
9 our support for diversified,  
10 innovative housing proposals like  
11 the one being considered tonight  
12 by this Board.

13 I don't want to be  
14 repetitive, but I think it can't  
15 be stressed enough how important  
16 it is for these developments and  
17 for the community to thrive to  
18 have a mix of housing developments  
19 such as what is being proposed at  
20 the Ronkonkoma Hub. Both  
21 homeownership and rentals, which  
22 are available to people of all  
23 income rates, is necessary for  
24 Long Island to thrive.

25 Another component is that

## Proceedings

1  
2 people have access; they have  
3 access to walk to a supermarket,  
4 to a restaurant, to entertainment,  
5 and that they have the ability to  
6 access mass transit if they need  
7 it. This is all encompassed in  
8 the plan that is being proposed  
9 tonight. And it's not just a plan  
10 in theory. There's evidence of  
11 successful developments all over  
12 Long Island. People referenced  
13 the Village of Patchogue. There's  
14 also the Village of Farmingdale,  
15 which is actually just starting  
16 construction on a very similar  
17 proposal by its train station.  
18 There's the town of Bay Shore,  
19 which has also has experienced a  
20 renaissance based on similar  
21 proposals. At Avalon in  
22 Huntington Station, which was  
23 fought and fought for years, is  
24 just about near completion, and  
25 they are starting to rent up.



## Proceedings

1  
2 So it's just not a theory  
3 or a pie-in-the-sky proposal.  
4 These developments happen, and  
5 they are successful. That is why  
6 Long Island Housing Partnership is  
7 here tonight to show our support  
8 for this proposal.

9 Thank you.

10 SUPERVISOR ROMAINE: Thank  
11 you for your comments.

12 MR. MORANO: Good evening. ] H40  
13 Robert Morano. I reside in Islip  
14 town. I would like to disclose  
15 that I'm a private mortgage  
16 banker, so being for this project,  
17 I will get zero business from it.

18 However, I never spent any  
19 money in Patchogue before that  
20 project there. My friends and  
21 family never spent one minute in  
22 Patchogue before all of that  
23 renaissance, if you will, came  
24 about. I want the opportunity to  
25 spend some time, to spend some

## Proceedings

1 money, in Ronkonkoma.

2  
3 A young man had said that  
4 he believes there should be an  
5 ownership going into this. As  
6 somebody that makes money in  
7 homeownership, there are buyers  
8 and there are renters. My first  
9 apartment was \$1,000 in a  
10 basement. For \$1,300, I'd be more  
11 than happy to go above a  
12 subterranean line in a beautiful  
13 location such as this.

14 Going back to Patchogue for  
15 one second, you know, the young  
16 lady said that who would want to  
17 live next to a train station. I  
18 believe there's just about  
19 300 units in Patchogue. TRITEC, I  
20 believe, received almost 2,000  
21 applications. I think there's  
22 plenty of people that would be  
23 more than happy to live above the  
24 Town which they spend time in.  
25 Thank you for hearing my thoughts.

1 Proceedings

2 (Applause.)

3 SUPERVISOR ROMAINE: Thank  
4 you for your comments.

5 MS. LENT: Maria Graziano,  
6 Larry Farrell, John Kelly or  
7 Kealy, Philip Sanchez.

8 I'm sorry, John Kelly?

9 (No response.)

10 MS. LENT: Okay, we'll go  
11 to the next, Nancy Gamby.

12 Raise your right hand,  
13 please.

14 (All comply.)

15 MS. LENT: Do you swear to  
16 tell the truth, the whole truth  
17 and nothing but the truth, so help  
18 you God?

19 (Whereupon, Ms. Maria  
20 Graziano, Mr. Larry Farrell, Mr.  
21 Philip Sanchez and Ms. Nancy Gamby  
22 respond in the affirmative.)

23 MS. LENT: State your name,  
24 hamlet you come from, and township  
25 you reside in, please.

## Proceedings

1  
2 And we have Ms. Graziano  
3 first.

4 MS. GRAZIANO: Good  
5 evening. My name is Maria  
6 Graziano. I live in Ronkonkoma.  
7 I just wanted to state I have many  
8 concerns in regard to this  
9 project, and one of them is the  
10 builders -- I understand that the  
11 builders are getting a tax  
12 abatement, which means -- I'm  
13 thinking it means that, you know,  
14 our school taxes -- what happens  
15 to our school taxes, who pays  
16 them?

H41-1

17 And I have two children  
18 that go to Sachem, and they have  
19 had numerous cuts already, and  
20 they have taken away  
21 extracurricular activity, they  
22 have taken away late buses, they  
23 have laid off teachers. That's  
24 affecting my child's quality of  
25 education. As it is, you know, we

## Proceedings

1  
2 have parents that have gotten  
3 together, and -- you know, we want  
4 to keep our kids off the street.  
5 It's important that they get a  
6 good education, and it's important  
7 that they have extracurricular  
8 activities so they do stay off the  
9 streets.

10 I come from Brooklyn. I  
11 came out here so that I could have  
12 a better quality of life and I  
13 don't have to have people living  
14 on top of me, and I can come to my  
15 home, and I can have my children  
16 have a good education. As far as  
17 the tax abatement, it seems  
18 like -- and the affordable  
19 housing, it seems that us as  
20 homeowners are going to be the  
21 ones who are going to be picking  
22 up that bill.

H41-1  
Cont'd.

23 I -- our taxes, by them --  
24 we're going to pick up that bill  
25 by the taxes being -- I can't even

1 Proceedings

2 think of the word.

3 SUPERVISOR ROMAINE: By  
4 their abatement?

5 MS. GRAZIANO: Right, by  
6 raising our taxes.

7 Also, the property  
8 situation, I live a couple of  
9 blocks from the train station, and  
10 my block looks like I live in  
11 Manhattan. There are cars  
12 parked -- and they are not  
13 resident vehicles -- parked all  
14 over the block. There are times I  
15 can't even get into my driveway.  
16 I really don't know how that  
17 problem is going to be solved by  
18 adding more people with this  
19 housing project.

H41-2

20 Okay, that's it. Thank  
21 you.

22 (Applause.)

23 SUPERVISOR ROMAINE: Thank  
24 you for sharing your concerns. We  
25 appreciate it.

## Proceedings

MR. FARRELL: My name is

]H42

Larry Farrell, and I am a resident of Ronkonkoma on the Islip side, Lake Hills Ronkonkoma, been there for 15 years. I think the biggest thing, when we talk about Brooklyn, and the difference between Brooklyn and Long Island, is that in Brooklyn and the city there's a difference between homeownership and private homeownership, and equity in your community. And when you live in an apartment complex, you don't have that equity. And I come from Brooklyn, also. We wanted to live in a community where we had equity in the community, but that's not my point, so I guess I'll move on.

Ronkonkoma -- this project is unique because Ronkonkoma is unique. We share a zip code, 11779. We share everything. Most of my neighbors who live on

## Proceedings

1  
2 Hawkins Avenue think it's the same  
3 town as on Main Street. They  
4 don't know the difference. You  
5 are on Ronkonkoma Avenue, you are  
6 Lake Ronkonkoma. Our deed says,  
7 Lake Ronkonkoma, but we're in  
8 Ronkonkoma. Islip people didn't  
9 know, and just recently I  
10 installed a sign on the corner of  
11 Johnson Avenue and Ocean Avenue  
12 identifying the Town of Islip's  
13 hamlet in the town of Ronkonkoma.  
14 We don't have that.

15 Now, Mr. Romaine, I was  
16 there the day at the Bavarian Inn,  
17 on that very hot day that you did  
18 the demolition, and you mentioned,  
19 or instituted a multiyear  
20 jurisdictional project where all  
21 the towns came together, and Steve  
22 Bellone said this is the  
23 MegaCenter or epicenter of Suffolk  
24 County. Well, this project is the  
25 epicenter of Islip and Brookhaven;



Proceedings

it's right on the edge.

So what I'm suggesting is based upon the way the project is now, and the closed-door dealings we've dealt with with TRITEC on the Islip side, that we have to oppose this project as it is. So what I am suggesting is, is to create an inter-municipal agreement that can work with both the Town of Islip, the Town of Brookhaven, Suffolk County and New York State, and get the citizens' committee on that Board so we can all work together, and make sure this is a project that we can be proud of and make sure it works.

H42-1

This is a huge project, 1,450 apartments. I've seen projects in Farmingdale where they fought over 30 units, 50 units, 60 units. This is 1,450 units.

TRITEC started telling us it was 450, then 850, then 1,450, and now

## Proceedings

1 we're hearing this is just Phase  
2 1. How much further can it go?

3 So we would like to see a  
4 citizen -- or I would like to see  
5 a citizens' committee board with  
6 Brookhaven, Islip, Suffolk County  
7 and New York State.  
8

H42-1

9 (Applause.)

10 SUPERVISOR ROMAINE: Thank  
11 you for your comments.

12 Boundary lines have been  
13 drawn long ago, unfortunately, to  
14 determine jurisdictions. I can  
15 guarantee you the Islip Town has  
16 not asked Brookhaven to share on  
17 any of their large projects they  
18 are proposing on our border.

19 I just want to make you  
20 aware that that may be a good  
21 idea. Obviously --

22 MR. FARRELL: But it  
23 impacts our community. The  
24 parking is on the Islip side,  
25 water treatment on the Islip side.

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

Proceedings

MS. LENT: Sorry, your time is up.

SUPERVISOR ROMAINE: I appreciate your comments.

MR. SANCHEZ: Philip Sanchez. My firm is Sanchez & Polovetsky. I do not live on the Island; my partner does. We represent Dr. Odynocki, who spoke earlier. We also represent Manny Construction, as well as 51 or 55 properties for our clients. And I'm not here being antidevelopment. I'm not coming out opposed to the project. My concern is that our clients be treated fairly, and at a certain point -- and it was discussed here before -- in the first phase, TRITEC did negotiate, they did work with the property owners in the first phase, and they acquired the property.

] H43

] H43-1

Now my concern is that

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

Proceedings

moving into the second phase, that our clients are treated fairly, meaning that they receive just compensation, and this cloud of possibility of eminent domain, as Dr. Odynocki mentioned before, does not continue to hang over them.

H43-1  
Cont'd.

The 50 acres that's identified in the project is not all blighted. There are thriving businesses there, there are residents there, and my clients have been here a very long time and invested a lot of money into these businesses, and a lot of money in their residences. And they are going to be negatively impacted when the project comes along, and all the benefits of the project go to TRITEC and everybody else right down the line, whereas my clients who have been here, been in this community for a very

H43-2

## Proceedings

1 long time, will be displaced.

2  
3 What I'm talking about is  
4 not just my clients, but the  
5 homeowners who don't want to move,  
6 and will be forced to move. And  
7 the undercurrent here is eminent  
8 domain. Once the first phase is  
9 done, and we go to the second  
10 phase, and they don't want to go,  
11 TRITEC hasn't contacted them, and  
12 the only way you can get someone  
13 out who doesn't want to go is  
14 eminent domain. So if the Board  
15 is going to do that, TRITEC, then  
16 sooner, rather than later, let's  
17 know what is going to happen.

18 The second thing is when --  
19 someone mentioned this earlier as  
20 well. What is the next step?

21 It's obvious that when the  
22 redevelopment project moves  
23 forward, and they burn the  
24 properties they can't take, they  
25 are not going to just go around --

## Proceedings

1  
2 this is a 53-plus-acre project --  
3 they will have to use eminent  
4 domain. The entire area is not  
5 blighted. We need to treat the  
6 clients fairly. We need to treat  
7 the owners fairly, the property  
8 owners, the businesses, the  
9 residents. They have to be  
10 treated fairly, they have to  
11 receive just compensation, and  
12 they really, really have to know  
13 what is going to happen.

14 The uncertainty hanging out  
15 there for a number of years is  
16 unfortunate. It's detrimental to  
17 the businesses; it's detrimental  
18 to the residences, and does no one  
19 any good.

20 (Applause.)

21 SUPERVISOR ROMAINE: Thank  
22 you for your comments.

23 MS. GAMBY: I'm Nancy ]  
24 Gamby, I live in Commack, in  
25 Huntington. I also was a

H44

## Proceedings

1 Brookhaven resident for 16 years.

2 Also, my sister lives in

3 Brookhaven, so I have a very

4 vested interest in Brookhaven.

5 First of all, on the

6 eminent domain, I happened to be

7 the one to ask the question of

8 TRITEC at an open meeting at

9 Windows on the Lake, where I asked

10 that if somebody doesn't want to

11 sell -- and well, TRITEC said they

12 had three years to sell their

13 property. And at that point, they

14 said that if they didn't want to

15 sell their property for whatever

16 TRITEC was going to offer them,

17 that they would elicit eminent

18 domain. That is a Newsday paper

19 report, so that is public record.

20 That was from TRITEC's mouth.

21 SUPERVISOR ROMAINE: I will

22 simply state that this Board has

23 not even taken up the issue of

24 eminent domain, so that is not on

## Proceedings

1  
2 anyone's radar, and the hearing  
3 tonight is to speak to the  
4 proposed project, which, if you  
5 have comments on that, would be  
6 helpful.

7 MS. GAMBY: I do.

8 Okay, you have the  
9 ridership of the LIRR. They said  
10 their ridership would double.  
11 That brings 34,000 riders; okay?  
12 Then you have the 1,450 units,  
13 which at the beginning, when it  
14 was originally introduced, it was  
15 450 units of proposed housing. So  
16 you have the ridership from those  
17 people, plus they only have 1.1 or  
18 1.2 parking spaces per unit. If  
19 somebody wants to have a birthday  
20 party, where are they going to  
21 park? They have to have at least  
22 30 of their neighbors give them  
23 the tenth of a car so they can  
24 have somebody over for a birthday  
25 cake.

H44-2



Proceedings

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

You also have businesses that are going to open there. The businesses that open there will take away from the other businesses around in the area. There's businesses that are vacant all over the county.

H44-3

And what gives TRITEC the right to acquire property over a prior property owner who is already there? Because they are going to be the owner of 50 acres?

H44-4

These people who have bought their private property originally, we owe it to them, their right to their property. Now, TRITEC told me also at that same meeting that they weren't allowed to build the property as per the plan the exact same way TRITEC would be, they are not going to be allowed to, because TRITEC wants to own the property.

That is abuse of eminent

## Proceedings

1 domain, that's abuse of the  
2 private property owner, and  
3 there's tax abatements in  
4 Wyandanch of 30 years in one, 40  
5 years on another, and all the  
6 taxpayers, single-family housing  
7 owners, they are going to be  
8 picking up the tab.

9  
10 I'm trying to hurry because  
11 I only have six seconds.

12 1,450 houses are all going  
13 to Sachem --

14 (Applause.)

15 MS. LENT: Your time is up.

16 SUPERVISOR ROMAINE: Thank  
17 your comments.

18 MS. LENT: Edward Solomon  
19 and Diane Mottola.

20 Raise your right hand.

21 (All comply.)

22 MS. LENT: Do you swear to  
23 tell the truth, the whole truth  
24 and nothing but the truth so help  
25 you God?

## 1 Proceedings

2 (Whereupon, Mr. Edward  
3 Solomon and Ms. Diane Mottola  
4 respond in the affirmative.)

5 MS. LENT: State your name,  
6 town you live in, and township you  
7 reside.

8 MR. SOLOMON: My name is ] H45  
9 Edward Solomon. I live in the  
10 hamlet of Ronkonkoma, in the Town  
11 of Islip.

12 MS. BONNER: Please speak  
13 closer to the mike. Thank you.

14 MR. SOLOMON: Most of the  
15 points have already been addressed  
16 by the lady who went before me.  
17 So I would just like to give you a  
18 warning on eminent domain, so it  
19 doesn't come about in the future.

20 There's a foundation of  
21 American liberty, it's the  
22 cornerstone of the enlightenment  
23 that dominated the minds of John  
24 Locke, Thomas Jefferson and James  
25 Madison. That right is the right

## Proceedings

1 of a man to enjoy the fruits of  
2 his own labor. I felt so sorry  
3 for that 70-year-old man speaking  
4 before, that he's going to have  
5 everything taken from him, what  
6 he's worked for for his whole  
7 life. And people are to be secure  
8 that persons and their house and  
9 effects against unreasonable  
10 search and seizures, so stated in  
11 the Fourth Amendment, and to  
12 receive just compensation for any  
13 and all property confiscated for  
14 public use, not public purpose;  
15 New London notwithstanding, so  
16 raised in Fifth Amendment. When  
17 the government fails to protect  
18 this most fundamental right, it is  
19 dysfunctional. However, when the  
20 government not only fails to  
21 protect this right, it becomes a  
22 great transgressor itself,  
23 reducing our communities and what  
24 is prospering and what is working  
25

## Proceedings

1  
2 under the iron fist of absolute  
3 despotism of the -- it's not even  
4 a government; it's a tyranny. You  
5 are a tyranny. That is what you  
6 are now. You are not even a  
7 government, because you don't  
8 function as one. You don't  
9 fulfill the rights as outlined in  
10 the Declaration of Independence.  
11 You are not that anymore.

12 The first speaker,  
13 Mrs. Marianne -- I don't know.  
14 You had the audacity to call our  
15 community a blight. I don't know  
16 where you are. She probably left.  
17 You are a blight. Your soul is a  
18 blight. This Board is a blight.  
19 You are a blight. Say "no" to ] H45-1  
20 eminent domain, and since when  
21 have our public servers become  
22 public masters? Who do you serve,  
23 Saudi Arabia? Who do you serve?  
24 Oil companies?

25 Anything else I got to

## Proceedings

1  
2 say -- I just wrote this, because  
3 everybody said -- you had a lot of  
4 beautiful speakers here today,  
5 that weren't part of the scripted  
6 echo chamber. Yeah, I think  
7 that's all I got to say, so I dare  
8 you to try eminent domain in the  
9 future.

10 Thank you.

11 (Applause.)

12 SUPERVISOR ROMAINE: Thank  
13 you for your comments.

14 MS. MOTTOLA: Hi. My name ] H46  
15 is Diane Mottola. I am a resident  
16 of Ronkonkoma, in Islip. I'm also  
17 here to support my neighbors. You  
18 know, we have a severe impact  
19 situation, where I'm exactly  
20 located, as far as railroad and  
21 the roads around me, and I am just  
22 like borderline, okay.

23 And I've met TRITEC many ]  
24 times, and asked them about their H46-1  
25 studies and scope of their

1 Proceedings

2 studies, and I mean, from what  
3 I've always seen from them and  
4 heard from them was that they  
5 won't come over onto the Islip  
6 side. They just refuse to hear  
7 that it's going to affect and  
8 congest and hurt us on the Islip  
9 side.

H46-1  
Cont'd.

10 I mean, I have to keep  
11 saying, "Islip," because they are  
12 still using our roads. It's still  
13 going to be -- the size and scope  
14 of this project is going to take  
15 over and overflow many things  
16 besides traffic and congestion.  
17 This is why I'm opposing the  
18 project, because I don't  
19 understand. We started with 450  
20 units, and now we are up to  
21 1,450 units. It's impossible to  
22 accept in its current form.

H46-2

23 Many of the points I was  
24 going to bring up have already  
25 been discussed, and I just ask for

## Proceedings

1  
2 you guys to have cooperation with  
3 the Town of Islip. I mean, we  
4 were trying to see if we can get a  
5 citizens group to handle both  
6 sides. If you guys would consider H46-3  
7 conducting some kind of group like  
8 that, to keep in touch so it's a  
9 liaison. I think it's very  
10 important for this project. It's  
11 borderline. It's not a matter of  
12 who's having more projects. Now  
13 it's going to be a race to both  
14 sides. Now you are talking  
15 Islip's projects and your  
16 projects, and that's how I feel,  
17 so...

18 SUPERVISOR ROMAINE: Thank  
19 you for your comments. For the  
20 record, I have respect for the  
21 members of the Islip Town Board,  
22 all of them who I know, great  
23 respect.

24 MS. LENT: There are no  
25 more speakers.



## Proceedings

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

SUPERVISOR ROMAINE: There being no more speakers, I would ask for a motion to close this hearing.

MR. MAZZEI: Motion to close.

SUPERVISOR ROMAINE: Motion to close. Is there a second?

MS. BONNER: Second.

SUPERVISOR ROMAINE: All those in favor of closing this hearing?

(Whereupon, all board members respond in the affirmative.)

SUPERVISOR ROMAINE: Having no further business before this board and the close of this public hearing, I make a motion for an adjournment.

Is there a second?

MR. LAVALLE: Second.

SUPERVISOR ROMAINE: We now -- all those in favor of

1 Proceedings

2 adjourning?

3 (Whereupon, all board  
4 members respond in the  
5 affirmative.)

6 SUPERVISOR ROMAINE: We now  
7 stand adjourned.

8 (Time noted: 7:37 p.m.)

9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

CERTIFICATION

I, LORI ANNE CURTIS, a Notary Public  
in and for the State of New York, do hereby  
certify:

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 19th day of January, 2014.

-----  
LORI ANNE CURTIS

<p style="text-align: center;"><u>§</u></p> <p><b>\$1,000</b> 170:9</p> <p><b>\$1,300</b> 154:12 170:10</p> <p><b>\$35</b> 155:2</p> <p><b>\$4</b> 90:8</p> <p><b>\$42</b> 95:5</p> <p><b>\$5</b> 153:23</p> <p><b>\$80,000</b> 125:15</p> <p><b>\$9,000</b> 155:3</p> <hr/> <p style="text-align: center;"><u>1</u></p> <p><b>1</b> 1:14 6:7 7:10 8:10,14 11:17,22 53:20,22,24 133:22 178:3</p> <p><b>1,100</b> 92:7</p> <p><b>1,450</b> 153:4 177:20,23,25 184:12 186:12 191:21</p> <p><b>1.1</b> 20:15 184:17</p> <p><b>1.2</b> 184:18</p> <p><b>10</b> 109:11 151:22</p> <p><b>100</b> 2:4 70:15</p> <p><b>100,000</b> 41:22</p> <p><b>105</b> 108:9</p> <p><b>10th</b> 14:3 42:13 47:14</p> <p><b>11</b> 145:21</p> <p><b>11779</b> 175:24</p> <p><b>11788</b> 2:5</p> <p><b>11th</b> 68:13</p> <p><b>12th</b> 42:9</p> <p><b>15</b> 36:20 37:8 175:6</p> <p><b>156</b> 2:5</p> <p><b>16</b> 43:24 183:2</p> <p><b>17</b> 24:22</p> <p><b>17,000</b> 19:17</p>	<p><b>180</b> 20:12 166:24</p> <p><b>18th</b> 98:14</p> <p><b>18-year-old</b> 126:15</p> <p><b>19</b> 36:3</p> <p><b>1947</b> 17:11</p> <p><b>1978</b> 57:9</p> <p><b>1980s</b> 165:24</p> <p><b>1988</b> 128:6</p> <p><b>1996</b> 33:23 34:5</p> <p><b>19th</b> 195:10</p> <hr/> <p style="text-align: center;"><u>2</u></p> <p><b>2</b> 1:15 6:25 7:9 8:2,9 9:25 11:19,20 133:23</p> <p><b>2,000</b> 94:17 123:8 170:20</p> <p><b>20</b> 24:22 102:12 135:19,23</p> <p><b>200</b> 41:22 92:3</p> <p><b>2007</b> 18:9 20:12 32:4 33:25 34:11,22 141:15,22</p> <p><b>2008</b> 34:23 141:22</p> <p><b>2009</b> 116:21</p> <p><b>2010</b> 13:3,8 22:4 35:5,17 36:3 138:20</p> <p><b>2012</b> 36:19</p> <p><b>2014</b> 1:4 7:10 195:10</p> <p><b>210</b> 68:13</p> <p><b>21st</b> 15:7 100:19</p> <p><b>22</b> 127:22</p> <p><b>228</b> 154:5</p> <p><b>23</b> 68:18</p> <p><b>24</b> 52:6</p> <p><b>25</b> 109:2 130:22</p>	<p>167:3</p> <p><b>250</b> 153:13</p> <p><b>26</b> 58:2</p> <p><b>28</b> 36:18</p> <hr/> <p style="text-align: center;"><u>3</u></p> <p><b>3</b> 1:15 8:6</p> <p><b>3,000</b> 153:9</p> <p><b>3.6</b> 51:8</p> <p><b>30</b> 4:21 11:9 14:2 68:16 87:21 177:22 184:22 186:5</p> <p><b>300</b> 170:19</p> <p><b>30-day</b> 6:14</p> <p><b>312</b> 20:13</p> <p><b>34,000</b> 184:11</p> <p><b>349</b> 20:13</p> <p><b>350</b> 94:19</p> <p><b>36-year</b> 57:7</p> <p><b>37</b> 104:14</p> <p><b>39</b> 75:23 131:9</p> <hr/> <p style="text-align: center;"><u>4</u></p> <p><b>4</b> 8:9 9:9</p> <p><b>4.6</b> 51:9</p> <p><b>40</b> 60:20 76:4 155:23 186:5</p> <p><b>400</b> 75:2</p> <p><b>42nd</b> 44:4</p> <p><b>450</b> 177:25 184:15 191:19</p> <p><b>45-year-old</b> 56:23</p> <p><b>47</b> 7:13</p> <p><b>49</b> 127:21</p> <hr/> <p style="text-align: center;"><u>5</u></p> <p><b>5</b> 1:16 56:14 76:8</p> <p><b>5,000</b> 93:13,15</p>	<p><b>5,100</b> 69:11</p> <p><b>5:00</b> 1:4</p> <p><b>50</b> 18:4 92:9 104:12 122:9 177:22 180:10 185:13</p> <p><b>51</b> 179:12</p> <p><b>53-plus-acre</b> 182:2</p> <p><b>55</b> 137:10 179:12</p> <p><b>58</b> 126:5</p> <hr/> <p style="text-align: center;"><u>6</u></p> <p><b>6</b> 1:16 8:10</p> <p><b>6,500</b> 19:18</p> <p><b>60</b> 93:6 177:22</p> <p><b>600</b> 153:14</p> <p><b>60s</b> 18:17 115:2</p> <hr/> <p style="text-align: center;"><u>7</u></p> <p><b>7</b> 108:24</p> <p><b>7:00</b> 109:3</p> <p><b>7:37</b> 194:8</p> <p><b>70</b> 156:13</p> <p><b>70s</b> 115:3</p> <p><b>70-year-old</b> 188:4</p> <p><b>7th</b> 25:11</p> <hr/> <p style="text-align: center;"><u>8</u></p> <p><b>85</b> 7:11 92:8</p> <p><b>850</b> 177:25</p> <p><b>87</b> 161:20</p> <p><b>88</b> 161:20</p> <p><b>89</b> 160:25</p> <hr/> <p style="text-align: center;"><u>9</u></p> <p><b>9</b> 1:4 108:24</p> <p><b>9,000</b> 153:15</p> <p><b>9/11</b> 44:7</p> <hr/> <p style="text-align: center;"><u>A</u></p>
---	---	--	---

<p><b>a.m</b> 108:24</p> <p><b>abatement</b> 172:12 173:17 174:4</p> <p><b>abatements</b> 153:24 186:4</p> <p><b>ability</b> 100:3 168:5</p> <p><b>able</b> 47:13 66:2 80:17,21 84:11 102:14 111:16 138:9 139:15 140:10 149:24</p> <p><b>absolute</b> 189:2</p> <p><b>absolutely</b> 46:7 53:9 162:14</p> <p><b>abstentions</b> 10:15</p> <p><b>abuse</b> 185:25 186:2</p> <p><b>accept</b> 14:18 191:22</p> <p><b>Acceptance</b> 6:7</p> <p><b>accepted</b> 42:7</p> <p><b>access</b> 21:7 55:17,25 63:13 167:5 168:2,3,6</p> <p><b>accessible</b> 143:25</p> <p><b>accomplish</b> 156:12 167:8</p> <p><b>accomplished</b> 39:2</p> <p><b>accordance</b> 36:19 37:7 39:13 44:13 134:2</p> <p><b>According</b> 59:3</p> <p><b>Accordingly</b> 10:19 99:13</p> <p><b>account</b> 62:2</p> <p><b>accurate</b> 195:8</p> <p><b>achieve</b> 41:18 142:8</p> <p><b>acquire</b> 185:10</p> <p><b>acquired</b> 179:23</p> <p><b>acquisition</b> 26:18 39:4</p> <p><b>acre</b> 156:8</p>	<p><b>acres</b> 20:12 51:8,9 122:9 180:10 185:13</p> <p><b>across</b> 51:3 129:16</p> <p><b>Act</b> 11:25</p> <p><b>action</b> 6:25 8:2 9:25 11:17,18,19,20,22 46:7 146:16</p> <p><b>actions</b> 11:16 12:18 14:8</p> <p><b>activities</b> 34:18 78:13 173:8</p> <p><b>activity</b> 99:7 123:3 172:21</p> <p><b>actually</b> 27:12 168:15</p> <p><b>add</b> 137:3 154:22</p> <p><b>adding</b> 174:18</p> <p><b>addition</b> 43:11 79:20 80:8 100:16</p> <p><b>additional</b> 23:2 78:12 118:18,19</p> <p><b>Additionally</b> 17:9 26:4,13</p> <p><b>address</b> 10:8 18:6 64:3 89:22 91:8 97:10 146:17</p> <p><b>addressed</b> 150:5,6 187:15</p> <p><b>addresses</b> 17:22</p> <p><b>adjacent</b> 117:18</p> <p><b>adjourned</b> 194:7</p> <p><b>adjourning</b> 194:2</p> <p><b>adjournment</b> 193:21</p> <p><b>ADLER</b> 2:3</p> <p><b>administrate</b> 32:21</p> <p><b>administration</b> 107:3</p> <p><b>admonished</b> 51:13</p>	<p><b>adopt</b> 14:19 46:6</p> <p><b>adopted</b> 46:12,14</p> <p><b>adoption</b> 9:10 38:10 39:3</p> <p><b>adults</b> 104:19</p> <p><b>advance</b> 60:4 115:16 163:3,5,9,18</p> <p><b>advancing</b> 122:8</p> <p><b>advisor</b> 166:23</p> <p><b>advocate</b> 99:11 139:19</p> <p><b>aesthetics</b> 41:6</p> <p><b>affect</b> 83:11 132:3 191:7</p> <p><b>affected</b> 63:7</p> <p><b>affecting</b> 172:24</p> <p><b>affidavit</b> 6:21 7:22 8:22 9:17,20</p> <p><b>affirmative</b> 10:14 49:15 64:20 73:5 86:2 96:25 110:21 121:17 134:23 148:8 160:16 171:22 187:4 193:16 194:5</p> <p><b>afford</b> 47:24 55:16 124:4 140:11 154:10</p> <p><b>affordable</b> 71:22 131:21 133:4 167:6 173:18</p> <p><b>aftermath</b> 44:6</p> <p><b>afternoon</b> 43:6 166:19</p> <p><b>against</b> 188:10</p> <p><b>age</b> 57:16 92:20</p> <p><b>Agency</b> 97:19</p> <p><b>agenda</b> 128:3</p> <p><b>agent</b> 92:2</p> <p><b>ago</b> 17:3 94:7</p>	<p>116:21 135:19 151:22 155:23 157:9,15 178:13</p> <p><b>agreed</b> 122:6 133:15</p> <p><b>agreement</b> 143:6 177:11</p> <p><b>ahead</b> 147:11 163:15</p> <p><b>air</b> 41:3 55:20 105:4</p> <p><b>Airport</b> 20:8 102:11 103:19</p> <p><b>alerted</b> 106:2</p> <p><b>alike</b> 73:19</p> <p><b>Allegiance</b> 3:7</p> <p><b>allow</b> 10:6 47:16 56:9 60:3 100:23 159:5</p> <p><b>allowed</b> 185:19,22</p> <p><b>allowing</b> 60:5 65:4 68:6 97:10</p> <p><b>allows</b> 156:2</p> <p><b>alone</b> 76:3 99:5</p> <p><b>already</b> 13:22 31:11,12 52:23 80:14,24 94:14 124:17 148:17 153:6 172:19 185:12 187:15 191:24</p> <p><b>alternatives</b> 146:12</p> <p><b>am</b> 10:4 31:24 50:18,24 57:4 60:16 62:12 68:19 70:15 77:10 82:14 92:11 97:17 102:5,6 105:7 111:11 126:3,5,7,17 127:23 130:3 134:4 135:11 138:4 139:14 140:12 141:3,11 152:16,22 156:14</p>
--	--	--	---

<p>158:19,21 175:3 177:9 190:15,21</p> <p><b>amazing</b> 76:10 93:4</p> <p><b>amend</b> 47:16</p> <p><b>Amending</b> 7:10</p> <p><b>Amendment</b> 188:12,17</p> <p><b>American</b> 187:21</p> <p><b>among</b> 35:21 45:25 82:22</p> <p><b>amount</b> 26:7 114:3 153:2</p> <p><b>Amy</b> 48:9 49:13 54:17</p> <p><b>Anita</b> 2:10 37:12 43:7</p> <p><b>Anne</b> 1:24 195:4,13</p> <p><b>Annette</b> 1:14 159:20</p> <p><b>announced</b> 52:23</p> <p><b>annual</b> 116:23</p> <p><b>answer</b> 46:16 53:25 158:5</p> <p><b>antidevelopment</b> 179:15</p> <p><b>anybody</b> 161:22</p> <p><b>anymore</b> 189:11</p> <p><b>anyone</b> 157:10,11</p> <p><b>anyone's</b> 184:2</p> <p><b>anything</b> 31:17 93:10 134:10 135:17 189:25</p> <p><b>Anyway</b> 163:19</p> <p><b>anywhere</b> 118:8</p> <p><b>apartment</b> 153:11 154:12 170:9 175:15</p> <p><b>apartments</b> 94:19 137:7,10 153:4,13 177:20</p> <p><b>appealing</b> 128:11</p>	<p><b>appeared</b> 98:12</p> <p><b>Appel</b> 159:22 160:4,14 166:18,22</p> <p><b>applaud</b> 66:22 127:6 158:11</p> <p><b>Applause</b> 60:9 63:22 66:11 68:9 71:3 72:15 74:13 77:6 82:10 85:10 87:7 89:2 91:12 96:9 104:2 106:19 107:22 108:20 110:6 112:16 115:18 121:2 125:23 127:17 129:23 136:6 137:23 141:9 145:5 147:15 152:10 155:9 158:7 159:16 164:14 166:15 171:2 174:22 178:9 182:20 186:14 190:11</p> <p><b>applicable</b> 9:8 52:14</p> <p><b>applicants</b> 94:17</p> <p><b>application</b> 98:22 132:19</p> <p><b>applications</b> 94:15 170:21</p> <p><b>appreciate</b> 174:25 179:5</p> <p><b>approach</b> 138:15</p> <p><b>approaching</b> 57:16</p> <p><b>appropriate</b> 16:8 23:4,6 45:13,23 52:21 123:18 144:19</p> <p><b>approval</b> 144:24 148:21</p> <p><b>approvals</b> 60:2</p> <p><b>approve</b> 127:14 152:7</p>	<p><b>approved</b> 46:13</p> <p><b>approximately</b> 20:15 60:18 92:7</p> <p><b>approximation</b> 161:4</p> <p><b>Arabia</b> 189:23</p> <p><b>Arabian</b> 62:9</p> <p><b>architectural</b> 28:18</p> <p><b>architecture</b> 144:19</p> <p><b>area</b> 5:7 13:15,18 18:11,15,17 20:3,9,14 21:17 22:7 24:12 28:5 33:15,24 34:14 35:20 36:16 45:8,13,22 55:7 62:22 65:22,25 67:7,11 69:8,25 73:22 75:24 77:20 78:25 79:5,17,21 81:17,22 83:5,25 84:14 86:14,20 88:20 95:11 103:2,10 106:14 108:17 115:2 118:23 127:2 128:7,14,17,18,25 135:13 137:3,20 139:5 142:14 149:2 153:10,14,19 155:19,20 156:10 159:7 161:23 182:4 185:6</p> <p><b>areas</b> 21:11 35:21 61:10 73:14 83:10 102:18 108:15 112:7 132:5 152:25</p> <p><b>aren't</b> 140:10</p> <p><b>argue</b> 86:19</p> <p><b>arm</b> 66:5 90:11</p> <p><b>arms</b> 67:13</p> <p><b>arm's</b> 53:23</p>	<p><b>arrangement</b> 143:16</p> <p><b>arrangements</b> 31:3</p> <p><b>arrival</b> 29:5</p> <p><b>arrive</b> 163:8</p> <p><b>arrived</b> 22:2 27:23 162:20</p> <p><b>arrives</b> 61:17</p> <p><b>arriving</b> 118:13</p> <p><b>article</b> 7:13 36:20 37:8 72:5 154:2,9</p> <p><b>articulate</b> 99:2</p> <p><b>Artie</b> 110:9,19 119:21</p> <p><b>aspect</b> 104:7 116:16</p> <p><b>aspects</b> 40:12</p> <p><b>assemblage</b> 44:22</p> <p><b>asset</b> 58:23</p> <p><b>assign</b> 48:19</p> <p><b>assist</b> 39:23 42:17 99:17</p> <p><b>Assistant</b> 2:8 5:21</p> <p><b>association</b> 77:13 81:14 89:8,13 97:17,25 145:8</p> <p><b>attacks</b> 44:7</p> <p><b>attempts</b> 113:8</p> <p><b>attend</b> 102:17</p> <p><b>attended</b> 156:18</p> <p><b>attending</b> 142:2</p> <p><b>attention</b> 26:20 51:16</p> <p><b>attorney</b> 1:14 2:8 5:22 43:3 48:6 49:5</p> <p><b>Attorneys</b> 2:4 32:15</p> <p><b>Attorney's</b> 11:12</p> <p><b>attract</b> 59:20 103:17 124:21</p>
--	--	--	---

<p><b>attracting</b> 122:22 125:14</p> <p><b>attractive</b> 58:11 117:21</p> <p><b>audacity</b> 189:14</p> <p><b>audience</b> 37:3 47:24 158:8,10 164:13</p> <p><b>authority</b> 16:5</p> <p><b>available</b> 99:22 167:22</p> <p><b>Avalon</b> 168:21</p> <p><b>Avenue</b> 19:11 21:20 28:4 29:14 30:14 68:13 75:10 127:23 166:25 176:2,5,11</p> <p><b>awarded</b> 133:21</p> <p><b>Awards</b> 116:23</p> <p><b>aware</b> 178:20</p> <p><b>away</b> 60:12 66:20 95:13 117:13 164:5 172:20,22 185:5</p> <p><b>Axinn</b> 49:3,14 60:15,16</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>Baby</b> 18:3</p> <p><b>Babylon</b> 43:13 90:21</p> <p><b>backyard</b> 57:22</p> <p><b>bad</b> 155:5</p> <p><b>balancing</b> 147:9</p> <p><b>balcony</b> 60:11</p> <p><b>BALIN</b> 2:3</p> <p><b>ball</b> 83:15,17</p> <p><b>banker</b> 169:16</p> <p><b>Barredo</b> 121:4,15 125:24 126:3</p> <p><b>Barrens</b> 97:16</p>	<p><b>base</b> 67:23</p> <p><b>based</b> 34:12,13 36:17 53:25 119:22 168:20 177:4</p> <p><b>basement</b> 170:10</p> <p><b>basically</b> 150:10</p> <p><b>basis</b> 163:24</p> <p><b>Bavarian</b> 176:16</p> <p><b>Bay</b> 49:19 64:24 97:13 111:11 168:18</p> <p><b>Bayport</b> 121:24</p> <p><b>Beach</b> 2:10 37:12,13 43:3,8,21</p> <p><b>beacon</b> 139:7</p> <p><b>beautiful</b> 67:2 86:18 88:9 139:13 170:12 190:4</p> <p><b>beautify</b> 126:25</p> <p><b>became</b> 22:2 142:21</p> <p><b>become</b> 21:8 99:25 120:21 126:12 139:7 143:3 189:21</p> <p><b>becomes</b> 137:20 188:22</p> <p><b>becoming</b> 115:6</p> <p><b>bedroom</b> 137:8</p> <p><b>begin</b> 16:19 19:25 21:11 29:14 47:4 49:20 50:14 91:16</p> <p><b>beginning</b> 22:4 151:24 184:13</p> <p><b>behalf</b> 89:13 92:11 99:12 130:6 145:15</p> <p><b>behind</b> 163:22</p> <p><b>believe</b> 11:19 15:6 31:3 55:6,9 70:10 75:2 76:18 77:2</p>	<p>80:20 90:10,22 103:5 105:15 106:7 107:5 110:2 117:3 136:12 138:4 144:7 153:22 170:18,20</p> <p><b>believes</b> 170:4</p> <p><b>Bellone</b> 176:22</p> <p><b>belong</b> 69:19 106:3</p> <p><b>bemoaning</b> 114:17</p> <p><b>benefit</b> 81:12 83:2 103:15 119:5 123:10</p> <p><b>benefits</b> 90:16 103:11 180:21</p> <p><b>Berkman</b> 50:5</p> <p><b>Bertoli</b> 2:9 16:17 34:11 35:3 38:13 156:23</p> <p><b>besides</b> 191:16</p> <p><b>best</b> 78:3 83:18 84:18 100:4</p> <p><b>bet</b> 124:22</p> <p><b>better</b> 70:2 84:9 93:8 135:17 136:9 150:17 166:4 173:12</p> <p><b>bigger</b> 113:24</p> <p><b>biggest</b> 104:14 137:11 175:6</p> <p><b>bike</b> 27:17</p> <p><b>bikes</b> 57:21</p> <p><b>bill</b> 173:22,24</p> <p><b>birthday</b> 184:19,24</p> <p><b>bit</b> 88:11</p> <p><b>blight</b> 35:18 36:15,17 37:6,17 45:6 75:25 165:3 189:15,17,18,19</p> <p><b>blighted</b> 35:22 61:10 68:24 73:22</p>	<p>76:12 83:5 127:2 128:13 137:20 142:13 148:25 165:13 180:12 182:5</p> <p><b>block</b> 174:10,14</p> <p><b>blocks</b> 26:6,8,10 74:17 116:6 174:9</p> <p><b>board</b> 1:3,12 3:11 5:13 6:23 7:24 9:7,23 12:19 13:9,22,24 15:2,4,7,20,25 16:18 31:22 33:9,13 35:24 36:18 37:15 39:12,21,22 40:4 42:7,11,17 45:15 46:21 47:15 59:25 66:13,22 68:2,11 70:5 71:8 77:9 82:12 86:7 87:3,13 90:7 91:24 97:9,15,17,20 98:14,21 99:3 101:22 102:3 104:5 106:21 107:11 111:7 112:20 115:15 119:21 121:7,23 126:2 127:13,19 128:22 129:6 133:12 134:11 135:3,9 137:25 145:11 146:16 147:10 152:14 158:2 162:13 166:21 167:12 177:15 178:6 181:14 183:23 189:18 192:21 193:14,19 194:3</p> <p><b>boards</b> 112:12 147:3</p> <p><b>Board's</b> 8:7,13,16 13:15 38:9 127:7</p>
---	---	---	--

<b>boat</b> 139:15	70:13,21 74:20	<b>built</b> 17:10 23:17,18	108:10
<b>boat-owner</b> 139:14	75:23 77:24	26:15 76:5 93:20	<b>capital</b> 132:25
<b>Boker</b> 72:17 73:3	78:15,22 79:24	133:7 137:15	<b>car</b> 18:24 153:5
74:14,15	80:23 81:11,18	165:11	165:22 184:23
<b>Bonner</b> 1:15	82:17 86:13 87:15	<b>burden</b> 80:6	<b>Cara</b> 121:8,16
3:18,19 187:12	89:19 92:10,12,18	<b>burdens</b> 146:13	130:2
193:10	98:13 100:11	<b>burn</b> 181:23	<b>card</b> 48:16 64:5
<b>Boomers</b> 18:3	101:4 102:5	<b>buses</b> 18:25 25:25	<b>cards</b> 10:24
<b>boost</b> 69:15	104:11,13 107:24	172:22	31:9,11,13 47:21
<b>border</b> 108:13	111:5,20 112:22	<b>business</b> 50:15	48:9
178:18	120:7 125:9,25	60:16,23 65:19	<b>care</b> 62:4 161:15
<b>borderline</b> 190:22	127:6,21 135:6	66:18,19 68:17	<b>career</b> 161:11
192:11	141:13,16 148:15	70:12 81:5 83:8	<b>careers</b> 138:9
<b>bought</b> 155:22	152:13 158:19	89:15 90:22 92:2	<b>carefully</b> 47:22
185:14	159:2 176:25	102:8 103:20	98:21 107:10
<b>Boundary</b> 178:12	177:13 178:7,16	104:12 106:4	<b>Carpenters</b> 86:10
<b>brain</b> 145:23	183:2,4,5	119:22 123:17	111:11
<b>breath</b> 105:3	<b>Brooklyn</b> 135:20	124:2 160:24	<b>Carroll</b> 30:10
<b>Brentwood</b> 153:15	136:4 173:10	169:17 193:18	<b>carry</b> 44:16
<b>Brian</b> 72:17 73:3	175:8,9,10,17	<b>businesses</b> 19:7	<b>cars</b> 18:24 19:4
74:15	<b>brought</b> 123:6	67:22 73:19 79:16	174:11
<b>bridge</b> 30:14	124:13 135:20	82:16,23	<b>Cartright</b> 1:14
<b>bright</b> 67:4	149:5,22	84:7,19,23 89:18	3:5,15
<b>brighten</b> 84:21	<b>Bruce</b> 96:11,23	99:9 113:24 114:9	<b>CARTWRIGHT</b>
<b>bring</b> 62:12 81:23	106:22	122:22	3:16
88:16 100:13	<b>Bud</b> 134:8,20 138:3	123:3,14,20	<b>case</b> 40:6 53:11
103:9 141:2	<b>build</b> 24:17 28:7	124:22 149:23	54:12 156:25
149:24 191:24	62:18 67:15	180:13,17	157:22
<b>bringing</b> 84:7	125:11 154:20	182:8,17	<b>cases</b> 146:5
102:23 140:25	185:19	185:2,4,6,7	<b>catch</b> 57:21
149:10	<b>builder</b> 70:6 129:7	<b>businessman</b> 126:8	<b>CDC</b> 56:22 109:24
<b>brings</b> 66:3 184:11	<b>builders</b> 66:16	<b>business-wise</b> 66:6	110:3
<b>broadening</b> 67:22	71:14 77:11 81:14	<b>bustling</b> 67:16	<b>center</b> 125:12
<b>brokers</b> 75:18	95:16 172:10,11	<b>buy</b> 138:10	<b>centerpiece</b> 26:21
<b>Brook</b> 56:20 57:19	<b>building</b> 27:5	<b>buyers</b> 170:7	<b>centers</b> 17:20
125:8,10	41:20,22 63:3	<hr/>	<b>central</b> 99:9
<b>Brookhaven</b> 1:3,12	98:6 129:11	<b>C</b>	<b>Century</b> 100:19
2:9 4:24 7:12 52:9	161:13 163:25	<hr/>	<b>CEO</b> 56:21 89:7
56:13,20 57:8	165:9	<b>cake</b> 184:25	109:23 110:2
64:23 65:9	<b>buildings</b> 19:7	<b>Cameron</b> 130:8	122:14
68:2,14,16,18	22:23 23:5,7,23	<b>Canada</b> 87:22 149:3	
	27:20 28:22	<b>Canadian</b> 87:23	
	37:20,22 63:11	<b>Canon</b> 123:6,12	
	136:13 137:13	<b>capacity</b> 31:2	
	<b>build-to</b> 23:24 27:6		



<p><b>certain</b> 41:18 53:15 82:21 102:18 139:2 146:3 179:18</p> <p><b>certainly</b> 22:16 26:19 59:15 101:20 116:12 148:24</p> <p><b>CERTIFICATION</b> 195:3</p> <p><b>certified</b> 9:3 157:15</p> <p><b>certifies</b> 45:17</p> <p><b>certify</b> 195:6</p> <p><b>CERTILMAN</b> 2:3</p> <p><b>cetera</b> 73:8</p> <p><b>chair</b> 110:3</p> <p><b>chairman</b> 66:15 77:8,10 130:7</p> <p><b>challenge</b> 147:4</p> <p><b>challenges</b> 89:23 90:25 91:9 130:17,24 131:11</p> <p><b>chamber</b> 82:15,20,25 84:17,20 143:8 190:6</p> <p><b>chance</b> 14:22 115:4 140:20</p> <p><b>change</b> 8:8 13:16 50:15 107:8</p> <p><b>changed</b> 39:10 83:21 157:16,17,19</p> <p><b>changes</b> 46:12 56:8</p> <p><b>Chapter</b> 7:11</p> <p><b>character</b> 144:21</p> <p><b>charettes</b> 20:18</p> <p><b>charged</b> 122:21</p> <p><b>Charles</b> 121:4,15 126:2</p> <p><b>charts</b> 107:19</p>	<p><b>Chief</b> 122:19</p> <p><b>child</b> 104:16</p> <p><b>children</b> 57:14,15,20 65:17 92:20,22 104:15 105:6,21 106:9,12 140:18 172:17 173:15</p> <p><b>child's</b> 172:24</p> <p><b>choice</b> 120:3 129:5 143:22 144:8 150:3</p> <p><b>choices</b> 117:3</p> <p><b>choosing</b> 70:5</p> <p><b>chose</b> 39:22 155:23 156:7</p> <p><b>chosen</b> 76:19 143:17 145:3</p> <p><b>Cipoletti</b> 110:9,20 119:19,21 134:8,20 137:24 138:3</p> <p><b>circle</b> 84:7</p> <p><b>circulation</b> 25:24</p> <p><b>cite</b> 124:16</p> <p><b>cited</b> 33:25</p> <p><b>citizen</b> 178:5</p> <p><b>citizens</b> 55:15 80:3 123:2 177:14 178:6 192:5</p> <p><b>city</b> 65:20 66:3 87:25 88:5 93:5 145:16 154:25 156:4 161:16,17 175:10</p> <p><b>Civic</b> 135:8 141:15,23 143:7 144:22 145:8 151:21 158:21 159:3</p> <p><b>Civic's</b> 142:6</p> <p><b>CJ2</b> 122:2</p>	<p><b>clarify</b> 11:15 15:18</p> <p><b>clean</b> 76:21 139:24 148:24 149:13</p> <p><b>clear</b> 17:5 48:15 53:9 142:21</p> <p><b>clearly</b> 103:14 142:3</p> <p><b>Clerk</b> 1:13 10:25 11:20 32:21 47:21 101:21</p> <p><b>Clerk's</b> 7:2 48:23</p> <p><b>clients</b> 50:20 52:19 179:13,17 180:3,14,24 181:4 182:6</p> <p><b>clock</b> 163:13</p> <p><b>close</b> 13:24 14:2 20:6 50:2 75:15 95:16 103:18 117:11 125:4 152:21 193:4,7,9,19</p> <p><b>closed</b> 4:20 47:12 154:6</p> <p><b>closed-door</b> 177:5</p> <p><b>closer</b> 187:13</p> <p><b>closing</b> 47:10 193:12</p> <p><b>cloud</b> 180:5</p> <p><b>co-chair</b> 90:4</p> <p><b>code</b> 7:11 13:14 24:7,8,21,22 26:24 27:24 56:8 117:7 175:23</p> <p><b>codes</b> 23:20</p> <p><b>coherent</b> 44:19</p> <p><b>cohesive</b> 38:4</p> <p><b>coincide</b> 25:8</p> <p><b>coincidence</b> 75:20</p> <p><b>college</b> 71:18 104:16 114:17 138:19</p> <p><b>color</b> 28:8</p>	<p><b>combined</b> 59:10</p> <p><b>comes</b> 84:6 91:3 180:20</p> <p><b>comfortable</b> 156:14</p> <p><b>coming</b> 16:2 94:5 95:6 105:6 136:24 149:23 179:15</p> <p><b>Commack</b> 182:24</p> <p><b>commencement</b> 6:13</p> <p><b>commend</b> 70:4 91:9 94:3 95:14 111:6 138:7</p> <p><b>commended</b> 128:23</p> <p><b>comment</b> 4:21 6:14 13:25 14:24 43:4 46:25 47:7 155:4</p> <p><b>commenting</b> 48:2 154:6</p> <p><b>comments</b> 11:7 42:12,16,20 47:13 72:14 85:12 89:4 101:18,20 106:18 112:18 115:20 119:18 120:25 125:22 129:22 145:7 154:5,8 158:14 162:12 169:11 171:4 178:11 179:5 182:22 184:5 186:17 190:13 192:19</p> <p><b>Commerce</b> 82:16,21 83:2 84:17 143:8</p> <p><b>commercial</b> 20:24 59:11 61:11 78:12</p> <p><b>Commission</b> 8:4</p> <p><b>commissioner</b> 16:16 34:11 35:2 38:13 122:17 156:23</p> <p><b>committee</b> 66:17 177:15 178:6</p>
---	---	---	--

<p><b>Communications</b> 122:3</p> <p><b>communities</b> 23:16 55:18 57:2 71:25 79:23 81:20 123:5 129:12 131:16 144:17 152:24 188:24</p> <p><b>community</b> 19:13 22:14 23:8 34:19 41:4 56:2 66:6,17 69:16,25 70:19 79:14,19 80:15 81:25 84:8,12 90:23 100:9 103:24 116:16 120:18 141:21 142:2 143:18 145:2 152:5 159:6,12 167:17 175:14,18,19 178:23 180:25 189:15</p> <p><b>community-based</b> 20:21 55:2</p> <p><b>community's</b> 33:15 144:7</p> <p><b>commute</b> 155:2</p> <p><b>commuter</b> 102:24 107:25 108:3,25 118:15</p> <p><b>commuters</b> 73:18 103:18 150:21 165:14</p> <p><b>commuting</b> 118:6 150:21</p> <p><b>compact</b> 56:3</p> <p><b>companies</b> 81:2 189:24</p> <p><b>company</b> 81:9 108:21 120:3</p> <p><b>compensation</b> 85:3 180:5 182:11 188:13</p>	<p><b>competent</b> 74:7</p> <p><b>complement</b> 30:8 79:22</p> <p><b>complete</b> 74:8</p> <p><b>completed</b> 14:13 33:8 53:24 81:11</p> <p><b>completion</b> 168:24</p> <p><b>complex</b> 30:15 175:15</p> <p><b>complies</b> 45:18</p> <p><b>comply</b> 64:11 72:21 85:18 96:16 110:12 134:14 147:24 171:14 186:21</p> <p><b>component</b> 21:21,22 26:21 29:2 109:9 143:21 167:25</p> <p><b>components</b> 17:21 19:14 20:19 21:7 22:22 24:6,10 25:16</p> <p><b>comprehensive</b> 33:23 34:3,5 54:25 130:12 134:2</p> <p><b>comprise</b> 98:2</p> <p><b>concentrate</b> 24:5</p> <p><b>concept</b> 93:19</p> <p><b>concepts</b> 35:14</p> <p><b>conceptual</b> 25:16</p> <p><b>conceptually</b> 61:2 159:10</p> <p><b>concern</b> 10:9 23:11 25:18 60:22 63:10 117:25 137:5,11,19 138:13 179:17,25</p> <p><b>concerned</b> 29:4 76:23 95:3 126:18 136:18 138:16</p>	<p>165:16</p> <p><b>concerning</b> 17:17</p> <p><b>concerns</b> 18:7 25:4 52:19 60:24 63:5 83:7 135:15,19 164:16 172:8 174:24</p> <p><b>concluded</b> 4:19</p> <p><b>concludes</b> 42:22</p> <p><b>conclusion</b> 46:4 81:13</p> <p><b>concrete</b> 139:16,17 165:9</p> <p><b>condemnation</b> 15:22 63:15</p> <p><b>condition</b> 69:8 128:10</p> <p><b>conditions</b> 24:4 34:13,23 41:14</p> <p><b>condo</b> 84:5</p> <p><b>conducted</b> 63:17</p> <p><b>conducting</b> 192:7</p> <p><b>confident</b> 67:25 76:17 99:20</p> <p><b>confiscated</b> 188:14</p> <p><b>conforms</b> 45:21</p> <p><b>congest</b> 191:8</p> <p><b>congestion</b> 55:20 191:16</p> <p><b>congratulate</b> 86:16</p> <p><b>Congratulations</b> 91:19</p> <p><b>connection</b> 12:22 43:9,14 44:10</p> <p><b>connections</b> 146:14</p> <p><b>consensus</b> 51:16</p> <p><b>consequences</b> 53:12 147:8</p> <p><b>consider</b> 8:7 9:10 35:2 46:2 98:10</p>	<p>192:6</p> <p><b>consideration</b> 38:9 136:23</p> <p><b>considered</b> 11:16 16:11 20:12 45:10 52:25 98:22 167:11</p> <p><b>considering</b> 12:19 51:21 153:4</p> <p><b>considers</b> 99:3 133:11</p> <p><b>consistent</b> 146:20 159:11</p> <p><b>construct</b> 99:23</p> <p><b>construction</b> 61:9 62:2 63:12 73:20 93:15,22 98:3 99:16 119:23 133:3 154:15 168:16 179:12</p> <p><b>consultant</b> 141:17</p> <p><b>consultants</b> 142:20</p> <p><b>consumption</b> 55:21</p> <p><b>contacted</b> 157:10 181:11</p> <p><b>contains</b> 144:3</p> <p><b>context</b> 20:2 27:3 29:7</p> <p><b>continue</b> 116:17 162:8 180:8</p> <p><b>continued</b> 5:10</p> <p><b>continues</b> 98:25</p> <p><b>contract</b> 53:21,23 122:2,3,7</p> <p><b>Contractors</b> 97:24</p> <p><b>contribute</b> 115:9</p> <p><b>contributed</b> 114:15</p> <p><b>convenience</b> 157:5</p> <p><b>convenient</b> 161:6</p> <p><b>conversation</b></p>
---	---	---	--

<p>104:21</p> <p><b>convert</b> 161:12</p> <p><b>cooking</b> 105:10</p> <p><b>co-op</b> 84:5</p> <p><b>cooperation</b> 192:2</p> <p><b>copy</b> 52:10 119:11</p> <p><b>corner</b> 155:25 176:10</p> <p><b>cornerstone</b> 187:22</p> <p><b>Corporation</b> 43:23 56:22</p> <p><b>correct</b> 12:13 13:10 16:13 164:19</p> <p><b>correspondence</b> 157:13</p> <p><b>cost</b> 153:17</p> <p><b>costly</b> 55:22</p> <p><b>costs</b> 155:2</p> <p><b>Coughlan</b> 109:25</p> <p><b>council</b> 59:6 65:3 73:10 86:9,10 90:6 97:22 111:10 127:19 130:5,7,10 131:2,24 132:13,18 133:11,19,24</p> <p><b>Councilman</b> 16:24</p> <p><b>Councilmember</b> 1:14,15,16 3:14,17,20,23 4:2</p> <p><b>Councilmembers</b> 91:19 130:2</p> <p><b>councilwoman</b> 3:4</p> <p><b>counsel</b> 43:12,22 166:22</p> <p><b>Countless</b> 124:11</p> <p><b>county</b> 8:4 89:9 92:18 97:18 99:10 122:19 123:9 127:5 133:13,14 176:24 177:13</p>	<p>178:7 185:8</p> <p><b>couple</b> 48:15 89:12 136:10 154:8 174:8</p> <p><b>course</b> 19:22 31:16 38:8,23 154:5</p> <p><b>Court</b> 1:25</p> <p><b>Cove</b> 90:20</p> <p><b>covered</b> 148:18</p> <p><b>craft</b> 27:8</p> <p><b>create</b> 22:14 27:7 56:25 58:24 59:12 69:2,9,10,19 73:21 79:13 82:22 90:13,15 99:6 117:15 127:2 150:16 153:3 177:10</p> <p><b>created</b> 28:16 81:10</p> <p><b>creates</b> 17:19 24:14</p> <p><b>creating</b> 27:16 55:17 56:3 67:21,23 102:24 105:18 144:13</p> <p><b>creation</b> 100:17</p> <p><b>creative</b> 150:14</p> <p><b>credit</b> 5:2 16:23 17:8</p> <p><b>criteria</b> 23:25 24:17 27:4 28:7,13 45:18 132:12,22 133:6,9</p> <p><b>cross</b> 100:6</p> <p><b>cross-utilized</b> 150:24</p> <p><b>crowded</b> 135:24</p> <p><b>crystal</b> 83:15,17</p> <p><b>culmination</b> 130:13</p> <p><b>cultural</b> 41:6 114:19</p> <p><b>curator</b> 112:23</p> <p><b>curbs</b> 37:25</p>	<p><b>curious</b> 152:22</p> <p><b>current</b> 10:5 61:10 62:5 78:20 80:7,21 108:4 129:13 131:11 140:16 146:23 159:10 191:22</p> <p><b>currently</b> 23:19 69:5 73:22 84:14 126:25 139:23</p> <p><b>Curtis</b> 1:24 195:4,13</p> <p><b>customers</b> 79:15 80:18</p> <p><b>cuts</b> 172:19</p> <p><b>cycles</b> 58:14</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p><b>dad</b> 105:12</p> <p><b>daily</b> 103:17,20</p> <p><b>Dale</b> 110:8,18 112:21</p> <p><b>Dalvano</b> 96:10,22 102:2,4</p> <p><b>DANIEL</b> 1:16</p> <p><b>dare</b> 190:7</p> <p><b>data</b> 87:18</p> <p><b>daughter</b> 65:21 71:17 105:10 126:15</p> <p><b>daughters</b> 88:16</p> <p><b>Davey</b> 64:7,18 68:10,12</p> <p><b>David</b> 2:6 134:9,21 145:13 147:17</p> <p><b>Davis</b> 72:18 73:4 77:7,9 82:4</p> <p><b>Dawn</b> 147:22 148:7 158:17</p> <p><b>day</b> 19:18 83:23 94:25 143:14 150:25 155:2</p>	<p>176:16,17 195:10</p> <p><b>days</b> 4:21 6:16,17 7:18,19 8:19,20 9:14 11:9 14:2</p> <p><b>deal</b> 4:22 5:2 26:19 50:21 52:18</p> <p><b>dealing</b> 4:13 123:12</p> <p><b>dealings</b> 177:5</p> <p><b>dealt</b> 177:6</p> <p><b>Debbie</b> 64:7,18 68:12 147:21 148:6 152:12</p> <p><b>decades</b> 18:20 73:14</p> <p><b>December</b> 25:11</p> <p><b>decent</b> 167:6</p> <p><b>decided</b> 34:12 57:16 100:8 143:14</p> <p><b>decision</b> 6:24 7:24 9:24 13:23 14:7 147:6 162:14</p> <p><b>decisionmakers</b> 91:2</p> <p><b>decisions</b> 4:16 47:8</p> <p><b>declaration</b> 12:7 189:10</p> <p><b>deed</b> 99:11 176:6</p> <p><b>deemed</b> 6:25 7:25 9:25 11:18 72:6</p> <p><b>de-emphasize</b> 24:2</p> <p><b>de-emphasizing</b> 23:21</p> <p><b>define</b> 50:15</p> <p><b>definitely</b> 88:24 114:14</p> <p><b>degree</b> 27:21 114:17</p> <p><b>deliberate</b> 143:20</p> <p><b>delis</b> 76:13</p> <p><b>demographic</b> 17:23</p> <p><b>demolition</b> 176:18</p>
--	--	--	---

<p><b>demonstrate</b> 101:5</p> <p><b>demonstrated</b> 74:3,6 146:11</p> <p><b>Denise</b> 72:18 73:4 82:13</p> <p><b>density</b> 41:11 107:18,21 136:19 165:4 166:7</p> <p><b>dental</b> 161:5,11</p> <p><b>Department</b> 5:20 21:6 107:16</p> <p><b>departments</b> 136:15</p> <p><b>depressed</b> 113:23</p> <p><b>deserves</b> 5:2</p> <p><b>design</b> 78:11 133:15 144:18 151:23</p> <p><b>designated</b> 38:17 53:14</p> <p><b>designates</b> 132:14</p> <p><b>designating</b> 164:18</p> <p><b>designation</b> 44:13 102:18</p> <p><b>designations</b> 44:10</p> <p><b>designing</b> 152:2</p> <p><b>desirable</b> 84:9</p> <p><b>desire</b> 84:2,10</p> <p><b>despair</b> 73:16</p> <p><b>desperately</b> 68:25 79:8 92:16 93:23 100:15</p> <p><b>despotism</b> 189:3</p> <p><b>destination</b> 59:13 67:24 102:25 120:22 151:4</p> <p><b>destroys</b> 106:11</p> <p><b>deteriorate</b> 126:12</p> <p><b>deteriorated</b> 37:22</p> <p><b>determination</b> 9:6 45:12</p>	<p><b>determine</b> 178:14</p> <p><b>determined</b> 35:19 36:19 37:7 39:13</p> <p><b>determines</b> 45:20</p> <p><b>determining</b> 39:24</p> <p><b>detrimental</b> 182:16,17</p> <p><b>develop</b> 40:12 59:8 155:21</p> <p><b>developed</b> 25:19 59:4 130:18 144:17</p> <p><b>developer</b> 25:10,14 36:9,12 40:11 41:18 53:14 74:5 76:20 78:16 81:3 120:5 127:8 142:24 143:2,3,5,7,13,16 144:8 150:13</p> <p><b>developers</b> 95:15 122:4 144:16</p> <p><b>developing</b> 143:4</p> <p><b>development</b> 1:5 5:6 6:9 7:15 8:12 12:21 13:13,19 18:5 19:16 25:13 30:6 34:16 38:4,11 39:11,25 41:12,19 42:5 43:18,23 44:4,8,11,17,20,2 1 50:10,13,17,23 51:11 54:21 55:4,10,11 56:22 57:6 59:6 60:22 61:2,12,25 62:19 63:8,24 67:17 68:21 70:6,24 74:4 77:18,20 78:10,19 79:3,21 80:25 81:24 83:20 90:5 97:19 98:18 100:14,24 102:21 117:10 118:4,10</p>	<p>122:18 128:2,21 129:15 131:15,18,25 132:6 133:19 142:4,5,13,25 143:12,23 144:15 145:2 165:18</p> <p><b>developments</b> 167:16,18 168:11 169:4</p> <p><b>devise</b> 40:8</p> <p><b>DGEIS</b> 35:25</p> <p><b>diagram</b> 21:9</p> <p><b>diagrammatic</b> 21:24</p> <p><b>Diane</b> 186:19 187:3 190:15</p> <p><b>difference</b> 175:8,11 176:4</p> <p><b>different</b> 17:14 24:25 89:22 108:16 117:3,10 143:10</p> <p><b>difficult</b> 147:5</p> <p><b>diligently</b> 5:9</p> <p><b>dine</b> 141:6</p> <p><b>dining</b> 83:24</p> <p><b>dinner</b> 151:11,13 156:4</p> <p><b>direction</b> 70:18</p> <p><b>director</b> 54:18 102:7 115:25 130:4</p> <p><b>Directors</b> 97:15</p> <p><b>disarray</b> 88:15</p> <p><b>disclose</b> 122:2 169:14</p> <p><b>disclosed</b> 15:20</p> <p><b>discuss</b> 11:3</p> <p><b>discussed</b> 149:20 179:19 191:25</p>	<p><b>discussing</b> 67:8</p> <p><b>discussion</b> 83:16 149:15 151:25</p> <p><b>discussions</b> 142:19</p> <p><b>dishwashers</b> 154:18</p> <p><b>displaced</b> 181:2</p> <p><b>disposal</b> 40:25</p> <p><b>disrupted</b> 156:16</p> <p><b>disservice</b> 108:2</p> <p><b>distance</b> 22:18</p> <p><b>district</b> 1:6,14,15,16 7:15 8:12 13:14,19 27:3 28:6 38:11 56:14 79:13</p> <p><b>districts</b> 22:20,21 23:12 24:13,18 27:2 28:10</p> <p><b>disturbed</b> 77:2</p> <p><b>diverse</b> 131:6,19</p> <p><b>diversified</b> 167:9</p> <p><b>diversify</b> 90:13</p> <p><b>diversity</b> 58:15 59:19 73:23 78:8</p> <p><b>document</b> 34:22 35:10</p> <p><b>documented</b> 145:22 148:25</p> <p><b>documents</b> 14:19 48:22</p> <p><b>dollars</b> 69:20</p> <p><b>domain</b> 15:22 51:15 52:5,8,14,21,24 53:5,8 85:7 119:14 144:23 156:21,25 162:4,15 180:6 181:8,14 182:4 183:7,19,25 186:2 187:18 189:20 190:8</p>
--	---	---	--

<p><b>dominated</b> 187:23</p> <p><b>done</b> 12:9,10 28:12 35:16 66:23 72:8 77:3 101:7 108:7,14 113:21 161:25 162:3 181:9</p> <p><b>DONNA</b> 1:13</p> <p><b>dooms</b> 146:7</p> <p><b>double</b> 19:20 119:2,6,7 184:10</p> <p><b>doubly</b> 19:5</p> <p><b>downsize</b> 80:16</p> <p><b>downtown</b> 116:4</p> <p><b>downtowns</b> 146:15</p> <p><b>Dr</b> 18:12 179:10 180:7</p> <p><b>draft</b> 6:11 12:23 14:12 35:6,8,13 39:15 40:14 41:25 42:7</p> <p><b>drain</b> 145:23</p> <p><b>drawn</b> 178:13</p> <p><b>dream</b> 88:23</p> <p><b>drive</b> 24:4 29:2 55:16 61:16 118:11</p> <p><b>drivers</b> 27:15</p> <p><b>driveway</b> 174:15</p> <p><b>driveways</b> 27:19</p> <p><b>driving</b> 27:16 111:20 118:8,10 156:6</p> <p><b>dropped</b> 74:25 75:3</p> <p><b>dropping</b> 19:3</p> <p><b>drowning</b> 36:25</p> <p><b>dryers</b> 154:17</p> <p><b>due</b> 63:19 108:11 146:3 165:8</p> <p><b>dumping</b> 154:16</p>	<p><b>dumpster</b> 154:18</p> <p><b>during</b> 43:24 63:12 154:25</p> <p><b>dust</b> 63:14</p> <p><b>dwellings</b> 153:11</p> <p><b>dysfunctional</b> 188:20</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p><b>Eaderesto</b> 1:14 5:17 15:16,17 16:12 53:18 54:8 164:20</p> <p><b>earlier</b> 21:18 22:6 47:3,15 52:23 133:17 158:25 162:24 179:11 181:19</p> <p><b>earliest</b> 23:15</p> <p><b>early</b> 14:9 18:17 88:18</p> <p><b>earned</b> 124:4 127:9</p> <p><b>easier</b> 83:16</p> <p><b>east</b> 28:21 71:11 155:12 165:19,23</p> <p><b>easterly</b> 21:23 22:11</p> <p><b>easy</b> 161:17</p> <p><b>eat</b> 93:16</p> <p><b>echo</b> 190:6</p> <p><b>ecology</b> 40:25</p> <p><b>economic</b> 54:21 57:5 59:5 82:22 90:5,16 98:11 99:6 100:7,14 122:17 123:2 131:4 132:6,10,23 133:18 144:14</p> <p><b>economically</b> 58:25 128:20 130:20</p> <p><b>economists</b> 130:15</p> <p><b>economy</b> 59:7 69:16 70:18 90:11 95:19 105:18 111:21</p>	<p>113:22 114:14 127:4</p> <p><b>edge</b> 177:2</p> <p><b>educate</b> 146:2</p> <p><b>education</b> 132:8 138:18 172:25 173:6,16</p> <p><b>Edward</b> 1:13 85:14,23 86:8 186:18 187:2,9</p> <p><b>Edwards</b> 96:11,23 106:20,23 107:23 108:21</p> <p><b>effect</b> 22:9</p> <p><b>effects</b> 188:10</p> <p><b>effort</b> 4:22 20:22</p> <p><b>efforts</b> 22:12 89:21 90:9 91:6,10</p> <p><b>eight</b> 74:19 157:9</p> <p><b>EIS</b> 12:4 40:21</p> <p><b>either</b> 118:6</p> <p><b>elected</b> 112:12</p> <p><b>election</b> 91:21</p> <p><b>element</b> 29:25 30:7</p> <p><b>elements</b> 25:21 152:3</p> <p><b>Elevators</b> 102:9</p> <p><b>elicit</b> 183:18</p> <p><b>Elissa</b> 110:9,19 115:24</p> <p><b>Elkowitz</b> 2:9 30:17 31:20,24 32:19 33:3 34:4,10 36:22 37:5</p> <p><b>else</b> 103:13 118:13 157:11 180:23 189:25</p> <p><b>elsewhere</b> 150:20</p> <p><b>embarked</b> 32:4 33:8 34:17</p>	<p><b>embarrassed</b> 149:4</p> <p><b>embarrassment</b> 88:11</p> <p><b>emergency</b> 132:9</p> <p><b>eminent</b> 15:22 51:15 52:4,8,13,21,24 53:5,8 85:7 119:14 144:23 156:21,25 162:4,15 180:6 181:7,14 182:3 183:7,18,25 185:25 187:18 189:20 190:8</p> <p><b>emphasizing</b> 23:22</p> <p><b>Empire</b> 43:22 44:7</p> <p><b>employ</b> 98:4 102:12</p> <p><b>employed</b> 41:17</p> <p><b>employees</b> 69:12 118:21 120:6 161:7</p> <p><b>employment</b> 72:10 83:14 146:4</p> <p><b>empty</b> 18:24 137:13</p> <p><b>empty-nester</b> 71:21</p> <p><b>empty-nesters</b> 58:4 59:15 131:22</p> <p><b>EMTs</b> 153:19</p> <p><b>enacting</b> 7:13</p> <p><b>encompass</b> 78:7</p> <p><b>encompassed</b> 168:7</p> <p><b>encourage</b> 50:16 58:18 59:22,25 78:10 79:17 85:4</p> <p><b>Enders</b> 85:14,24 86:3,5,8</p> <p><b>energy</b> 55:21 132:7</p> <p><b>enforced</b> 162:5</p> <p><b>Engel</b> 48:9 49:13 54:17</p>
---	--	---	---

<p><b>Engineering</b> 31:25</p> <p><b>engineers</b> 86:17</p> <p><b>England</b> 24:9</p> <p><b>Engle</b> 54:15,16</p> <p><b>enhance</b> 55:6</p> <p><b>enhanced</b> 55:25</p> <p><b>enjoy</b> 84:12,16 100:23 157:6 161:16 188:2</p> <p><b>enjoyed</b> 101:2</p> <p><b>enlightenment</b> 187:22</p> <p><b>enrollment</b> 74:25 75:4</p> <p><b>ensure</b> 36:5 81:9 144:18 167:4</p> <p><b>entered</b> 7:6 143:5</p> <p><b>entertain</b> 151:12</p> <p><b>entertainment</b> 103:3 124:10 168:4</p> <p><b>entire</b> 182:4</p> <p><b>entirely</b> 22:23 166:9</p> <p><b>entities</b> 48:8</p> <p><b>entitled</b> 7:12,13</p> <p><b>entrance</b> 21:14</p> <p><b>environment</b> 69:3 95:3 117:2 126:13 132:8 149:12</p> <p><b>environmental</b> 6:12 11:25 12:8,24 14:5,11,12 35:9 39:7,16 40:15 41:8,13 42:2,18 46:5,11 54:22</p> <p><b>environmental- friendly</b> 95:12</p> <p><b>environmentalists</b> 130:15</p> <p><b>environmentally</b></p>	<p>128:19 130:21</p> <p><b>envisioned</b> 151:22</p> <p><b>epicenter</b> 176:23,25</p> <p><b>equates</b> 155:3</p> <p><b>equipment</b> 99:22</p> <p><b>equitable</b> 55:18</p> <p><b>equitably</b> 130:21</p> <p><b>equities</b> 147:9</p> <p><b>equity</b> 54:23 132:10 175:13,16,18</p> <p><b>E-residential</b> 21:2</p> <p><b>ESQ</b> 2:6</p> <p><b>essential</b> 59:7</p> <p><b>establish</b> 44:19 45:3,7</p> <p><b>established</b> 42:11</p> <p><b>establishments</b> 59:12</p> <p><b>estate</b> 75:7,18 78:17 81:2 101:11 109:16</p> <p><b>et</b> 73:8</p> <p><b>evaluate</b> 39:17 40:5</p> <p><b>evaluates</b> 40:17,23</p> <p><b>evaluating</b> 41:10</p> <p><b>evening</b> 31:21 48:12 50:4 65:3 66:12 68:10 77:7,14 82:11 83:23 86:6 89:5,11 91:10,17 97:8 98:24,25 104:4 111:3 121:21 125:24 127:18 129:9,25 135:3 141:10 145:9 148:12 152:11 155:16 166:19 169:12 172:5</p> <p><b>events</b> 161:17</p> <p><b>eventually</b> 57:14</p>	<p><b>everybody</b> 49:4,6 91:23 94:20 95:4 96:5 103:13 150:23 151:8 180:22 190:3</p> <p><b>everybody's</b> 75:15 91:20</p> <p><b>everyone</b> 11:23 39:19 43:6 47:17 48:19 81:12 92:21 118:13 165:20</p> <p><b>everything</b> 22:17 27:7 40:20 118:17 175:24 188:6</p> <p><b>evidence</b> 168:10</p> <p><b>evolution</b> 138:17 140:21,23</p> <p><b>evolved</b> 39:10</p> <p><b>evolving</b> 140:16</p> <p><b>exact</b> 104:20 185:20</p> <p><b>exactly</b> 40:13 164:22 190:19</p> <p><b>examination</b> 113:9</p> <p><b>example</b> 26:6</p> <p><b>excellent</b> 120:3</p> <p><b>excited</b> 100:12 114:11</p> <p><b>exciting</b> 67:19 114:4</p> <p><b>excluded</b> 163:23</p> <p><b>Excuse</b> 36:21</p> <p><b>Executive</b> 54:17 122:20 130:3</p> <p><b>exhaust</b> 85:5</p> <p><b>exist</b> 80:15</p> <p><b>existing</b> 23:8 33:23 34:5,22 55:12 63:10 76:16,25 79:16,25</p> <p><b>expansion</b> 19:20 131:17</p> <p><b>expect</b> 47:24 156:15</p>	<p><b>expenses</b> 154:23</p> <p><b>experience</b> 29:9</p> <p><b>experienced</b> 19:2 168:19</p> <p><b>experiencing</b> 131:8</p> <p><b>expert</b> 57:5 136:17</p> <p><b>explanation</b> 5:15 15:15</p> <p><b>explore</b> 141:17</p> <p><b>express</b> 31:15,18 51:2 159:6</p> <p><b>expressed</b> 50:20 159:12</p> <p><b>Expressway</b> 20:6 93:5</p> <p><b>extensive</b> 32:11 33:12</p> <p><b>extent</b> 146:20</p> <p><b>extracurricular</b> 172:21 173:7</p> <p><b>Exxon</b> 62:15</p> <p><b>eye</b> 150:11</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p><b>face</b> 107:9 109:7 130:17</p> <p><b>faces</b> 66:4 130:24</p> <p><b>facilitate</b> 44:22 55:7 141:23 144:25 159:4 164:4 165:17</p> <p><b>facilities</b> 38:19,22 41:5 133:16</p> <p><b>facing</b> 89:23</p> <p><b>fact</b> 18:11 19:2 50:22 51:18 74:16 98:10 114:18 123:13 125:6</p> <p><b>factor</b> 117:23</p> <p><b>facts</b> 10:21</p> <p><b>fails</b> 137:12</p>
---	--	--	---

188:18,21 <b>fair</b> 85:3 <b>fairly</b> 179:18 180:3 182:6,7,10 <b>familiar</b> 145:19 <b>families</b> 70:20 105:22 106:11 152:20 <b>family</b> 58:2 69:13 74:18 80:11 126:6 140:6 169:21 <b>family-owned</b> 102:8 <b>farm</b> 150:10 <b>Farmingdale</b> 168:14 177:21 <b>Farmingville</b> 1:4 148:14 <b>Farrell</b> 171:6,20 175:2,3 178:22 <b>father</b> 102:16 140:5 <b>faulty</b> 108:19 <b>favor</b> 10:12 60:21 70:22 77:15 101:16 193:12,25 <b>featuring</b> 124:23 <b>February</b> 14:3 42:13 47:14 <b>feel</b> 30:11 47:6 62:13 65:15 75:23 83:12 96:5 105:24 109:13 113:21 114:2 115:7 129:3 192:16 <b>feels</b> 84:20 131:2 140:16 <b>feet</b> 20:16 41:23 <b>fell</b> 115:2 <b>felt</b> 188:3 <b>FENCHEEL</b> 48:11 <b>Fenchel</b> 48:5 49:13,22 50:3,4,6	53:10 54:3,5,11 <b>fiddle</b> 138:23 <b>Fifth</b> 2:5 188:17 <b>file</b> 14:5 <b>filled</b> 10:24 48:8 <b>filling</b> 137:16,17 <b>final</b> 14:5,11 28:8 30:12 42:18 133:12 <b>finally</b> 27:23 28:15 124:24 128:24 133:10 <b>findings</b> 45:21 141:20 <b>finish</b> 161:11 <b>finished</b> 10:20 <b>fire</b> 30:24 136:15 153:18 <b>firm</b> 43:8 50:5 143:13 179:7 <b>first</b> 5:19 11:14 12:19 17:13 22:15 24:10 38:7 50:3 51:7 62:11 86:4 88:6,10,12 97:6 103:23 109:21,22 113:3,5 122:13,17 134:25 138:5,16 144:7 145:21 148:10 152:13,19 157:12 160:21 161:21 170:8 172:3 179:20,23 181:8 183:6 189:12 <b>fishery</b> 139:25 <b>fishing</b> 105:11 140:2,4 141:5 <b>fist</b> 189:2 <b>fit</b> 28:13 151:14 152:3 <b>five</b> 12:18 74:24 76:13 119:12	165:6 <b>five-story</b> 23:5 28:3 136:13 <b>five-year</b> 59:3 <b>flag</b> 3:6 <b>Floor</b> 2:5 <b>flowed</b> 21:15 <b>focus</b> 61:23 122:15 <b>focused</b> 26:19 <b>focusing</b> 55:11 117:9,14 <b>footed</b> 166:10 <b>forced</b> 140:13 181:6 <b>forces</b> 146:6 <b>foregoing</b> 195:7 <b>forgot</b> 56:11 <b>Fork</b> 51:2 <b>form</b> 24:5 27:5 32:9 59:17 157:15 191:22 <b>form-based</b> 23:20 24:7,20 27:24 28:14 117:7 <b>formed</b> 25:24 <b>former</b> 4:25 16:20 97:20 108:5 147:18 <b>forms</b> 22:22 23:23 <b>forth</b> 34:21 41:14 45:19 52:10 126:16 <b>fortunate</b> 32:2 112:11 <b>forward</b> 10:21 12:11 56:10 70:17 72:12 87:4,5 91:22 103:5 111:21 112:4,13 114:22 115:13,14 116:19 120:8,9 148:22 181:23	<b>forward-thinking</b> 111:8 <b>fought</b> 168:23 177:22 <b>foundation</b> 145:16,17 146:22 187:20 <b>four-and-a-half</b> 17:3 <b>four-story</b> 22:10 <b>Fourth</b> 188:12 <b>free</b> 47:6 <b>Freedner</b> 134:7,20,24 135:2,5 136:7 <b>frequent</b> 129:3 <b>fresh</b> 105:4 <b>Fricke</b> 121:4,16 127:18 <b>friends</b> 57:23 83:19 87:24 149:5 151:12 169:20 <b>front</b> 27:19 29:10 30:23 121:25 156:11 <b>fruits</b> 188:2 <b>fulfill</b> 189:9 <b>full</b> 11:2 12:8 30:25 31:14 47:17 84:6 <b>full-grown</b> 156:9 <b>fully</b> 48:20 74:7 76:7 129:5 148:21 <b>fully-complete</b> 10:7 <b>function</b> 189:8 <b>fundamental</b> 188:19 <b>funding</b> 133:23 <b>future</b> 66:20 88:22 91:8 92:16,25 95:11 99:8 100:7 114:23 116:18
---	---	--	--

129:15 131:4 141:7 151:9 187:19 190:9	<b>Glen</b> 90:20 <b>goal</b> 102:23 142:7 <b>goals</b> 38:24 <b>God</b> 33:2 49:11 64:15 72:25 85:22 96:20 110:16 121:13 134:18 148:4 160:11 171:18 186:25 <b>Goetz</b> 147:21 148:6 152:11,12 155:11 <b>gone</b> 33:13 139:6 <b>goodness</b> 95:23 <b>gotten</b> 173:2 <b>government</b> 13:8 188:18,21 189:4,7 <b>governments</b> 69:21 80:5 <b>governs</b> 27:24 <b>graduated</b> 71:18 74:22 138:20 <b>graduating</b> 65:18 <b>Grant</b> 96:12,23 97:12 <b>graphic</b> 24:16 <b>graphical</b> 24:14,23 <b>Graziano</b> 171:5,20 172:2,4,6 174:5 <b>great</b> 5:2 26:19 47:23 50:9,20 52:18 66:7,23 70:10 80:25 81:4,6 92:14 94:24 96:2,6 115:11 146:2 149:9 153:14 188:23 192:22 <b>greater</b> 27:25 82:24 103:7 <b>greatest</b> 131:3 <b>greatly</b> 55:6 117:23	<b>Greenport</b> 145:13 147:18 <b>Greg</b> 50:25 <b>Gregg</b> 134:7,19 135:4 136:3 <b>grew</b> 23:11 138:17 140:13 <b>group</b> 25:13 89:15 192:5,7 <b>groups</b> 17:24 <b>Grove</b> 65:8 <b>grow</b> 100:3 105:22 <b>grown</b> 126:6 <b>growth</b> 84:6,10 92:17 93:2,21 94:21 151:25 <b>guarantee</b> 178:15 <b>guaranteed</b> 113:20 <b>guess</b> 5:3 62:12 175:20 <b>guide</b> 130:19 <b>guys</b> 192:2,6 <b>Gym</b> 51:5	136:15,20 192:5 <b>hang</b> 180:8 <b>hanging</b> 182:14 <b>happen</b> 39:25 40:7,8 50:7 116:6 169:4 181:17 182:13 <b>happened</b> 113:10 120:18 142:9 183:7 <b>happens</b> 172:14 <b>happy</b> 46:15 48:24 54:9 170:11,23 <b>hard</b> 65:22 <b>harp</b> 140:7 <b>Harris</b> 2:10 37:12,13 43:3,8,20 <b>hats</b> 89:12 <b>Hauppauge</b> 2:5 166:25 <b>having</b> 18:12 57:14 58:21 71:20 88:21 117:20 125:13 156:5,16 192:12 193:17 <b>Hawkins</b> 30:4 61:4,17 176:2 <b>head</b> 65:23 124:17 <b>headquarters</b> 123:7 <b>health</b> 54:22 132:9 <b>hear</b> 5:14 6:3 61:13 83:7 96:4 107:23 158:14 191:6 <b>heard</b> 35:23 42:6 45:11 60:24 62:7 136:2 138:12 153:20 164:2,12 191:4 <b>hearing</b> 3:11 5:25 6:6,18 7:8,20 8:6,21 9:9,12,15
<hr/> <b>G</b> <hr/> <b>gaining</b> 55:24 <b>Gamby</b> 171:11,21 182:23,24 184:7 <b>garage</b> 18:23 <b>garden</b> 86:22,24 145:16 156:10 <b>Garvin</b> 48:10 49:14 56:17,18,19 109:23 <b>gas</b> 62:14 <b>Gatow</b> 159:20 160:5 <b>GEIS</b> 35:12 42:8 <b>general</b> 10:22,25 37:8 43:22 44:14,23 45:19 71:16 141:4 166:22 <b>generate</b> 69:11 123:3 <b>generating</b> 101:8 <b>generation</b> 140:20 <b>Generic</b> 6:11 12:24 35:8 41:8,12,25 42:18 46:10 <b>gentleman</b> 150:9 <b>gentlemen</b> 155:17 <b>George</b> 134:8,21 141:11 <b>gets</b> 48:20 <b>getting</b> 94:5 135:24 161:22 172:11 <b>giant</b> 137:21 <b>given</b> 94:18 <b>gives</b> 44:15 185:9 <b>giving</b> 65:24 69:15 71:9	<hr/> <b>H</b> <hr/> <b>half</b> 107:12 128:9 <b>hamlet</b> 49:18 64:22 77:25 121:19 148:13 155:10 160:18 171:24 176:13 187:10 <b>hamlets</b> 112:6 <b>Hamptons</b> 93:7 <b>hand</b> 64:10 72:20 85:17 96:15 101:20 110:11 119:24 134:12,13 147:23 171:12 186:20 195:10 <b>handful</b> 105:21 <b>handle</b> 95:7,9		



<p>10:6,22 11:9 12:17 13:2,6,12 14:14,17 16:7 31:5 32:17 35:24 42:10 45:16,25 47:11,12,18 51:18,19 52:20 53:2 63:17 77:17 78:14 138:11 164:9,11,16 170:25 178:2 184:2 193:5,13,20</p> <p><b>hearings</b> 4:13,17,18,22 6:5 7:17 12:12 13:24 15:21 47:5,9</p> <p><b>heart</b> 75:15 87:17 98:2 104:9</p> <p><b>heartbreaking</b> 106:10</p> <p><b>heavy</b> 98:3 99:16</p> <p><b>height</b> 27:25 165:5</p> <p><b>heights</b> 22:22 27:5,25 28:3</p> <p><b>held</b> 35:24 45:15 162:21</p> <p><b>help</b> 32:25 49:10 64:14 69:17 72:24 85:21 96:19 110:15 114:8,9 121:12 134:17 148:3 160:10 171:17 186:24</p> <p><b>helped</b> 141:23</p> <p><b>helpful</b> 122:8 184:6</p> <p><b>helping</b> 70:18,19</p> <p><b>helps</b> 117:7,15,16</p> <p><b>hemisphere's</b> 123:7</p> <p><b>Hempstead</b> 43:17 71:12 73:25 90:21 126:4</p> <p><b>Hence</b> 70:15</p> <p><b>Hendricks</b> 96:13,24</p>	<p>97:5,7,13 101:12,14,25 163:17</p> <p><b>Henoch</b> 50:6</p> <p><b>hereby</b> 195:5</p> <p><b>hereunto</b> 195:9</p> <p><b>Herron</b> 110:8,18,25 111:3</p> <p><b>he's</b> 48:6,7,8 50:25 95:2 110:2 188:5,7</p> <p><b>Hi</b> 54:16 115:23 190:14</p> <p><b>high</b> 70:9 144:20</p> <p><b>higher-density</b> 59:8</p> <p><b>highest</b> 117:11</p> <p><b>highlight</b> 21:11 148:19</p> <p><b>high-paying</b> 123:8</p> <p><b>high-tech</b> 125:12</p> <p><b>highways</b> 153:7</p> <p><b>HILL</b> 1:4</p> <p><b>Hills</b> 175:5</p> <p><b>hired</b> 141:16</p> <p><b>hiring</b> 153:18</p> <p><b>historical</b> 29:20 30:7 112:24 113:13 115:21</p> <p><b>historically</b> 17:9 112:5</p> <p><b>history</b> 113:6</p> <p><b>hits</b> 147:2</p> <p><b>Holbrook</b> 153:14</p> <p><b>hold</b> 49:25</p> <p><b>holding</b> 45:24</p> <p><b>holidays</b> 105:7</p> <p><b>Holtsville</b> 56:12 68:14</p> <p><b>home</b> 57:24 59:24</p>	<p>79:11 84:5,24 88:2 105:6 140:11 156:5,14 158:3 173:15</p> <p><b>homeowners</b> 99:8 173:20 181:5</p> <p><b>homeownership</b> 167:21 170:7 175:12,13</p> <p><b>homes</b> 80:14,19,22 123:18 124:3 131:20 142:17</p> <p><b>honestly</b> 69:4</p> <p><b>honored</b> 116:22</p> <p><b>hope</b> 63:25 115:14 137:18</p> <p><b>hopefully</b> 140:6</p> <p><b>Hopkins</b> 147:22 148:7 158:16,17</p> <p><b>hot</b> 176:17</p> <p><b>hotel</b> 69:23</p> <p><b>hour</b> 19:23 108:23</p> <p><b>hours</b> 154:25</p> <p><b>house</b> 57:19 58:3,5,9 161:19 188:9</p> <p><b>houses</b> 138:10 186:12</p> <p><b>housing</b> 57:5 58:10,16,19 59:8 61:11 67:21 69:22 73:24 79:7,25 83:13 84:6 90:14 100:19 104:24 105:19 122:14,18 123:25 131:6,19 132:6 133:4,5 144:4,10 146:3,12 149:15,16,18 150:2,3 166:24 167:2,7,10,18 169:6 173:19 174:19 184:15</p>	<p>186:7</p> <p><b>Hub</b> 1:5 4:15 5:4 6:8 7:14 8:11,14 9:11 12:20 13:17 17:17 33:22 34:7 35:20 43:10 46:3 50:10 55:5 56:7 60:19 62:25 66:21 67:4 68:5,20 70:23 77:19 79:2 81:17,22 83:3 84:15 85:2 90:3 92:15 97:12 98:17 102:22 103:8,22 107:7 108:5,12 126:11,23 127:25 129:17 131:14 132:16 144:9 152:17 158:24 159:8 166:8 167:20</p> <p><b>Hubbs</b> 72:17 73:3,9,11</p> <p><b>hubs</b> 59:9 73:15 133:7</p> <p><b>huge</b> 26:10 177:19</p> <p><b>hundred</b> 41:20 128:7 154:7</p> <p><b>hundreds</b> 73:20 79:13 103:17</p> <p><b>Huntington</b> 50:8 72:6 73:12,13 74:2 90:20 116:7 168:22 182:25</p> <p><b>hurry</b> 186:10</p> <p><b>hurt</b> 191:8</p> <p><b>husband</b> 57:11 127:20</p> <p><b>HYMAN</b> 2:3</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p><b>I'd</b> 11:14 16:23 54:9 61:8 111:4,6,13 137:6 152:14</p>
---	--	--	--

<p>170:10</p> <p><b>IDA</b> 153:24</p> <p><b>idea</b> 5:5 111:17 155:5,7 178:21</p> <p><b>ideas</b> 159:11</p> <p><b>identified</b> 133:19 180:11</p> <p><b>identifies</b> 40:16 131:9</p> <p><b>identifying</b> 176:12</p> <p><b>identity</b> 117:15</p> <p><b>ID's</b> 163:10</p> <p><b>I'll</b> 33:5 148:18 175:20</p> <p><b>I'm</b> 31:6 32:6,14 40:19 43:7 47:23 49:6 50:5,7 53:16 54:13,17 56:11,14,21 60:20 61:21 63:16 65:11 66:15 67:25 68:4 71:12 74:15 75:6 76:17 77:14,23 86:8 87:15,22 88:17 89:6,11,12 92:2,3,13 93:13 96:12 97:23 101:13,23 104:8 106:23 112:23 115:24 120:15 121:23 123:24 130:5 135:5,10 136:18 137:14,16 138:3,16,24 139:8,14 141:13 145:14 152:12,19 156:13 160:23 161:22 163:12,14,16 165:2,3,15 166:5,6,22 169:15 171:8 172:12 177:3 179:14,15 181:3 182:23 186:10 190:16,19</p>	<p>191:17</p> <p><b>immediate</b> 100:17 139:5</p> <p><b>impact</b> 6:12 12:8,24 14:6,12 35:9 39:16,17 40:15,18 41:8,10,13 42:2,18 46:11 118:3 152:23 190:18</p> <p><b>impacted</b> 180:20</p> <p><b>impacts</b> 40:6 64:4 132:24 178:23</p> <p><b>impediment</b> 131:3</p> <p><b>implementation</b> 6:10 25:7 35:7 36:2 39:9 46:8</p> <p><b>implemented</b> 36:6 40:10</p> <p><b>implementing</b> 51:23,24</p> <p><b>importance</b> 70:11</p> <p><b>important</b> 39:19 50:14 60:3 92:24 93:17 94:22 105:13,16,25 147:10 167:15 173:5,6 192:10</p> <p><b>importantly</b> 57:7</p> <p><b>impossible</b> 61:18 191:21</p> <p><b>impress</b> 140:17,18</p> <p><b>impression</b> 88:10</p> <p><b>improved</b> 62:6 63:2</p> <p><b>improvement</b> 5:7</p> <p><b>improvements</b> 55:23</p> <p><b>improving</b> 62:22 103:24</p> <p><b>inability</b> 53:13</p> <p><b>inadequate</b></p>	<p>37:23,24 146:14</p> <p><b>Inc</b> 2:9</p> <p><b>incentive</b> 73:18</p> <p><b>include</b> 108:14</p> <p><b>included</b> 52:11 161:10</p> <p><b>including</b> 42:4 47:14 69:23 89:17 98:23 108:17 113:13 132:24</p> <p><b>inclusion</b> 109:4</p> <p><b>income</b> 167:23</p> <p><b>incompatible</b> 38:2</p> <p><b>incomplete</b> 108:18</p> <p><b>increase</b> 55:23 75:5 153:21</p> <p><b>increased</b> 84:3</p> <p><b>increases</b> 80:10</p> <p><b>increasing</b> 80:19 114:7</p> <p><b>Independence</b> 1:4 189:10</p> <p><b>independent</b> 119:4</p> <p><b>Index</b> 145:18</p> <p><b>indicated</b> 18:13 30:25 142:3</p> <p><b>indicating</b> 18:10 25:22 26:23 27:10 28:20 29:5,14 30:10,13 36:24 48:24 161:21</p> <p><b>individuals</b> 29:9</p> <p><b>industrial</b> 20:24 97:19 142:14</p> <p><b>industry</b> 98:3 99:17 119:24 127:10 129:11</p> <p><b>influx</b> 124:14</p> <p><b>information</b> 162:2,7</p> <p><b>infrastructure</b></p>	<p>37:24 38:23 55:13 62:3 98:8 99:24</p> <p><b>initial</b> 35:6,8,13,14,25 36:2</p> <p><b>initiated</b> 36:7</p> <p><b>initiative</b> 119:25 128:24</p> <p><b>Inn</b> 176:16</p> <p><b>innovative</b> 167:10</p> <p><b>inquire</b> 53:11</p> <p><b>insanitary</b> 45:9</p> <p><b>installed</b> 176:10</p> <p><b>instead</b> 22:19 143:2</p> <p><b>Institute</b> 66:16 71:14 77:11 106:4</p> <p><b>instituted</b> 176:19</p> <p><b>integrated</b> 100:20</p> <p><b>integrates</b> 150:15</p> <p><b>intended</b> 18:6 127:3</p> <p><b>intent</b> 47:23</p> <p><b>interest</b> 50:9 58:9 62:9 157:23 183:5</p> <p><b>interested</b> 2:11 143:3</p> <p><b>inter-municipal</b> 177:10</p> <p><b>internally</b> 21:5,19,25</p> <p><b>international</b> 87:24</p> <p><b>Internet</b> 154:4</p> <p><b>interrupt</b> 32:14</p> <p><b>intersection</b> 30:9</p> <p><b>interwoven</b> 22:24</p> <p><b>introduce</b> 30:17</p> <p><b>introduced</b> 109:16 184:14</p> <p><b>Introductory</b> 7:9</p> <p><b>invested</b> 62:21</p>
---	---	---	---

180:16 <b>investment</b> 101:9 <b>investments</b> 132:25 <b>invite</b> 88:2 <b>invited</b> 31:17 <b>involved</b> 62:10 63:24 67:3 94:5 103:11 109:15 123:11 143:19 157:12 <b>iron</b> 189:2 <b>Island</b> 17:10 20:5 23:16 54:19 56:6,23 58:19 59:5,21,23 66:16 67:5,9 69:18 71:13,19,23 72:3 77:11,21 78:5 79:9 80:9,12 81:8,14 86:23,25 88:6,9 89:7,13 90:6,18 93:5 97:16,21,24 98:5 99:16 100:6,23 102:10 103:7 104:22,23 105:23 106:3 108:6 109:24 110:4 111:24 112:3,9 114:14,18,25 115:7 116:2,22 117:5 119:13,25 122:14 123:23 124:13,25 126:7,9 127:5 129:16 130:4,9,11,20,23, 25 131:23 133:18 138:6,13 139:12,18 140:4,14 145:18,25 146:6,24 149:6,18,23 166:23 167:2,24 168:12 169:6 175:9 179:9	<b>Islander</b> 50:7,11,12 87:21 <b>Islanders</b> 54:23 71:16 78:2 132:4 167:5 <b>Island's</b> 54:20 58:19 80:25 89:14,16 100:3 131:4 <b>Islip</b> 20:8 66:19 82:18,19 97:14 103:19 106:24 109:5 111:12 119:22,23 120:7 121:25 138:4 139:4 153:12 169:13 175:4 176:8,25 177:7,12 178:7,15,24,25 187:11 190:16 191:5,8,11 192:3,21 <b>Islip's</b> 95:9 176:12 192:15 <b>isn't</b> 143:13 160:6 163:22 <b>issue</b> 5:4 183:24 <b>issued</b> 90:7 <b>issues</b> 17:16 104:15 105:25 146:18 <b>items</b> 10:9 117:25 <b>it's</b> 16:11 24:25 27:13 39:18 41:16 50:22 61:18 63:2 65:12,13 66:5,7 67:10,15,19 72:9 76:2 92:24 93:3,18 94:21 101:7 104:22 105:5,8,20 106:8,10 109:13 113:20 118:25 120:3 125:10 132:20 137:3,5 139:7,10,13,16 140:12 145:19	146:20 147:5,6,10 151:7 155:4,24 157:18 164:20 165:8 168:9 169:2 173:5,6 176:2 177:2 181:21 182:16,17 187:21 189:3,4 191:7,12,21 192:8,9,10,11,13 <b>I've</b> 60:24 74:18 75:8,22 76:12 86:20 87:20 90:19 104:10,12,18 106:4 135:7 136:16 161:24 165:6 177:20 190:23 191:3 <hr/> <b>J</b> <hr/> <b>J-7</b> 157:18 <b>James</b> 109:25 187:24 <b>JANE</b> 1:15 <b>January</b> 1:4 15:7 195:10 <b>J-Business</b> 8:9,10 <b>J-Commercial</b> 20:25 <b>Jeff</b> 127:23 <b>Jefferson</b> 74:21 151:5 187:24 <b>Jennifer</b> 159:21 160:4,14 166:21 <b>Jensen</b> 64:7,17 66:12,14 <b>Jersey</b> 161:9 <b>jewels</b> 114:24 115:6 <b>Jim</b> 121:3,14,23 125:21 <b>job</b> 94:2,6 95:17 100:17 101:7 118:12 120:12,17	131:16 138:22 <b>jobs</b> 67:21 69:11 73:21 79:14 93:13,16,22,23 101:8 104:24 105:18 122:25 123:9 127:3 133:2,3 138:19 150:19 153:8 154:24 <b>John</b> 130:7 171:6,8 187:23 <b>Johnson</b> 176:11 <b>Johnston</b> 159:20 160:2,3,13 162:16,17,18 163:6,16 164:10,15,22 166:14 <b>joining</b> 43:20 57:13 <b>jointly</b> 25:15 <b>Joseph</b> 147:21 148:7 155:18 <b>juice</b> 154:18 <b>jurisdiction</b> 108:16 <b>jurisdictional</b> 176:20 <b>jurisdictions</b> 178:14 <hr/> <b>K</b> <hr/> <b>Kapell</b> 134:9,22 145:9,13 <b>Kealy</b> 171:7 <b>Kellaner</b> 147:21 148:6,9,11,12 <b>Kelly</b> 171:6,8 <b>Ken</b> 147:20 148:5,12 <b>Kevin</b> 1:15 85:15,25 89:6 133:17 <b>key</b> 19:14 <b>kidding</b> 61:3,15
--	---	---	--

<p><b>kids</b> 17:25 173:4</p> <p><b>knew</b> 124:18</p> <p><b>known</b> 8:13 129:10</p> <p><b>Koppelman</b> 18:13</p> <p><b>Kyle</b> 110:9,19 115:23,24</p> <hr/> <p style="text-align: center;"><b>L</b></p> <hr/> <p><b>L-1</b> 157:18</p> <p><b>Lab</b> 125:10</p> <p><b>labor</b> 188:3</p> <p><b>laboratory</b> 161:5</p> <p><b>lack</b> 123:17 131:6 146:12</p> <p><b>lacking</b> 117:5 150:2</p> <p><b>ladies</b> 48:23 155:17</p> <p><b>lady</b> 149:3 170:16 187:16</p> <p><b>laid</b> 150:11 172:23</p> <p><b>lake</b> 8:14 65:8 112:24 135:7 139:10,22,24 141:6,14 144:21 151:3,10,16,19,20 152:5 158:20 159:3 175:5 176:6,7 183:10</p> <p><b>lakes</b> 139:11</p> <p><b>Lancella</b> 96:11,22 104:3</p> <p><b>land</b> 6:9 12:21 20:11 22:3 25:2 35:7 36:2 38:2 39:8 40:25 44:2 89:23 91:8 150:16</p> <p><b>landscaped</b> 156:11</p> <p><b>landscaping</b> 27:6</p> <p><b>lanes</b> 27:17</p> <p><b>Laremont</b> 2:10 37:12 43:5,7</p> <p><b>large</b> 89:18 156:9</p>	<p>166:9 178:17</p> <p><b>larger</b> 21:21 29:8 108:17</p> <p><b>large-scale</b> 44:11 131:25</p> <p><b>largest</b> 77:12 89:14 139:11</p> <p><b>Larry</b> 72:18 73:3 77:9 171:6,20 175:3</p> <p><b>last</b> 94:7 140:8 155:4</p> <p><b>Lastly</b> 109:19 129:4</p> <p><b>late</b> 172:22</p> <p><b>lately</b> 61:5</p> <p><b>later</b> 181:16</p> <p><b>latest</b> 18:21</p> <p><b>laughed</b> 18:16 113:5</p> <p><b>LaValle</b> 1:15 3:21,22 193:23</p> <p><b>law</b> 5:20 7:10 37:9 43:8 44:23 45:20 50:5 52:16 85:15,25 89:5,6 92:5 133:17 163:19</p> <p><b>Laws</b> 44:15</p> <p><b>lay</b> 44:25</p> <p><b>layman's</b> 41:15</p> <p><b>lead</b> 3:5</p> <p><b>leadership</b> 100:9 101:6</p> <p><b>leading</b> 125:8</p> <p><b>lease</b> 63:4</p> <p><b>leasing</b> 75:22</p> <p><b>least</b> 76:13 128:7,9 133:8 153:5 184:21</p> <p><b>leave</b> 106:12 114:13 118:21 128:13 134:11 146:6,25</p>	<p>150:19</p> <p><b>leaving</b> 65:21 106:9 118:12</p> <p><b>led</b> 22:25 147:18</p> <p><b>legal</b> 6:15,19 7:16,20 9:12,16 90:7</p> <p><b>legalese</b> 24:24</p> <p><b>Leigh</b> 2:8 5:19 11:11</p> <p><b>Len</b> 49:3,14 60:15</p> <p><b>lend</b> 38:3</p> <p><b>lends</b> 19:15</p> <p><b>length</b> 53:23</p> <p><b>Lenney</b> 64:8,18 71:10</p> <p><b>Lenny</b> 121:5</p> <p><b>Lent</b> 1:13 3:13,14,17,20,23 4:2,5,9 5:23 6:6 7:8 10:12,15,17 32:23 36:21,23 48:4,13 49:2,16 53:16 54:5,13 56:17 60:10 64:6,12,21 68:8 72:16,22 73:6 74:12 82:2 85:13,19 86:3 91:15 95:21 96:10,17 97:2 101:12 110:7,13,22 119:15 121:3,8,18 125:17 134:4,7,15,24 147:20,25 148:9 155:10,14 159:19 160:5,17 162:16 163:4,12 166:12 171:5,10,15,23 179:2 186:15,18,22 187:5 192:24</p>	<p><b>Lesko</b> 4:25 16:21</p> <p><b>less</b> 6:16 7:17 8:18 9:13</p> <p><b>let's</b> 87:4 181:16</p> <p><b>letter</b> 7:4 8:3 157:16 161:21</p> <p><b>letters</b> 7:3</p> <p><b>letting</b> 111:5</p> <p><b>level</b> 39:10</p> <p><b>levels</b> 41:19 42:5</p> <p><b>Levy</b> 121:5</p> <p><b>liaison</b> 192:9</p> <p><b>liberty</b> 187:21</p> <p><b>LICA</b> 98:12,25 99:14</p> <p><b>LICA's</b> 99:10</p> <p><b>life</b> 58:14 59:17 82:24 101:10 103:9 105:13 107:2 124:14 132:4 156:15 157:3 173:12 188:8</p> <p><b>lifelong</b> 135:12</p> <p><b>light</b> 20:24 35:18</p> <p><b>limited</b> 142:5</p> <p><b>L-Industrial</b> 8:10</p> <p><b>line</b> 19:21 23:25 109:15 170:12 180:23</p> <p><b>lines</b> 17:12,20 23:24 27:6 178:12</p> <p><b>LIRR</b> 19:17 184:9</p> <p><b>listen</b> 15:5 42:15 47:22</p> <p><b>listening</b> 94:23 129:20</p> <p><b>literally</b> 108:12</p> <p><b>little</b> 19:23 88:10 105:8</p>
--	---	--	--

<p><b>live</b> 49:18 50:8 56:19 59:20 64:23 65:8 66:18 71:11 74:17 75:9,20 84:2,10 87:14 89:9 92:9,10 94:15 97:4 100:5 102:14 111:19 112:21 116:6 118:5 119:21 121:19,24 124:8 135:21 140:15,20,22 145:13 148:13 152:21 154:10 155:18 158:17 160:18 170:17,23 172:6 174:8,10 175:14,17,25 179:8 182:24 187:6,9</p> <p><b>lived</b> 138:18</p> <p><b>lives</b> 57:18 58:6 135:11 165:21 183:3</p> <p><b>living</b> 26:7 65:13,25 75:24 78:24 80:17 84:22 93:12 154:23 173:13</p> <p><b>LLP</b> 2:3</p> <p><b>lobby</b> 162:22 164:5</p> <p><b>local</b> 7:9 55:7 60:23 69:21 79:12 80:5 82:23 83:8 92:3 93:23,24 98:3 102:12 123:5 130:16 152:24 153:7</p> <p><b>located</b> 8:14 93:3 102:9 116:4 155:24 190:20</p> <p><b>location</b> 84:15 93:9 120:22 146:19 157:5 170:13</p> <p><b>locations</b> 81:7</p>	<p><b>Locke</b> 187:24</p> <p><b>Lois</b> 121:4,15</p> <p><b>London</b> 188:16</p> <p><b>long</b> 17:10 20:5 23:16 50:7,11,12 54:18,19,23 56:6,23 58:18,19 59:5 66:15 67:5,9 69:18 71:13,15 77:10,21 78:2,5 79:9 80:9,12,24 81:8,13 86:23,24 87:20 88:6,9 89:7,13 90:6 93:4 97:16,21,24 98:5 99:16 100:2,6,23 102:10 103:7 104:22,23 105:22 106:3 107:2 108:6 109:24 110:3 112:3,9 114:14,18,25 115:7 116:2,22 117:5 119:13,25 122:14 123:22 124:12,25 126:7,9 127:5 129:16 130:4,9,11,20,23, 25 131:3,23 132:4 133:18 138:6,9,13 139:11,17 140:3,14 145:18,25 146:8,24 149:6,17,23 166:23 167:2,5,24 168:12 169:6 175:9 178:13 180:15 181:2</p> <p><b>longer</b> 59:24</p> <p><b>long-term</b> 63:3 90:15</p> <p><b>Longworth</b> 121:9,16 129:24 130:3 134:6</p> <p><b>Lori</b> 1:24 195:4,13</p>	<p><b>loss</b> 145:24</p> <p><b>lot</b> 15:23 62:19 87:23 88:14 93:12 95:9 108:9 115:11 137:4,10,13 149:14 180:16,17 190:3</p> <p><b>lots</b> 18:24 118:24</p> <p><b>love</b> 58:4 102:14</p> <p><b>loved</b> 135:22</p> <p><b>lower</b> 44:5 118:3</p> <p><b>luck</b> 87:10</p> <p><b>lunch</b> 18:12 94:11</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p><b>MacArthur</b> 20:7 102:11 103:19</p> <p><b>Madison</b> 187:25</p> <p><b>mail</b> 9:3,4</p> <p><b>main</b> 21:20 22:8 26:20 28:20 60:17 83:20 116:5 138:13 176:3</p> <p><b>man</b> 140:8 170:3 188:2,4</p> <p><b>mandate</b> 53:7</p> <p><b>Manhattan</b> 44:6 161:9 174:11</p> <p><b>manner</b> 24:16 78:6 79:22</p> <p><b>Manny</b> 179:11</p> <p><b>manpower</b> 99:21</p> <p><b>map</b> 20:4 67:5</p> <p><b>Maria</b> 171:5,19 172:5</p> <p><b>Marianne</b> 48:9 49:14 56:19 109:22 189:13</p> <p><b>Mario</b> 85:15,25 91:25</p> <p><b>mark</b> 4:25 16:21</p>	<p>70:9</p> <p><b>market</b> 24:3 28:25 34:13</p> <p><b>marketing</b> 137:12</p> <p><b>marshal</b> 30:24</p> <p><b>MaryAnn</b> 159:20 160:2,13 162:17</p> <p><b>mass</b> 79:18 93:4 168:6</p> <p><b>massive</b> 118:24 141:4 147:19</p> <p><b>master</b> 25:10,13 36:8,11 70:6 78:16 81:3 120:5 122:4 127:8 129:6 142:23,25 143:16</p> <p><b>masters</b> 189:22</p> <p><b>matched</b> 23:8</p> <p><b>matter</b> 48:17 65:6 74:16 109:19 162:19 192:11</p> <p><b>Mattera</b> 85:15,25 91:15,17,25 95:22</p> <p><b>maximum</b> 26:7 39:24 40:16 41:11</p> <p><b>may</b> 28:23,24 41:21,23 46:9,16 49:19,22 53:6 64:24 99:20 145:19 157:3 178:20</p> <p><b>maybe</b> 65:19</p> <p><b>mayor</b> 94:3 147:18</p> <p><b>Mazzei</b> 1:16 3:24,25 10:11 16:24 193:6</p> <p><b>MDDA</b> 52:10</p> <p><b>Meadow</b> 71:11</p> <p><b>mean</b> 52:17 81:18,19 84:2 191:2,10 192:3</p> <p><b>meaning</b> 180:4</p>
---	---	--	---

<p><b>means</b> 12:7 118:7 172:12,13</p> <p><b>meant</b> 17:6 28:17 30:8 112:3</p> <p><b>measures</b> 38:7 40:9 41:16,24 42:4</p> <p><b>Medford</b> 102:6</p> <p><b>medium</b> 89:18</p> <p><b>meet</b> 58:17 94:12</p> <p><b>meeting</b> 1:3 3:3,11 15:7 17:4 33:17 51:20 98:14 152:16 156:20 183:9 185:18</p> <p><b>meetings</b> 15:3 141:22,24 142:10 156:19</p> <p><b>meets</b> 59:24 132:11,21,23</p> <p><b>MegaCenter</b> 176:23</p> <p><b>melded</b> 25:20</p> <p><b>Melville</b> 89:8</p> <p><b>member</b> 13:7 71:13 97:15,18,20 135:7 138:3 151:20 158:8 164:13</p> <p><b>members</b> 2:11 16:18 31:21 37:3 40:4 46:21 56:2 66:14 68:12 69:13 77:8 82:13 86:7,12 87:2,10,12 92:8 93:25 94:12 97:9,25 101:22 102:4,23 104:5 107:12 111:16,19 119:20 121:7,22 126:2 127:13,20 135:4 145:10 157:25 159:6 166:20 192:21 193:15 194:4</p> <p><b>men</b> 90:12 98:4</p>	<p>99:15</p> <p><b>Mensch</b> 50:25</p> <p><b>mention</b> 56:12 109:25 147:17</p> <p><b>mentioned</b> 11:20 23:15 63:18 123:17,20 133:17 136:20 139:9 150:9 151:17,21 176:18 180:7 181:19</p> <p><b>merely</b> 19:22</p> <p><b>met</b> 113:15 190:23</p> <p><b>microbrewery</b> 29:10</p> <p><b>microphone</b> 49:25</p> <p><b>mid-'80s</b> 18:15</p> <p><b>middle</b> 92:20 158:13</p> <p><b>midst</b> 138:21</p> <p><b>mike</b> 187:13</p> <p><b>Mill</b> 61:4</p> <p><b>Millennial</b> 17:24</p> <p><b>Miller</b> 77:25</p> <p><b>million</b> 20:15 90:8 95:5 153:23</p> <p><b>millions</b> 69:19</p> <p><b>mind</b> 102:23</p> <p><b>minds</b> 141:2 187:23</p> <p><b>mine</b> 137:5</p> <p><b>Minervini</b> 64:8,19 71:7,11</p> <p><b>minimization</b> 63:13</p> <p><b>minimum</b> 6:13</p> <p><b>minute</b> 111:13 163:13 169:21</p> <p><b>minutes</b> 1:9 10:8 11:3 31:15 32:7 33:6 47:17 48:20 93:6 95:24 116:13</p>	<p><b>miss</b> 71:19 105:9</p> <p><b>missing</b> 96:12</p> <p><b>mission</b> 54:20,24 56:24 99:10</p> <p><b>mistaken</b> 31:6</p> <p><b>mitigation</b> 40:9 41:16,24 42:3</p> <p><b>mix</b> 20:23 29:15 38:2 39:10 167:18</p> <p><b>mixed</b> 28:23 55:2</p> <p><b>mixed-use</b> 17:21 56:3 78:9 142:12 143:24</p> <p><b>mixture</b> 38:19 100:19</p> <p><b>Mobil</b> 62:15</p> <p><b>mobile</b> 123:19</p> <p><b>mobility</b> 55:25</p> <p><b>mode</b> 39:18</p> <p><b>model</b> 17:15,19 67:6 129:15</p> <p><b>modern</b> 63:2</p> <p><b>modules</b> 76:6</p> <p><b>mom</b> 105:11</p> <p><b>mom-and-pop</b> 123:4</p> <p><b>moment</b> 3:9</p> <p><b>moments</b> 105:9</p> <p><b>Monday</b> 154:3</p> <p><b>money</b> 62:18,20,23 76:22 133:22 169:19 170:2,6 180:16,18</p> <p><b>monies</b> 62:21</p> <p><b>monstrosity</b> 137:21</p> <p><b>Montauk</b> 93:7</p> <p><b>months</b> 130:14 138:25</p> <p><b>Morano</b> 160:7,15</p>	<p>169:12,13</p> <p><b>Morgo</b> 121:3,14,21,23 125:19</p> <p><b>morning</b> 108:23 150:20</p> <p><b>mortgage</b> 169:15</p> <p><b>mostly</b> 116:15</p> <p><b>motion</b> 5:12,24 8:8,13,17 10:5 13:15 193:4,6,8,20</p> <p><b>Motor</b> 2:4</p> <p><b>Mottola</b> 186:19 187:3 190:14,15</p> <p><b>mouth</b> 183:21</p> <p><b>move</b> 10:10 12:11 19:20 43:2 46:25 56:10 57:17 70:17 72:12 87:3,4 147:11 148:22 165:20 175:20 181:5,6</p> <p><b>moved</b> 10:17 57:9</p> <p><b>moves</b> 165:19 181:22</p> <p><b>moving</b> 103:5 120:8 180:2</p> <p><b>MTA</b> 136:22</p> <p><b>much-needed</b> 61:11 69:15 73:23</p> <p><b>multiple</b> 68:22</p> <p><b>multitude</b> 104:19</p> <p><b>multiyear</b> 176:19</p> <p><b>municipal</b> 16:5 37:9 44:15,23 45:19</p> <p><b>municipalities</b> 44:16,18 55:13</p> <p><b>myself</b> 66:4 87:2 102:13 120:17 141:3</p>
---	--	--	--

<hr/> <b>N</b> <hr/>	<b>newly-married</b> 57:10	64:14 72:24 85:21 96:19 110:15 121:12 134:17 139:24 148:3 160:10 171:17 186:24	33:16,18 48:23 54:9 60:17 61:12 69:23 144:4
<b>Nancy</b> 171:11,21 182:23	<b>Newman</b> 51:3		<b>offices</b> 103:3 116:4
<b>nation</b> 101:3	<b>Newsday</b> 72:5 154:3 183:19		<b>official</b> 8:18 9:5
<b>National</b> 125:9	<b>newspaper</b> 6:22 7:23 8:18,24 9:16,19,22	<b>notice</b> 24:19	<b>officially</b> 141:25
<b>nation's</b> 125:7	<b>newspapers</b> 6:19 7:21	<b>notices</b> 6:15 7:16 9:12	<b>officials</b> 113:12,14
<b>natural</b> 58:13 112:8	<b>nice</b> 28:16 111:18 151:7,9 162:6	<b>notified</b> 9:2	<b>offset</b> 118:14
<b>nature</b> 118:3	<b>nicely</b> 151:15 156:11	<b>notifying</b> 141:25	<b>Oh</b> 95:22 155:11
<b>nearby</b> 142:15	<b>Nick</b> 96:10,21 102:4	<b>notwithstanding</b> 188:16	<b>Oil</b> 189:24
<b>nearly</b> 60:20 123:8	<b>niece</b> 114:15	<b>November</b> 42:9 98:14	<b>okay</b> 4:11 11:21 12:6 16:14 32:19 95:25 96:14 97:2 121:8 125:19 159:23 160:5 171:10 174:20 184:8,11 190:22
<b>neat</b> 76:21	<b>night</b> 61:21,22	<b>numerous</b> 20:18 37:19 172:19	<b>old</b> 104:23 114:13 126:5 156:13
<b>necessities</b> 153:24	<b>nightmare</b> 61:15	<hr/> <b>O</b> <hr/>	<b>older</b> 161:15
<b>negative</b> 9:6 147:7	<b>nobody</b> 86:18 139:9	<b>oath</b> 32:16,18	<b>ones</b> 123:14,15,16 125:8 173:21
<b>negatively</b> 180:19	<b>nodes</b> 21:7	<b>obligated</b> 39:21	<b>one-third</b> 156:8
<b>negatives</b> 103:16	<b>noise</b> 36:24 41:3 60:13 63:14	<b>obvious</b> 135:14 181:21	<b>onto</b> 61:19 191:5
<b>neglect</b> 73:16	<b>non-attorneys</b> 32:16	<b>obviously</b> 13:7 40:19 178:21	<b>open</b> 4:20 5:24 6:4 14:2 67:13 113:16 183:9 185:3,4
<b>neglected</b> 109:24	<b>none</b> 46:24 109:18	<b>occasions</b> 151:13	<b>opening</b> 128:4
<b>negotiate</b> 179:21	<b>non-profit</b> 56:24	<b>occupied</b> 58:21 76:7	<b>operations</b> 102:7
<b>negotiated</b> 53:21 54:2	<b>nor</b> 59:17	<b>occur</b> 39:12	<b>opinion</b> 31:16 65:5 157:23
<b>neighbor</b> 92:5	<b>north</b> 19:12 51:2 74:22,24 165:20 166:2	<b>Ocean</b> 176:11	<b>opportunities</b> 34:24 58:16 69:12,24 79:7 83:14 84:22 100:21 144:10 146:4,5
<b>neighborhood</b> 57:25 75:16 117:16 124:19,20 142:16	<b>Northeast</b> 86:9 111:10	<b>October</b> 13:3 36:3	<b>open</b> 4:20 5:24 6:4 14:2 67:13 113:16 183:9 185:3,4
<b>neighborhoods</b> 56:4 58:22 59:18 124:8,12 138:14 139:3	<b>Northport</b> 116:5 151:6	<b>odd</b> 20:23	<b>opening</b> 128:4
<b>neighbors</b> 61:24 75:8 175:25 184:22 190:17	<b>Notary</b> 195:4	<b>Odynocki</b> 159:19,24 160:13,20,22,23 179:10 180:7	<b>operations</b> 102:7
<b>newly</b> 92:14	<b>note</b> 27:12 109:20	<b>offer</b> 59:19 88:3 183:17	<b>opinion</b> 31:16 65:5 157:23
<b>newly-created</b> 62:4	<b>noted</b> 108:8 135:23 194:8	<b>offered</b> 98:24	<b>opportunities</b> 34:24 58:16 69:12,24 79:7 83:14 84:22 100:21 144:10 146:4,5
	<b>notes</b> 63:25 195:8	<b>offers</b> 102:25	<b>opportunity</b> 34:15 65:24 70:25 71:9 72:9 74:11 81:24 85:9 101:5,15 106:21 138:2 145:12 169:24
	<b>nothing</b> 32:25 49:10	<b>office</b> 5:9,11 6:20 7:2,21 9:16,19 11:13 28:24 29:15	

<p><b>oppose</b> 177:8</p> <p><b>opposed</b> 11:18 152:17 165:2,3 166:6 179:16</p> <p><b>opposing</b> 191:17</p> <p><b>opposition</b> 7:4 50:23</p> <p><b>option</b> 80:11 116:25</p> <p><b>options</b> 58:10 59:19 79:18 80:2 123:22,25 131:19 144:2 149:19 150:2 156:17 166:5</p> <p><b>order</b> 3:3 10:23 45:3 58:17</p> <p><b>organically</b> 23:18</p> <p><b>organization</b> 66:24 116:3 135:8 141:15 151:21 158:21 159:3</p> <p><b>origin</b> 20:3</p> <p><b>original</b> 20:11</p> <p><b>originally</b> 107:3 184:14 185:15</p> <p><b>Oser</b> 166:24</p> <p><b>others</b> 59:22 60:25 70:9 163:9</p> <p><b>ourselves</b> 165:25</p> <p><b>outdoor</b> 38:17</p> <p><b>outlasted</b> 107:2</p> <p><b>outlined</b> 189:9</p> <p><b>outreach</b> 20:19 66:17</p> <p><b>outside</b> 60:19</p> <p><b>overall</b> 90:2 117:6 118:23</p> <p><b>overcome</b> 131:11</p> <p><b>overcrowd</b> 137:8</p> <p><b>overcrowded</b> 153:6</p>	<p>162:23</p> <p><b>overflow</b> 191:15</p> <p><b>overflowing</b> 163:25</p> <p><b>overwhelm</b> 30:9</p> <p><b>overwhelming</b> 142:11</p> <p><b>owe</b> 185:16</p> <p><b>owner</b> 51:6 58:21 60:16 185:11,13 186:3</p> <p><b>owners</b> 8:25 53:22 63:20 83:8 85:4 124:2 179:22 182:7,8 186:8</p> <p><b>ownership</b> 109:9,14,17 170:5</p> <p><b>owning</b> 58:9</p> <p><b>Oyster</b> 49:19 64:23</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p><b>p.m</b> 1:4 194:8</p> <p><b>pace</b> 143:20</p> <p><b>packet</b> 24:19</p> <p><b>Page</b> 52:6</p> <p><b>pages</b> 24:15,22 27:9 154:7,13</p> <p><b>pains</b> 146:2</p> <p><b>panel</b> 140:8</p> <p><b>Panico</b> 1:16 4:3,4</p> <p><b>paper</b> 183:19</p> <p><b>papers</b> 62:8</p> <p><b>parcels</b> 20:13 28:12 51:6</p> <p><b>parents</b> 138:7 140:19 173:2</p> <p><b>park</b> 108:5 128:12 184:21</p> <p><b>parked</b> 19:5 174:12,13</p> <p><b>parking</b> 18:22 38:18</p>	<p>41:3 88:14 108:3,9 117:24 118:15,16,18,24 150:8,10,16,18,22 156:6 165:14 178:24 184:18</p> <p><b>Parkway</b> 2:4</p> <p><b>parody</b> 29:22</p> <p><b>participated</b> 33:18 143:8 159:8</p> <p><b>particular</b> 14:24 20:3 21:16 23:22 24:12 26:16 28:4,5 118:22 146:19 161:2</p> <p><b>particularly</b> 149:2</p> <p><b>partner</b> 43:7 179:9</p> <p><b>partnership</b> 25:15 122:15 166:24 167:3 169:6</p> <p><b>party</b> 184:20</p> <p><b>pass</b> 126:13</p> <p><b>passage</b> 112:14</p> <p><b>Passeggio</b> 85:14,24 87:11,13</p> <p><b>passengers</b> 19:19</p> <p><b>passionately</b> 76:18</p> <p><b>past</b> 33:10 50:16 74:24 104:11,14 138:24,25 167:3</p> <p><b>Patchogue</b> 66:25 71:25 73:25 75:19 76:3,10,20 81:7 83:19,21 94:2,6 95:19 103:12 105:3 106:5 111:15 113:11,12 120:14 124:16 127:11 129:14 139:6 151:8 165:7 168:13 169:19,22 170:14,19</p> <p><b>patients</b> 161:8</p>	<p><b>pay</b> 122:24 125:15</p> <p><b>paying</b> 154:24</p> <p><b>payments</b> 154:22</p> <p><b>pays</b> 172:15</p> <p><b>peak</b> 118:14 154:25</p> <p><b>peak-hour</b> 19:18</p> <p><b>Peddy</b> 50:6</p> <p><b>pedestrian</b> 26:9 27:17</p> <p><b>pedestrian-based</b> 29:18</p> <p><b>pedestrian-friendly</b> 78:11 143:24</p> <p><b>pedestrians</b> 26:11 152:2</p> <p><b>Penn</b> 19:23</p> <p><b>people</b> 4:23 31:8 48:17 50:19 58:14 59:14,20 61:6 62:8 67:7,20,24 68:3 69:17 72:10 79:8 80:9 93:24 94:12 108:5 113:15 114:13 115:11,14 116:10,12 117:19,20 118:5 120:16 125:15 128:15 136:24 137:2,4,15 138:8 146:25 149:17,25 153:9 154:10 162:21 163:2,23 164:4 167:22 168:2,12 170:22 173:13 174:18 176:8 184:17 185:14 188:8</p> <p><b>per</b> 19:18 153:5 184:18 185:20</p> <p><b>percent</b> 18:4 70:15 76:4,8 92:8,9 108:9 109:12</p> <p><b>perfect</b> 57:25</p>
---	--	---	--



<p>81:9,21,22</p> <p><b>perfectly</b> 142:21</p> <p><b>perhaps</b> 14:7 57:6 62:13 118:9</p> <p><b>period</b> 6:14 13:25 42:11 63:12</p> <p><b>permanent</b> 93:13,15</p> <p><b>permissible</b> 44:18</p> <p><b>permits</b> 133:2</p> <p><b>person</b> 135:10 154:20 161:15</p> <p><b>personally</b> 62:16 113:3 123:22 165:5</p> <p><b>persons</b> 188:9</p> <p><b>Peterson</b> 50:6</p> <p><b>phase</b> 53:20,22,24 57:18 58:6 178:2 179:20,23 180:2 181:8,10</p> <p><b>phasing</b> 26:14</p> <p><b>phenomenal</b> 120:11</p> <p><b>phenomenon</b> 145:22</p> <p><b>Phil</b> 64:6,16 65:7</p> <p><b>Philip</b> 171:7,21 179:6</p> <p><b>phonetic</b> 159:21</p> <p><b>pick</b> 88:4,18 147:3 157:3 173:24</p> <p><b>picking</b> 120:4 173:21 186:9</p> <p><b>pictures</b> 28:17</p> <p><b>pie-credit</b> 63:4</p> <p><b>pie-in-the-sky</b> 169:3</p> <p><b>Pine</b> 97:16</p> <p><b>pipe</b> 31:4</p> <p><b>pivotal</b> 98:6</p> <p><b>places</b> 124:6 140:12</p>	<p>154:11 165:22</p> <p><b>plan</b> 6:10 7:4 9:11 12:22,23 13:20 14:20 17:13 18:14,18 22:2,3 24:11 25:7,20 27:22 33:24 34:3,5 35:7 36:3,6 37:10,17,18 38:5,15 39:8,9 45:16,17,20 46:3,6,14 51:25 52:3,7,13 56:9 59:4 81:5,10 86:18 87:5 98:19 108:2,3 114:5 130:12,13,24 131:9 139:20 152:17 154:14,15 158:23 159:10 161:10,19 164:21 168:8,9 185:20</p> <p><b>planes</b> 20:10</p> <p><b>planned</b> 137:16</p> <p><b>Planner</b> 2:9</p> <p><b>planners</b> 86:17 130:14</p> <p><b>planning</b> 8:4 16:15 17:19 20:22 21:5 25:17 32:5 45:15 55:2 97:21 98:13,21 107:16 111:7 116:3 130:5,10 131:2,24 132:13 133:24 142:20 156:24 157:8 161:24</p> <p><b>plans</b> 18:11 25:8 27:6 34:21 137:17</p> <p><b>plant</b> 95:7</p> <p><b>play</b> 57:21 67:25 98:6</p> <p><b>plaza</b> 29:8</p> <p><b>please</b> 11:15 30:24 31:19 37:2 64:5,9</p>	<p>72:19 85:16 96:14 134:13 136:3 158:12 171:13,25 187:12</p> <p><b>pledge</b> 3:6,7</p> <p><b>plenty</b> 170:22</p> <p><b>PLLC</b> 2:10</p> <p><b>Plumbers</b> 92:3</p> <p><b>plus</b> 75:3 184:17</p> <p><b>point</b> 21:7,14 25:14 29:5 30:21 46:24 65:12,13 75:10 125:20 157:2 162:15 175:20 179:19 183:14</p> <p><b>points</b> 20:2 148:16 187:15 191:23</p> <p><b>police</b> 153:18</p> <p><b>policy</b> 101:6</p> <p><b>pollution</b> 55:20 139:22</p> <p><b>Polovetsky</b> 179:8</p> <p><b>Pontieri</b> 94:3</p> <p><b>Pontieri's</b> 124:16</p> <p><b>poor</b> 105:18 149:11</p> <p><b>popular</b> 17:13</p> <p><b>population</b> 18:4 109:12</p> <p><b>populus</b> 141:4</p> <p><b>Port</b> 74:21 127:23 151:5</p> <p><b>Portion</b> 151:23</p> <p><b>pos-decked</b> 12:4</p> <p><b>position</b> 50:17</p> <p><b>positions</b> 122:21</p> <p><b>positive</b> 12:7 70:17 71:15</p> <p><b>possibilities</b> 85:6 141:18</p> <p><b>possibility</b> 180:6</p>	<p><b>possible</b> 52:8 53:4 148:23 162:7</p> <p><b>possibly</b> 65:25</p> <p><b>posted</b> 154:3</p> <p><b>potential</b> 39:11 40:17 107:8 128:19 132:3,11,17,21</p> <p><b>predominately</b> 58:20</p> <p><b>preferred</b> 142:4</p> <p><b>preliminary</b> 35:4 51:23</p> <p><b>preparation</b> 45:6</p> <p><b>prepare</b> 14:4 35:6 37:16 39:14</p> <p><b>prepared</b> 12:5 36:15 37:10</p> <p><b>preparing</b> 42:17</p> <p><b>present</b> 2:8 3:16,22 4:8 48:21 59:18 69:7</p> <p><b>presentation</b> 5:18 16:19 42:23</p> <p><b>presentations</b> 10:20 11:11</p> <p><b>presented</b> 17:14 34:15 141:20</p> <p><b>presenting</b> 37:14</p> <p><b>presently</b> 131:7</p> <p><b>preserving</b> 101:9</p> <p><b>president</b> 56:21 82:14 89:7 109:23 122:13 141:14 158:20</p> <p><b>pretty</b> 93:11 155:6</p> <p><b>previous</b> 151:18</p> <p><b>previously</b> 45:10,22</p> <p><b>price</b> 80:20 150:3</p> <p><b>pride</b> 65:12 109:17</p>
--	---	---	--

<p>115:12</p> <p><b>primarily</b> 19:9 23:9 39:2</p> <p><b>prime</b> 73:17 102:25</p> <p><b>principal</b> 31:25 51:2,4 122:5</p> <p><b>prior</b> 6:17 7:19 8:20 9:15 17:11 35:23 43:20 74:19 185:11</p> <p><b>priorities</b> 146:21</p> <p><b>priority</b> 60:4 98:11</p> <p><b>private</b> 26:18 39:4 169:15 175:12 185:15 186:3</p> <p><b>probably</b> 11:8 189:16</p> <p><b>problem</b> 109:13 125:14 149:21 150:4,8 163:20 174:17</p> <p><b>problematic</b> 109:6</p> <p><b>problems</b> 95:9 139:22</p> <p><b>procedural</b> 44:25</p> <p><b>procedure</b> 47:16</p> <p><b>proceeded</b> 143:20</p> <p><b>proceeding</b> 63:16</p> <p><b>Proceedings</b> 1:9 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</p>	<p>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 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 118:1 119:1 120:1 121:1 122:1 123:1 124:1 125:1 126:1 127:1 128:1 129:1 130:1 131:1 132:1 133:1 134:1 135:1 136:1 137:1 138:1 139:1 140:1 141:1 142:1 143:1 144:1 145:1 146:1 147:1 148:1 149:1 150:1 151:1 152:1 153:1 154:1 155:1 156:1 157:1 158:1 159:1 160:1 161:1 162:1 163:1 164:1 165:1 166:1 167:1 168:1 169:1 170:1 171:1 172:1 173:1 174:1 175:1 176:1 177:1 178:1 179:1 180:1 181:1 182:1 183:1 184:1 185:1 186:1 187:1 188:1 189:1 190:1 191:1 192:1 193:1 194:1</p>	<p><b>process</b> 16:25 18:8 25:9,10 28:16,19 32:5 33:12 36:8 45:4 46:5 116:15 143:9 146:7 147:11 158:25 159:5 162:20</p> <p><b>processes</b> 32:11</p> <p><b>product</b> 111:18</p> <p><b>productive</b> 78:6</p> <p><b>professional</b> 75:7 144:12</p> <p><b>professionals</b> 123:19,21 124:15 131:22 144:6</p> <p><b>program</b> 166:23</p> <p><b>progress</b> 132:17</p> <p><b>progression</b> 112:8</p> <p><b>progressive</b> 111:8</p> <p><b>project</b> 5:22 12:4,10 17:6 24:6 25:6,19 26:14,16 27:8 33:20 40:13 43:10,12,15,16,19 44:4 45:4,8 46:9 50:22 55:5 60:4 65:11,24 66:25 67:2 69:9 70:7,14,16 71:2 72:6 73:17 74:8,9 75:4,14,19 76:15 77:20 81:4 83:3,4,11,12 84:20 85:2 87:3 88:24 90:3 92:14,19 93:3 94:18 95:5,8 96:3,6 97:12 98:10,16 99:4,18,25 100:13 101:16 102:22 103:6,8,23 104:7 105:16,25 106:2,25 107:5,14,17,19</p>	<p>108:6 109:11 111:9,15,25 112:2,14 113:3,4,8,11,17,2 115:3,8,13,16 116:9,22 117:8 118:2 119:4,9 120:9 122:5 126:23 127:15 129:7,13 132:11,14,15,16,2 1,22,24 133:5,11,20,25 135:16 136:3,8 137:18 142:22 143:4,15,19,22,25 144:9 145:20 148:20,23 149:12 150:6 151:14 152:4 156:19 157:9 159:14 165:4 169:16,20 172:9 174:19 175:21 176:20,24 177:4,8,17,19 179:16 180:11,20,22 181:22 182:2 184:4 191:14,18 192:10</p> <p><b>projected</b> 133:3</p> <p><b>projects</b> 44:2,12,17,25 67:14 73:24 74:6 90:17,19 91:3 99:12 111:24 112:13 114:21 129:16 131:13 132:2 140:25 143:12 177:21 178:17 192:12,15,16</p> <p><b>project's</b> 128:2</p> <p><b>Projects</b> 44:8</p> <p><b>promise</b> 124:23</p> <p><b>promote</b> 54:20</p>
--	---	---	--

<p><b>proof</b> 120:13</p> <p><b>proper</b> 114:2</p> <p><b>properly</b> 63:9</p> <p><b>properties</b> 37:20,21,23 39:5 51:10 78:4,9 179:13 181:24</p> <p><b>property</b> 8:12 9:2 13:17 26:18 51:7 53:15 57:23 62:25 63:6,19 68:22 75:12 80:6 85:4 155:22,23 156:7,10 157:6 158:4 161:3,14 162:4 174:7 179:22,24 182:7 183:14,16 185:10,11,15,17,2 0,24 186:3 188:14</p> <p><b>proponents</b> 16:22</p> <p><b>proposal</b> 5:3 100:18 168:17 169:3,8</p> <p><b>proposals</b> 167:10 168:21</p> <p><b>propose</b> 165:16</p> <p><b>proposed</b> 4:14 42:8 51:11 84:15 92:14 97:11 98:16 107:4 131:14 139:20 153:11 167:19 168:8 184:4,15</p> <p><b>proposes</b> 146:16</p> <p><b>proposing</b> 153:13 178:18</p> <p><b>prospects</b> 65:21</p> <p><b>prosper</b> 100:4</p> <p><b>prospering</b> 188:25</p> <p><b>prosperity</b> 82:22</p> <p><b>protect</b> 99:7 188:18,22</p> <p><b>protected</b> 142:18</p>	<p><b>prototype</b> 29:20</p> <p><b>prototypes</b> 29:19</p> <p><b>proud</b> 129:2 135:10,13 152:6 177:18</p> <p><b>proven</b> 70:8 129:10</p> <p><b>provide</b> 58:15 69:22 73:20,23 79:4,6,11,15,25 80:4 83:13 100:18 122:25 144:10 149:18</p> <p><b>provided</b> 85:2 116:25</p> <p><b>provides</b> 85:3 128:18</p> <p><b>providing</b> 17:21 69:11 103:10</p> <p><b>provisions</b> 44:24</p> <p><b>proximity</b> 20:6 100:22 103:18 108:11</p> <p><b>public</b> 2:11 3:10 4:12,21 5:25 6:6,18 7:8,16,19 8:6,20 9:9,12,15 10:6,22 11:2 12:17 13:2,12,25 14:17 16:6 25:9 32:11,17 33:12,17 35:24 36:8 38:22 42:10 45:15,25 46:25 47:5,10,11,18 77:17 101:6 117:14 132:8 141:22 164:9,11,12 183:20 188:15 189:21,22 193:19 195:4</p> <p><b>publication</b> 6:21 7:23 8:23 9:18,21</p> <p><b>publicly</b> 38:16</p>	<p><b>public's</b> 42:16</p> <p><b>published</b> 6:16 7:17 8:17 9:13 130:11</p> <p><b>publishes</b> 145:17</p> <p><b>pun</b> 127:3</p> <p><b>purchase</b> 53:15 54:2 79:10 80:13 84:5</p> <p><b>purchased</b> 57:19 161:2</p> <p><b>purpose</b> 42:14 51:21 164:9,10 188:15</p> <p><b>purposes</b> 150:17</p> <p><b>pursuing</b> 85:7</p> <p><b>putting</b> 94:14</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p><b>quality</b> 11:25 41:3 82:24 101:9 117:8 132:3 144:20 172:24 173:12</p> <p><b>quarter-mile</b> 22:18 60:18</p> <p><b>question</b> 53:25 156:20 183:8</p> <p><b>questions</b> 42:22 46:16,20 50:21 64:3</p> <p><b>quick</b> 112:14</p> <p><b>quickly</b> 148:22</p> <p><b>quiet</b> 22:9 37:3</p> <p><b>quite</b> 72:3,7 106:25</p> <p><b>quorum</b> 4:10</p> <p><b>quote</b> 107:6</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p><b>race</b> 192:13</p> <p><b>radar</b> 184:2</p> <p><b>rail</b> 19:19 20:7,10 67:9 75:21 77:21 78:5 108:6 126:9</p>	<p><b>railroad</b> 19:11 21:20 29:13 61:3 74:17 79:5 102:19 128:5 135:14 141:19 145:3 155:19,25 161:4 166:2 190:20</p> <p><b>raise</b> 64:9 72:19 80:11 85:16 96:14 110:10 134:13 140:6 146:3 147:23 171:12 186:20</p> <p><b>raised</b> 126:6 188:17</p> <p><b>raising</b> 58:2 174:6</p> <p><b>ramp</b> 139:16</p> <p><b>ramps</b> 139:17</p> <p><b>ranging</b> 44:3</p> <p><b>rate</b> 2:8 5:19 11:12,14 12:13,16 13:10 14:16 15:8,11,14 76:4,9 153:23</p> <p><b>rates</b> 167:23</p> <p><b>rather</b> 61:8 62:20 85:6 181:16</p> <p><b>Rauch</b> 145:15,17 146:21</p> <p><b>raw</b> 20:12</p> <p><b>RE</b> 1:5</p> <p><b>reach</b> 55:14</p> <p><b>ready</b> 99:17 128:14</p> <p><b>real</b> 25:6 75:7,18 78:17 80:6 81:2 101:10 109:16 117:9 138:5</p> <p><b>reality</b> 78:19,20 99:19</p> <p><b>realize</b> 33:14 75:12</p> <p><b>really</b> 16:2 20:9 33:14 36:25 38:3 94:8 113:18 114:2 115:8</p>
---	---	---	---

<p>117:7,13,15,16 152:20 174:16 182:12</p> <p><b>realm</b> 117:14</p> <p><b>realty</b> 75:17</p> <p><b>reason</b> 122:6 160:25 163:23</p> <p><b>reasonable</b> 107:21</p> <p><b>reasons</b> 56:5 68:22 107:5 126:20 135:15 152:18</p> <p><b>reassured</b> 98:20</p> <p><b>rebirth</b> 106:8</p> <p><b>receipt</b> 7:2 8:22</p> <p><b>receipts</b> 9:4</p> <p><b>receive</b> 42:12 180:4 182:11 188:13</p> <p><b>received</b> 6:20 7:22 8:3 9:17,20 36:14 153:23 157:13 170:20</p> <p><b>recently</b> 114:16 126:14 130:9 176:9</p> <p><b>recession</b> 138:22</p> <p><b>recognizes</b> 131:24</p> <p><b>recommended</b> 38:6,15</p> <p><b>record</b> 7:7 9:5 11:15 15:19 53:19 70:8 126:21 129:10 152:16 183:20 192:20</p> <p><b>recreate</b> 139:5</p> <p><b>recreation</b> 139:8</p> <p><b>redeveloped</b> 128:25</p> <p><b>redeveloping</b> 128:17</p> <p><b>redevelopment</b> 33:21,24 34:6,25 39:5 44:5 70:14</p>	<p>78:25 79:4 81:16 128:14 158:23 181:22</p> <p><b>reduce</b> 27:13 55:19 80:5 118:22</p> <p><b>reducing</b> 188:24</p> <p><b>refer</b> 53:6</p> <p><b>reference</b> 75:11</p> <p><b>referenced</b> 168:12</p> <p><b>refers</b> 52:3</p> <p><b>refuse</b> 191:6</p> <p><b>regard</b> 39:6 172:8</p> <p><b>regarding</b> 44:24 97:11 153:2 156:19 157:16</p> <p><b>regards</b> 16:9</p> <p><b>region</b> 57:3 58:24 90:16 99:13 100:14 130:18,19 131:7</p> <p><b>regional</b> 17:7 20:2,4 56:24 59:5 60:3 86:10 90:5 97:21 99:4 111:10 130:5,10,11 131:2,23 132:5,13,15 133:10,18,24</p> <p><b>region's</b> 98:7</p> <p><b>regular</b> 163:24</p> <p><b>regularly</b> 19:5</p> <p><b>regularly- scheduled</b> 15:2</p> <p><b>regulating</b> 24:11</p> <p><b>reiterate</b> 47:2</p> <p><b>rejoining</b> 84:8</p> <p><b>related</b> 26:3</p> <p><b>relation</b> 77:17</p> <p><b>relationship</b> 143:11</p> <p><b>relative</b> 22:21</p>	<p><b>relatives</b> 149:5</p> <p><b>relocate</b> 156:16 157:4</p> <p><b>remain</b> 58:18 99:20 118:16</p> <p><b>remained</b> 104:17</p> <p><b>remains</b> 13:25</p> <p><b>remarks</b> 49:21</p> <p><b>remediating</b> 165:12</p> <p><b>remember</b> 17:4 18:12 124:25</p> <p><b>removal</b> 164:24</p> <p><b>removing</b> 165:2</p> <p><b>renaissance</b> 168:20 169:23</p> <p><b>render</b> 6:23 7:24 9:23</p> <p><b>rendered</b> 26:14</p> <p><b>renew</b> 164:24</p> <p><b>renewal</b> 9:11 13:20 14:20 37:10,16,18 38:5,15 39:8 44:9,21,24 45:4,13,16,23 46:3,13 51:24 52:2,7,12 53:6 98:18 164:19,21,23,25</p> <p><b>rent</b> 168:25</p> <p><b>rental</b> 154:22</p> <p><b>rentals</b> 84:4 167:21</p> <p><b>rented</b> 57:10 76:17</p> <p><b>renters</b> 170:8</p> <p><b>Rents</b> 154:11</p> <p><b>rep</b> 86:9</p> <p><b>repeat</b> 116:11</p> <p><b>repetitive</b> 120:15 167:14</p> <p><b>replaces</b> 61:9</p> <p><b>report</b> 53:3 99:14</p>	<p>145:21 183:20</p> <p><b>Reporter</b> 1:25</p> <p><b>represent</b> 18:3 43:9 92:7 111:9 179:10,11</p> <p><b>representation</b> 22:6 28:18</p> <p><b>representations</b> 24:23</p> <p><b>represented</b> 28:11</p> <p><b>representing</b> 48:6,7,18 50:19,24 89:15 97:23 141:3</p> <p><b>represents</b> 18:18 24:15 27:11</p> <p><b>reputation</b> 125:11 127:9 129:8</p> <p><b>request</b> 36:7 127:12</p> <p><b>require</b> 53:8</p> <p><b>required</b> 8:21 42:3 99:21,24 132:20 144:16</p> <p><b>requirements</b> 52:15</p> <p><b>requires</b> 40:5 45:5 164:23</p> <p><b>research</b> 125:13 146:10</p> <p><b>reservations</b> 136:11</p> <p><b>reside</b> 56:12 68:13 70:12 73:7,12 77:24 82:16,18 86:11,12 97:13 110:23 120:6 121:20 127:22 160:19 169:13 171:25 187:7</p> <p><b>resided</b> 68:15</p> <p><b>residence</b> 161:13</p> <p><b>residences</b> 131:20 180:18 182:18</p> <p><b>resident</b> 57:7 74:16</p>
--	---	---	---

75:6 77:23 87:16 92:4 102:5 104:10 106:23 126:3 135:5,12 141:12 160:23 174:13 175:3 183:2 190:15	<b>responsible</b> 43:25 <b>restaurant</b> 168:4 <b>restaurants</b> 103:4 124:9 <b>restore</b> 139:25 <b>result</b> 146:11 <b>resum</b> > 67:14 <b>retail</b> 29:16 30:3 41:23 59:10 75:18,22,25 76:11,25 78:12 100:20 103:2 <b>retain</b> 124:22 149:17 <b>retaining</b> 122:23 150:12 <b>retired</b> 156:13 <b>retirement</b> 157:7 <b>reuse</b> 150:21 <b>revealed</b> 142:10 <b>revenue</b> 153:21 <b>revenues</b> 69:20 79:12 80:4 <b>review</b> 11:25 39:7 42:8 46:5 116:15 <b>reviewed</b> 33:9 36:13 98:21 107:11 <b>revitalization</b> 38:6 55:8 67:11 105:5,17 139:2 141:18 147:19 151:19 <b>revitalize</b> 83:4 <b>revitalized</b> 144:13 <b>revival</b> 73:21 <b>rezoned</b> 28:13 <b>rezoning</b> 39:3 <b>rid</b> 165:25 <b>ride</b> 57:20 <b>riders</b> 19:17 184:11	<b>ridership</b> 19:21 34:14 184:9,10,16 <b>rights</b> 189:9 <b>Rising</b> 43:15 111:25 <b>Rita</b> 85:14,24 87:13 <b>River</b> 153:14 <b>Riverhead</b> 86:11 105:2 <b>road</b> 20:10 62:2 67:9 75:21 77:21 78:5 108:7 115:5 126:9 147:2 151:23 <b>roads</b> 100:7 190:21 191:12 <b>roadway</b> 55:22 <b>roadways</b> 153:7 <b>Robert</b> 160:6,14 169:13 <b>role</b> 98:6 <b>roll</b> 3:12 <b>Romaine</b> 1:13 3:2,8 4:6,7,11 6:2 7:5 10:2,18 11:21 12:6,14 13:5 14:10,21 15:9,13 16:10,14 30:19 32:13,20 34:2,8 42:24 46:18,23 48:14 49:23 52:22 56:15 60:7 63:18,23 66:9 71:4 72:13 82:8 85:11 86:7 87:8 89:3 91:13,18 94:24 97:8 101:17 102:3 106:17 112:17 115:19 119:17 120:24 121:22 125:21 129:21 145:6 147:16 152:15 158:9 159:17 162:11 164:7,12	166:16,20 169:10 171:3 174:3,23 176:15 178:10 179:4 182:21 183:22 186:16 190:12 192:18 193:2,8,11,17,24 194:6 <b>Ronkonkoma</b> 1:5 4:15 5:4,8 6:8 7:14 8:11,14 9:11 12:20 13:14,17 17:17 29:21 30:14 33:22 35:20 36:16 43:10 46:3 50:10 55:5 56:7 59:10 60:17 61:7 65:10 66:21 67:3,10,20 68:4,5,20,23 69:6 70:23 74:15 75:10,21 77:4,19,22 79:2 81:16,22 82:15,20 83:3,6 84:13,16,19,24 86:13,19 88:7 90:3 92:15 97:11 98:17 102:19,20 103:8,22 106:24 107:7,9 108:8,12,25 109:8 112:22,24 114:23 115:3,5,10 120:20 122:10 126:11,22 127:25 128:5 129:17 131:14 132:16 135:6,8,11,21 136:14 137:14 139:10 140:24 141:12,14 142:14 144:9,21 149:7 151:4,11,17,20 152:5,17 155:19 158:18,20,24 159:3,8 160:24 166:8 167:20 170:2 172:6 175:4,5,21,22
--	---	---	--

<p>176:5,6,7,8,13 187:10 190:16</p> <p><b>Ronkonkomas</b> 82:25</p> <p><b>Ronkonkoma's</b> 113:22</p> <p><b>room</b> 31:2 162:22 163:21,22 164:2</p> <p><b>rooms</b> 31:5</p> <p><b>Round</b> 133:22</p> <p><b>rounds</b> 90:8</p> <p><b>RRATE</b> 12:3</p> <p><b>rubber</b> 147:2</p> <p><b>rules</b> 10:6</p> <p><b>run</b> 57:22 146:8</p> <p><b>rush</b> 108:23</p> <hr/> <p style="text-align: center;"><b>S</b></p> <hr/> <p><b>Sachem</b> 74:22,23 172:18 186:13</p> <p><b>safe</b> 69:9 88:21 117:22 129:3 167:6</p> <p><b>safely</b> 136:15</p> <p><b>safer</b> 27:14 69:2</p> <p><b>safety</b> 126:18</p> <p><b>salaries</b> 124:5</p> <p><b>Sanchez</b> 171:7,21 179:6,7</p> <p><b>sanitary</b> 40:25</p> <p><b>satisfied</b> 131:13</p> <p><b>satisfies</b> 133:8</p> <p><b>satisfy</b> 52:18</p> <p><b>Saudi</b> 62:9,21 189:23</p> <p><b>Saul</b> 48:4,12 49:12 50:4</p> <p><b>save</b> 106:9</p> <p><b>saw</b> 5:4 22:13</p>	<p><b>Sayville</b> 151:6</p> <p><b>scale</b> 118:5</p> <p><b>scales</b> 117:10</p> <p><b>scenario</b> 146:24</p> <p><b>scheduled</b> 132:18</p> <p><b>scheme</b> 28:9 44:20</p> <p><b>school</b> 57:16 79:12 172:14,15</p> <p><b>schools</b> 122:24 137:9</p> <p><b>Schramm</b> 134:8,21 141:10,11</p> <p><b>Schumer</b> 107:7</p> <p><b>Schwarz</b> 72:18 73:4 82:11,14</p> <p><b>science</b> 125:12</p> <p><b>scope</b> 12:16 166:7 190:25 191:13</p> <p><b>scores</b> 162:25</p> <p><b>scripted</b> 190:5</p> <p><b>sea</b> 18:24</p> <p><b>search</b> 188:11</p> <p><b>seats</b> 30:22</p> <p><b>second</b> 10:11 51:8 136:21 143:21 170:15 180:2 181:9,18 193:9,10,22,23</p> <p><b>Secondly</b> 163:21 164:15</p> <p><b>seconds</b> 119:12 186:11</p> <p><b>secret</b> 67:10</p> <p><b>sections</b> 27:11 109:10</p> <p><b>secure</b> 188:8</p> <p><b>seeing</b> 120:17 138:24</p> <p><b>seem</b> 72:2 157:22</p> <p><b>seems</b> 51:15 106:13</p>	<p>115:4 157:24 173:17,19</p> <p><b>seen</b> 61:3 76:13 106:4 113:23 177:20 191:3</p> <p><b>segments</b> 26:15</p> <p><b>seizures</b> 188:11</p> <p><b>select</b> 25:9</p> <p><b>selected</b> 25:11,12 36:9 80:24 143:5</p> <p><b>selection</b> 36:11 120:10 127:7 143:9</p> <p><b>sell</b> 80:18,21 183:12,13,16</p> <p><b>Senator</b> 107:6</p> <p><b>sending</b> 62:23</p> <p><b>senior</b> 2:8 5:21 80:3</p> <p><b>seniors</b> 80:16 92:21,23 144:6 149:19</p> <p><b>sense</b> 59:12 117:9</p> <p><b>sent</b> 24:19</p> <p><b>separate</b> 16:6 25:25 52:20 53:2 90:8 119:3</p> <p><b>separates</b> 23:13 24:11</p> <p><b>separating</b> 26:25</p> <p><b>September</b> 36:18</p> <p><b>SEQRA</b> 6:25 8:2 9:6,8,25 11:24 14:6 39:14 40:4 47:6</p> <p><b>series</b> 17:16 18:20 19:7 21:24 22:25 23:2 24:9,13,14 28:16,22 29:11,19 141:21</p> <p><b>serious</b> 158:6</p> <p><b>serve</b> 43:12 97:14</p>	<p>129:14 189:22,23</p> <p><b>served</b> 20:9 43:21 122:13 142:17</p> <p><b>servers</b> 189:21</p> <p><b>service</b> 38:20 132:9</p> <p><b>services</b> 41:5 144:4,14</p> <p><b>Setauket</b> 57:9 155:12</p> <p><b>sets</b> 41:14</p> <p><b>seven</b> 33:10</p> <p><b>several</b> 4:23 31:10 65:10 116:21 130:25 131:12 132:23 152:18 153:10 162:23</p> <p><b>severe</b> 146:18 190:18</p> <p><b>severely</b> 68:24</p> <p><b>sewage</b> 95:6 133:16 139:21,23</p> <p><b>sewer</b> 153:17 154:14</p> <p><b>shame</b> 76:2</p> <p><b>share</b> 175:23,24 178:16</p> <p><b>shared</b> 101:22 118:20</p> <p><b>sharing</b> 166:17 174:24</p> <p><b>sheets</b> 26:24</p> <p><b>Shell</b> 62:14</p> <p><b>she's</b> 135:23</p> <p><b>shining</b> 114:24 115:6</p> <p><b>shocked</b> 149:11</p> <p><b>shopping</b> 75:17 83:24</p> <p><b>shore</b> 97:13 111:11 140:14 168:18</p>
---	---	--	---

<p><b>Shoreham</b> 87:14</p> <p><b>short</b> 26:6 51:14 90:15 157:14</p> <p><b>shot</b> 66:5 90:10</p> <p><b>showed</b> 35:3 143:13</p> <p><b>showing</b> 167:8</p> <p><b>shown</b> 81:5</p> <p><b>shows</b> 28:9</p> <p><b>sic</b> 52:11</p> <p><b>sides</b> 29:12 192:6,14</p> <p><b>sidewalks</b> 37:25 117:22</p> <p><b>sign</b> 106:13 176:10</p> <p><b>signed</b> 6:20 7:22 8:22 9:17,20 31:9 163:2,5,8,15,18</p> <p><b>significance</b> 17:7 21:8 99:4 132:15 133:21</p> <p><b>significant</b> 20:18 21:12 123:10 124:5 132:5 133:22</p> <p><b>silence</b> 3:9</p> <p><b>Silicone</b> 125:2,6</p> <p><b>similar</b> 4:14 73:24 168:16,20</p> <p><b>simply</b> 50:11,12 53:11 117:18 127:13 183:23</p> <p><b>Simultaneously</b> 69:14</p> <p><b>single</b> 163:20</p> <p><b>single-family</b> 57:24 58:20 59:23 79:10,23 80:14 140:11 142:16 186:7</p> <p><b>single-story</b> 19:10</p> <p><b>sir</b> 53:16 54:13 162:13</p>	<p><b>sister</b> 183:3</p> <p><b>sit</b> 30:23 42:14</p> <p><b>site</b> 22:24 44:22</p> <p><b>sites</b> 131:16</p> <p><b>situation</b> 62:6 143:10 165:13 174:8 190:19</p> <p><b>six</b> 28:10 104:18 138:25 186:11</p> <p><b>size</b> 83:11 156:7 157:5 191:13</p> <p><b>sketches</b> 21:19,25 22:7,8,15 35:4</p> <p><b>slated</b> 20:13</p> <p><b>Slav</b> 159:19 160:12,23</p> <p><b>sleep</b> 93:17</p> <p><b>slide</b> 30:12</p> <p><b>slightly</b> 113:23</p> <p><b>SLOAN</b> 2:6</p> <p><b>slower</b> 27:16</p> <p><b>small</b> 19:12 89:17 137:20 161:14</p> <p><b>small-lot</b> 21:2</p> <p><b>smart</b> 92:17 93:2,20 94:21 151:25</p> <p><b>smart-growth</b> 116:2,23</p> <p><b>smile</b> 66:4</p> <p><b>Smithtown</b> 89:10 92:4</p> <p><b>social</b> 54:22 132:10</p> <p><b>society</b> 112:25 113:13 115:22</p> <p><b>socioeconomics</b> 41:4</p> <p><b>soil</b> 40:23</p> <p><b>Solomon</b> 186:18 187:3,8,9,14</p>	<p><b>solved</b> 174:17</p> <p><b>somebody</b> 19:3 170:6 183:11 184:19,24</p> <p><b>someone</b> 158:11 181:12,19</p> <p><b>someplace</b> 154:19</p> <p><b>son</b> 105:11</p> <p><b>sons</b> 18:2 74:21</p> <p><b>sooner</b> 181:16</p> <p><b>Sorrentino</b> 64:6,17 65:2,7</p> <p><b>sorry</b> 48:13 53:16 54:13 56:11 82:2 101:13,23 119:15 125:17 134:4 155:11 163:16 166:12 171:8 179:2 188:3</p> <p><b>sort</b> 109:14 117:2</p> <p><b>soul</b> 98:2 189:17</p> <p><b>sound</b> 31:4 128:20</p> <p><b>south</b> 140:14 165:20 166:2</p> <p><b>Southold</b> 145:14</p> <p><b>space</b> 20:16 80:17 144:4</p> <p><b>spaces</b> 38:17 150:22 184:18</p> <p><b>speak</b> 14:22 16:8 31:10,13 49:17 51:14 54:7,9 60:5,12 68:7 70:25 71:10 74:11 77:15 85:9 87:17 92:13 101:15 106:22 110:22 111:5 127:24 130:6 138:2,6 145:12 158:22 164:8 184:3 187:12</p> <p><b>speaker</b> 5:19 10:7</p>	<p>48:16 85:13 109:21 149:22 189:12</p> <p><b>speakers</b> 72:16 109:22 151:18 153:20 162:24 190:4 192:25 193:3</p> <p><b>speaking</b> 47:18 60:21 87:15 92:11 104:21 162:19 188:4</p> <p><b>special</b> 1:3 142:22 151:13</p> <p><b>specific</b> 36:16</p> <p><b>specifically</b> 17:22 52:2 143:17</p> <p><b>speech</b> 94:25</p> <p><b>spelling</b> 159:21</p> <p><b>Spencer</b> 110:8,18 112:19,21</p> <p><b>spend</b> 169:25 170:24</p> <p><b>spent</b> 76:22 83:23 122:16 169:18,21</p> <p><b>spoke</b> 150:7 162:24 179:10</p> <p><b>spoken</b> 75:8 76:12 104:18</p> <p><b>sponsor</b> 53:13</p> <p><b>spot</b> 67:5 118:22</p> <p><b>spots</b> 86:22,24 150:23</p> <p><b>spring</b> 14:8</p> <p><b>spur</b> 127:4 144:14</p> <p><b>square</b> 20:15 41:23</p> <p><b>stack</b> 31:11</p> <p><b>staggered</b> 138:14</p> <p><b>stagnant</b> 140:23</p> <p><b>stakeholders</b> 130:16</p> <p><b>stand</b> 18:22 99:17</p>
--	--	---	---

<p>194:7</p> <p><b>standards</b> 144:18</p> <p><b>starlight</b> 21:10</p> <p><b>stars</b> 21:14</p> <p><b>start</b> 5:15,16 6:3,5 11:11 30:20 47:20 49:22 67:18 111:2 115:4 154:11</p> <p><b>started</b> 17:14 21:4 22:12 23:3 25:23 76:7 177:24 191:19</p> <p><b>starting</b> 4:24 168:15,25</p> <p><b>starting-off</b> 144:5</p> <p><b>state</b> 11:24 43:23 44:3 52:15 53:19 64:21 73:7 77:14 97:3 104:17 108:4 110:23 121:18 126:21 133:14 160:17 171:23 172:7 177:14 178:8 183:23 187:5 195:5</p> <p><b>stated</b> 13:22 107:7 163:7 188:11</p> <p><b>Statement</b> 6:12 12:9,25 14:6,13 35:9 39:16 40:15 41:9,13 42:2,19 46:11</p> <p><b>State's</b> 44:14</p> <p><b>station</b> 5:8 19:4,24 21:13 22:19 26:22 28:2 29:7,11,24 61:18 65:10 67:9 68:24 69:6 73:12 74:18 75:21 77:22 78:5 79:6 83:7 87:19 88:8,13 102:20 109:3 116:7 117:12,19 122:11 127:23 128:5,10 135:14</p>	<p>141:19 142:15 145:3 149:8 155:20,25 156:3 161:18 165:15 168:17,22 170:17 174:9</p> <p><b>stations</b> 62:15,17 131:17</p> <p><b>stay</b> 59:22 65:14 71:23 79:9 105:21 140:3 151:10 173:8</p> <p><b>stayed</b> 123:15</p> <p><b>steady</b> 145:24</p> <p><b>steel</b> 165:9</p> <p><b>stellar</b> 127:9</p> <p><b>stenographic</b> 195:8</p> <p><b>step</b> 16:4 60:12 103:23 181:20</p> <p><b>stepping</b> 117:12</p> <p><b>steps</b> 45:2 78:18</p> <p><b>Steve</b> 64:7,17 66:14 176:21</p> <p><b>stick</b> 165:8</p> <p><b>Sticks</b> 165:10</p> <p><b>stock</b> 131:6</p> <p><b>stone's-throw</b> 66:20</p> <p><b>Stony</b> 56:19 57:19 125:8,10</p> <p><b>stood</b> 162:25</p> <p><b>stop</b> 163:13</p> <p><b>storage</b> 144:3</p> <p><b>stores</b> 29:12 76:16 103:2 123:4 124:10 144:13</p> <p><b>stories</b> 30:6 165:6</p> <p><b>story</b> 58:12</p> <p><b>strangers</b> 98:9</p> <p><b>strategic</b> 59:4</p> <p><b>strategies</b> 130:19</p>	<p>131:10,12</p> <p><b>street</b> 21:21 22:9 26:20 27:11,21 28:20 44:4 51:3 57:21 83:21 116:5 173:4 176:3</p> <p><b>streets</b> 27:13,14,15,18 29:18 61:20 136:19 173:9</p> <p><b>streetscapes</b> 23:24 26:5</p> <p><b>strength</b> 58:23</p> <p><b>strengthening</b> 98:7 101:10</p> <p><b>stress</b> 98:15</p> <p><b>stressed</b> 167:15</p> <p><b>strictly</b> 30:5</p> <p><b>strong</b> 98:15</p> <p><b>strongly</b> 55:4 81:15</p> <p><b>structural</b> 150:15</p> <p><b>structure</b> 118:17</p> <p><b>structures</b> 19:10 20:14 21:10 22:23 23:10 38:20</p> <p><b>struggles</b> 19:8</p> <p><b>student</b> 75:4</p> <p><b>students</b> 57:12 75:2</p> <p><b>studied</b> 130:16 139:19</p> <p><b>studies</b> 22:25 23:2 26:3 32:8 33:7 35:17 108:13,18 190:25 191:2</p> <p><b>studio</b> 154:12</p> <p><b>subject</b> 4:14 8:25 13:2 16:6,9 77:16</p> <p><b>submissions</b> 36:13</p> <p><b>submit</b> 11:6 47:13 119:10</p>	<p><b>submitted</b> 9:7</p> <p><b>Subsequently</b> 45:14</p> <p><b>substance</b> 32:8 33:6</p> <p><b>substandard</b> 45:8</p> <p><b>substantially</b> 80:10 84:3</p> <p><b>subterranean</b> 170:12</p> <p><b>suburban</b> 59:16</p> <p><b>suburbia</b> 17:11,12,15</p> <p><b>success</b> 100:10</p> <p><b>successes</b> 100:25</p> <p><b>successful</b> 67:14 72:3,7 83:3 119:9 168:11 169:5</p> <p><b>suffer</b> 149:7</p> <p><b>suffered</b> 73:16</p> <p><b>sufficient</b> 38:18 58:24</p> <p><b>Suffolk</b> 8:4 89:9 92:9,18 97:18 99:9 123:9 127:4 133:13 176:23 177:13 178:7</p> <p><b>Suffolk's</b> 122:16</p> <p><b>suggesting</b> 177:3,9</p> <p><b>Suite</b> 2:5</p> <p><b>sum</b> 125:4 146:23</p> <p><b>summarized</b> 38:13</p> <p><b>summer</b> 14:9</p> <p><b>sums</b> 155:6</p> <p><b>supermarket</b> 168:3</p> <p><b>Supervisor</b> 1:13 3:2,8 4:5,7,11,25 5:23 6:2 7:5 10:2,18 11:21 12:6,14 13:5,21 14:10,21 15:9,13,18 16:10,14,18,20 30:19 31:21</p>
--	---	--	---



<p>32:13,20 34:2,8 35:23 40:3 42:24 46:18,23 48:14 49:23 52:22 56:15 60:7 63:23 65:3 66:9,13 68:11 71:4,8 72:13 73:10 82:8,12 85:11 86:6 87:8,12 89:3 91:13,18 94:24 97:8 101:17 102:3 104:4 106:17 112:17,20 115:19 119:17,20 120:24 121:22 125:21,25 127:19 129:21,25 135:3 137:25 145:6,10 147:16 152:15 158:9 159:17 162:11 164:7 166:16,20 169:10 171:3 174:3,23 178:10 179:4 182:21 183:22 186:16 190:12 192:18 193:2,8,11,17,24 194:6</p> <p><b>supplement</b> 39:15</p> <p><b>supplemental</b> 6:8,11 12:20,23 13:4,11 31:5 35:11 39:15 40:14,21 42:8 46:10</p> <p><b>supply</b> 90:14</p> <p><b>support</b> 7:3 50:13 54:25 55:4 68:5,20 70:13 71:2 74:9 82:5 84:25 88:24 89:20,25 90:18,24 91:5 98:15 99:2,24 102:17 103:21 113:2 120:6 126:22</p>	<p>129:5 131:15 133:13,15 135:16 136:8 142:12 144:23 148:20 158:22 159:14 167:9 169:7 190:17</p> <p><b>supported</b> 119:14</p> <p><b>supporting</b> 98:23</p> <p><b>supports</b> 56:6 81:15</p> <p><b>suppose</b> 18:20</p> <p><b>sure</b> 47:23 61:24 63:9,16 76:24 88:17,19 137:15,17 138:11 177:16,18</p> <p><b>surprised</b> 139:9</p> <p><b>surrounding</b> 68:23 73:15 83:9 102:19 108:15 122:10 152:25</p> <p><b>surroundings</b> 69:10</p> <p><b>surrounds</b> 83:6</p> <p><b>sustain</b> 153:9,16</p> <p><b>sustainability</b> 115:25 130:12 134:3</p> <p><b>sustainable</b> 54:18,19 56:6 57:2 59:2 130:22</p> <p><b>swear</b> 32:23 49:4,8 64:12 72:22 85:19 96:17 110:13 121:10 134:15 147:25 160:8 171:15 186:22</p> <p><b>swearing</b> 95:2</p> <p><b>sworn</b> 107:13</p> <p><b>symbol</b> 100:2</p> <p><b>system</b> 31:4 131:18 150:15</p> <hr/> <p style="text-align: center;">T</p>	<p><b>tab</b> 186:9</p> <p><b>tag</b> 109:15</p> <p><b>taking</b> 78:17 128:23 151:16 158:3</p> <p><b>talk</b> 15:24 116:14 175:7</p> <p><b>talked</b> 34:24 103:13 151:3</p> <p><b>talking</b> 78:3 93:14 105:7 113:12 123:24 124:3,6 128:16 181:3 192:14</p> <p><b>talks</b> 34:6</p> <p><b>targets</b> 42:3 130:25</p> <p><b>tax</b> 67:22 69:20 80:4 146:13 153:21,23,24 172:11 173:17 186:4</p> <p><b>taxes</b> 80:6 122:24 131:5 172:14,15 173:23,25 174:6</p> <p><b>taxis</b> 18:25 25:25</p> <p><b>taxpayer</b> 100:12 166:11</p> <p><b>taxpayers</b> 98:12 186:7</p> <p><b>teachers</b> 172:23</p> <p><b>team</b> 123:6</p> <p><b>technical</b> 87:18 104:7</p> <p><b>technicalities</b> 106:7</p> <p><b>technician</b> 161:12</p> <p><b>technology</b> 164:4</p> <p><b>ten</b> 6:16 7:18 8:19 9:13 57:11 94:7 135:9</p> <p><b>tenant</b> 63:4</p> <p><b>tending</b> 28:23</p> <p><b>tenth</b> 33:17 184:23</p>	<p><b>tenure</b> 43:24</p> <p><b>terms</b> 41:15</p> <p><b>Terri</b> 2:9 30:17,19 31:19,24 32:13 45:5</p> <p><b>terrible</b> 125:14</p> <p><b>testified</b> 90:19</p> <p><b>testifying</b> 32:17</p> <p><b>testimony</b> 6:4 16:3 98:23 119:11</p> <p><b>texture</b> 24:6</p> <p><b>th</b> 88:14</p> <p><b>thank</b> 10:2 12:14 15:14 33:4 34:8 42:24 46:18 48:3 56:10,15 60:5,7,14 63:21 64:25 65:4 66:8,9 68:6,8 70:24 71:4,7 72:13 73:9 74:10,12 77:5 82:7,8 85:8,11 86:5 87:6,8,11 88:25 89:3 91:11,13 95:25 96:8 97:9 101:14,17,25 102:2 103:24 106:15,17,20 110:5 111:4 112:15,17,19 115:17,19,20 119:17,19 120:23,24 125:20,22 127:16 129:19,21 134:6 137:22,25 141:8 145:4,6,11 147:14,16 152:9,14 155:8,14 158:15 159:15,17 162:10,11 166:14,16 169:9,10 170:25 171:3 174:20,23 178:10 182:21</p>
--	---	--	--

186:16 187:13 190:10,12 192:18 <b>that's</b> 12:13 13:3,10 15:9,11 16:12 24:19 35:11 39:18 40:13,21 71:22 75:14 76:10,12 93:19 94:18 95:5 105:15,24 119:15 136:5 142:5,8 145:20 150:4 163:3 165:10 172:23 174:20 175:19 180:10 186:2 190:7 192:16 <b>theoretical</b> 41:11 <b>theory</b> 168:10 169:2 <b>Thereafter</b> 36:4,10 <b>there's</b> 28:10 29:10 63:10 94:16 135:25 137:13 149:9,14 154:2,13 159:23 168:10,13,18 170:18,21 175:11 185:7 186:4 187:20 <b>thick</b> 31:12 <b>third</b> 19:19 <b>Thomas</b> 110:8,17 187:24 <b>thoroughly</b> 40:23 <b>thoughts</b> 166:17 170:25 <b>thousands</b> 98:4 99:15 133:2 154:17 <b>threaten</b> 59:16,17 99:13 <b>three-dimensional</b> 22:5 <b>three-story</b> 23:7 29:25	<b>thresholds</b> 41:15 <b>thrive</b> 167:17,24 <b>thriving</b> 180:12 <b>throughout</b> 22:24 57:2 90:18 150:25 <b>THURSDAY</b> 1:4 <b>thus</b> 80:5,19 <b>ties</b> 113:19 <b>tight</b> 27:20 <b>tightening</b> 27:14 <b>Tim</b> 16:24 <b>TIMOTHY</b> 1:16 <b>TOD</b> 13:18 39:3 43:16 51:25 143:23 <b>today</b> 35:12 45:24 57:4 60:6 61:19 72:4 89:24 94:9 97:23 127:24 128:10 148:25 190:4 <b>today's</b> 128:3 <b>TODs</b> 55:19,23 <b>toilets</b> 154:17 <b>tomorrow</b> 54:10 <b>tonight</b> 4:12,18 5:13,18 6:24 7:25 9:24 12:17 13:23 14:23 15:21,25 32:10 38:12 42:10,14 47:11,19 50:18 51:19,20 68:19 70:25 71:10 78:15 111:6 130:6 146:17 148:17 152:8 164:17 167:11 168:9 169:7 184:3 <b>tonight's</b> 144:24 <b>tools</b> 44:16 100:9 <b>top</b> 18:22 28:24	173:14 <b>topography</b> 40:24 <b>total</b> 89:24 154:4 <b>totally</b> 120:5 <b>touch</b> 116:13 192:8 <b>touched</b> 149:2 <b>tough</b> 138:20 <b>touted</b> 125:2 <b>towards</b> 28:21 29:23 55:24 <b>town</b> 1:3,12,13,14 2:8,9 4:23 5:21 6:19 7:2,11,20 8:7,13,16,18,23 9:16,18,21 11:12 13:7,9,15 14:4 15:2,4,6 16:18 17:19 32:3,12 33:7,13,19 34:12,17,20,25 35:6,16,17,19,21, 24 36:5,12,14,18 37:6,11 38:24 39:12,20,22,23 42:7,10 43:9,13,16 46:7 49:18 52:9 56:8,13,20 57:8 59:25 62:10 64:22 65:8,13,15 66:13,19 68:11,14,15,17 70:4,12,21 71:8,12 73:7,10,13 74:20 76:9,25 77:24 78:15,21 79:24 80:23 81:10,18 82:12,18 83:22 86:12,16 87:14 89:10,19 90:20 92:10,17 97:3,9,14 98:11 99:3,18 100:11 101:4 102:3,6 104:4,11,13 105:2	106:21,24 107:11,24 108:13 109:5,12 110:23 111:4,7,12,19 112:20,22,23 113:6,19,25 114:4,6,8,9,10 115:10,12,15 121:19,23,24 125:7,25 126:4 128:22,25 135:24 138:4 141:12,16 142:21 143:4 145:11,14 148:14 152:13 153:12 158:18 159:2 160:18 165:11 166:5 168:18 169:14 170:24 176:3,12,13 177:12 178:15 187:6,10 192:3,21 <b>towns</b> 67:6 82:17 176:21 <b>Town's</b> 9:5 34:3,4 36:11 122:8 <b>township</b> 97:4 171:24 187:6 <b>track</b> 70:8 119:2,6,7 136:22 <b>tracks</b> 152:22 166:3 <b>trade</b> 77:12 <b>trades</b> 90:12 <b>traditional</b> 20:21 23:12 <b>traffic</b> 21:15 41:2 42:4 55:19 61:14 62:5 108:22 117:25 135:25 137:4 153:3 191:16 <b>train</b> 17:12,20 19:3 21:13 22:18 26:22 28:2 29:6,11,24 61:17 68:23
---	--	---	---

<p>69:5,6 83:6 86:20 87:19 88:4,7,12 116:7 117:12,19 118:6 122:10 126:16 128:8,12 131:17 142:15 149:8 152:22 155:2 156:3 161:18 165:15,18 168:17 170:17 174:9</p> <p><b>trains</b> 26:2 88:19 136:25 149:9</p> <p><b>transcript</b> 195:8</p> <p><b>transform</b> 69:24</p> <p><b>transformation</b> 69:2</p> <p><b>transformative</b> 44:2 100:2</p> <p><b>transgressor</b> 188:23</p> <p><b>transit</b> 55:17 59:9 73:15 79:18 93:4 131:18 146:14 166:4 168:6</p> <p><b>transition</b> 57:12</p> <p><b>transit-oriented</b> 1:5 5:6 6:9 7:14 8:11 12:21 13:13,18 18:5 19:16 34:16 38:10 43:18 55:3,9 67:16 68:21 70:23 74:4 77:19 79:3 98:17 100:24 102:21 103:22 112:2,7 126:23 127:25 128:21 132:2 142:24 143:23 165:17</p> <p><b>transparency</b> 109:20</p> <p><b>transparent</b> 113:17</p> <p><b>transportation</b> 55:12,14,24 100:22 116:24</p>	<p>117:4 124:11 132:7 133:6,7 144:2</p> <p><b>traveled</b> 126:8</p> <p><b>traveling</b> 60:13 126:19</p> <p><b>travels</b> 126:15</p> <p><b>treat</b> 47:4 182:5,6</p> <p><b>treated</b> 63:9 179:18 180:3 182:10</p> <p><b>treatment</b> 95:7 154:14 178:25</p> <p><b>trees</b> 156:9</p> <p><b>tremendous</b> 153:2</p> <p><b>trepidation</b> 69:7</p> <p><b>tried</b> 29:21 61:16 167:4</p> <p><b>triply</b> 19:5</p> <p><b>TRITEC</b> 2:4 25:12 53:14,20 66:24 67:12 70:5,7 72:2 76:5,20 78:16 81:2,4,8 85:2,5 86:17 94:4 95:16 110:2 113:15 120:2 122:4 127:7 129:6 137:17 153:22 155:20 156:22 157:11,20 165:7 170:19 177:6,24 179:21 180:22 181:11,15 183:9,12,17 185:9,17,21,23 190:23</p> <p><b>TRITEC's</b> 183:21</p> <p><b>troubles</b> 107:15</p> <p><b>true</b> 16:20 88:23 195:7</p> <p><b>truly</b> 70:10 103:5</p> <p><b>truth</b> 32:24,25 49:9,10 64:13,14 72:23,24 85:20,21</p>	<p>96:18,19 110:14,15 121:11,12 134:16,17 148:2,3 160:9,10 171:16,17 186:23,24</p> <p><b>try</b> 94:15 122:7 148:18 150:17 190:8</p> <p><b>trying</b> 89:25 125:11 186:10 192:4</p> <p><b>Tuesday</b> 132:19</p> <p><b>TULLIO</b> 2:9</p> <p><b>turn</b> 61:19 88:14</p> <p><b>turned</b> 164:5</p> <p><b>turning</b> 17:18</p> <p><b>twenties</b> 17:25</p> <p><b>twenty</b> 6:17 7:19 8:20 9:14</p> <p><b>twofold</b> 138:15</p> <p><b>two-story</b> 23:10</p> <p><b>two-thirds</b> 89:16</p> <p><b>tying</b> 26:4</p> <p><b>type</b> 6:25 8:2 9:25 11:17,19,20,22 64:2 78:19 81:23 99:6 107:17 118:2</p> <p><b>types</b> 74:3 90:17 117:4 118:4</p> <p><b>typical</b> 143:11</p> <p><b>typically</b> 144:3</p> <p><b>tyranny</b> 189:4,5</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p><b>U.S</b> 107:6</p> <p><b>ultimate</b> 63:7</p> <p><b>Ultimately</b> 84:25</p> <p><b>unable</b> 102:16</p> <p><b>unanimously</b> 25:12</p>	<p><b>uncertainty</b> 182:14</p> <p><b>uncomfortable</b> 126:13,17</p> <p><b>undercurrent</b> 181:7</p> <p><b>understand</b> 90:24 172:10 191:19</p> <p><b>understanding</b> 118:25</p> <p><b>understands</b> 11:23 39:20</p> <p><b>understood</b> 83:25</p> <p><b>undertake</b> 131:10 143:15</p> <p><b>underutilized</b> 37:21 103:10 146:15</p> <p><b>underway</b> 74:2</p> <p><b>unfortunate</b> 182:16</p> <p><b>unfortunately</b> 49:24 178:13</p> <p><b>union</b> 28:3 30:4,10 61:4,16 98:4</p> <p><b>unique</b> 24:8 58:12 100:21 175:22,23</p> <p><b>unit</b> 153:5 184:18</p> <p><b>units</b> 41:20,22 153:15 170:19 177:22,23 184:12,15 191:20,21</p> <p><b>unless</b> 42:21 165:22</p> <p><b>unrealistic</b> 146:13</p> <p><b>unreasonable</b> 188:10</p> <p><b>unsafe</b> 69:8</p> <p><b>unspeakable</b> 52:3</p> <p><b>unsustainable</b> 131:5</p> <p><b>unusual</b> 44:12</p> <p><b>upgrade</b> 38:21</p> <p><b>uplift</b> 120:20</p> <p><b>upon</b> 9:7 33:8</p>
---	--	---	--

<p>34:12,13 36:17 113:9 116:13 177:4</p> <p><b>upwardly</b> 123:19</p> <p><b>Urban</b> 9:11 13:20 14:20 37:9,16,18 38:5,15 39:8 44:9,20,24 45:3,13,16,23 46:3,13 51:24 52:2,6,12 53:6 98:18 147:22 148:7 155:15,16,18 158:15 164:18,21,23</p> <p><b>urge</b> 74:9 82:4 87:2 148:21 152:6</p> <p><b>USA's</b> 123:6</p> <p><b>usually</b> 139:4</p> <p><b>utilize</b> 65:9 150:18</p> <hr/> <p style="text-align: center;"><b>V</b></p> <hr/> <p><b>vacancy</b> 76:4,9</p> <p><b>vacant</b> 30:22 37:20 185:7</p> <p><b>VALERIE</b> 1:14</p> <p><b>Valley</b> 125:3,6</p> <p><b>values</b> 75:13 101:11</p> <p><b>variety</b> 69:22 144:2</p> <p><b>various</b> 40:12 42:5 51:6 141:17</p> <p><b>varying</b> 28:9</p> <p><b>vehicles</b> 174:13</p> <p><b>venues</b> 103:3</p> <p><b>version</b> 18:21</p> <p><b>vested</b> 183:5</p> <p><b>VHB</b> 2:9 22:3 30:18 31:25 32:2 45:10</p> <p><b>VHP</b> 108:22</p> <p><b>via</b> 143:25</p>	<p><b>viability</b> 131:4</p> <p><b>viable</b> 114:4 128:20 133:25</p> <p><b>vibrancy</b> 114:10</p> <p><b>vibrant</b> 56:25 58:25 67:16 124:8 139:25</p> <p><b>vice</b> 158:19</p> <p><b>view</b> 61:6 88:6</p> <p><b>viewed</b> 88:12</p> <p><b>views</b> 31:18</p> <p><b>village</b> 20:16 76:5 81:6 103:12 124:19 129:14 155:21 168:13,14</p> <p><b>village-type</b> 93:18</p> <p><b>Vince</b> 96:11,22</p> <p><b>virtue</b> 76:15</p> <p><b>vision</b> 33:15 94:4 95:18 115:25 116:21 119:13 122:9 159:13</p> <p><b>visionary</b> 120:2,13</p> <p><b>visioning</b> 34:18 159:5,9</p> <p><b>visit</b> 127:11 149:6</p> <p><b>voice</b> 65:5</p> <p><b>vote</b> 70:22 96:3 115:15 127:14 132:18 147:12</p> <p><b>voted</b> 47:15</p> <hr/> <p style="text-align: center;"><b>W</b></p> <hr/> <p><b>waiting</b> 143:2</p> <p><b>waive</b> 10:5</p> <p><b>walk</b> 26:11 104:25 109:3 117:20 124:9 156:2 161:18 168:3</p> <p><b>walkability</b> 26:9</p> <p><b>walkable</b> 22:14</p>	<p>117:17</p> <p><b>walking</b> 29:23</p> <p><b>walkways</b> 27:18</p> <p><b>wall</b> 60:13</p> <p><b>Wantagh</b> 126:4</p> <p><b>Ward</b> 115:24</p> <p><b>warning</b> 187:18</p> <p><b>washers</b> 154:16</p> <p><b>wasn't</b> 13:7</p> <p><b>waste</b> 154:14,16</p> <p><b>wasteland</b> 114:19</p> <p><b>watch</b> 126:11 164:3</p> <p><b>watched</b> 163:7 165:6</p> <p><b>watching</b> 113:10</p> <p><b>water</b> 40:24 70:9 153:17 178:25</p> <p><b>ways</b> 167:7</p> <p><b>wearing</b> 89:12</p> <p><b>we'd</b> 25:25 51:17</p> <p><b>week</b> 65:11</p> <p><b>weekend</b> 151:2</p> <p><b>welcome</b> 14:25 30:20 99:19</p> <p><b>welcomed</b> 67:12</p> <p><b>we'll</b> 3:12 43:2 46:25 160:6 171:10</p> <p><b>well-educated</b> 144:11</p> <p><b>we're</b> 26:25 63:9 112:11 173:24 176:7 178:2</p> <p><b>west</b> 165:19,23</p> <p><b>western</b> 123:7</p> <p><b>we've</b> 18:19 60:19 95:20 112:5 113:7,23 145:25 177:6</p>	<p><b>whatever</b> 49:19 64:24 162:8 183:16</p> <p><b>whereas</b> 180:23</p> <p><b>WHEREOF</b> 195:9</p> <p><b>Whereupon</b> 10:13 49:12 64:16 73:2 85:23 96:21 110:17 121:14 134:19 148:5 160:12 171:19 187:2 193:14 194:3</p> <p><b>whether</b> 40:7 51:17 101:7 105:9 119:5 161:8 163:9</p> <p><b>whole</b> 24:25 32:24 49:9 51:12 64:13 72:23 85:20 96:18 110:14 113:20 114:10 121:11 134:16 148:2 155:6 160:9,25 171:16 186:23 188:7</p> <p><b>wholeheartedly</b> 89:20 91:5</p> <p><b>who's</b> 192:12</p> <p><b>whose</b> 56:24 82:16 97:25</p> <p><b>wife</b> 66:3 135:20 141:7</p> <p><b>wildlife</b> 139:18</p> <p><b>William</b> 72:17 73:2,11</p> <p><b>Windows</b> 183:10</p> <p><b>wine</b> 141:6</p> <p><b>wise</b> 144:8</p> <p><b>wish</b> 11:6 43:4</p> <p><b>wishes</b> 84:17 99:14</p> <p><b>witness</b> 19:6 195:9</p> <p><b>woman</b> 57:10</p>
--	--	--	---

<p><b>women</b> 90:12 98:5 99:15</p> <p><b>wonder</b> 58:6</p> <p><b>wonderful</b> 58:22</p> <p><b>wondering</b> 152:19</p> <p><b>work</b> 5:10 43:11 59:21 66:2,23 67:25 72:11 74:5 75:16 81:6 90:13 93:16 95:15 100:5 102:15 111:16 112:6 118:9 119:23,24 130:14 144:16 145:8 157:21 177:11,16 179:22</p> <p><b>worked</b> 5:8 18:14,16,19 22:17 33:9 34:20 35:5 37:11,15 72:2 123:14 129:12 142:7 188:7</p> <p><b>workers</b> 124:3,7 131:21</p> <p><b>workforce</b> 57:13 89:17 122:18</p> <p><b>working</b> 5:22 32:3 65:20 78:24 91:23 93:25 94:13 111:22 124:21 137:2 154:21 188:25</p> <p><b>works</b> 177:18</p> <p><b>world</b> 52:4 65:19</p> <p><b>Worldwide</b> 51:5</p> <p><b>worried</b> 83:10</p> <p><b>worry</b> 156:5</p> <p><b>worst</b> 40:6 95:19</p> <p><b>wrap</b> 65:23</p> <p><b>writing</b> 24:8,15</p> <p><b>written</b> 11:7 47:13 48:22 101:19 119:10</p>	<p><b>wrong</b> 88:13</p> <p><b>wrote</b> 190:2</p> <p><b>Wyandanch</b> 43:14 111:25 186:5</p> <hr/> <p style="text-align: center;">Y</p> <hr/> <p><b>yet</b> 48:13 76:7</p> <p><b>York</b> 1:4 2:5 8:15 44:14 52:15 77:13 106:12 127:22 133:14 166:25 177:14 178:8 195:5</p> <p><b>young</b> 58:8 59:14 69:17 79:8 80:2,9 102:13 104:19 114:13 123:18,21 124:7,14 131:21 144:5 146:25 149:16 154:10 170:3,15</p> <p><b>yours</b> 147:3</p> <p><b>youth</b> 105:14 138:12 140:9 141:5 145:24,25</p> <p><b>youths</b> 138:5</p> <hr/> <p style="text-align: center;">Z</p> <hr/> <p><b>zero</b> 169:17</p> <p><b>zip</b> 175:23</p> <p><b>zone</b> 8:8 28:14</p> <p><b>zones</b> 22:20</p> <p><b>zoning</b> 7:12 13:16 14:19 20:23 23:12 32:9 38:3 39:17 40:2,17 41:2 46:12 56:9 157:16,17</p>		
--	---	--	--