

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

STATE OF NEW YORK  
CITY OF YONKERS

-----X

Minutes of The City of Yonkers  
Zoning Board of Appeals  
February 21, 2024 - 6:13 p.m.  
at  
City Hall  
40 South Broadway, 2nd Floor  
Yonkers, New York 10701-3892

-----X

B E F O R E:

- Wilson Kimball, Chairperson(Absent)
- Harry Singh, Member
- Hector Lopez, Member(Absent)
- Ralph Battista, Member(Interim Chairperson)
- Jean Tickell, Member
- Alfred Vasso, Member
- Christian Gjelij, Member

Richard Herreria  
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

DECISIONS	PAGE
#5818 - Daniel Patrick, 2248-2270 Central Park Avenue	6
#5823 - Zarin & Steinmetz, 1250 Nepperhan Avenue	18
#5826 - Stephen Veneruso, 1270 Saw Mill River Road	27
#5841 - Andrew Romano, 497 Van Cortlandt Park Avenue	42
#5842 - John Masone, 140 Sweetfield Circle	49
#5845 - James Dibbini - 62 Margaret Avenue	59
ADJOURNED CASES	
#5790 - James Veneruso, 1999 Central Park Avenue	4
#5810 - Jacob Amir, 143-151 Woodworth Avenue	5
#5836 - Mastrogiacomo Engineering - 47 High Street aka 107 Park Avenue	38
#5843 - Keith P. Brown - 286-280 Ashburton Avenue	59
OPEN CONTINUED HEARINGS	
#5797 - Andrew Romano, 110 Ravine Avenue	4
#5820 - Andrew Romano, 380 Riverdale Avenue	17
#5829 - Andrew Romano - 173 Linden Street	37
#5838 - Shahin Badaly - 222 Lake Avenue	38

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

**NEW HEARINGS**

**Page**

**#5846 - Andrew Romano, 166 Yonkers Avenue**

**64**

**OTHER BUSINESS**

**#5749 - 782 North Broadway, Extension Request**

**85**

**#5772 - 453 Bronxville Road, Extension Request**

**85**

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

THE CHAIRPERSON: Good evening, everybody. Welcome to the Zoning Board meeting of February 21st, 2024. Thank you for your patience. We are starting a little bit late. If all of the members can state their name, starting with Al.

MR. VASSO: Al Vasso.

MR. GJELAJ: Christian Gjelij.

MS. TICKELL: Jean Tickell.

MR. SINGH: Harry Singh.

THE CHAIRMAN: Ralph Battista. Chairwoman Wilson Kimball is absent, and Hector Lopez will get here and we will make sure he is accounted for.

First case number is 5790, area variance, on behalf of Mehranco Limited Liability. We are going to adjourn that one until May 2024.

Next case is 5797, area variance, Andrew Romano on behalf of 110 Ravine Realty Corp.

MR. ROMANO: Andrew Romano, 55 Main Street, Yonkers, New York, on behalf of the applicant.

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

THE CHAIRMAN: Good evening,  
Mr. Romano.

MR. ROMANO: Did we close this last  
time?

THE CHAIRMAN: We did not.

MR. ROMANO: Can we close it tonight?

THE CHAIRMAN: We do not have a  
decision. Do you have anything further to  
add to this case?

MR. ROMANO: No, sir.

THE CHAIRMAN: Anybody here from the  
public who will like to speak on this case?  
Okay. I'd like to make a motion to close.  
Do I have a second?

MR. VASSO: Second.

THE CHAIRMAN: Al, second. All in  
favor, say aye.

(Chorus of Ayes.)

THE CHAIRMAN: Motion passes five, two  
absent. Thank you, Mr. Romano.

Next case number is 5810, use and area  
variance, 143-151 Woodworth Avenue. We are  
adjourning that until April.

Next case is 5818, William Null on

## Proceedings

1  
2 behalf of 2248 aka 2270 Central Park Avenue.

3 MR. PATRICK: Good evening. For the  
4 record, my name is Daniel Patrick with Cuddy  
5 & Feder on behalf of the applicant. We  
6 submitted updated plans last month. We  
7 presented them to this board last month. I  
8 believe they received a favorable response  
9 from most of the Board members. In the  
10 interim, there was no action last month so  
11 we had to renote the hearing. There was a  
12 change to the variances that was required.  
13 We did submit to the Building Department and  
14 got an updated denial letter. We renoted  
15 the hearing. We're here asking the Board  
16 close the public hearing this evening and  
17 take favorable action in the application.  
18 We have the plans and have the team here if  
19 you want to walk through the changes again.  
20 There's nothing changed on the plans from  
21 what we submitted last month and what was  
22 submitted on the 17th of January.

23 THE CHAIRMAN: Okay. We are going to  
24 this up. Anyone here from the public that  
25 will like to speak on this?

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

THE WITNESS: I do.

THE CHAIRMAN: State your name and address.

THE WITNESS: My name is Joey Barren(ph), 63 Beaumont Circle. I want this project to be done. It's a slum landlord. You should go there and see the sewers. The sewer has underwear, pants, stink leg -- they are coming in with the garbage truck in the morning, two or three o'clock in the morning, waking me up and they're not maintaining this area. This is a slum landlord. Please defeat this thing. We don't need a drive-thru thing. It's going to -- East Roxbury Drive, you are not going to get out of that intersection with Chick-fil-A there. This is premature. It's a slum landlord. You should go and look at the sidewalk and the street, all shit all over the place there. This is a slum landlord. We don't need it. They're not taking care of their property. Please defeat this. We don't need a slum landlord there.

## Proceedings

1  
2 And they need -- they only have 123  
3 parking spaces now with their building, the  
4 one in the back. We will lose 151 parking  
5 spaces. Then it will go down to 142 parking  
6 spaces. Without this project, they needed  
7 150 parking spaces. We will lose the 151  
8 parking spaces in the back, plus they're  
9 making seats for 22 seats in the back. The  
10 main entrance where this is going to be,  
11 it's going to clog up the traffic and it's  
12 going to be a disaster. Please defeat this.  
13 We don't need a slum landlord not taking  
14 care of the property, and this is not  
15 mandatory for this area. Thank you so much.

16 THE CHAIRMAN: Thank you. Does anyone  
17 have a motion to close?

18 MR. VASSO: Second.

19 THE CHAIRMAN: Al. Harry, on the  
20 motion.

21 MR. VASSO: For the motion.

22 MR. GJELAJ: For the motion.

23 MS. TICKELL: For the motion.

24 MR. SINGH: For the motion.

25 THE CHAIRMAN: The motion passes



Proceedings

1  
2 five-zero to close.

3 On Case Number 5818, 2248-2270 Central  
4 Park Avenue, Block: 4800, Lot: 60, I make a  
5 motion for the ZBA based on its review of  
6 the completed Environmental Assessment Form,  
7 EAF, and the supporting plans material  
8 adopts a negative declaration for the  
9 proposed action. Do I have a motion? I  
10 make the motion. Do I have a second?

11 MR. VASSO: Second.

12 THE CHAIRMAN: Al, second. On the  
13 motion, Al.

14 MR. VASSO: For the motion.

15 MR. GJELAJ: For the motion.

16 MS. TICKELL: For the motion.

17 MR. SINGH: For the motion.

18 THE CHAIRMAN: Motion passed five-zero.

19 I do have a motion on this case. Case  
20 number 5818, area variance, 2248-2270  
21 Central Park Avenue, William Null, Esq., of  
22 Cuddy & Feder on behalf of UB Tanglewood  
23 LLC, on premises known as 2248 a.k.a. 2270  
24 Central Park Avenue, Block 4800, Lot: 60  
25 Zone BR (B32155), to construct a 1600 SF

## Proceedings

1  
2 building pad site with drive-through and  
3 associated site improvements, having:

4           Insufficient parking, Section 43-128,  
5 Table 43-4. (Proposed Pad Site GFA: 1,600  
6 SF/200 SF = 8 additional parking spaces  
7 required; total parking spaces required 267  
8 existing plus 8 proposed equal 275) (Total  
9 proposed: 166, parking variance required:  
10 109) .

11           Basement or cellar areas devoted to  
12 parking and mechanical equipment spare are  
13 the only areas excluded from calculation of  
14 gross floor area, as per definition of gross  
15 floor area in Yonkers Zoning Ordinance (YZO)  
16 Section 43-8, hence, landlord common space  
17 and all tenant spaces in basement are  
18 included in the calculation of required  
19 number of parking spaces.

20           Reduction or elimination of whatever  
21 quantity of parking space that may already  
22 exist, except to the extent that it may  
23 exceed the requirement for existing building  
24 or structures, shall not be permitted as per  
25 YZO Section 43-131.C.3.

## Proceedings

1  
2 Existing number of parking spaces  
3 provided for existing building does not  
4 exceed the required minimum number of  
5 parking spaces, hence, reduction of existing  
6 number of parking is not permitted without  
7 ZBA approval.

8 The Subject Property. The Tanglewood  
9 Shopping Center has AutoZone as an  
10 anchor-tenant among other tenants. A  
11 significant amount of the parking required  
12 on the site is attributable to storage space  
13 in the AutoZone and other retail  
14 establishments, like Dunkin Donuts, that  
15 currently use the basement for storage. In  
16 addition, there is a satellite commercial  
17 building situated along Crisfield Street,  
18 the northern border of the property. The  
19 applicant seeks to add a 1,600-square-foot  
20 restaurant with a drive-up window to be  
21 situated in the southerly portion of the  
22 property parallel to Central Park Avenue.

23 I make a motion to approve the  
24 requested variance based on facts, findings,  
25 information, and testimony presented to this

Proceedings

Board at the public hearing, site visits by members of the Zoning Board of Appeals, or otherwise obtained. In approving these variances, the Zoning Board of Appeals has taken into consideration the hardship faced by the applicant as weighed against the detriment to the health, safety, and welfare of the neighborhood and community.

Specifically, in making its determination the Board has considered the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means.

The benefit sought by the applicant cannot be achieved by other feasible means. The applicant went through several other configurations that were not ideal for the site because they created unacceptable queuing and traffic flow patterns.

2. Whether granting the requested variances would result in an undesirable change in neighborhood character or a detriment to nearby properties.

## Proceedings

1  
2           The granting of the parking variances  
3 would not result in an undesirable change in  
4 the neighborhood and a detriment to nearby  
5 properties. A significant portion of the  
6 parking requirement is dictated by the  
7 basement space used by the retailers as  
8 storage and not as additional retail floor  
9 space. Further queuing is being done  
10 towards the back of the site which is  
11 insulated from neighbors by an existing  
12 fence and trees. Queuing will not spill out  
13 onto Central Park Avenue by design.

14           3. Whether the requested variance is  
15 substantial.

16           The variance is not substantial because  
17 a significant portion of the parking  
18 requirement is dictated by the basement  
19 space used by the retailers as storage and  
20 not as additional retail floor space.

21           4. Whether the variances will have  
22 negative effects to physical or  
23 environmental conditions in the  
24 neighborhood.

25           The variance will not have a negative

## Proceedings

1  
2 effect on the physical and environmental  
3 conditions in the neighborhood. The parking  
4 lot is already covered by asphalt at the  
5 site of the potential drive through.

6 Drainage and other environmental issues have  
7 been addressed as required by New York  
8 State.

9 5. Whether the alleged difficulty is  
10 self-created.

11 The hardship is self-created. However,  
12 the self-created hardship rule is only one  
13 consideration and does not preclude the  
14 Board from granting the request.

15 I make a motion to approve this request  
16 based upon facts, findings, information, and  
17 testimony presented to this Board at a  
18 public hearing, site visits by members of  
19 the Zoning Board and otherwise obtained.

20 In granting the variance, the Board  
21 imposes the following:

22 1. All basement or cellar spaces are  
23 prohibited from being used by anyone other  
24 than the tenants on the site for any purpose  
25 other than storage;

Proceedings

2. All fire, health, environmental, safety, building and zoning codes shall be adhered to at all times;

3. Any taxes or fines, if owed, shall be paid within 60 days from today's date;

4. This approval shall be immediately rescinded should the owner violate any of these conditions, and;

5. All expenses associated with these conditions shall be the responsibility of the owner.

On the motion.

MR. VASSO: Al Vasso for the motion.

MR. GJELAJ: Christian Gjelij for the motion.

MS. TICKELL: Jean Tickell for the motion.

MR. SINGH: Harry Singh for the motion.

MR. PATRICK: Can I ask for one clarification? For the first condition I believe it was related to the use of the basement, so the applicant was proposing to mark all the basement area for -- it's the AutoZone area. I think there are existing

Proceedings

1  
2 tenants currently using the basement spaces  
3 for the other areas. Can those existing  
4 tenants be excluded from that condition?

5 THE CHAIRMAN: It's all basement or  
6 cellar spaces are prohibited being used by  
7 anyone other than the tenants on the site  
8 for purposes other than storage.

9 MR. PATRICK: Okay.

10 THE CHAIRMAN: So the current tenants  
11 on the site can use it.

12 MR. PATRICK: Just for storage?

13 THE CHAIRMAN: Just for storage.

14 MR. PATRICK: I think there's a few  
15 tenants using it for other nonstorage  
16 purposes currently, which is not -- we're  
17 not proposing to change it. I'm being told  
18 one of the tenants uses one of the basement  
19 areas for an employee training area, so  
20 that's a nonstorage use. We just don't want  
21 that to become non-conforming. Future  
22 tenants will be restricted only.

23 MS. KRAVITZ: The motion has been  
24 passed as we currently sit here.

25 THE CHAIRMAN: The motion passed as it



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

currently is. So it's passed and then I guess if you'd like to amend the conditions, you would have to come back.

MR. PATRICK: Okay. That's not a problem.

THE CHAIRMAN: Just for clarity, we will do it one more time on the motion. Do I have a second? Al Vasso second. On the motion.

MR. VASSO: For the motion.

MR. GJELAJ: For the motion.

MS. TICKELL: For the motion.

MR. SINGH: For the motion.

THE CHAIRMAN: The motion passes five, two absent.

MR. PATRICK: Thank you very much.

THE CHAIRMAN: The next case is 5820, area variance, Andrew Romano on behalf of the Mountain Portfolio, 380 Riverdale Avenue.

MR. ROMANO: Good evening. Andrew Romano on behalf of the applicant.

THE CHAIRMAN: Mr. Romano.

MR. ROMANO: Can we close this?

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

THE CHAIRMAN: We did not close it.

MR. ROMANO: Can we close it tonight?

THE CHAIRMAN: Do you have anything new on this case, Mr. Romano?

MR. ROMANO: No, sir.

THE CHAIRMAN: Anyone here from the public to speak on case number 5820, 380 Riverdale Avenue? I'd like to make a motion to close. Do I have a second?

MR. SINGH: Second.

THE CHAIRMAN: Harry seconds. On the motion.

MR. VASSO: Al Vasso for the motion.

MR. GJELAJ: Christian Gjelaaj for the motion.

MS. TICKELL: Jean Tickell for the motion.

MR. SINGH: Harry Singh for the motion.

THE CHAIRMAN: Ralph Battista for the motion. It passes five-zero, two absent.

Next case we have is 5823, area variance, Zarin & Steinmetz, 1250 Nepperhan Avenue.

MR. SINSABAUGH: Good evening. Brian

## Proceedings

1  
2 Sinsabaugh, attorney with Zarin & Steinmetz,  
3 on behalf of applicant. So I spoke with  
4 the -- I did speak with the City in advance  
5 of this meeting. I know there's a possible  
6 change as to the SEQRA status for this  
7 application. We are before you tonight with  
8 regard to asking you to close the hearing on  
9 this, and given the change in SEQRA  
10 status -- given the change in SEQRA status,  
11 no change or no negative declaration is  
12 needed, but we will ask you to adopt the  
13 resolution of approval on this application.

14 THE CHAIRMAN: Is anyone here from the  
15 public -- the public hearing is closed on  
16 this case. Okay. So I make a motion that  
17 one, ZBA rescinds its intention to seek lead  
18 agency and all the directives to the  
19 Planning Director adopted by this Board on  
20 July 19, 2023. There is no record that  
21 notices pursuant to that direction were  
22 distributed. The ZBA is determined that  
23 this is a type two action under SEQRA and  
24 its regulations and no further action under  
25 SEQRA is required for this matter.

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

Do I have a second?

MR. VASSO: Al Vasso, second.

THE CHAIRMAN: On the motion.

MR. VASSO: For the motion.

MR. GJELAJ: For the motion.

MS. TICKELL: For the motion.

MR. SINGH: For the motion.

THE CHAIRMAN: For the motion. The motion passes five, two absent. On this I have decisions.

So case number 5823, area variance, Zarin & Steinmetz, on behalf of CPD New York Energy Corp, 1250 Nepperhan Avenue, Block: 3182 Lot: 2 Zone: I. I make a motion to approve this variance.

Proposal: For interior/exterior renovation of existing gas station/convenience store with auto repair bays; eliminating the repair bays and expanding the convenience store, whereas:

All semipublic open-air parking areas shall be set back a minimum of five feet from any property line in accordance with Section 43-44B(5) of the City of Yonkers

## Proceedings

1  
2 Zoning Code. The proposed parking space  
3 located at the east end of the parking row  
4 in front of the main building is less than  
5 five feet for the side lot line. Applicant  
6 to submit application to the ZBA to request  
7 a variance to Section 43-44B(5) for the  
8 parking space located within five feet of  
9 side lot line.

10 All semipublic open-air parking areas  
11 shall be set back a minimum of 10 feet from  
12 any building on the same lot in accordance  
13 with Section 43-44B(5) of the City of  
14 Yonkers Zoning Code. The proposed parking  
15 spaces in front of the main building and one  
16 proposed parking space on the west side of  
17 the building are less than 10 feet from the  
18 building. Applicant to submit application  
19 to the ZBA to request a variance to Section  
20 43-44B(5) for the parking spaces located  
21 within 10 feet of the building on the same  
22 lot.

23 90-degree angle parking space requires  
24 a 24 feet maneuvering aisle in accordance  
25 with Section 43-134A(12) of the City of

## Proceedings

1  
2           Yonkers Zoning Code. Two of the proposed  
3           parking spaces located at the east end of  
4           the parking spaces row in front of the main  
5           building have less than 24 feet of  
6           maneuvering space within the property  
7           boundary and will require maneuvering within  
8           the adjacent property. Applicant to obtain  
9           ZBA approval for a reduction of the required  
10          maneuvering or to obtain a permanent  
11          easement to be allowed to have automobiles  
12          maneuvering within the adjacent property.

13                 Based on facts, findings, information  
14                 and testimony presented to this Board at the  
15                 public hearing, site visits by Members of  
16                 the Zoning Board of Appeals, or otherwise  
17                 obtained, I make a motion to approve this  
18                 variance. The Zoning Board of Appeals has  
19                 taken into consideration the benefit to the  
20                 applicant as weighed against the detriment  
21                 to the health, safety, and welfare of the  
22                 neighborhood and community. Specifically,  
23                 in making its determination, the Board has  
24                 considered the following:

- 25                         1. Whether benefit can be achieved by

## Proceedings

1  
2 other means feasible to applicant.

3 As per applicant, several site plan  
4 options were reviewed in an attempt to make  
5 the setback requirements but found that  
6 parking within the designated setbacks is  
7 the most efficient means of meeting the  
8 zoning requirements for off-street parking  
9 while providing safe vehicle maneuvering  
10 throughout the site.

11 2. Whether the area variance will lead  
12 to undesirable change in neighborhood  
13 character or to nearby properties.

14 The existing site does not meet the  
15 zoning requirements for parking, and it  
16 would benefit the neighborhood by providing  
17 dedicated spaces to meet zoning  
18 requirements. The property line, which  
19 accounts for some of the variances, divides  
20 the space between the existing building and  
21 neighboring Walgreens; however, there is an  
22 existing cross-access agreement between the  
23 two lots, which grants adequate maneuvering  
24 room for the vehicles parking in the spaces  
25 located close to the property line.

Proceedings

1  
2 3. Whether the request is substantial.

3 These variance requests for parking  
4 setbacks are minor in nature and will have  
5 an unperceivable impact on the nature of the  
6 site and surrounding neighborhood.

7 4. Whether the request will have  
8 adverse physical or environmental effects.

9 The variances that were sought amount  
10 to vehicular circulation on an existing  
11 site. Therefore, no adverse physical or  
12 environmental effects will occur from these  
13 variances.

14 5. Whether the alleged difficulty was  
15 self-created.

16 Transitioning from an auto repair  
17 garage to a convenience store does create a  
18 self-created difficulty under the current  
19 zoning laws as it pertains to off-street  
20 parking requirements under Section 43-44B(5)  
21 and 43-134A(12). Although the issue was  
22 self-created, consideration shall be  
23 relevant to the decision to the ZBA but  
24 shall not necessarily preclude the granting  
25 of the Area Variance. Further, as the Board



## Proceedings

1  
2 is aware, the self-created hardship rule is  
3 merely a consideration and does not  
4 necessarily bar the granting of a variance.  
5 The ZBA enabling legislation plainly states  
6 that self-created hardships are just one of  
7 the five (5) factors that the ZBA must  
8 consider. Additionally, where the granting  
9 of the variance would only have a de minimis  
10 impact on the surrounding community, the  
11 self-created hardship factor may carry less  
12 weight.

13 With granting this variance, the Board  
14 imposes the following conditions:

15 1. All health, safety, fire, building,  
16 and environment codes shall always be  
17 adhered to by the applicant.

18 2. All curbs and sidewalks abutting  
19 the property that need repairing or  
20 replacement must be done by before the  
21 certificate of occupancy is issued.

22 3. No commercial vehicle storage for  
23 overnight or long-term parking shall be  
24 permitted at this site.

25 4. The applicant shall perform the

## Proceedings

1  
2 regular site maintenance for all landscape  
3 plantings and to repair pavement and  
4 striping on a regular basis to provide safe  
5 paths for pedestrian and vehicular  
6 circulation. The entire finished parking  
7 lot should be resurfaced due to uneven  
8 pavement.

9 5. If any back real estate taxes  
10 and/or fines, if owed, shall be paid in full  
11 within 60 days of this hearing and proof  
12 must be submitted to the Board.

13 6. These conditions shall be on the  
14 certificate of occupancy and the applicant  
15 and/or property owner shall permit  
16 inspections at the discretion of the City's  
17 Department of Housing and Buildings at least  
18 once every calendar year to determine that  
19 the conditions are being satisfied.

20 7. Should the applicants and/or  
21 property owner not comply with, breach or  
22 violate any of these conditions at any time,  
23 the approval of these variances is hereby  
24 rescinded. It authorizes the City's,  
25 Department of Housing and Building to take

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

appropriate action.

8. All expenses associated with the conditions shall be the sole responsibility of the applicant and/or the property.

Do I have a second? Al Vasso.

MR. VASSO: For the motion.

MR. GJELAJ: For the motion.

MS. TICKELL: For the motion.

MR. SINGH: For the motion.

THE CHAIRMAN: For the motion. The motion passes five, two absent.

Next case we 5826, area variance, Steven Veneruso on behalf of 1270 Saw Mill associates. Steven Veneruso.

MR. VENERUSO: Good evening, Mr. Chairman, members of the Board. Steven Veneruso on behalf of the applicant regarding property 1270 Saw Mill Road. Mr. Chairman, the last time we were here last month, we presented the project, a scaled-down project, which shows a six-story self-storage facility with other modifications made to the site, reducing and eliminating some of the requested variances.

## Proceedings

1  
2 Since that meeting, we met last week with  
3 members of the Planning Board staff, members  
4 of the engineering team, and discussed  
5 several topics regarding the project and had  
6 a resolution regarding all of the issues.  
7 Our understanding is any resolution that  
8 will be passed by the Zoning Board will be  
9 contingent upon formal review and signing  
10 off by the engineering department regarding  
11 piping under the site.

12 With that, any questions from the  
13 Board, I have also spoken once to the  
14 property owner of 1280 Saw Mill River Road,  
15 who I believe is here tonight, Mr. Gerard  
16 Kitt. Mr. Kitt and I have agreed to meet  
17 outside of the Zoning Board process to  
18 resolve a dispute regarding a portion of the  
19 property between the site, his site and the  
20 other site. That dispute does not have any  
21 impact on the building, variances requested  
22 or the project as a whole. And Mr. Kitt and  
23 I have discussed having respective title  
24 companies discuss and resolve that matter.

25 THE CHAIRMAN: Thank you. Is there

## Proceedings

1  
2 anyone here from the public to speak on this  
3 case, 5826, 1270 Saw Mill River Road. Sir,  
4 state your name and address.

5 MR. KITT: My name is Gerry Kitt and I  
6 own the property at 1280 Saw Mill River  
7 Road. I make an objection -- I have no  
8 objection to my neighbor putting the  
9 building up, providing he moves his property  
10 line away from my property line. He moved  
11 it two and a half years ago six feet into my  
12 property. I submitted paperwork to the  
13 Board to prove the property is mine. So I  
14 have no problem with the building, but I'd  
15 like to resolve it before the building  
16 planning goes ahead.

17 THE CHAIRMAN: Mr. Veneruso, does the  
18 area in question change the scope of your  
19 project and where the building will be?

20 MR. VENERUSO: No. So the disputed  
21 piece of property that he is talking about,  
22 which we acknowledge we will have our title  
23 company, and I mentioned to Mr. Kitt, have  
24 his title company and we will resolve this  
25 one way or another. It has no impact on

Proceedings

1  
2 this building. Whether or not we have that,  
3 does not impact any of the variances  
4 requested. Our contention is, and I think  
5 the City's contention, it might be owned by  
6 the City. But again, that doesn't impact  
7 the project that is the subject of this  
8 Zoning Board application.

9 THE CHAIRMAN: Is there anyone else  
10 here to speak on this project? I make a  
11 motion to close. Do I have a second? Jean.  
12 On the motion.

13 MR. VASSO: For the motion.

14 MR. GJELAJ: For the motion.

15 MS. TICKELL: For the motion.

16 MR. SINGH: For the motion.

17 THE CHAIRMAN: For the motion. The  
18 motion passes five-zero to close. Five, two  
19 absent to close.

20 On case number 5826, Block: 3270, Lot:  
21 220, 1270 Saw Mill River Road. I make a  
22 motion that:

23 1. The ZBA rescinds its intention to  
24 seek lead agency and all directives to the  
25 Planning Director adopted by this Board on

Proceedings

1  
2 July 19, 2023. There is no record that  
3 notices pursuant to that direction was  
4 distributed. The ZBA determined that  
5 coordinated review is not necessary and  
6 undertook uncoordinated review for this  
7 matter.

8 2. It's further resolved that the ZBA,  
9 based upon its review on the completed  
10 environmental assessment form and supported  
11 plans and material adopts a negative  
12 declaration for the proposed.

13 Do I have a second? Harry. On the  
14 motion.

15 MR. VASSO: For the motion.

16 MR. GJELAJ: For the motion.

17 MS. TICKELL: For the motion.

18 MR. SINGH: For the motion.

19 THE CHAIRMAN: For the motion. The  
20 motion passes five, two absent.

21 Decision on case number 5826, area  
22 variance, 1270 Saw Mill River Road, Block:  
23 3270, Lot: 220, Zone: CM.

24 Proposal: Construction of a new  
25 self-storage facility with office area for

## Proceedings

1  
2 operations and parking, having:

3 Exceeding maximum permitted floor area  
4 ratio, Section 43-27, Table 43-3 (required  
5 1.00, proposed 2.679).

6 Front yard (required 20', 1.5"  
7 proposed).

8 Insufficient side yard; one side: 16',  
9 both 32' required, proposed 5'6" and 21'11".

10 Exceeding maximum permitted height,  
11 Section 43-27, Table 43-3 (required 35  
12 feet., 2 stories, proposed 69'4", 6  
13 stories).

14 The subject property is a 25,135 square  
15 foot parcel located on the east side of Saw  
16 Mill River Road just south of Tompkins  
17 Avenue. It has been continuously operated  
18 as a construction yard and equipment  
19 facility for more than fifty years. The use  
20 and operations at the adjacent parcels to  
21 the north and south consist of a rooking  
22 company, a building materials and yard  
23 storage facility, and a construction and  
24 vehicle storage use. To the rear of the  
25 property are several residences buffered by



## Proceedings

1  
2 an existing, mature and relatively heavily  
3 wooded area. The proposed project involves  
4 the construction of a new self-storage  
5 facility that will be six stories in height  
6 with a ground floor office for operations  
7 and a display area. The remaining floors  
8 will contain self-storage units. Fifteen  
9 parking spaces and four loading spaces will  
10 be provided at the ground floor level. The  
11 project will not include truck rental  
12 opportunities and the use of box trucks at  
13 the property will not be permitted.

14 I make a motion to approve the  
15 requested variances based on facts,  
16 findings, information, and testimony  
17 presented to this Board at the public  
18 hearing, site visits by members of the  
19 Zoning Board of Appeals, or otherwise  
20 obtained. In approving these variances, the  
21 Zoning Board of Appeals has taken into  
22 consideration the hardship faced by the  
23 applicant as weighed against the detriment  
24 to the health, safety, and welfare of the  
25 neighborhood and community. Specifically,

Proceedings

in making its determination the Board has considered the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means.

The benefit sought cannot be achieved by any other means. The applicant has designed a straightforward building that fits onto the site and makes an accommodation for the easement by creating a fifteen foot direct height foot access.

2. Whether granting the requested variances would result in an undesirable change in neighborhood character or a detriment to nearby properties.

Granting the variances would not result in a detriment to nearby properties. The current use of the subject property as a construction yard results in loud construction noises and heavy traffic. Self-storage units have less traffic and will have less impact on the neighborhood. Additionally, ten neighbors have written letters of support for the project.

Proceedings

1  
2 3. Whether the requested variance is  
3 substantial.

4 The variances are not substantial given  
5 the topography of the site in which it is  
6 set below and buffered from residential  
7 homes.

8 4. Whether the variances will have  
9 negative effects to physical or  
10 environmental conditions in the  
11 neighborhood.

12 The variances do not present negative  
13 effects on the physical or environmental  
14 conditions in the neighborhood. There will  
15 be minimal impact to the surrounding area  
16 and that the project will not adversely  
17 effect the natural or environmental  
18 characteristics such as water use,  
19 pollution, energy use, drainage, run-off,  
20 and flooding nor create any noise, light,  
21 odor, visual or other nuisance conditions.

22 5. Whether the alleged difficulty is  
23 self-created.

24 The hardship is self-created. Although  
25 the hardship is self-created, the

Proceedings

self-created hardship rule is only one consideration and does not preclude the Board from granting the request.

In granting this variance, the Board has taken into consideration the following conditions:

1. Special condition No. 2 of ZBA case 3341, January 18th, 1983, prohibiting any structures to be placed on the easement is rescinded in accordance with all terms and conditions acceptable to the City of Yonkers city engineer, including but not limited to a 15 foot clear height directly over the easement;

2. All fire, health, environment, safety, building and zoning code shall be adhered to at all times;

3. Any taxes or fines, if owed, shall be paid within 60 days from today's date;

4. This approval shall be immediately rescinded should the owner violate any of these conditions;

5. All expenses associated with these conditions shall be the responsibility of

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

the owner.

Do I have a second? Jean. On the motion.

MR. VASSO: Al Vasso for the motion.

MR. GJELAJ: Christian Gjelaaj for the motion.

MS. TICKELL: Jean Tickell for the motion.

MR. SINGH: Harry Singh for the motion.

THE CHAIRMAN: Ralph Battista for the motion. It passes five, two absent.

Next case is 5829, area variance, Andrew Romano, 173 Linden Street.

MR. ROMANO: Good evening again. Andrew Romano, 55 Main Street, Yonkers, New York for the applicant. I guess we can maybe close this one too.

THE CHAIRMAN: Mr. Romano, do you have anything further to add?

MR. ROMANO: No, sir.

THE CHAIRMAN: Anyone here from the public for case number 5829 on 173 Linden Street? I make a motion to close. Do I have a second? Christian. On the motion.

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

MR. VASSO: For the motion.

MR. GJELAJ: For the motion.

MS. TICKELL: For the motion.

MR. SINGH: For the motion.

THE CHAIRMAN: For the motion. The motion passes five, two absent. Thank you, Mr. Romano.

Next case I have is case number 5836, use and area variance, Mastrogiacono Engineering on behalf of My Main Man, LLC, 47 High Street a.k.a. 102 Park Avenue. So we will adjourn this until April. We will adjourn it until March. I'm sorry.

Next case is case number 5838, use variance, Shahin Badaly, 222 Lake Avenue.

MR. VENERUSO: Good evening, Shahin Badaly, 2 Wilson Place, Mount Vernon, New York, representing the applicant.

If I may, since our last meeting, we did submit a parking study. I will just briefly go through the results. The study found there were 327 maximum available parking spaces, of which the worst-case scenario in the counts provided is Friday

## Proceedings

1  
2 between 12 and 1 p.m., where there were 175  
3 cars parked within that for a maximum  
4 available parking of 152 parking spaces.  
5 With the study that we provided, there's  
6 also a statement within that study that it  
7 is adequate for the use. And I do also want  
8 to just express and remind the Board that  
9 the zoning district does not technically  
10 require parking, but that we are providing a  
11 maximum of 152 parking spaces.

12 I'd also like to mention, I do have the  
13 tenant of the space with me and, if I may,  
14 I'd like to introduce him to make a  
15 statement.

16 MR. GONZALEZ: Good evening. Thank  
17 you, Council members. My name is Nestor  
18 Gonzalez. I am currently the tenant on the  
19 first floor for the restaurant that has been  
20 approved called Kitchen at the Mills, and we  
21 are prepared and hoping to expand the  
22 operation upstairs for another dining venue.  
23 We see a lot of positive foot traffic from  
24 the brewery next door. We have an another  
25 venue that got their TCL today and it has

## Proceedings

1  
2           been positively received for the kids'  
3           activity. We will like to expand and do  
4           more for the area and the community. Just  
5           people keep coming to us and let us know  
6           they want things there, they want activities  
7           there, and we definitely want to be able to  
8           provide that. We are ready to go, ready to  
9           start building, ready to start hiring and  
10          hopefully make the project a vibrant part of  
11          the community. Thank you.

12                   THE CHAIRMAN: And, Mr. Badaly, after  
13           reviewing the parking study, it seems  
14           incomplete.

15                   MR. GIBBONS: Yes. Good evening,  
16           Mr. Badaly. James Gibbons. If you could  
17           finalize this draft study we received as a  
18           draft, and if you could conclude based on  
19           your study how many actual spots you think  
20           you will need during business hours of this  
21           location if the variance is approved, then  
22           take another look at the internal parking  
23           area behind 222 Lake and make sure those  
24           spots in the parking lot are available for  
25           222 Lake versus the other property facing



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

Nepperhan. If you can look at those few things, it will help the Board make the decision.

MR. BADALY: I do want to make the Board aware that a final version of the report was issued yesterday. We unfortunately didn't have time to get it into the Board's hands, but I will immediately submit that for your review. That final report essentially does state there's 152 parking spaces available.

May I ask one point of clarification on your statement? Was it for all the uses of the building that we should tally or is it specifically for the uses contained within this variance?

THE CHAIRMAN: It will just be for this space.

MR. BADALY: Thank you.

THE CHAIRMAN: Do the Members of the Board have any questions this project? Are there any members of the public that will like to speak on this case? Okay. Thank you, Mr. Badaly. We will look forward to

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

that.

MR. VENERUSO: Thank you. Appreciate it.

THE CHAIRMAN: The next case is Case Number 5841, area variance, Andrew Romano on behalf of 497 Van Cortlandt Park, LLC.

MR. ROMANO: Good evening again. Andrew Romano on behalf of the applicant. We have nothing further to add.

THE CHAIRMAN: Thank you, Mr. Romano. Are any members of public here to speak on Case Number 5841, area variance, at 497 Van Cortlandt Park Avenue? I make a motion to close. Do I have a second? Christian. On the motion.

MR. VASSO: For the motion.

MR. GJELAJ: For the motion.

MS. TICKELL: For the motion.

MR. SINGH: For the motion.

THE CHAIRMAN: For the motion. The motion passes five, two absent to close.

MR. ROMANO: Thank you.

THE CHAIRMAN: Do I have a decision?

MR. VASSO: Yes, Mr. Chair. Decision

## Proceedings

1  
2 for Case Number 5841, area variance, Andrew  
3 Romano on behalf of 497 Van Cortlandt Park  
4 will LLC, owner, on premises known as 497  
5 Van Cortlandt Park Avenue, Block: 40, Lot:  
6 1, Zone A.

7 Proposal: interior alterations to  
8 convert store to apartment, having:  
9 Insufficient parking, Section 43-128, Table  
10 43-4 (Required: two additional spaces;  
11 Proposed: no additional spaces).

12 The applicant is the owner of a ten  
13 (10) family dwelling containing a vacant  
14 grocery store on the ground floor located in  
15 an "A" zone. He purchased the premises in  
16 April 2022. He seeks to do interior  
17 alterations to change the existing use from  
18 a store to a conforming use as a three (3)  
19 bedroom apartment. However, due to this  
20 proposed change from non-conforming use, he  
21 has insufficient parking because a  
22 non-conforming use cannot have parking  
23 spaces given as a credit. Hence, this  
24 appeal to the Yonkers Zoning Board of  
25 Appeals has ensued.

## Proceedings

1  
2 As such, I make a motion to approve the  
3 requested variance subject to conditions  
4 based on facts, findings, information, and  
5 testimony presented to this Board at the  
6 public hearing, site visits by Members of  
7 the Zoning Board of Appeals, or otherwise  
8 obtained. In approving this variance, the  
9 Zoning Board of Appeals has taken into  
10 consideration the benefit to the applicant  
11 as weighed against the detriment to the  
12 health, safety, and welfare of the  
13 neighborhood and community. Specifically,  
14 in making its determination the Board has  
15 considered the following:

16 Mr. Chairman, in making its  
17 determination, the Board has considered the  
18 following:

19 1. Whether it would cause an  
20 undesirable change in the neighborhood  
21 character or to nearby properties.

22 It would not cause an undesirable  
23 change in the neighborhood character or to  
24 nearby properties since the premises would  
25 remain in character with the surrounding

## Proceedings

1  
2 area, which consists of various size lots  
3 and dimensions as reflected on the area  
4 maps, photos and site visits. The premises  
5 with the apartment will not have any  
6 exterior alterations and will be in  
7 character with the neighborhood which has  
8 many buildings containing ground floor  
9 apartments.

10 2. Whether benefit can be achieved by  
11 other means feasible to applicant.

12 The variance cannot be achieved by  
13 other means feasible because the existing  
14 structure does not have parking and, as  
15 stated before, the need for parking for the  
16 store is more than the proposed apartments.

17 3. Whether the request is substantial.

18 The request is not substantial as there  
19 is no change to the existing exterior so  
20 there will be no additional stress to the  
21 neighborhood, and it will increase the  
22 usability and value of the premises with the  
23 improvement for the applicant as an  
24 apartment rather than a store. There will  
25 be no increase in occupancy, traffic, noise,

## Proceedings

1  
2 smells because of the conversion to  
3 apartments. It would reduce the above  
4 because apartments use is substantially less  
5 onerous than stores.

6 4. Whether the request will result in  
7 no adverse physical or environmental  
8 effects.

9 There will be no adverse physical or  
10 environmental impact on the area because the  
11 premises will be as they currently exist  
12 with minimal visible changes. It will  
13 follow all building, housing, safety and  
14 environmental codes as the plans reflect.  
15 It will also provide the same air, light and  
16 greenery. This change from a non-conforming  
17 use (store to apartment) would comply with  
18 the zoning code because non-confirming uses  
19 have no parking credits carried over to  
20 conforming use. This parking credit as a  
21 store could be substantially more than the  
22 apartment.

23 5. Whether alleged self-difficulty was  
24 self-created.

25 This may be a self-created hardship

Proceedings

1 based on the location, size and zone.

2  
3 However, in balancing the five points for an  
4 area variance, it is clear that there is no  
5 impact on the surrounding area whereas the  
6 benefit to the applicant is substantial and  
7 necessary as stated herein and it also  
8 provides needed housing.

9 Mr. Chair, I make a motion to approve  
10 the requested variance. By granting this  
11 request for an area variance, the Board  
12 imposes the following conditions:

13 1. All health, safety, fire, building,  
14 and environmental codes shall always be  
15 adhered to by the applicant.

16 2. Fire, smoke, and carbon monoxide  
17 detectors shall be installed and connected  
18 to an outside 24-hour monitoring system,  
19 such as ADT, prior to the certificate of  
20 occupancy being issued.

21 3. All curbs and sidewalks abutting  
22 the property that need repairing or  
23 replacement must be done the certificate of  
24 occupancy is issued.

25 4. That if any back real estate taxes

Proceedings

1  
2 and/or fines, if owned, shall be paid in  
3 full within 60 days of this hearing and  
4 proof must be submitted to this Board.

5 5. These conditions shall be on the  
6 certificate of occupancy and the applicant  
7 and/or property owner shall permit  
8 inspections at a discretion of the City's  
9 Department of Housing and Buildings, at  
10 least once every calendar year, to determine  
11 that the conditions are being satisfied.

12 6. Should the applicant and/or  
13 property owner not comply with, breach, or  
14 violate any of these conditions, at any  
15 time, the approval of these variances is  
16 hereby rescinded. It authorizes the City's  
17 Department of Housing and Building to take  
18 appropriate action.

19 7. All expenses associated with the  
20 conditions shall be the sole responsibility  
21 of the applicant and/or the property owner.

22 THE CHAIRMAN: Do I have a second?  
23 Jean. On the motion.

24 MR. VASSO: For the motion.

25 MR. GJELAJ: For the motion.



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. TICKELL: For the motion.

MR. SINGH: For the motion.

THE CHAIRMAN: For the motion. The motion passes five, two absent. Mr. Romano, it's also available on the Zoning Board website.

MR. ROMANO: Thank you very much.

THE CHAIRMAN: Thank you.

Our next case is Case Number 5842, improvement and non-confirming use and area variance, 140 Sweetfield Circle.

MR. MASONE: Thank you very much for having me tonight.

THE CHAIRMAN: State your name and address.

MR. MASONE: John Masone, and I am the owner of the property.

THE CHAIRMAN: And your address?

MR. MASONE: Excuse me, sir.

THE CHAIRMAN: Your address?

MR. MASONE: 44 Beech Hill Road, Yonkers, New York.

THE CHAIRMAN: Thank you.

MR. MASONE: I'm requesting this

Proceedings

1  
2 variance to be able to complete a renovation  
3 of this home. I believe you have all of my  
4 papers and I checked on to it, and I will  
5 like to be able to close this, if that's the  
6 proper statement for you tonight, please.

7 THE CHAIRMAN: Is there anyone here  
8 from the public to speak on Case Number  
9 5842, 140 Sweetfield Circle? I make a  
10 motion to close. Do I have a second. Jean.  
11 On the motion.

12 MR. VASSO: Al Vasso for the motion.

13 MR. GJELAJ: Christian Gjelij for the  
14 motion.

15 MS. TICKELL: Jean Tickell for the  
16 motion.

17 MR. SINGH: Harry Singh for the motion.

18 THE CHAIRMAN: Ralph Battista for the  
19 motion. It passes five, two absent.

20 MR. MASONE: Thank you very much.

21 THE CHAIRMAN: I believe we have a  
22 decision on this case.

23 MR. SINGH: 5842, with the John Masone,  
24 on behalf of Illuminare Realty, Inc., owner,  
25 on premises known as 140 Sweetfield Circle,

## Proceedings

Block 6050, Lot: 96, Zone: S-50.

Proposal: renovation to two family residence, whereas:

The nonconforming use of land may be continued; provided, however, that no such nonconforming use shall be physically enlarged or intensified, nor shall it be extended to occupy a greater area of land in accordance with Section 43-21B(1) of the City of Yonkers Zoning Code. The proposed additions on the southeast and on the southwest ends of the building would constitute an estimated 200 square feet increase to the occupied area of land. The owner shall request a variance to Section 43-21B(1) from the Zoning Board of Appeals to allow for an estimated 200 square feet increase of the land occupied by the building.

A building or structure, the use of which does not conform to the use regulations for the district in which it is situated, shall not be enlarged, extended, or altered structurally in accordance with

## Proceedings

1  
2 Section 43-21B(2) of the City of Yonkers  
3 Zoning Code. The proposed first floor  
4 additions on the southeast and on the  
5 southwest ends of the building would  
6 constitute an estimated 200 square feet  
7 enlargement. Additionally, the proposed  
8 reconstruction of the second floor to match  
9 the new building footprint (minus six inches  
10 alongside the west side lot line to maintain  
11 required setback) would constitute an  
12 estimated 640 square feet enlargement.  
13 Owner shall request a variance to Section  
14 43-21B(2) from the Zoning Board of Appeals  
15 to allow for an estimated 840 square feet  
16 enlargement of the building.

17 Table 43-3 of the City of Yonkers  
18 Zoning Code, schedules of dimensional  
19 regulations, requires a minimum six feet  
20 side yard setback. The existing building is  
21 encroaching six inches into the required  
22 setback alongside the west lot line. The  
23 proposed first floor addition at the  
24 southwest end of the building and the second  
25 floor addition would encroach six inches

## Proceedings

1  
2 into the required side yard. The owner  
3 shall request a variance to Dimensional  
4 Table 43-3 from the Zoning Board of Appeals  
5 to allow the proposed addition to encroach  
6 six inches into the required west side yard.

7 No permit shall be issued that will  
8 result in the increase of any dimensional  
9 nonconformity in accordance with Section  
10 43-21D of the City of Yonkers Zoning Code.  
11 The proposed first floor addition at the  
12 southwest end of the building and the second  
13 floor addition would create an increase in  
14 the dimensional nonconformity. The owner  
15 shall request a variance to Section 43-21D  
16 from the Zoning Board of Appeals to allow  
17 for a six-inch increase of dimensional  
18 nonconformity for the addition's  
19 encroachment into the required west side  
20 yard.

21 Pursuant to comment on file, the  
22 applicant's subject property was abandoned  
23 for many years. Prior to being abandoned,  
24 this house was neglected and run down.  
25 Unfortunately, due to the lack of care and

## Proceedings

1  
2 maintenance, pipes corroded, the roof  
3 leaked, siding peeled off and the property  
4 was completely overgrown, camouflaging the  
5 extent of the damage to the house. The  
6 architect submitted plans to restore the  
7 premises by replacing the front porch, the  
8 front doors, the roofing, the siding, the  
9 electric and plumbing. In addition, to make  
10 this two-family house more aesthetically  
11 pleasing and functional, the architect  
12 designed plans that extend the rear west  
13 side of the house by 100 square feet to  
14 enlarge the first-floor kitchen and extend  
15 the second story to match the current  
16 footprint of the first floor. The  
17 extensions do not encroach on the existing  
18 setbacks. However, this property is an  
19 existing nonconforming two-family home for  
20 which any alterations require a Zoning Board  
21 approval.

22 As such, I make a motion to approve the  
23 requested variance, subject to conditions,  
24 based on facts, findings, information, and  
25 testimony presented to this Board at the

## Proceedings

1  
2 public hearing, site visits by members of  
3 the Zoning Board of Appeals, or otherwise  
4 obtained.

5 Mr. Chairman, in making its  
6 determination, the Board has considered the  
7 following:

8 1. Whether it would cause an  
9 undesirable change in the neighborhood  
10 character or to nearby properties.

11 The addition of living space would not  
12 create an undesirable change in the  
13 appearance of the house or neighborhood  
14 character. In fact, it would enhance the  
15 appearance of the home and the neighborhood.  
16 Although many of the homes in the  
17 neighborhood were built throughout the 1940s  
18 and 1950s, most homes have had alterations  
19 to them to bring them up to date to current  
20 market trends in residential homes.

21 2. Whether the benefit can be achieved  
22 by other means feasible to applicant.

23 The benefit cannot be achieved without  
24 the addition and extension. These  
25 improvements will enhance the appearance of

## Proceedings

1  
2 the house and add value to the surrounding  
3 area homes whose values have suffered  
4 because of the past neglect of this  
5 property.

6 3. Whether the request is substantial.

7 The request is to add 840 additional  
8 square feet of living space. This addition  
9 does not interfere with the neighboring  
10 properties or setbacks. This variance is  
11 necessary because this home is  
12 non-conforming in an S-50 zone. Many of the  
13 neighboring homes in this zone are also  
14 multifamily homes. The addition is a small  
15 percentage of the overall floor plan of the  
16 house and will not increase occupancy.

17 4. Whether the request will result in  
18 adverse physical or environmental effects.

19 The request to enhance the building  
20 will allow the kitchen and the bedrooms to  
21 be more efficient. Currently the bedrooms  
22 are 9.5 by 10 feet. The existing kitchen is  
23 12 by 12 feet. Therefore, there will be no  
24 adverse physical or environmental effects on  
25 the neighborhood.



Proceedings

1  
2           5. Whether the alleged self-difficulty  
3 was self-created.

4           The additions will provide much needed  
5 living space for the home. Although the  
6 difficulty is self-created, it enhances the  
7 function of the dwelling and will be  
8 aesthetically pleasing.

9           Mr. Chairman, in granting this request  
10 for an area variance, the Board imposes the  
11 following conditions:

12           1. All health, safety, fire, building,  
13 and environmental codes shall always be  
14 adhered to by the Applicant.

15           2. Fire, smoke, and carbon monoxide  
16 detectors shall be installed and be  
17 connected to an outside 24-hour monitoring  
18 system, such as ADT, prior to the  
19 certificate of occupancy being issued.

20           3. All curbs and sidewalks abutting  
21 the property that need repairing or  
22 replacement must be done before the  
23 certificate of occupancy is issued.

24           4. No commercial vehicle storage for  
25 overnight or long-term parking shall be

Proceedings

permitted at these premises.

5. That if any back real estate taxes and/or fines, if owed, shall be paid in full within 60 days of this hearing, and proof must be submitted to this Board.

6. These conditions shall be on the certificate of occupancy, and the applicant and/or property owner shall permit inspections at the discretion of the City's Department of Housing and Buildings, at least once every calendar year, to determine that the conditions are being satisfied.

7. Should the applicant and/or property owner not comply with, breach or violate any of these conditions, at any time, the approval of these variances is hereby rescinded. It authorizes the City's Department of Housing and Building to take appropriate action.

8. All expenses associated with the conditions shall be the sole responsibility of the applicant and/or property owner.

Thank you, Mr. Chairman.

THE CHAIRMAN: Are you okay with the

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

conditions, sir?

MR. MASONE: I accept it. Thank you.

THE CHAIRMAN: Do I have a second?

Jean, second. On the motion.

MR. VASSO: Al Vasso for the motion.

MR. GJELAJ: Christian GjelaJ for the motion.

MS. TICKELL: Jean Tickell for the not motion.

MR. SINGH: Harry Singh for the motion.

THE CHAIRMAN: Ralph Battista for the motion. It passes five, two absent.

Case number 5843, area variance, 286-290 Ashburton Avenue, that will be adjourned one month until March.

Next case, Case Number 5845, area variance, James Dibbini on behalf of Brian and Aileen Doohan, owners, on premises known at 62 Margaret Avenue. Any members of public here to speak on Case Number 5845? I make a motion close. Do I have a second? Jean. On the motion.

MR. VASSO: Al Vasso for the motion.

MR. GJELAJ: Christian GjelaJ for the

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

motion.

MS. TICKELL: Jean Tickell for the motion.

MR. SINGH: Harry Singh for the motion.

THE CHAIRMAN: Ralph Battista for the motion. It passes five, two absent. I believe we have a motion.

MS. TICKELL: Case Number 5845, area variance, 62 Margaret Avenue, Block: 4707, Lot: 33.34 in an S-50 zone in the official city tax map, James Dibbini on behalf of Brian and Aileen Doohan, owners. They have applied to renovate and expand the existing home. The existing single-family dwelling has an existing nonconforming front yard. The proposed enlargement of the garage increase dimensional nonconformity and a variance is required for the insufficient front yard, required 31.8, existing 25.2, and proposed 16.4.

Mr. Chairman, I would like to make a motion to approve the requested variance based on facts, findings, information and testimony presented to this Board at the

Proceedings

1  
2 public hearing, site visits by members of  
3 the Zoning Board of Appeals or otherwise  
4 obtained. The subject is a two-story single  
5 family house.

6 To grant an area variance, the Board is  
7 required to consider five points of law.

8 1. Whether an undesirable change will  
9 be produced in the character of the  
10 neighborhood or the granting of this  
11 variance will create a detriment to nearby  
12 properties.

13 Granting this variance would not be an  
14 undesirable change.

15 2. Whether the benefit sought by the  
16 applicant cannot be achieved by some other  
17 method, feasible for the applicant to  
18 pursue, other than the area variance.

19 Other than a variance, there is no  
20 other way to proceed. The house cannot be  
21 expanded from the backyard as the backyard  
22 is already small in light of the fact that  
23 it is a corner property.

24 3. Whether the requested variance is  
25 substantial.

## Proceedings

1  
2           The variance is not substantial when  
3 viewed in the context of the entire  
4 application as a whole. The variances will  
5 still leave the house setback sufficiently  
6 to be similar to other houses on the block.

7           4. Whether the granting of the area  
8 variance to allow for the proposed  
9 improvements will have an adverse effect on  
10 the condition of the physical or  
11 environmental conditions in the neighborhood  
12 or district.

13           This variance will only improve the  
14 appearance of the house. The vinyl siding  
15 will be replaced with high-quality hardy  
16 board shingles.

17           5. Whether the alleged difficulty to  
18 the applicant was self created.

19           The hardship may be considered  
20 self-created, but the self-created hardship  
21 is only one consideration and does not  
22 necessarily preclude the Board from  
23 approving the applicant's request.

24           In granting this request, the Board  
25 imposes the following conditions:

Proceedings

1  
2 1. All health, safety, fire, building  
3 and environmental codes shall always be  
4 adhered to by the applicant.

5 2. All curbs and sidewalks abutting the  
6 property that needs repairing or replacement  
7 as per the City of Yonkers Department of  
8 Engineering, then repair or replacement must  
9 be done.

10 3. That if any back real estate taxes  
11 and/or fines, if owed, be paid in full  
12 within 60 days of this hearing and proof  
13 must be provided to this Board.

14 4. These conditions shall be on the  
15 Certificate of Occupancy and the applicant  
16 and/or property owner shall permit  
17 inspections, at the discretion of the City's  
18 Department of Housing and Buildings, at  
19 least once every calendar year to determine  
20 that the conditions are being satisfied.

21 Thank you, Mr. Chairman.

22 THE CHAIRMAN: Do I have a second?  
23 Harry. On the motion.

24 MR. VASSO: Al Vasso for the motion.

25 MR. GJELAJ: Christian Gjelijaj for the

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

motion.

MS. TICKELL: Jean Tickell for the motion.

MR. SINGH: Harry Singh for the motion.

THE CHAIRMAN: Ralph Battista for the motion. The motion passes five, two absent. On to two hearings --

UNKNOWN MALE: Mr. Chairman, there's a continued application on 5844. It was number two on the agenda.

THE CHAIRMAN: Case number 5844 was closed at the last hearing, but there is no decision yet. We will have a decision at the next hearing.

UNKNOWN MALE: Okay.

THE CHAIRMAN: Thank you. Case number 5846, use and area variance, Andrew Romano on behalf of 166 Yonkers Avenue, LLC, owner, on premises known as 166 Yonkers Avenue, Block: 446, Lot: 8, Zone: BA.

On this one, it's a proposal to change of use to a dry cleaning plant, commercial laundry facility, having.

The proposed dry cleaning plant use is



## Proceedings

1  
2 not permitted in a BA district in accordance  
3 with Section 43-27 Table 43-1 of the City of  
4 Yonkers Zoning Code. Owner shall request a  
5 use variance to the Schedule of Use  
6 Regulations listed Table 43-1 for the  
7 proposed use.

8 Parking for a change of use in an  
9 existing building shall be provided in  
10 accordance with Section 43-131C of the City  
11 of Yonkers Zoning Code. The proposed dry  
12 cleaning plant use requires 28 off-street  
13 parking spaces for the 11,010 square feet  
14 floor area in accordance with Section 43-128  
15 Table 43-4 of the City of Yonkers Zoning  
16 Code. The proposed number of parking spaces  
17 is three. Owner to provide site plans  
18 showing the location of the required  
19 off-street parking, or provide alternate  
20 means of parking, or request a Zoning Code  
21 variance for a 25 parking spaces reduction  
22 requirement.

23 Mr. Romano.

24 MR. ROMANO: Mr. Chairman, members of  
25 the Board, one, I'm here with Tom Abillama ,

## Proceedings

1  
2 who's the architect in the matter, Steve  
3 Danza who's the principle. What we were  
4 seeking here is basically take the existing  
5 structure, which is a warehouse. In past  
6 it's been used as a retail tire center,  
7 manufacturing center, garage, and we believe  
8 this use is a lesser use clearly.

9 It's a two-story structure with a  
10 parking lot located in a BA zone that was,  
11 as I said, previously used as a tire store.  
12 Before that, it was a gas station, a garage,  
13 and office of light manufacturing. Because  
14 in fact we loss the use, since we couldn't  
15 rent out the property and we couldn't  
16 correct it, especially due to Covid and  
17 other various other infirmities, we are here  
18 before the Board as a use variance rather  
19 than a change of a non-conforming use. We  
20 spent long hours with the Building  
21 Department attempting to try to get it to be  
22 a change of a non-conforming use, which is a  
23 lesser standard, but they were right and I  
24 was wrong. So we're here on the use  
25 variance.

## Proceedings

1  
2 We believe that the use is a commercial  
3 laundry facility to reduce traffic, noise,  
4 odors as opposed to its previous use as a  
5 tire center. Clearly the noise from the  
6 tire center, the smells, and the issues with  
7 traffic is much more extensively proposed,  
8 which will be discussed with my client a  
9 little bit later in my presentation.

10 The applicant would have 12 employees.  
11 There would be shifts. They start at six in  
12 the morning. Six employees will come in.  
13 Most of the employees will come on the bus  
14 or they are locals and are able walk to the  
15 site. The other six will come in for the  
16 rest of the hours. And so the Board is  
17 aware, this is seven days a week. The hours  
18 of operation we believe will be from 6 a.m.  
19 to 5 p.m. Essentially it will be the  
20 commercial laundry facility use. As I put  
21 in my points, it's used for hotels only. It  
22 is basically for cleaning. It's not dry  
23 cleaning. It's just washers and dryers, so  
24 the environmental impact is basically nil.  
25 Considering the previous uses, it will

## Proceedings

1  
2 probably be an improvement.

3 Even though we do in Mr. Fonte's plan,  
4 which I give to the Board, talks about  
5 uniqueness. This is not needed based on  
6 case law that delineated Paragraph 3 and 4  
7 of my points. The reasonable return cannot  
8 be made in a M or BA zone as pursuant to the  
9 dissertation or report by Robert Fonte. It  
10 really gets into the concept that the area  
11 is a tough area to rent. And based on his  
12 experience as a broker over 30 years, it  
13 really is delineated in that report, and did  
14 a very nice job, indicating it is difficult  
15 to rent, it's difficult to use, and it is  
16 not a MA zone where you have residential.  
17 Clearly, I know the Board has been there and  
18 I am sure the Board will request an  
19 inspection of the site after this meeting to  
20 go and to indicate that you can't really put  
21 houses here. It is not realistic, which is  
22 what most of is regarding.

23 And if you look at the reasonable  
24 return, it is delineated why we can't use  
25 each and every use in a BA-M zone. I will

## Proceedings

1  
2 direct the Board's attention to that. I  
3 couldn't have Mr. Fonte here tonight, but if  
4 the Board requires he will present on a  
5 future date. We don't believe there is any  
6 adverse physical, environmental change in  
7 the neighborhood. The exterior will not  
8 change. Based on the type of business, it  
9 will be a lesser onerous use than what  
10 existed before. Of course, becoming current  
11 on codes is always helpful in establishing  
12 safety and for the welfare of the area.

13 With your permission, I would like  
14 Mr. Abillama speak as to the plan, a little  
15 bit about the parking, before my client  
16 discusses a little bit about the composition  
17 of his business.

18 MR. ABILLAMA: Good evening,  
19 Mr. Chairman. Tom Abillama. This is  
20 providing the project here with a two-story  
21 building. This is the building here that  
22 we're showing you. It's a two-story  
23 building with also residential on the top.  
24 This area here allows us to come in with  
25 three to four parking areas that we can show

## Proceedings

1  
2 you with the rest of the building. We are  
3 trying to provide here for the trucks itself  
4 to come in on the right and then reach over  
5 there and able to go to the inside of the  
6 building. So we are providing a  
7 40-foot-wide loading area. We have  
8 14-foot-high building. We're going to go up  
9 to 15 existing, and then the width is  
10 14 feet. We're going to require zoning for  
11 the 15-foot width.

12 The most important that we have, we  
13 have -- even though it's required 28 cars  
14 per the zoning, we only be able to provide  
15 four. At the most, we can have none for the  
16 people to come in here. And I will speak to  
17 the owner here, Mr. Danza, to come in and  
18 talk about those people. But we believe  
19 that the work really mostly is done for the  
20 machines. These in here show mostly for the  
21 laundry and this area as well going to the  
22 dryers, and going on the second floor for  
23 hot water designs. But mostly really we're  
24 going to provide as much as we can, mostly  
25 the elevator. We are going to put a lift to

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

go up from one level to the second level.  
We're also providing two bathrooms per  
level, and that allows us to provide the  
loading inside. And so that's what really  
we are doing here. Thank you, Commissioner.

THE CHAIRMAN: Do the Members of the  
Board have any questions?

MR. VASSO: Yes.

THE CHAIRMAN: Al.

MR. VASSO: So you said that it's open  
seven days a week from 6 a.m. to 5 p.m.,  
right?

MR. DANZA: Yes.

MR. VASSO: SO the trucking and the  
drop-offs --

MR. DANZA: Will be done after that.

MR. VASSO: Will be done after 5 p.m?

MR. DANZA: It's one truck going out.  
In the beginning it will be one truck, one  
time out and one time back until we build up  
business and then maybe four times. Once  
and back, once and back. So two times.

MR. VASSO: Two times a day? One  
truck, two times a day?

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

MR. DANZA: Yes.

MR. ROMANO: And there's a parking space I believe for the truck on site?

MR. DANZA: Yes.

MR. VASSO: And then so that's even on Saturdays and Sundays?

MR. DANZA: Yes.

MR. VASSO: And there's a residential area right behind that?

MR. DANZA: Correct.

MR. VASSO: And how big is the truck?

MR. ABILLAMA: It's a 29-foot long.

MR. VASSO: Is that considered --

MR. ABILLAMA: Let me say this. It's 22.3 feet in length, but it's 29 feet in radius.

MR. VASSO: And then you said the chemicals are -- how is it being disposed of?

MR. DANZA: Exactly what you use in your home. It's like Tide detergent.

MR. VASSO: So they are industrial-sized washing machines?

MR. DANZA: Yes.



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

MR. VASSO: How many washing machines?

MR. DANZA: One. It's called a tunnel. A tunnel is so efficient, which is why you need very few people to do it, very little water, you load it onto the conveyor, every two minutes 150 pounds is processed. It's minimal. I have two other plants in New Jersey, so I have been in the business for quite a while.

MR. VASSO: Thanks.

THE CHAIRMAN: Any other members of the Board have any questions? Harry.

MR. SINGH: Do you think you need also permission to work from the county, New York State, or DEP on this matter or just from the Zoning Board?

MR. ABILLAMA: Really we are not thinking of anything about the county, just --

MR. SINGH: Just Yonkers?

MR. ABILLAMA: Yes.

MR. SINGH: Thank you.

MS. TICKELL: The truck is yours?

MR. DANZA: No. We lease it.

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. TICKELL: But it's controlled by you, it's not somebody coming in with the truck?

MR. DANZA: No.

THE CHAIRMAN: I have some questions. Did you receive the city engineer's Paul Summerfield's comments?

MR. ROMANO: No, sir.

THE CHAIRMAN: I'd like to discuss some of them now. I can kind of read you some of the comments.

MR. ROMANO: Sure.

THE CHAIRMAN: The first comment, and one that I think is important, "The applicant is seeking parking variance for 25 spaces, 28 are required, three provided, which is significant. The request is an especially troublesome considering that they don't have enough parking spaces for employees. The on-street parking on Yonkers Avenue is mostly metered and is prohibited during peak rush hour and we know that on-street parking the adjacent neighborhood is limited."

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

MR. ROMANO: If we can address that point by point.

MR. DANZA: So all the employees that we will have will be locals. It will either be walking distance or coming by bus. That's what I do in the other plants and I have the same demographics that I have here in Yonkers.

MR. ROMANO: And it closes at five o'clock. It's not during rush hour. They stop at five, and we are splitting the 12 employees. The most employees will be there will be six. As Steve indicated, most of them will be walking or taking a bus.

THE CHAIRMAN: But if they don't? You are speaking about hypothetical employees. Hypothetically they can all show up with a car. And then what do we do?

MR. DANZA: I'm actually trying to buy the building next door also, which is vacant, right now for additional parking.

MR. ROMANO: It hasn't been done yet, but we are trying.

THE CHAIRMAN: Also point number two on

## Proceedings

1  
2 Mr. Summerfield's note, "The applicant is  
3 required to provide two loading spaces,  
4 whereas only one is provided. It should be  
5 noted that the proposed loading space is  
6 substandard. It seems as though the  
7 proposed use will rely heavily on deliveries  
8 to the site, so a lack of the loading spaces  
9 is also a concern."

10 MR. ROMANO: She can address it.

11 MS. CARNOZA: Hello. My name is Carla  
12 Carnoza (ph) and I work for Mr. Abillama.  
13 For the loading spaces, we have, you know,  
14 by code for laundromat or dry cleaning, we  
15 need like two, but really we don't need more  
16 than one since the truck comes and goes  
17 back. It's not going to stay on site. So  
18 this is the only loading spot we have, and  
19 we don't need much. So we're doing -- the  
20 truck goes in and goes in that way and then  
21 backs up for dropoff or pickup in this area,  
22 and leaves the side to go straight on  
23 Yonkers Avenue or -- you know, can go on the  
24 street.

25 THE CHAIRMAN: So if the truck is

## Proceedings

1  
2 headed into the City, right, it's going to  
3 have to kind of make an U-turn and get back  
4 into your space. Is it going to back in off  
5 of Yonkers Avenue?

6 MS. CARNOZA: No. It's going to back  
7 up inside of that the spot that we made for  
8 them inside the building.

9 THE CHAIRMAN: So the truck will pull  
10 into the lot and back in?

11 MS. CARNOZA: Yes. Back in inside the  
12 property there's a spot, loading spot, in  
13 the property that we made for that truck to  
14 come in, drop off stuff or pick up, and then  
15 leave the property. So there's a loading  
16 spot inside the building. The height of the  
17 building is 15 feet and the truck is not  
18 that big. It's like -- like those U-Hauls  
19 or FedEx truck, something small. It's not  
20 like a big truck. It's 22.3 feet by 8.

21 THE CHAIRMAN: And then so I just -- I  
22 guess my question is regarding -- what are  
23 the hours that the plant will run as far as  
24 washing and drying?

25 MR. DANZA: From six to five, 6 a.m. to

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

5 p.m.

THE CHAIRMAN: How loud is that equipment?

MR. DANZA: It's so efficient, so quiet. You won't even know it. Your home washing machine is probably louder.

THE CHAIRMAN: Okay.

MR. VASSO: Can I ask?

THE CHAIRMAN: Yes.

MR. VASSO: I think just to draw back to what you stated before, so you said that there are dropoffs after 5 p.m.; is that correct?

MR. DANZA: The truck will go out after 5 p.m.

MR. VASSO: What do you mean? What does that mean?

MR. DANZA: The truck is loading all of the clean laundry that was processed during the day, delivering it, bringing it back dirty, putting it in the warehouse, closing the doors.

MR. VASSO: So no one after 5 p.m. needs to be there?

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

MR. DANZA: No.

THE CHAIRMAN: If it's possible, Mr. Romano, if you can provide the addresses of the two other plants that the gentleman runs.

MR. ROMANO: Would you like the addresses now?

THE CHAIRMAN: No. If you e-mail them in to Shannon, this way we all have them.

Also just point number five from Mr. Summerfield, "Under current New York State DOT Driveway Design Policy, a driveway would not be permitted within 100 feet of a signalized intersection for traffic safety. The existing driveway under the current proposed use change will have to be restricted to right turns in and right turns out."

MR. ROMANO: That's fine. We will go in and go out. I'm not going to make illegal U-turns, if that's the thought process.

THE CHAIRMAN: And the current utilities in the building, are they

Proceedings

1  
2 sufficient for your use or do they need to  
3 be upgraded?

4 MR. DANZA: No, they're sufficient.

5 THE CHAIRMAN: I don't have any more  
6 questions. Do any Members of the Board have  
7 any more questions?

8 Is there anyone here from the public to  
9 speak on Case Number 5846, 166 Yonkers  
10 Avenue? Sir, if you can please come up and  
11 state your name and address.

12 MR. HAVLIR: My name is John, John  
13 Havlir, 56 Croton Terrace. And the letter I  
14 got, it didn't say anything about a  
15 laundromat. It said a dry cleaning plant.  
16 To me, a dry cleaning plant is a  
17 manufacturer of dry cleaning chemicals. So  
18 I just wanted to know, are we going to be  
19 manufacturing chemicals? Are we going to be  
20 using carbon tetrachloride, which is used in  
21 dry cleaning, which is a known carcinogenic?  
22 And I want to be -- I want to be clear,  
23 around that building is residential housing.  
24 There's three-, four-family houses right  
25 behind the building to the left, to the



## Proceedings

1  
2 right. A little further down we have  
3 Parkledge, which is multiple apartment  
4 dwelling. I'm concerned about the chemicals  
5 wafting in the air in that area and possibly  
6 causing cancer. So that's my concern, and  
7 I'd just like someone to address it.

8 MR. DANZA: It's a laundry. There is  
9 no dry cleaning at all. They had to put  
10 that in there for the category. It's the  
11 definition. It's sheets, towels, pillow  
12 cases.

13 MR. HAVLIR: Why in the world would you  
14 call it a dry cleaning plant?

15 MR. DANZA: It's the code they have in  
16 Yonkers, but there's no chemicals  
17 whatsoever.

18 MR. HAVLIR: That was my concern.

19 MR. DANZA: It will smell pretty nice.  
20 It will be clean.

21 MR. HAVLIR: That was my concern.

22 THE CHAIRMAN: Thank you. Anybody else  
23 here from the public to speak for or against  
24 this? Okay. Thank you, Mr. Romano.  
25 Christian, do you have a question?

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

MR. GJELAJ: Just given the proximity to --

MR. DANZA: I can't hear.

MR. GJELAJ: Given how close it is to homes in the area, you said there's a truck that comes every day. This is open every day of the week, yes?

MR. DANZA: Yes.

MR. GJELAJ: Does that truck plan on backing up during 5 p.m., 6 p.m.?

MR. DANZA: It will pull in, go into the driveway making a right to the driveway, make a left, and back up about 20 feet.

MR. GJELAJ: When it backs up, does it have a beeper? If so, how loud is that?

MR. DANZA: I don't know the decibels on it. I'm sure it has a beeper. I am sure the law requires, but it's minimal and will be done by eight, nine o'clock, the drivers.

MR. GJELAJ: And that's also happening in the morning -- it's happening in the morning at 6 a.m?

MR. DANZA: No, no. Not at all.

MR. GJELAJ: So there's no backing up

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

happening?

MR. DANZA: No. Only when the truck is leaving. The truck comes in, drops off, parks, and it stays there until the next night.

MR. GJELAJ: So at 6 a.m. there will be no noise from the truck?

MR. DANZA: No.

THE CHAIRMAN: Aside from starting it?

MR. DANZA: When you start it up at night, in the afternoon.

MR. GJELAJ: Thank you. That's all.

THE CHAIRMAN: I have a motion here on Case Number 5846, 166 Yonkers Avenue, Block: 446, Lot: 8. I make a motion that the ZBA, pursuant to the New York State Environment Quality Review Act and regulations declares its intention to seek lead agency status for the unlisted action for purposes of the environmental review of this matter and directs the Planning Director on behalf of this Board to initiate lead agency notification and coordinated review with all other involved agencies in this action. If

Proceedings

1  
2 no other involved agency seeks to be lead  
3 agency within 30 days of the effective date  
4 of notice, the ZBA shall assume lead agency  
5 status for the purpose of review of this  
6 matter. Do I have a second? Jean. For on  
7 the motion.

8 MR. VASSO: For the motion.

9 MR. GJELAJ: For the motion.

10 MS. TICKELL: For the motion.

11 MR. SINGH: For the motion.

12 THE CHAIRMAN: Ralph Battista for the  
13 motion. The motion passes five, two absent.  
14 Mr. Romano, did you submit the EAF on this  
15 application?

16 MR. ROMANO: Mr. Abillama.

17 MR. ABILLAMA: Yes, we did.

18 THE CHAIRMAN: Thank you. Thank you  
19 very much.

20 MR. ROMANO: See you next month.

21 THE CHAIRMAN: Mr. Romano, can you  
22 reach out to Shannon to set up a site visit?

23 MR. ROMANO: Absolutely. I was waiting  
24 for that.

25 THE CHAIRMAN: So what we have left is

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

other business. Case number 5749, 782 North Broadway is an extension request. We will extend that for a request to extend for 12 months, one year. Do I have a second?

Mr. Singh. On the motion.

MR. VASSO: Al Vasso for the motion.

MR. GJELAJ: Christian Gjelij for the motion.

MS. TICKELL: Jean Tickell for the motion.

MR. SINGH: Harry Singh for the motion.

THE CHAIRMAN: Ralph Battista for the motion. The motion passes five, two absent.

The next case 5772, 453 Bronxville Road, extension request. This extension request will be for 12 months, one year, from today's date. Do I have a second?

Jean. On the motion.

MR. VASSO: Al Vasso for the motion.

MR. GJELAJ: Christian Gjelij for the motion.

MS. TICKELL: Jean Tickell for the motion.

MR. SINGH: Harry Singh for the motion.

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

THE CHAIRMAN: Ralph Battista for the motion. The motion passes five, two absent.

And I want to go back and make one change on 5790. Case Number 5790, we had asked an adjournment on that until May 2024, which is correct. So we're good. Correct. All good. Motion to close. Jean. On the motion.

MR. VASSO: For the motion.

MR. GJELAJ: For the motion.

MS. TICKELL: For the motion.

MR. SINGH: For the motion.

THE CHAIRMAN: Ralph Battista for the motion to close, five and two absent.

(Whereupon, at 7:24 p.m., the above matter concluded.)

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

C E R T I F I C A T E

STATE OF NEW YORK )

: SS.:

COUNTY OF BRONX )

I, RICHARD HERRERIA, a Notary Public for and within the State of New York, do hereby certify:

That the witness whose examination is hereinbefore set forth was duly affirmed and that such examination is a true record of the testimony given by that witness.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of March 2024.

RICHARD HERRERIA

<b>&amp;</b>	<b>1270</b> 2:5 27:14 27:19 29:3 30:21 31:22	<b>1999</b> 2:11 <b>1st</b> 87:17	<b>2248-2270</b> 2:3 9:3,20
<b>&amp;</b> 2:4 6:5 9:22 18:23 19:2 20:13	<b>1280</b> 28:14 29:6	<b>2</b>	<b>2270</b> 6:2 9:23
<b>1</b>	<b>14</b> 70:8,10	<b>2</b> 12:22 15:2 20:15 23:11 25:18 31:8 32:12 34:13 36:8,16 38:18 45:10 47:16 52:2,14 55:21 57:15 61:15 63:5	<b>24</b> 21:24 22:5 47:18 57:17
<b>1</b> 12:13 14:22 22:25 25:15 30:23 34:4 36:8 39:2 43:6 44:19 47:13 51:10,17 55:8 57:12 61:8 63:2	<b>140</b> 2:7 49:12 50:9,25	<b>2.679</b> 32:5	<b>25</b> 65:21 74:16
<b>1,600</b> 10:5 11:19	<b>142</b> 8:5	<b>20</b> 82:14	<b>25,135</b> 32:14
<b>1.00</b> 32:5	<b>143-151</b> 2:12 5:23	<b>200</b> 10:6 51:14 51:18 52:6	<b>25.2</b> 60:20
<b>1.5</b> 32:6	<b>15</b> 36:14 70:9 70:11 77:17	<b>2022</b> 43:16	<b>267</b> 10:7
<b>10</b> 21:11,17,21 43:13 56:22	<b>150</b> 8:7 73:7	<b>2023</b> 19:20 31:2	<b>27</b> 2:5
<b>100</b> 54:13 79:14	<b>151</b> 8:4,7	<b>2024</b> 1:4 4:4,19 86:6 87:17	<b>275</b> 10:8
<b>102</b> 38:12	<b>152</b> 39:4,11 41:12	<b>20336</b> 87:19	<b>28</b> 65:12 70:13 74:17
<b>107</b> 2:14	<b>16.4.</b> 60:21	<b>20'</b> 32:6	<b>286-280</b> 2:15
<b>10701-3892</b> 1:6	<b>1600</b> 9:25	<b>21</b> 1:4	<b>286-290</b> 59:15
<b>109</b> 10:10	<b>166</b> 3:3 10:9 64:19,20 80:9 83:15	<b>21st</b> 4:4	<b>29</b> 72:13,16
<b>11,010</b> 65:13	<b>16'</b> 32:8	<b>21'11</b> 32:9	<b>3</b>
<b>110</b> 2:18 4:21	<b>17</b> 2:19	<b>22</b> 8:9	<b>3</b> 13:14 15:5 24:2 25:22 35:2 36:19 43:18 45:17 47:21 56:6 57:20 61:24 63:10 68:6
<b>12</b> 21:25 24:21 39:2 56:23,23 67:10 75:13 85:4,17	<b>173</b> 2:20 37:14 37:23	<b>22.3</b> 72:16 77:20	<b>30</b> 68:12 84:3
<b>123</b> 8:2	<b>18</b> 2:4	<b>220</b> 30:21 31:23	<b>31.8</b> 60:20
<b>1250</b> 2:4 18:23 20:14	<b>18th</b> 36:9	<b>222</b> 2:21 38:16 40:23,25	<b>3182</b> 20:15
	<b>19</b> 19:20 31:2	<b>2248</b> 6:2 9:23	<b>327</b> 38:23
	<b>1940s</b> 55:17		<b>3270</b> 30:20 31:23
	<b>1950s</b> 55:18		<b>32'</b> 32:9
	<b>1983</b> 36:9		<b>33.34</b> 60:11
			<b>3341</b> 36:9



<p><b>35</b> 32:11  <b>37</b> 2:20  <b>38</b> 2:13,21  <b>380</b> 2:19 17:20  18:8</p>	<p>24:20  <b>43-8</b> 10:16  <b>44</b> 49:22  <b>446</b> 64:21  83:16</p>	<p><b>5818</b> 2:3 5:25  9:3,20  <b>5820</b> 2:19  17:18 18:8  <b>5823</b> 2:4 18:22  20:12</p>	<p>48:3 58:5  63:12  <b>6050</b> 51:2  <b>62</b> 2:8 59:20  60:10</p>
<p><b>4</b></p>	<p><b>453</b> 3:7 85:15  <b>47</b> 2:13 38:12  <b>4707</b> 60:10  <b>4800</b> 9:4,24  <b>49</b> 2:7  <b>497</b> 2:6 42:7,13  43:3,4</p>	<p><b>5826</b> 2:5 27:13  29:3 30:20  31:21  <b>5829</b> 2:20  37:13,23  <b>5836</b> 2:13 38:9  <b>5838</b> 2:21  38:15</p>	<p><b>63</b> 7:6  <b>64</b> 3:3  <b>640</b> 52:12  <b>69'4</b> 32:12  <b>6:13</b> 1:4</p>
<p><b>4</b> 2:11,18 13:21  15:7 24:7  25:25 35:8  36:21 46:6  47:25 56:17  57:24 62:7  63:14 68:6</p>	<p><b>5</b></p>	<p><b>5841</b> 2:6 42:6  42:13 43:2  <b>5842</b> 2:7 49:10  50:9,23  <b>5843</b> 2:15  59:14  <b>5844</b> 64:10,12  <b>5845</b> 2:8 59:17  59:21 60:9  <b>5846</b> 3:3 64:18  80:9 83:15</p>	<p><b>7</b></p>
<p><b>40</b> 1:6 43:5  70:7  <b>42</b> 2:6  <b>43-1</b> 65:3,6  <b>43-128</b> 10:4  43:9 65:14  <b>43-131.c.3.</b>  10:25  <b>43-131c</b> 65:10  <b>43-134a</b> 21:25  <b>43-21b</b> 51:10  51:17 52:2,14  <b>43-21d</b> 53:10  53:15  <b>43-27</b> 32:4,11  65:3  <b>43-3</b> 32:4,11  52:17 53:4  <b>43-4</b> 10:5 43:10  65:15  <b>43-44b</b> 20:25  21:7,13,20</p>	<p><b>5</b> 2:12 14:9  15:10 20:25  21:7,13,20  24:14,20 25:7  26:9 35:22  36:24 46:23  48:5 57:2 58:3  62:17 67:19  71:12,18 78:2  78:13,16,24  82:11  <b>50</b> 51:2 56:12  60:11  <b>55</b> 4:23 37:16  <b>56</b> 80:13  <b>5749</b> 3:6 85:2  <b>5772</b> 3:7 85:15  <b>5790</b> 2:11 4:16  86:5,5  <b>5797</b> 2:18 4:20  <b>5810</b> 2:12 5:22</p>	<p><b>59</b> 2:8,15  <b>5'6</b> 32:9</p>	<p><b>7</b> 26:20 48:19  58:14  <b>782</b> 3:6 85:2  <b>7:24</b> 86:16</p>
		<p><b>6</b></p>	<p><b>8</b></p>
		<p><b>6</b> 2:3 26:13  32:12 48:12  58:7 67:18  71:12 77:25  82:11,23 83:7  <b>60</b> 9:4,24 15:6  26:11 36:20</p>	<p><b>8</b> 10:6,8 27:3  58:21 64:21  77:20 83:16  <b>840</b> 52:15 56:7  <b>85</b> 3:6,7</p>
			<p><b>9</b></p>
			<p><b>9.5</b> 56:22  <b>90</b> 21:23  <b>96</b> 51:2</p>
			<p><b>a</b></p>
			<p><b>a.k.a.</b> 9:23  38:12  <b>a.m</b> 82:23  <b>a.m.</b> 67:18  71:12 77:25  83:7  <b>abandoned</b>  53:22,23</p>

<p><b>abillama</b> 65:25 69:14,18,19 72:13,15 73:18 73:22 76:12 84:16,17</p> <p><b>able</b> 40:7 50:2 50:5 67:14 70:5,14</p> <p><b>above</b> 46:3 86:16</p> <p><b>absent</b> 1:11,13 4:13 5:21 17:16 18:21 20:10 27:12 30:19 31:20 37:12 38:7 42:22 49:5 50:19 59:13 60:7 64:7 84:13 85:14 86:3,15</p> <p><b>absolutely</b> 84:23</p> <p><b>abutting</b> 25:18 47:21 57:20 63:5</p> <p><b>accept</b> 59:3</p> <p><b>acceptable</b> 36:12</p> <p><b>access</b> 23:22 34:12</p> <p><b>accommodati...</b> 34:11</p> <p><b>accordance</b> 20:24 21:12,24</p>	<p>36:11 51:10,25 53:9 65:2,10 65:14</p> <p><b>accounted</b> 4:15</p> <p><b>accounts</b> 23:19</p> <p><b>achieved</b> 12:14 12:17 22:25 34:5,7 45:10 45:12 55:21,23 61:16</p> <p><b>acknowledge</b> 29:22</p> <p><b>act</b> 83:18</p> <p><b>action</b> 6:10,17 9:9 19:23,24 27:2 48:18 58:20 83:20,25 87:14</p> <p><b>activities</b> 40:6</p> <p><b>activity</b> 40:3</p> <p><b>actual</b> 40:19</p> <p><b>actually</b> 75:20</p> <p><b>add</b> 5:10 11:19 37:20 42:10 56:2,7</p> <p><b>addition</b> 11:16 52:23,25 53:5 53:11,13 54:9 55:11,24 56:8 56:14</p> <p><b>addition's</b> 53:18</p> <p><b>additional</b> 10:6 13:8,20 43:10 43:11 45:20</p>	<p>56:7 75:22</p> <p><b>additionally</b> 25:8 34:24 52:7</p> <p><b>additions</b> 51:12 52:4 57:4</p> <p><b>address</b> 7:4 29:4 49:16,19 49:21 75:2 76:10 80:11 81:7</p> <p><b>addressed</b> 14:7</p> <p><b>addresses</b> 79:4 79:8</p> <p><b>adequate</b> 23:23 39:7</p> <p><b>adhered</b> 15:4 25:17 36:18 47:15 57:14 63:4</p> <p><b>adjacent</b> 22:8 22:12 32:20 74:24</p> <p><b>adjourn</b> 4:18 38:13,14</p> <p><b>adjourned</b> 2:10 59:16</p> <p><b>adjourning</b> 5:24</p> <p><b>adjournment</b> 86:6</p> <p><b>adopt</b> 19:12</p> <p><b>adopted</b> 19:19 30:25</p>	<p><b>adopts</b> 9:8 31:11</p> <p><b>adt</b> 47:19 57:18</p> <p><b>advance</b> 19:4</p> <p><b>adverse</b> 24:8,11 46:7,9 56:18 56:24 62:9 69:6</p> <p><b>adversely</b> 35:16</p> <p><b>aesthetically</b> 54:10 57:8</p> <p><b>affirmed</b> 87:11</p> <p><b>afternoon</b> 83:12</p> <p><b>agencies</b> 83:25</p> <p><b>agency</b> 19:18 30:24 83:19,23 84:2,3,4</p> <p><b>agenda</b> 64:11</p> <p><b>ago</b> 29:11</p> <p><b>agreed</b> 28:16</p> <p><b>agreement</b> 23:22</p> <p><b>ahead</b> 29:16</p> <p><b>aileen</b> 59:19 60:13</p> <p><b>air</b> 20:22 21:10 46:15 81:5</p> <p><b>aisle</b> 21:24</p> <p><b>aka</b> 2:14 6:2</p> <p><b>al</b> 4:7,8 5:17 8:19 9:12,13 15:14 17:9 18:14 20:3</p>
--	---	---	--

<p>27:6 37:5 50:12 59:6,24 63:24 71:10 85:7,20 <b>alfred</b> 1:16 <b>alleged</b> 14:9 24:14 35:22 46:23 57:2 62:17 <b>allow</b> 51:18 52:15 53:5,16 56:20 62:8 <b>allowed</b> 22:11 <b>allows</b> 69:24 71:4 <b>alongside</b> 52:10 52:22 <b>alterations</b> 43:7,17 45:6 54:20 55:18 <b>altered</b> 51:25 <b>alternate</b> 65:19 <b>amend</b> 17:3 <b>amir</b> 2:12 <b>amount</b> 11:11 24:9 <b>anchor</b> 11:10 <b>and43-134a</b> 24:21 <b>andrew</b> 2:6,18 2:19,20 3:3 4:21,23 17:19 17:22 37:14,16 42:6,9 43:2 64:18</p>	<p><b>angle</b> 21:23 <b>anybody</b> 5:12 81:22 <b>apartment</b> 43:8 43:19 45:5,24 46:17,22 81:3 <b>apartments</b> 45:9,16 46:3,4 <b>appeal</b> 43:24 <b>appeals</b> 1:4 12:3,5 22:16 22:18 33:19,21 43:25 44:7,9 51:17 52:14 53:4,16 55:3 61:3 <b>appearance</b> 55:13,15,25 62:14 <b>applicant</b> 4:25 6:5 11:19 12:7 12:14,16,18 15:23 17:23 19:3 21:5,18 22:8,20 23:2,3 25:17,25 26:14 27:5,18 33:23 34:5,8 37:17 38:19 42:9 43:12 44:10 45:11,23 47:6 47:15 48:6,12 48:21 55:22 57:14 58:8,14 58:23 61:16,17</p>	<p>62:18 63:4,15 67:10 74:16 76:2 <b>applicant's</b> 53:22 62:23 <b>applicants</b> 26:20 <b>application</b> 6:17 19:7,13 21:6,18 30:8 62:4 64:10 84:15 <b>applied</b> 60:14 <b>appreciate</b> 42:3 <b>appropriate</b> 27:2 48:18 58:20 <b>approval</b> 11:7 15:7 19:13 22:9 26:23 36:21 48:15 54:21 58:17 <b>approve</b> 11:23 14:15 20:16 22:17 33:14 44:2 47:9 54:22 60:23 <b>approved</b> 39:20 40:21 <b>approving</b> 12:4 33:20 44:8 62:23 <b>april</b> 5:24 38:13 43:16</p>	<p><b>architect</b> 54:6 54:11 66:2 <b>area</b> 4:16,20 5:22 7:13 8:15 9:20 10:14,15 15:24,25 16:19 17:19 18:22 20:12 23:11 24:25 27:13 29:18 31:21,25 32:3 33:3,7 35:15 37:13 38:10 40:4,23 42:6,13 43:2 45:2,3 46:10 47:4,5,11 49:11 51:9,15 56:3 57:10 59:14,17 60:9 61:6,18 62:7 64:18 65:14 68:10,11 69:12 69:24 70:7,21 72:10 76:21 81:5 82:6 <b>areas</b> 10:11,13 16:3,19 20:22 21:10 69:25 <b>ashburton</b> 2:15 59:15 <b>aside</b> 83:10 <b>asked</b> 86:6 <b>asking</b> 6:15 19:8</p>
---	---	---	--

<p><b>asphalt</b> 14:4  <b>assessment</b> 9:6  31:10  <b>associated</b> 10:3  15:10 27:3  36:24 48:19  58:21  <b>associates</b>  27:15  <b>assume</b> 84:4  <b>attempt</b> 23:4  <b>attempting</b>  66:21  <b>attention</b> 69:2  <b>attorney</b> 19:2  <b>attributable</b>  11:12  <b>authorizes</b>  26:24 48:16  58:18  <b>auto</b> 20:19  24:16  <b>automobiles</b>  22:11  <b>autozone</b> 11:9  11:13 15:25  <b>available</b> 38:23  39:4 40:24  41:12 49:6  <b>avenue</b> 2:3,4,6  2:8,11,12,14,15  2:18,19,21 3:3  5:23 6:2 9:4,21  9:24 11:22  13:13 17:21</p>	<p>18:9,24 20:14  32:17 38:12,16  42:14 43:5  59:15,20 60:10  64:19,20 74:22  76:23 77:5  80:10 83:15  <b>aware</b> 25:2  41:6 67:17  <b>aye</b> 5:18  <b>eyes</b> 5:19</p> <hr/> <p style="text-align: center;"><b>b</b></p> <hr/> <p><b>b</b> 1:10  <b>b32155</b> 9:25  <b>ba</b> 64:21 65:2  66:10 68:8,25  <b>back</b> 8:4,8,9  13:10 17:4  20:23 21:11  26:9 47:25  58:3 63:10  71:21,23,23  76:17 77:3,4,6  77:10,11 78:11  78:21 82:14  86:4  <b>backing</b> 82:11  82:25  <b>backs</b> 76:21  82:15  <b>backyard</b>  61:21,21  <b>badaly</b> 2:21  38:16,18 40:12  40:16 41:5,20</p>	<p>41:25  <b>balancing</b> 47:3  <b>bar</b> 25:4  <b>barren</b> 7:6  <b>based</b> 9:5 11:24  14:16 22:13  31:9 33:15  40:18 44:4  47:2 54:24  60:24 68:5,11  69:8  <b>basement</b>  10:11,17 11:15  13:7,18 14:22  15:23,24 16:2  16:5,18  <b>basically</b> 66:4  67:22,24  <b>basis</b> 26:4  <b>bathrooms</b>  71:3  <b>battista</b> 1:14  4:12 18:20  37:11 50:18  59:12 60:6  64:6 84:12  85:13 86:2,14  <b>bays</b> 20:20,20  <b>beaumont</b> 7:6  <b>becoming</b>  69:10  <b>bedroom</b> 43:19  <b>bedrooms</b>  56:20,21</p>	<p><b>beech</b> 49:22  <b>beeper</b> 82:16  82:18  <b>beginning</b>  71:20  <b>behalf</b> 4:17,21  4:24 6:2,5 9:22  17:19,23 19:3  20:13 27:14,18  38:11 42:7,9  43:3 50:24  59:18 60:12  64:19 83:22  <b>believe</b> 6:8  15:22 28:15  50:3,21 60:8  66:7 67:2,18  69:5 70:18  72:4  <b>benefit</b> 12:13  12:16 22:19,25  23:16 34:4,7  44:10 45:10  47:6 55:21,23  61:15  <b>big</b> 72:12 77:18  77:20  <b>bit</b> 4:6 67:9  69:15,16  <b>block</b> 9:4,24  20:14 30:20  31:22 43:5  51:2 60:10  62:6 64:21  83:15</p>
---	---	---	--

<p><b>blood</b> 87:14  <b>board</b> 1:4 4:3          6:7,9,15 12:2,3          12:5,11 14:14          14:17,19,20          19:19 22:14,16          22:18,23 24:25          25:13 26:12          27:17 28:3,8          28:13,17 29:13          30:8,25 33:17          33:19,21 34:2          36:4,5 39:8          41:3,6,22          43:24 44:5,7,9          44:14,17 47:11          48:4 49:6          51:17 52:14          53:4,16 54:20          54:25 55:3,6          57:10 58:6          60:25 61:3,6          62:16,22,24          63:13 65:25          66:18 67:16          68:4,17,18          69:4 71:8          73:13,17 80:6          83:23  <b>board's</b> 41:9          69:2  <b>border</b> 11:18  <b>boundary</b> 22:7  <b>box</b> 33:12</p>	<p><b>br</b> 9:25  <b>breach</b> 26:21          48:13 58:15  <b>brewery</b> 39:24  <b>brian</b> 18:25          59:18 60:13  <b>briefly</b> 38:22  <b>bring</b> 55:19  <b>bringing</b> 78:21  <b>broadway</b> 1:6          3:6 85:3  <b>broker</b> 68:12  <b>bronx</b> 87:5  <b>bronxville</b> 3:7          85:15  <b>brown</b> 2:15  <b>buffered</b> 32:25          35:6  <b>build</b> 71:21  <b>building</b> 6:13          8:3 10:2,23          11:3,17 15:3          21:4,12,15,17          21:18,21 22:5          23:20 25:15          26:25 28:21          29:9,14,15,19          30:2 32:22          34:9 36:17          40:9 41:15          46:13 47:13          48:17 51:13,20          51:21 52:5,9          52:16,20,24          53:12 56:19</p>	<p>57:12 58:19          63:2 65:9          66:20 69:21,21          69:23 70:2,6,8          75:21 77:8,16          77:17 79:25          80:23,25  <b>buildings</b> 26:17          45:8 48:9          58:11 63:18  <b>built</b> 55:17  <b>bus</b> 67:13 75:6          75:15  <b>business</b> 3:5          40:20 69:8,17          71:22 73:9          85:2  <b>buy</b> 75:20</p> <hr/> <p style="text-align: center;"><b>c</b></p> <hr/> <p><b>c</b> 87:2,2  <b>calculation</b>          10:13,18  <b>calendar</b> 26:18          48:10 58:12          63:19  <b>call</b> 81:14  <b>called</b> 39:20          73:3  <b>camouflaging</b>          54:4  <b>cancer</b> 81:6  <b>car</b> 75:19  <b>carbon</b> 47:16          57:15 80:20</p>	<p><b>carcinogenic</b>          80:21  <b>care</b> 7:23 8:14          53:25  <b>carla</b> 76:11  <b>carnoza</b> 76:11          76:12 77:6,11  <b>carried</b> 46:19  <b>carry</b> 25:11  <b>cars</b> 39:3 70:13  <b>case</b> 4:16,20          5:10,13,22,25          9:3,19,19          17:18 18:5,8          18:22 19:16          20:12 27:13          29:3 30:20          31:21 36:8          37:13,23 38:9          38:9,15,15,24          41:24 42:5,5          42:13 43:2          49:10,10 50:8          50:22 59:14,17          59:17,21 60:9          64:12,17 68:6          80:9 83:15          85:2,15 86:5  <b>cases</b> 2:10          81:12  <b>category</b> 81:10  <b>cause</b> 44:19,22          55:8  <b>causing</b> 81:6</p>
--	---	--	---

<p><b>cellar</b> 10:11 14:22 16:6</p> <p><b>center</b> 11:9 66:6,7 67:5,6</p> <p><b>central</b> 2:3,11 6:2 9:3,21,24 11:22 13:13</p> <p><b>certificate</b> 25:21 26:14 47:19,23 48:6 57:19,23 58:8 63:15</p> <p><b>certify</b> 87:9,13</p> <p><b>chair</b> 42:25 47:9</p> <p><b>chairman</b> 4:12 5:2,6,8,12,17 5:20 6:23 7:3 8:16,19,25 9:12,18 16:5 16:10,13,25 17:7,15,18,24 18:2,4,7,12,20 19:14 20:4,9 27:11,17,20 28:25 29:17 30:9,17 31:19 37:11,19,22 38:6 40:12 41:18,21 42:5 42:11,21,24 44:16 48:22 49:4,9,15,19,21 49:24 50:7,18 50:21 55:5</p>	<p>57:9 58:24,25 59:4,12 60:6 60:22 63:21,22 64:6,9,12,17 65:24 69:19 71:7,10 73:12 74:6,10,14 75:16,25 76:25 77:9,21 78:3,8 78:10 79:3,9 79:24 80:5 81:22 83:10,14 84:12,18,21,25 85:13 86:2,14</p> <p><b>chairperson</b> 1:11,14 4:2</p> <p><b>chairwoman</b> 4:13</p> <p><b>change</b> 6:12 12:24 13:3 16:17 19:6,9 19:10,11 23:12 29:18 34:15 43:17,20 44:20 44:23 45:19 46:16 55:9,12 61:8,14 64:22 65:8 66:19,22 69:6,8 79:17 86:5</p> <p><b>changed</b> 6:20</p> <p><b>changes</b> 6:19 46:12</p> <p><b>character</b> 12:24 23:13</p>	<p>34:15 44:21,23 44:25 45:7 55:10,14 61:9</p> <p><b>characteristics</b> 35:18</p> <p><b>checked</b> 50:4</p> <p><b>chemicals</b> 72:19 80:17,19 81:4,16</p> <p><b>chick</b> 7:18</p> <p><b>chorus</b> 5:19</p> <p><b>christian</b> 1:17 4:9 15:15 18:15 37:6,25 42:15 50:13 59:7,25 63:25 81:25 85:8,21</p> <p><b>circle</b> 2:7 7:6 49:12 50:9,25</p> <p><b>circulation</b> 24:10 26:6</p> <p><b>city</b> 1:2,3,5 19:4 20:25 21:13,25 30:6 36:12,13 51:11 52:2,17 53:10 60:12 63:7 65:3,10,15 74:7 77:2</p> <p><b>city's</b> 26:16,24 30:5 48:8,16 58:18</p> <p><b>city's</b> 58:10 63:17</p>	<p><b>clarification</b> 15:21 41:13</p> <p><b>clarity</b> 17:7</p> <p><b>clean</b> 78:20 81:20</p> <p><b>cleaning</b> 64:23 64:25 65:12 67:22,23 76:14 80:15,16,17,21 81:9,14</p> <p><b>clear</b> 36:14 47:4 80:22</p> <p><b>clearly</b> 66:8 67:5 68:17</p> <p><b>client</b> 67:8 69:15</p> <p><b>clog</b> 8:11</p> <p><b>close</b> 5:4,7,14 6:16 8:17 9:2 17:25 18:2,3 18:10 19:8 23:25 30:11,18 30:19 37:18,24 42:15,22 50:5 50:10 59:22 82:5 86:8,15</p> <p><b>closed</b> 19:15 64:13</p> <p><b>closes</b> 75:10</p> <p><b>closing</b> 78:22</p> <p><b>cm</b> 31:23</p> <p><b>code</b> 21:2,14 22:2 36:17 46:18 51:11 52:3,18 53:10</p>
---	--	---	---

<p>65:4,11,16,20 76:14 81:15</p> <p><b>codes</b> 15:3 25:16 46:14 47:14 57:13 63:3 69:11</p> <p><b>come</b> 17:4 67:12,13,15 69:24 70:4,16 70:17 77:14 80:10</p> <p><b>comes</b> 76:16 82:7 83:4</p> <p><b>coming</b> 7:10 40:5 74:3 75:6</p> <p><b>comment</b> 53:21 74:14</p> <p><b>comments</b> 74:8 74:12</p> <p><b>commercial</b> 11:16 25:22 57:24 64:23 67:2,20</p> <p><b>commissioner</b> 71:6</p> <p><b>common</b> 10:16</p> <p><b>community</b> 12:9 22:22 25:10 33:25 40:4,11 44:13</p> <p><b>companies</b> 28:24</p> <p><b>company</b> 29:23 29:24 32:22</p>	<p><b>complete</b> 50:2</p> <p><b>completed</b> 9:6 31:9</p> <p><b>completely</b> 54:4</p> <p><b>comply</b> 26:21 46:17 48:13 58:15</p> <p><b>composition</b> 69:16</p> <p><b>concept</b> 68:10</p> <p><b>concern</b> 76:9 81:6,18,21</p> <p><b>concerned</b> 81:4</p> <p><b>conclude</b> 40:18</p> <p><b>concluded</b> 86:17</p> <p><b>condition</b> 15:21 16:4 36:8 62:10</p> <p><b>conditions</b> 13:23 14:3 15:9,11 17:3 25:14 26:13,19 26:22 27:4 35:10,14,21 36:7,12,23,25 44:3 47:12 48:5,11,14,20 54:23 57:11 58:7,13,16,22 59:2 62:11,25 63:14,20</p> <p><b>configurations</b> 12:19</p>	<p><b>confirming</b> 46:18 49:11</p> <p><b>conform</b> 51:22</p> <p><b>conforming</b> 16:21 43:18,20 43:22 46:16,20 56:12 66:19,22</p> <p><b>connected</b> 47:17 57:17</p> <p><b>consider</b> 25:8 61:7</p> <p><b>consideration</b> 12:6 14:13 22:19 24:22 25:3 33:22 36:3,6 44:10 62:21</p> <p><b>considered</b> 12:11 22:24 34:3 44:15,17 55:6 62:19 72:14</p> <p><b>considering</b> 67:25 74:19</p> <p><b>consist</b> 32:21</p> <p><b>consists</b> 45:2</p> <p><b>constitute</b> 51:14 52:6,11</p> <p><b>construct</b> 9:25</p> <p><b>construction</b> 31:24 32:18,23 33:4 34:20,21</p> <p><b>contain</b> 33:8</p> <p><b>contained</b> 41:16</p>	<p><b>containing</b> 43:13 45:8</p> <p><b>contention</b> 30:4 30:5</p> <p><b>context</b> 62:3</p> <p><b>contingent</b> 28:9</p> <p><b>continued</b> 2:17 51:6 64:10</p> <p><b>continuously</b> 32:17</p> <p><b>controlled</b> 74:2</p> <p><b>convenience</b> 20:19,21 24:17</p> <p><b>conversion</b> 46:2</p> <p><b>convert</b> 43:8</p> <p><b>conveyor</b> 73:6</p> <p><b>coordinated</b> 31:5 83:24</p> <p><b>corner</b> 61:23</p> <p><b>corp</b> 4:22 20:14</p> <p><b>correct</b> 66:16 72:11 78:14 86:7,7</p> <p><b>corroded</b> 54:2</p> <p><b>cortlandt</b> 2:6 42:7,14 43:3,5</p> <p><b>council</b> 39:17</p> <p><b>counts</b> 38:25</p> <p><b>county</b> 73:15 73:19 87:5</p> <p><b>course</b> 69:10</p> <p><b>court</b> 1:23</p> <p><b>covered</b> 14:4</p>
--	---	---	--

<p><b>covid</b> 66:16  <b>cpd</b> 20:13  <b>create</b> 24:17  35:20 53:13  55:12 61:11  <b>created</b> 12:20  14:10,11,12  24:15,18,22  25:2,6,11  35:23,24,25  36:2 46:24,25  57:3,6 62:18  62:20,20  <b>creating</b> 34:11  <b>credit</b> 43:23  46:20  <b>credits</b> 46:19  <b>crisfield</b> 11:17  <b>cross</b> 23:22  <b>croton</b> 80:13  <b>cuddy</b> 6:4 9:22  <b>curbs</b> 25:18  47:21 57:20  63:5  <b>current</b> 16:10  24:18 34:19  54:15 55:19  69:10 79:12,16  79:24  <b>currently</b> 11:15  16:2,16,24  17:2 39:18  46:11 56:21</p>	<p style="text-align: center;"><b>d</b></p> <p><b>damage</b> 54:5  <b>daniel</b> 2:3 6:4  <b>danza</b> 66:3  70:17 71:14,17  71:19 72:2,5,8  72:11,21,25  73:3,25 74:5  75:4,20 77:25  78:5,15,19  79:2 80:4 81:8  81:15,19 82:4  82:9,12,17,24  83:3,9,11  <b>date</b> 15:6 36:20  55:19 69:5  84:3 85:18  <b>day</b> 71:24,25  78:21 82:7,8  87:17  <b>days</b> 15:6 26:11  36:20 48:3  58:5 63:12  67:17 71:12  84:3  <b>de</b> 25:9  <b>decibels</b> 82:17  <b>decision</b> 5:9  24:23 31:21  41:4 42:24,25  50:22 64:14,14  <b>decisions</b> 2:2  20:11  <b>declaration</b> 9:8  19:11 31:12</p>	<p><b>declares</b> 83:18  <b>dedicated</b>  23:17  <b>defeat</b> 7:14,24  8:12  <b>definitely</b> 40:7  <b>definition</b>  10:14 81:11  <b>degree</b> 21:23  <b>delineated</b> 68:6  68:13,24  <b>deliveries</b> 76:7  <b>delivering</b>  78:21  <b>demographics</b>  75:8  <b>denial</b> 6:14  <b>dep</b> 73:16  <b>department</b>  6:13 26:17,25  28:10 48:9,17  58:11,19 63:7  63:18 66:21  <b>design</b> 13:13  79:13  <b>designated</b>  23:6  <b>designed</b> 34:9  54:12  <b>designs</b> 70:23  <b>detectors</b> 47:17  57:16  <b>detergent</b>  72:22</p>	<p><b>determination</b>  12:11 22:23  34:2 44:14,17  55:6  <b>determine</b>  26:18 48:10  58:12 63:19  <b>determined</b>  19:22 31:4  <b>detriment</b> 12:8  12:25 13:4  22:20 33:23  34:16,18 44:11  61:11  <b>devoted</b> 10:11  <b>dibbini</b> 2:8  59:18 60:12  <b>dictated</b> 13:6  13:18  <b>difficult</b> 68:14  68:15  <b>difficulty</b> 14:9  24:14,18 35:22  46:23 57:2,6  62:17  <b>dimensional</b>  52:18 53:3,8  53:14,17 60:18  <b>dimensions</b>  45:3  <b>dining</b> 39:22  <b>direct</b> 34:12  69:2  <b>direction</b> 19:21  31:3</p>
---	---	---	--



<p><b>directives</b> 19:18 30:24 <b>directly</b> 36:14 <b>director</b> 19:19 30:25 83:22 <b>directs</b> 83:22 <b>dirty</b> 78:22 <b>disaster</b> 8:12 <b>discretion</b> 26:16 48:8 58:10 63:17 <b>discuss</b> 28:24 74:10 <b>discussed</b> 28:4 28:23 67:8 <b>discusses</b> 69:16 <b>display</b> 33:7 <b>disposed</b> 72:19 <b>dispute</b> 28:18 28:20 <b>disputed</b> 29:20 <b>dissertation</b> 68:9 <b>distance</b> 75:6 <b>distributed</b> 19:22 31:4 <b>district</b> 39:9 51:23 62:12 65:2 <b>divides</b> 23:19 <b>doing</b> 71:6 76:19 <b>donuts</b> 11:14 <b>doohan</b> 59:19 60:13</p>	<p><b>door</b> 39:24 75:21 <b>doors</b> 54:8 78:23 <b>dot</b> 79:13 <b>draft</b> 40:17,18 <b>drainage</b> 14:6 35:19 <b>draw</b> 78:11 <b>drive</b> 7:15,16 10:2 11:20 14:5 <b>drivers</b> 82:20 <b>driveway</b> 79:13 79:13,16 82:13 82:13 <b>drop</b> 71:16 77:14 <b>dropoff</b> 76:21 <b>dropoffs</b> 78:13 <b>drops</b> 83:4 <b>dry</b> 64:23,25 65:11 67:22 76:14 80:15,16 80:17,21 81:9 81:14 <b>dryers</b> 67:23 70:22 <b>drying</b> 77:24 <b>due</b> 26:7 43:19 53:25 66:16 <b>duly</b> 87:11 <b>dunkin</b> 11:14 <b>dwelling</b> 43:13 57:7 60:15</p>	<p>81:4 <b>e</b> <b>e</b> 1:10,10 79:9 87:2,2 <b>eaf</b> 9:7 84:14 <b>easement</b> 22:11 34:11 36:10,15 <b>east</b> 7:16 21:3 22:3 32:15 <b>effect</b> 14:2 35:17 62:9 <b>effective</b> 84:3 <b>effects</b> 13:22 24:8,12 35:9 35:13 46:8 56:18,24 <b>efficient</b> 23:7 56:21 73:4 78:5 <b>eight</b> 82:20 <b>either</b> 75:5 <b>electric</b> 54:9 <b>elevator</b> 70:25 <b>eliminating</b> 20:20 27:25 <b>elimination</b> 10:20 <b>employee</b> 16:19 <b>employees</b> 67:10,12,13 74:21 75:4,13 75:13,17 <b>enabling</b> 25:5 <b>encroach</b> 52:25 53:5 54:17</p>	<p><b>encroaching</b> 52:21 <b>encroachment</b> 53:19 <b>ends</b> 51:13 52:5 <b>energy</b> 20:14 35:19 <b>engineer</b> 36:13 <b>engineer's</b> 74:7 <b>engineering</b> 2:13 28:4,10 38:11 63:8 <b>enhance</b> 55:14 55:25 56:19 <b>enhances</b> 57:6 <b>enlarge</b> 54:14 <b>enlarged</b> 51:8 51:24 <b>enlargement</b> 52:7,12,16 60:17 <b>ensued</b> 43:25 <b>entire</b> 26:6 62:3 <b>entrance</b> 8:10 <b>environment</b> 25:16 36:16 83:17 <b>environmental</b> 9:6 13:23 14:2 14:6 15:2 24:8 24:12 31:10 35:10,13,17 46:7,10,14 47:14 56:18,24 57:13 62:11</p>
---	--	---	---

<p>63:3 67:24 69:6 83:21 <b>equal</b> 10:8 <b>equipment</b> 10:12 32:18 78:4 <b>especially</b> 66:16 74:19 <b>esq</b> 9:21 <b>essentially</b> 41:11 67:19 <b>establishing</b> 69:11 <b>establishments</b> 11:14 <b>estate</b> 26:9 47:25 58:3 63:10 <b>estimated</b> 51:14,18 52:6 52:12,15 <b>evening</b> 4:2 5:2 6:3,16 17:22 18:25 27:16 37:15 38:17 39:16 40:15 42:8 69:18 <b>everybody</b> 4:3 <b>exactly</b> 72:21 <b>examination</b> 87:10,11 <b>exceed</b> 10:23 11:4 <b>exceeding</b> 32:3 32:10</p>	<p><b>except</b> 10:22 <b>excluded</b> 10:13 16:4 <b>excuse</b> 49:20 <b>exist</b> 10:22 46:11 <b>existed</b> 69:10 <b>existing</b> 10:8 10:23 11:2,3,5 13:11 15:25 16:3 20:18 23:14,20,22 24:10 33:2 43:17 45:13,19 52:20 54:17,19 56:22 60:14,15 60:16,20 65:9 66:4 70:9 79:16 <b>expand</b> 39:21 40:3 60:14 <b>expanded</b> 61:21 <b>expanding</b> 20:21 <b>expenses</b> 15:10 27:3 36:24 48:19 58:21 <b>experience</b> 68:12 <b>express</b> 39:8 <b>extend</b> 54:12 54:14 85:4,4 <b>extended</b> 51:9 51:24</p>	<p><b>extension</b> 3:6,7 55:24 85:3,16 85:16 <b>extensions</b> 54:17 <b>extensively</b> 67:7 <b>extent</b> 10:22 54:5 <b>exterior</b> 20:17 45:6,19 69:7</p> <hr/> <p style="text-align: center;"><b>f</b></p> <hr/> <p><b>f</b> 1:10 87:2 <b>faced</b> 12:6 33:22 <b>facility</b> 27:23 31:25 32:19,23 33:5 64:24 67:3,20 <b>facing</b> 40:25 <b>fact</b> 55:14 61:22 66:14 <b>factor</b> 25:11 <b>factors</b> 25:7 <b>facts</b> 11:24 14:16 22:13 33:15 44:4 54:24 60:24 <b>family</b> 43:13 51:3 54:10,19 60:15 61:5 80:24 <b>far</b> 77:23 <b>favor</b> 5:18</p>	<p><b>favorable</b> 6:8 6:17 <b>feasible</b> 12:14 12:17 23:2 34:5 45:11,13 55:22 61:17 <b>february</b> 1:4 4:4 <b>feder</b> 6:5 9:22 <b>fedex</b> 77:19 <b>feet</b> 20:23 21:5 21:8,11,17,21 21:24 22:5 29:11 32:12 51:14,18 52:6 52:12,15,19 54:13 56:8,22 56:23 65:13 70:10 72:16,16 77:17,20 79:14 82:14 <b>fence</b> 13:12 <b>fifteen</b> 33:8 34:12 <b>fifty</b> 32:19 <b>fil</b> 7:18 <b>file</b> 53:21 <b>final</b> 41:6,11 <b>finalize</b> 40:17 <b>findings</b> 11:24 14:16 22:13 33:16 44:4 54:24 60:24 <b>fine</b> 79:20</p>
---	---	---	--

<p><b>fines</b> 15:5 26:10 36:19 48:2 58:4 63:11 <b>finished</b> 26:6 <b>fire</b> 15:2 25:15 36:16 47:13,16 57:12,15 63:2 <b>first</b> 4:16 15:21 39:19 52:3,23 53:11 54:14,16 74:14 <b>fits</b> 34:10 <b>five</b> 5:20 9:2,18 17:15 18:21 20:10,23 21:5 21:8 25:7 27:12 30:18,18 31:20 37:12 38:7 42:22 47:3 49:5 50:19 59:13 60:7 61:7 64:7 75:11,12 77:25 79:11 84:13 85:14 86:3,15 <b>flooding</b> 35:20 <b>floor</b> 1:6 10:14 10:15 13:8,20 32:3 33:6,10 39:19 43:14 45:8 52:3,8,23 52:25 53:11,13 54:14,16 56:15 65:14 70:22</p>	<p><b>floors</b> 33:7 <b>flow</b> 12:21 <b>follow</b> 46:13 <b>following</b> 12:12 14:21 22:24 25:14 34:3 36:6 44:15,18 47:12 55:7 57:11 62:25 <b>fonte</b> 68:9 69:3 <b>fonte's</b> 68:3 <b>foot</b> 11:19 32:15 34:12,12 36:14 39:23 70:7,8,11 72:13 <b>footprint</b> 52:9 54:16 <b>form</b> 9:6 31:10 <b>formal</b> 28:9 <b>forth</b> 87:11 <b>forward</b> 41:25 <b>found</b> 23:5 38:23 <b>four</b> 33:9 69:25 70:15 71:22 80:24 <b>friday</b> 38:25 <b>front</b> 21:4,15 22:4 32:6 54:7 54:8 60:16,20 <b>full</b> 26:10 48:3 58:4 63:11 <b>function</b> 57:7</p>	<p><b>functional</b> 54:11 <b>further</b> 5:9 13:9 19:24 24:25 31:8 37:20 42:10 81:2 87:13 <b>future</b> 16:21 69:5</p> <hr/> <p style="text-align: center;"><b>g</b></p> <p><b>garage</b> 24:17 60:17 66:7,12 <b>garbage</b> 7:10 <b>gas</b> 20:18 66:12 <b>gentleman</b> 79:5 <b>gerard</b> 28:15 <b>gerry</b> 29:5 <b>gfa</b> 10:5 <b>gibbons</b> 40:15 40:16 <b>give</b> 68:4 <b>given</b> 19:9,10 35:4 43:23 82:2,5 87:12 <b>gjelaj</b> 1:17 4:9 4:9 8:22 9:15 15:15,15 17:12 18:15,15 20:6 27:8 30:14 31:16 37:6,6 38:3 42:18 48:25 50:13,13 59:7,7,25,25 63:25,25 82:2 82:5,10,15,21</p>	<p>82:25 83:7,13 84:9 85:8,8,21 85:21 86:11 <b>go</b> 7:8,19 8:5 38:22 40:8 68:20 70:5,8 71:2 76:22,23 78:15 79:20,21 82:12 86:4 <b>goes</b> 29:16 76:16,20,20 <b>going</b> 4:18 6:23 7:15,16 8:10 8:11,12 70:8 70:10,21,22,24 70:25 71:19 76:17 77:2,4,6 79:21 80:18,19 <b>gonzalez</b> 39:16 39:18 <b>good</b> 4:2 5:2 6:3 17:22 18:25 27:16 37:15 38:17 39:16 40:15 42:8 69:18 86:7,8 <b>grant</b> 61:6 <b>granting</b> 12:22 13:2 14:14,20 24:24 25:4,8 25:13 34:13,17 36:4,5 47:10 57:9 61:10,13 62:7,24</p>
---	---	---	---

<p><b>grants</b> 23:23  <b>greater</b> 51:9  <b>greenery</b> 46:16  <b>grocery</b> 43:14  <b>gross</b> 10:14,14  <b>ground</b> 33:6,10              43:14 45:8  <b>guess</b> 17:3              37:17 77:22</p>	<p><b>health</b> 12:8              15:2 22:21              25:15 33:24              36:16 44:12              47:13 57:12              63:2  <b>hear</b> 82:4  <b>hearing</b> 6:11,15              6:16 12:2              14:18 19:8,15              22:15 26:11              33:18 44:6              48:3 55:2 58:5              61:2 63:12              64:13,15  <b>hearings</b> 2:17              3:2 64:8  <b>heavily</b> 33:2              76:7  <b>heavy</b> 34:21  <b>hector</b> 1:13              4:14  <b>height</b> 32:10              33:5 34:12              36:14 77:16  <b>hello</b> 76:11  <b>help</b> 41:3  <b>helpful</b> 69:11  <b>hereinbefore</b>              87:10  <b>hereunto</b> 87:16  <b>herreria</b> 1:23              87:8,20  <b>high</b> 2:13 38:12              62:15 70:8</p>	<p><b>hill</b> 49:22  <b>hiring</b> 40:9  <b>home</b> 50:3              54:19 55:15              56:11 57:5              60:15 72:22              78:6  <b>homes</b> 35:7              55:16,18,20              56:3,13,14              82:6  <b>hopefully</b> 40:10  <b>hoping</b> 39:21  <b>hot</b> 70:23  <b>hotels</b> 67:21  <b>hour</b> 47:18              57:17 74:23              75:11  <b>hours</b> 40:20              66:20 67:16,17              77:23  <b>house</b> 53:24              54:5,10,13              55:13 56:2,16              61:5,20 62:5              62:14  <b>houses</b> 62:6              68:21 80:24  <b>housing</b> 26:17              26:25 46:13              47:8 48:9,17              58:11,19 63:18              80:23  <b>hypothetical</b>              75:17</p>	<p><b>hypothetically</b>              75:18</p>
<p><b>h</b></p>			<p><b>i</b></p>
<p><b>half</b> 29:11  <b>hall</b> 1:5  <b>hand</b> 87:16  <b>hands</b> 41:9  <b>happening</b>              82:21,22 83:2  <b>hardship</b> 12:6              14:11,12 25:2              25:11 33:22              35:24,25 36:2              46:25 62:19,20  <b>hardships</b> 25:6  <b>hardy</b> 62:15  <b>harry</b> 1:12 4:11              8:19 15:19              18:12,19 31:13              37:10 50:17              59:11 60:5              63:23 64:5              73:13 85:12,25  <b>hauls</b> 77:18  <b>havlir</b> 80:12,13              81:13,18,21  <b>headed</b> 77:2</p>			<p><b>ideal</b> 12:19  <b>illegal</b> 79:22  <b>illuminare</b>              50:24  <b>immediately</b>              15:7 36:21              41:10  <b>impact</b> 24:5              25:10 28:21              29:25 30:3,6              34:23 35:15              46:10 47:5              67:24  <b>important</b>              70:12 74:15  <b>imposes</b> 14:21              25:14 47:12              57:10 62:25  <b>improve</b> 62:13  <b>improvement</b>              45:23 49:11              68:2  <b>improvements</b>              10:3 55:25              62:9  <b>inch</b> 53:17  <b>inches</b> 52:9,21              52:25 53:6  <b>include</b> 33:11  <b>included</b> 10:18  <b>including</b> 36:13</p>

<p><b>incomplete</b> 40:14  <b>increase</b> 45:21  45:25 51:15,19  53:8,13,17  56:16 60:18  <b>indicate</b> 68:20  <b>indicated</b> 75:14  <b>indicating</b> 68:14  <b>industrial</b> 72:24  <b>infirmities</b> 66:17  <b>information</b> 11:25 14:16  22:13 33:16  44:4 54:24  60:24  <b>initiate</b> 83:23  <b>inside</b> 70:5  71:5 77:7,8,11  77:16  <b>inspection</b> 68:19  <b>inspections</b> 26:16 48:8  58:10 63:17  <b>installed</b> 47:17  57:16  <b>insufficient</b> 10:4 32:8 43:9  43:21 60:19  <b>insulated</b> 13:11</p>	<p><b>intensified</b> 51:8  <b>intention</b> 19:17  30:23 83:19  <b>interested</b> 87:15  <b>interfere</b> 56:9  <b>interim</b> 1:14  6:10  <b>interior</b> 20:17  43:7,16  <b>internal</b> 40:22  <b>intersection</b> 7:17 79:15  <b>introduce</b> 39:14  <b>involved</b> 83:25  84:2  <b>involves</b> 33:3  <b>issue</b> 24:21  <b>issued</b> 25:21  41:7 47:20,24  53:7 57:19,23  <b>issues</b> 14:6 28:6  67:6</p>	<p>59:5,9,23 60:3  64:3 84:6  85:10,19,23  86:8  <b>jersey</b> 73:9  <b>job</b> 68:14  <b>joey</b> 7:5  <b>john</b> 2:7 49:17  50:23 80:12,12  <b>july</b> 19:20 31:2</p>	<p><b>land</b> 51:5,9,15  51:19  <b>landlord</b> 7:7,14  7:19,22,24  8:13 10:16  <b>landscape</b> 26:2  <b>late</b> 4:6  <b>laundromat</b> 76:14 80:15  <b>laundry</b> 64:24  67:3,20 70:21  78:20 81:8  <b>law</b> 61:7 68:6  82:19  <b>laws</b> 24:19  <b>lead</b> 19:17  23:11 30:24  83:19,23 84:2  84:4  <b>leaked</b> 54:3  <b>lease</b> 73:25  <b>leave</b> 62:5  77:15  <b>leaves</b> 76:22  <b>leaving</b> 83:4  <b>left</b> 80:25 82:14  84:25  <b>leg</b> 7:9  <b>legislation</b> 25:5  <b>length</b> 72:16  <b>lesser</b> 66:8,23  69:9  <b>letter</b> 6:14  80:13</p>
	<p><b>j</b></p>	<p><b>k</b></p>	
	<p><b>jacob</b> 2:12  <b>james</b> 2:8,11  40:16 59:18  60:12  <b>january</b> 6:22  36:9  <b>jean</b> 1:15 4:10  15:17 18:17  30:11 37:3,8  48:23 50:10,15</p>	<p><b>l</b></p>	
		<p><b>keep</b> 40:5  <b>keith</b> 2:15  <b>kids</b> 40:2  <b>kimball</b> 1:11  4:13  <b>kind</b> 74:11 77:3  <b>kitchen</b> 39:20  54:14 56:20,22  <b>kitt</b> 28:16,16,22  29:5,5,23  <b>know</b> 19:5 40:5  68:17 74:23  76:13,23 78:6  80:18 82:17  <b>known</b> 9:23  43:4 50:25  59:19 64:20  80:21  <b>kravitz</b> 16:23</p>	
		<p><b>lack</b> 53:25 76:8  <b>lake</b> 2:21 38:16  40:23,25</p>	

<b>letters</b> 34:25 <b>level</b> 33:10 71:2 71:2,4 <b>liability</b> 4:18 <b>lift</b> 70:25 <b>light</b> 35:20 46:15 61:22 66:13 <b>limited</b> 4:17 36:13 74:25 <b>linden</b> 2:20 37:14,23 <b>line</b> 20:24 21:5 21:9 23:18,25 29:10,10 52:10 52:22 <b>listed</b> 65:6 <b>little</b> 4:5 67:9 69:14,16 73:5 81:2 <b>living</b> 55:11 56:8 57:5 <b>llc</b> 9:23 38:11 42:7 43:4 64:19 <b>load</b> 73:6 <b>loading</b> 33:9 70:7 71:5 76:3 76:5,8,13,18 77:12,15 78:19 <b>locals</b> 67:14 75:5 <b>located</b> 21:3,8 21:20 22:3 23:25 32:15	43:14 66:10 <b>location</b> 40:21 47:2 65:18 <b>long</b> 25:23 57:25 66:20 72:13 <b>look</b> 7:19 40:22 41:2,25 68:23 <b>lopez</b> 1:13 4:14 <b>lose</b> 8:4,7 <b>loss</b> 66:14 <b>lot</b> 9:4,24 14:4 20:15 21:5,9 21:12,22 26:7 30:20 31:23 39:23 40:24 43:5 51:2 52:10,22 60:11 64:21 66:10 77:10 83:16 <b>lots</b> 23:23 45:2 <b>loud</b> 34:20 78:3 82:16 <b>louder</b> 78:7	37:16 38:11 <b>maintain</b> 52:10 <b>maintaining</b> 7:13 <b>maintenance</b> 26:2 54:2 <b>make</b> 4:14 5:14 9:4,10 11:23 14:15 18:9 19:16 20:15 22:17 23:4 29:7 30:10,21 33:14 37:24 39:14 40:10,23 41:3,5 42:14 44:2 47:9 50:9 54:9,22 59:22 60:22 77:3 79:21 82:14 83:16 86:4 <b>makes</b> 34:10 <b>making</b> 8:9 12:10 22:23 34:2 44:14,16 55:5 82:13 <b>male</b> 64:9,16 <b>man</b> 38:11 <b>mandatory</b> 8:15 <b>maneuvering</b> 21:24 22:6,7 22:10,12 23:9 23:23 <b>manufacturer</b> 80:17	<b>manufacturing</b> 66:7,13 80:19 <b>map</b> 60:12 <b>maps</b> 45:4 <b>march</b> 38:14 59:16 87:17 <b>margaret</b> 2:8 59:20 60:10 <b>mark</b> 15:24 <b>market</b> 55:20 <b>marriage</b> 87:14 <b>masone</b> 2:7 49:13,17,17,20 49:22,25 50:20 50:23 59:3 <b>mastrogiacomo</b> 2:13 38:10 <b>match</b> 52:8 54:15 <b>material</b> 9:7 31:11 <b>materials</b> 32:22 <b>matter</b> 19:25 28:24 31:7 66:2 73:16 83:21 84:6 86:17 87:15 <b>mature</b> 33:2 <b>maximum</b> 32:3 32:10 38:23 39:3,11 <b>mean</b> 78:17,18 <b>means</b> 12:15,17 23:2,7 34:6,8 45:11,13 55:22
	<b>m</b>		
	<b>m</b> 68:8,25 <b>ma</b> 68:16 <b>machine</b> 78:7 <b>machines</b> 70:20 72:24 73:2 <b>made</b> 27:24 68:8 77:7,13 <b>mail</b> 79:9 <b>main</b> 4:23 8:10 21:4,15 22:4		

<p>65:20  <b>mechanical</b>          10:12  <b>meet</b> 23:14,17          28:16  <b>meeting</b> 4:4          19:5 23:7 28:2          38:20 68:19  <b>mehranco</b> 4:17  <b>member</b> 1:12          1:13,14,15,16          1:17  <b>members</b> 4:6          6:9 12:3 14:18          22:15 27:17          28:3,3 33:18          39:17 41:21,23          42:12 44:6          55:2 59:20          61:2 65:24          71:7 73:12          80:6  <b>mention</b> 39:12  <b>mentioned</b>          29:23  <b>merely</b> 25:3  <b>met</b> 28:2  <b>metered</b> 74:22  <b>method</b> 61:17  <b>mill</b> 2:5 27:14          27:19 28:14          29:3,6 30:21          31:22 32:16  <b>mills</b> 39:20</p>	<p><b>mine</b> 29:13  <b>minimal</b> 35:15          46:12 73:8          82:19  <b>minimis</b> 25:9  <b>minimum</b> 11:4          20:23 21:11          52:19  <b>minor</b> 24:4  <b>minus</b> 52:9  <b>minutes</b> 1:3          73:7  <b>modifications</b>          27:24  <b>monitoring</b>          47:18 57:17  <b>monoxide</b>          47:16 57:15  <b>month</b> 6:6,7,10          6:21 27:21          59:16 84:20  <b>months</b> 85:5,17  <b>morning</b> 7:11          7:12 67:12          82:22,23  <b>motion</b> 5:14,20          8:17,20,21,22          8:23,24,25 9:5          9:9,10,13,14,15          9:16,17,18,19          11:23 14:15          15:13,14,16,18          15:19 16:23,25          17:8,10,11,12          17:13,14,15</p>	<p>18:9,13,14,16          18:18,19,21          19:16 20:4,5,6          20:7,8,9,10,15          22:17 27:7,8,9          27:10,11,12          30:11,12,13,14          30:15,16,17,18          30:22 31:14,15          31:16,17,18,19          31:20 33:14          37:4,5,7,9,10          37:12,24,25          38:2,3,4,5,6,7          42:14,16,17,18          42:19,20,21,22          44:2 47:9          48:23,24,25          49:2,3,4,5          50:10,11,12,14          50:16,17,19          54:22 59:5,6,8          59:10,11,13,22          59:23,24 60:2          60:4,5,7,8,23          63:23,24 64:2          64:4,5,7,7          83:14,16 84:7          84:8,9,10,11,13          84:13 85:6,7,9          85:11,12,14,14          85:19,20,22,24          85:25 86:3,3,8          86:9,10,11,12          86:13,15</p>	<p><b>mount</b> 38:18  <b>mountain</b>          17:20  <b>moved</b> 29:10  <b>moves</b> 29:9  <b>multifamily</b>          56:14  <b>multiple</b> 81:3</p> <hr/> <p style="text-align: center;"><b>n</b></p> <hr/> <p><b>name</b> 4:7 6:4          7:3,5 29:4,5          39:17 49:15          76:11 80:11,12  <b>natural</b> 35:17  <b>nature</b> 24:4,5  <b>nearby</b> 12:25          13:4 23:13          34:16,18 44:21          44:24 55:10          61:11  <b>necessarily</b>          24:24 25:4          62:22  <b>necessary</b> 31:5          47:7 56:11  <b>need</b> 7:15,22,24          8:2,13 25:19          40:20 45:15          47:22 57:21          73:5,14 76:15          76:15,19 80:2  <b>needed</b> 8:6          19:12 47:8          57:4 68:5</p>
--	---	--	--

<p><b>needs</b> 63:6 78:25 <b>negative</b> 9:8 13:22,25 19:11 31:11 35:9,12 <b>neglect</b> 56:4 <b>neglected</b> 53:24 <b>neighbor</b> 29:8 <b>neighborhood</b> 12:9,24 13:4 13:24 14:3 22:22 23:12,16 24:6 33:25 34:15,23 35:11 35:14 44:13,20 44:23 45:7,21 55:9,13,15,17 56:25 61:10 62:11 69:7 74:24 <b>neighboring</b> 23:21 56:9,13 <b>neighbors</b> 13:11 34:24 <b>nepperhan</b> 2:4 18:23 20:14 41:2 <b>nestor</b> 39:17 <b>new</b> 1:2,6 3:2 4:24 14:7 18:4 20:13 31:24 33:4 37:16 38:18 49:23 52:9 73:8,15 79:12 83:17</p>	<p>87:4,9 <b>nice</b> 68:14 81:19 <b>night</b> 83:6,12 <b>nil</b> 67:24 <b>nine</b> 82:20 <b>noise</b> 35:20 45:25 67:3,5 83:8 <b>noises</b> 34:21 <b>non</b> 16:21 43:20,22 46:16 46:18 49:11 56:12 66:19,22 <b>nonconforming</b> 51:5,7 54:19 60:16 <b>nonconformity</b> 53:9,14,18 60:18 <b>nonstorage</b> 16:15,20 <b>north</b> 3:6 32:21 85:2 <b>northern</b> 11:18 <b>notary</b> 87:8 <b>note</b> 76:2 <b>noted</b> 76:5 <b>notice</b> 84:4 <b>notices</b> 19:21 31:3 <b>notification</b> 83:24 <b>nuisance</b> 35:21</p>	<p><b>null</b> 5:25 9:21 <b>number</b> 4:16 5:22 9:3,20 10:19 11:2,4,6 18:8 20:12 30:20 31:21 37:23 38:9,15 42:6,13 43:2 49:10 50:8 59:14,17,21 60:9 64:11,12 64:17 65:16 75:25 79:11 80:9 83:15 85:2 86:5</p> <hr/> <p style="text-align: center;"><b>o</b></p> <hr/> <p><b>o</b> 1:10 <b>o'clock</b> 7:11 75:11 82:20 <b>objection</b> 29:7 29:8 <b>obtain</b> 22:8,10 <b>obtained</b> 12:4 14:19 22:17 33:20 44:8 55:4 61:4 <b>occupancy</b> 25:21 26:14 45:25 47:20,24 48:6 56:16 57:19,23 58:8 63:15 <b>occupied</b> 51:15 51:19</p>	<p><b>occupy</b> 51:9 <b>occur</b> 24:12 <b>odor</b> 35:21 <b>odors</b> 67:4 <b>office</b> 31:25 33:6 66:13 <b>official</b> 60:11 <b>offs</b> 71:16 <b>okay</b> 5:14 6:23 16:9 17:5 19:16 41:24 58:25 64:16 78:8 81:24 <b>once</b> 26:18 28:13 48:10 58:12 63:19 71:22,23 <b>onerous</b> 46:5 69:9 <b>open</b> 2:17 20:22 21:10 71:11 82:7 <b>operated</b> 32:17 <b>operation</b> 39:22 67:18 <b>operations</b> 32:2 32:20 33:6 <b>opportunities</b> 33:12 <b>opposed</b> 67:4 <b>options</b> 23:4 <b>ordinance</b> 10:15 <b>outcome</b> 87:15</p>
--	---	---	--



<p><b>outside</b> 28:17 47:18 57:17 <b>overall</b> 56:15 <b>overgrown</b> 54:4 <b>overnight</b> 25:23 57:25 <b>owed</b> 15:5 26:10 36:19 58:4 63:11 <b>own</b> 29:6 <b>owned</b> 30:5 48:2 <b>owner</b> 15:8,12 26:15,21 28:14 36:22 37:2 43:4,12 48:7 48:13,21 49:18 50:24 51:16 52:13 53:2,14 58:9,15,23 63:16 64:19 65:4,17 70:17 <b>owners</b> 59:19 60:13</p>	<p><b>paid</b> 15:6 26:10 36:20 48:2 58:4 63:11 <b>pants</b> 7:9 <b>papers</b> 50:4 <b>paperwork</b> 29:12 <b>paragraph</b> 68:6 <b>parallel</b> 11:22 <b>parcel</b> 32:15 <b>parcels</b> 32:20 <b>park</b> 2:3,6,11 2:14 6:2 9:4,21 9:24 11:22 13:13 38:12 42:7,14 43:3,5 <b>parked</b> 39:3 <b>parking</b> 8:3,4,5 8:7,8 10:4,6,7,9 10:12,19,21 11:2,5,6,11 13:2,6,17 14:3 20:22 21:2,3,8 21:10,14,16,20 21:23 22:3,4 23:6,8,15,24 24:3,20 25:23 26:6 32:2 33:9 38:21,24 39:4 39:4,10,11 40:13,22,24 41:12 43:9,21 43:22 45:14,15 46:19,20 57:25</p>	<p>65:8,13,16,19 65:20,21 66:10 69:15,25 72:3 74:16,20,21,24 75:22 <b>parkledge</b> 81:3 <b>parks</b> 83:5 <b>part</b> 40:10 <b>parties</b> 87:14 <b>passed</b> 9:18 16:24,25 17:2 28:8 <b>passes</b> 5:20 8:25 17:15 18:21 20:10 27:12 30:18 31:20 37:12 38:7 42:22 49:5 50:19 59:13 60:7 64:7 84:13 85:14 86:3 <b>past</b> 56:4 66:5 <b>paths</b> 26:5 <b>patience</b> 4:5 <b>patrick</b> 2:3 6:3 6:4 15:20 16:9 16:12,14 17:5 17:17 <b>patterns</b> 12:21 <b>paul</b> 74:7 <b>pavement</b> 26:3 26:8 <b>peak</b> 74:23</p>	<p><b>pedestrian</b> 26:5 <b>peeled</b> 54:3 <b>people</b> 40:5 70:16,18 73:5 <b>percentage</b> 56:15 <b>perform</b> 25:25 <b>permanent</b> 22:10 <b>permission</b> 69:13 73:15 <b>permit</b> 26:15 48:7 53:7 58:9 63:16 <b>permitted</b> 10:24 11:6 25:24 32:3,10 33:13 58:2 65:2 79:14 <b>pertains</b> 24:19 <b>ph</b> 7:6 76:12 <b>photos</b> 45:4 <b>physical</b> 13:22 14:2 24:8,11 35:9,13 46:7,9 56:18,24 62:10 69:6 <b>physically</b> 51:7 <b>pick</b> 77:14 <b>pickup</b> 76:21 <b>piece</b> 29:21 <b>pillow</b> 81:11 <b>pipes</b> 54:2 <b>piping</b> 28:11</p>
<p style="text-align: center;"><b>p</b></p>			
<p><b>p</b> 2:15 <b>p.m</b> 71:18 <b>p.m.</b> 1:4 39:2 67:19 71:12 78:2,13,16,24 82:11,11 86:16 <b>pad</b> 10:2,5 <b>page</b> 2:2 3:2</p>			

<p><b>place</b> 7:21 38:18</p> <p><b>placed</b> 36:10</p> <p><b>plainly</b> 25:5</p> <p><b>plan</b> 23:3 56:15 68:3 69:14 82:10</p> <p><b>planning</b> 19:19 28:3 29:16 30:25 83:22</p> <p><b>plans</b> 6:6,18,20 9:7 31:11 46:14 54:6,12 65:17</p> <p><b>plant</b> 64:23,25 65:12 77:23 80:15,16 81:14</p> <p><b>plantings</b> 26:3</p> <p><b>plants</b> 73:8 75:7 79:5</p> <p><b>please</b> 7:14,23 8:12 50:6 80:10</p> <p><b>pleasing</b> 54:11 57:8</p> <p><b>plumbing</b> 54:9</p> <p><b>plus</b> 8:8 10:8</p> <p><b>point</b> 41:13 75:3,3,25 79:11</p> <p><b>points</b> 47:3 61:7 67:21 68:7</p> <p><b>policy</b> 79:13</p>	<p><b>pollution</b> 35:19</p> <p><b>porch</b> 54:7</p> <p><b>portfolio</b> 17:20</p> <p><b>portion</b> 11:21 13:5,17 28:18</p> <p><b>positive</b> 39:23</p> <p><b>positively</b> 40:2</p> <p><b>possible</b> 19:5 79:3</p> <p><b>possibly</b> 81:5</p> <p><b>potential</b> 14:5</p> <p><b>pounds</b> 73:7</p> <p><b>preclude</b> 14:13 24:24 36:3 62:22</p> <p><b>premature</b> 7:18</p> <p><b>premises</b> 9:23 43:4,15 44:24 45:4,22 46:11 50:25 54:7 58:2 59:19 64:20</p> <p><b>prepared</b> 39:21</p> <p><b>present</b> 35:12 69:4</p> <p><b>presentation</b> 67:9</p> <p><b>presented</b> 6:7 11:25 14:17 22:14 27:21 33:17 44:5 54:25 60:25</p> <p><b>pretty</b> 81:19</p> <p><b>previous</b> 67:4 67:25</p>	<p><b>previously</b> 66:11</p> <p><b>principle</b> 66:3</p> <p><b>prior</b> 47:19 53:23 57:18</p> <p><b>probably</b> 68:2 78:7</p> <p><b>problem</b> 17:6 29:14</p> <p><b>proceed</b> 61:20</p> <p><b>proceedings</b> 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1</p>	<p>77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1</p> <p><b>process</b> 28:17 79:23</p> <p><b>processed</b> 73:7 78:20</p> <p><b>produced</b> 61:9</p> <p><b>prohibited</b> 14:23 16:6 74:22</p> <p><b>prohibiting</b> 36:9</p> <p><b>project</b> 7:7 8:6 27:21,22 28:5 28:22 29:19 30:7,10 33:3 33:11 34:25 35:16 40:10 41:22 69:20</p> <p><b>proof</b> 26:11 48:4 58:5 63:12</p> <p><b>proper</b> 50:6</p> <p><b>properties</b> 12:25 13:5 23:13 34:16,18 44:21,24 55:10 56:10 61:12</p> <p><b>property</b> 7:23 8:14 11:8,18 11:22 20:24 22:6,8,12 23:18,25 25:19</p>
--	--	--	--

<p>26:15,21 27:5                  27:19 28:14,19                  29:6,9,10,12,13                  29:21 32:14,25                  33:13 34:19                  40:25 47:22                  48:7,13,21                  49:18 53:22                  54:3,18 56:5                  57:21 58:9,15                  58:23 61:23                  63:6,16 66:15                  77:12,13,15  <b>proposal</b> 20:17                  31:24 43:7                  51:3 64:22  <b>proposed</b> 9:9                  10:5,8,9 21:2                  21:14,16 22:2                  31:12 32:5,7,9                  32:12 33:3                  43:11,20 45:16                  51:11 52:3,7                  52:23 53:5,11                  60:17,21 62:8                  64:25 65:7,11                  65:16 67:7                  76:5,7 79:17  <b>proposing</b>                  15:23 16:17  <b>prove</b> 29:13  <b>provide</b> 26:4                  40:8 46:15                  57:4 65:17,19                  70:3,14,24</p>	<p>71:4 76:3 79:4  <b>provided</b> 11:3                  33:10 38:25                  39:5 51:6                  63:13 65:9                  74:17 76:4  <b>provides</b> 47:8  <b>providing</b> 23:9                  23:16 29:9                  39:10 69:20                  70:6 71:3  <b>proximity</b> 82:2  <b>public</b> 5:13                  6:16,24 12:2                  14:18 18:8                  19:15,15 22:15                  29:2 33:17                  37:23 41:23                  42:12 44:6                  50:8 55:2                  59:21 61:2                  80:8 81:23                  87:8  <b>pull</b> 77:9 82:12  <b>purchased</b>                  43:15  <b>purpose</b> 14:24                  84:5  <b>purposes</b> 16:8                  16:16 83:20  <b>pursuant</b> 19:21                  31:3 53:21                  68:8 83:17  <b>pursue</b> 61:18</p>	<p><b>put</b> 67:20 68:20                  70:25 81:9  <b>putting</b> 29:8                  78:22</p> <p style="text-align: center;"><b>q</b></p> <p><b>quality</b> 62:15                  83:18  <b>quantity</b> 10:21  <b>question</b> 29:18                  77:22 81:25  <b>questions</b> 28:12                  41:22 71:8                  73:13 74:6                  80:6,7  <b>queuing</b> 12:21                  13:9,12  <b>quiet</b> 78:6  <b>quite</b> 73:10</p> <p style="text-align: center;"><b>r</b></p> <p><b>r</b> 1:10 87:2  <b>radius</b> 72:17  <b>ralph</b> 1:14 4:12                  18:20 37:11                  50:18 59:12                  60:6 64:6                  84:12 85:13                  86:2,14  <b>rather</b> 45:24                  66:18  <b>ratio</b> 32:4  <b>ravine</b> 2:18                  4:21  <b>reach</b> 70:4                  84:22</p>	<p><b>read</b> 74:11  <b>ready</b> 40:8,8,9  <b>real</b> 26:9 47:25                  58:3 63:10  <b>realistic</b> 68:21  <b>really</b> 68:10,13                  68:20 70:19,23                  71:5 73:18                  76:15  <b>realty</b> 4:21                  50:24  <b>rear</b> 32:24                  54:12  <b>reasonable</b>                  68:7,23  <b>receive</b> 74:7  <b>received</b> 6:8                  40:2,17  <b>reconstruction</b>                  52:8  <b>record</b> 6:4                  19:20 31:2                  87:12  <b>reduce</b> 46:3                  67:3  <b>reducing</b> 27:24  <b>reduction</b>                  10:20 11:5                  22:9 65:21  <b>reflect</b> 46:14  <b>reflected</b> 45:3  <b>regard</b> 19:8  <b>regarding</b>                  27:19 28:5,6                  28:10,18 68:22</p>
--	---	--	---

<p>77:22  <b>regular</b> 26:2,4  <b>regulations</b>  19:24 51:23  52:19 65:6  83:18  <b>related</b> 15:22  87:13  <b>relatively</b> 33:2  <b>relevant</b> 24:23  <b>rely</b> 76:7  <b>remain</b> 44:25  <b>remaining</b> 33:7  <b>remind</b> 39:8  <b>renotice</b> 6:11  <b>renoticed</b> 6:14  <b>renovate</b> 60:14  <b>renovation</b>  20:18 50:2  51:3  <b>rent</b> 66:15  68:11,15  <b>rental</b> 33:11  <b>repair</b> 20:19,20  24:16 26:3  63:8  <b>repairing</b> 25:19  47:22 57:21  63:6  <b>replaced</b> 62:15  <b>replacement</b>  25:20 47:23  57:22 63:6,8  <b>replacing</b> 54:7</p>	<p><b>report</b> 41:7,11  68:9,13  <b>reporter</b> 1:23  <b>representing</b>  38:19  <b>request</b> 3:6,7  14:14,15 21:6  21:19 24:2,7  36:4 45:17,18  46:6 47:11  51:16 52:13  53:3,15 56:6,7  56:17,19 57:9  62:23,24 65:4  65:20 68:18  74:18 85:3,4  85:16,17  <b>requested</b>  11:24 12:22  13:14 27:25  28:21 30:4  33:15 34:13  35:2 44:3  47:10 54:23  60:23 61:24  <b>requesting</b>  49:25  <b>requests</b> 24:3  <b>require</b> 22:7  39:10 54:20  70:10  <b>required</b> 6:12  10:7,7,9,18  11:4,11 14:7  19:25 22:9</p>	<p>32:4,6,9,11  43:10 52:11,21  53:2,6,19  60:19,20 61:7  65:18 70:13  74:17 76:3  <b>requirement</b>  10:23 13:6,18  65:22  <b>requirements</b>  23:5,8,15,18  24:20  <b>requires</b> 21:23  52:19 65:12  69:4 82:19  <b>rescinded</b> 15:8  26:24 36:11,22  48:16 58:18  <b>rescinds</b> 19:17  30:23  <b>residence</b> 51:4  <b>residences</b>  32:25  <b>residential</b> 35:6  55:20 68:16  69:23 72:9  80:23  <b>resolution</b>  19:13 28:6,7  <b>resolve</b> 28:18  28:24 29:15,24  <b>resolved</b> 31:8  <b>respective</b>  28:23</p>	<p><b>response</b> 6:8  <b>responsibility</b>  15:11 27:4  36:25 48:20  58:22  <b>rest</b> 67:16 70:2  <b>restaurant</b>  11:20 39:19  <b>restore</b> 54:6  <b>restricted</b>  16:22 79:18  <b>result</b> 12:23  13:3 34:14,17  46:6 53:8  56:17  <b>results</b> 34:20  38:22  <b>resurfaced</b>  26:7  <b>retail</b> 11:13  13:8,20 66:6  <b>retailers</b> 13:7  13:19  <b>return</b> 68:7,24  <b>review</b> 9:5 28:9  31:5,6,9 41:10  83:18,21,24  84:5  <b>reviewed</b> 23:4  <b>reviewing</b>  40:13  <b>richard</b> 1:23  87:8,20  <b>right</b> 66:23  70:4 71:13</p>
--	---	--	--

<p>72:10 75:22 77:2 79:18,18 80:24 81:2 82:13 <b>river</b> 2:5 28:14 29:3,6 30:21 31:22 32:16 <b>riverdale</b> 2:19 17:20 18:9 <b>road</b> 2:5 3:7 27:19 28:14 29:3,7 30:21 31:22 32:16 49:22 85:16 <b>robert</b> 68:9 <b>romano</b> 2:6,18 2:19,20 3:3 4:21,23,23 5:3 5:4,7,11,21 17:19,22,23,24 17:25 18:3,5,6 37:14,15,16,19 37:21 38:8 42:6,8,9,11,23 43:3 49:5,8 64:18 65:23,24 72:3 74:9,13 75:2,10,23 76:10 79:4,7 79:20 81:24 84:14,16,20,21 84:23 <b>roof</b> 54:2 <b>roofing</b> 54:8</p>	<p><b>rooking</b> 32:21 <b>room</b> 23:24 <b>row</b> 21:3 22:4 <b>roxbury</b> 7:16 <b>rule</b> 14:12 25:2 36:2 <b>run</b> 35:19 53:24 77:23 <b>runs</b> 79:6 <b>rush</b> 74:23 75:11</p> <hr/> <p style="text-align: center;"><b>s</b></p> <hr/> <p><b>s</b> 51:2 56:12 60:11 <b>safe</b> 23:9 26:4 <b>safety</b> 12:8 15:3 22:21 25:15 33:24 36:17 44:12 46:13 47:13 57:12 63:2 69:12 79:15 <b>satellite</b> 11:16 <b>satisfied</b> 26:19 48:11 58:13 63:20 <b>saturdays</b> 72:7 <b>saw</b> 2:5 27:14 27:19 28:14 29:3,6 30:21 31:22 32:15 <b>scaled</b> 27:22 <b>scenario</b> 38:25 <b>schedule</b> 65:5</p>	<p><b>schedules</b> 52:18 <b>scope</b> 29:18 <b>seats</b> 8:9,9 <b>second</b> 5:15,16 5:17 8:18 9:10 9:11,12 17:9,9 18:10,11 20:2 20:3 27:6 30:11 31:13 37:3,25 42:15 48:22 50:10 52:8,24 53:12 54:15 59:4,5 59:22 63:22 70:22 71:2 84:6 85:5,18 <b>seconds</b> 18:12 <b>section</b> 10:4,16 10:25 20:25 21:7,13,19,25 24:20 32:4,11 43:9 51:10,16 52:2,13 53:9 53:15 65:3,10 65:14 <b>see</b> 7:8 39:23 84:20 <b>seek</b> 19:17 30:24 83:19 <b>seeking</b> 66:4 74:16 <b>seeks</b> 11:19 43:16 84:2</p>	<p><b>seems</b> 40:13 76:6 <b>self</b> 14:10,11,12 24:15,18,22 25:2,6,11 27:23 31:25 33:4,8 34:22 35:23,24,25 36:2 46:23,24 46:25 57:2,3,6 62:18,20,20 <b>semipublic</b> 20:22 21:10 <b>seqra</b> 19:6,9,10 19:23,25 <b>set</b> 20:23 21:11 35:6 84:22 87:11,16 <b>setback</b> 23:5 52:11,20,22 62:5 <b>setbacks</b> 23:6 24:4 54:18 56:10 <b>seven</b> 67:17 71:12 <b>several</b> 12:18 23:3 28:5 32:25 <b>sewer</b> 7:9 <b>sewers</b> 7:8 <b>sf</b> 9:25 10:6,6 <b>shahin</b> 2:21 38:16,17</p>
---	---	--	---

<p><b>shannon</b> 79:10 84:22</p> <p><b>sheets</b> 81:11</p> <p><b>shifts</b> 67:11</p> <p><b>shingles</b> 62:16</p> <p><b>shit</b> 7:20</p> <p><b>shopping</b> 11:9</p> <p><b>show</b> 69:25 70:20 75:18</p> <p><b>showing</b> 65:18 69:22</p> <p><b>shows</b> 27:22</p> <p><b>side</b> 21:5,9,16 32:8,8,15 52:10,20 53:2 53:6,19 54:13 76:22</p> <p><b>sidewalk</b> 7:20</p> <p><b>sidewalks</b> 25:18 47:21 57:20 63:5</p> <p><b>siding</b> 54:3,8 62:14</p> <p><b>signalized</b> 79:15</p> <p><b>signature</b> 87:19</p> <p><b>significant</b> 11:11 13:5,17 74:18</p> <p><b>signing</b> 28:9</p> <p><b>similar</b> 62:6</p> <p><b>singh</b> 1:12 4:11 4:11 8:24 9:17 15:19,19 17:14 18:11,19,19</p>	<p>20:8 27:10 30:16 31:18 37:10,10 38:5 42:20 49:3 50:17,17,23 59:11,11 60:5 60:5 64:5,5 73:14,21,23 84:11 85:6,12 85:12,25,25 86:13</p> <p><b>single</b> 60:15 61:4</p> <p><b>sinsabaugh</b> 18:25 19:2</p> <p><b>sir</b> 5:11 18:6 29:3 37:21 49:20 59:2 74:9 80:10</p> <p><b>sit</b> 16:24</p> <p><b>site</b> 10:2,3,5 11:12 12:2,20 13:10 14:5,18 14:24 16:7,11 22:15 23:3,10 23:14 24:6,11 25:24 26:2 27:24 28:11,19 28:19,20 33:18 34:10 35:5 44:6 45:4 55:2 61:2 65:17 67:15 68:19 72:4 76:8,17 84:22</p>	<p><b>situated</b> 11:17 11:21 51:24</p> <p><b>six</b> 27:22 29:11 33:5 52:9,19 52:21,25 53:6 53:17 67:11,12 67:15 75:14 77:25</p> <p><b>size</b> 45:2 47:2</p> <p><b>sized</b> 72:24</p> <p><b>slum</b> 7:7,13,19 7:21,24 8:13</p> <p><b>small</b> 56:14 61:22 77:19</p> <p><b>smell</b> 81:19</p> <p><b>smells</b> 46:2 67:6</p> <p><b>smoke</b> 47:16 57:15</p> <p><b>sole</b> 27:4 48:20 58:22</p> <p><b>somebody</b> 74:3</p> <p><b>sorry</b> 38:14</p> <p><b>sought</b> 12:13 12:16 24:9 34:4,7 61:15</p> <p><b>south</b> 1:6 32:16 32:21</p> <p><b>southeast</b> 51:12 52:4</p> <p><b>southerly</b> 11:21</p> <p><b>southwest</b> 51:13 52:5,24 53:12</p>	<p><b>space</b> 10:16,21 11:12 13:7,9 13:19,20 21:2 21:8,16,23 22:6 23:20 39:13 41:19 55:11 56:8 57:5 72:4 76:5 77:4</p> <p><b>spaces</b> 8:3,5,6,7 8:8 10:6,7,17 10:19 11:2,5 14:22 16:2,6 21:15,20 22:3 22:4 23:17,24 33:9,9 38:24 39:4,11 41:12 43:10,11,23 65:13,16,21 74:17,20 76:3 76:8,13</p> <p><b>spare</b> 10:12</p> <p><b>speak</b> 5:13 6:25 18:8 19:4 29:2 30:10 41:24 42:12 50:8 59:21 69:14 70:16 80:9 81:23</p> <p><b>speaking</b> 75:17</p> <p><b>special</b> 36:8</p> <p><b>specifically</b> 12:10 22:22 33:25 41:16 44:13</p>
--	--	--	--

<p><b>spent</b> 66:20  <b>spill</b> 13:12  <b>splitting</b> 75:12  <b>spoke</b> 19:3  <b>spoken</b> 28:13  <b>spot</b> 76:18 77:7  77:12,12,16  <b>spots</b> 40:19,24  <b>square</b> 11:19  32:14 51:14,18  52:6,12,15  54:13 56:8  65:13  <b>ss</b> 87:4  <b>staff</b> 28:3  <b>standard</b> 66:23  <b>start</b> 40:9,9  67:11 83:11  <b>starting</b> 4:5,7  83:10  <b>state</b> 1:2 4:6  7:3 14:8 29:4  41:11 49:15  73:16 79:13  80:11 83:17  87:4,9  <b>stated</b> 45:15  47:7 78:12  <b>statement</b> 39:6  39:15 41:14  50:6  <b>states</b> 25:5  <b>station</b> 20:19  66:12</p>	<p><b>status</b> 19:6,10  19:10 83:19  84:5  <b>stay</b> 76:17  <b>stays</b> 83:5  <b>steinmetz</b> 2:4  18:23 19:2  20:13  <b>stephen</b> 2:5  <b>steve</b> 66:2  75:14  <b>steven</b> 27:14,15  27:17  <b>stink</b> 7:9  <b>stop</b> 75:12  <b>storage</b> 11:12  11:15 13:8,19  14:25 16:8,12  16:13 25:22  27:23 31:25  32:23,24 33:4  33:8 34:22  57:24  <b>store</b> 20:19,21  24:17 43:8,14  43:18 45:16,24  46:17,21 66:11  <b>stores</b> 46:5  <b>stories</b> 32:12,13  33:5  <b>story</b> 27:22  54:15 61:4  66:9 69:20,22  <b>straight</b> 76:22</p>	<p><b>straightforward</b>  34:9  <b>street</b> 2:13,20  4:24 7:20  11:17 23:8  24:19 37:14,16  37:24 38:12  65:12,19 74:21  74:24 76:24  <b>stress</b> 45:20  <b>striping</b> 26:4  <b>structurally</b>  51:25  <b>structure</b> 45:14  51:21 66:5,9  <b>structures</b>  10:24 36:10  <b>study</b> 38:21,22  39:5,6 40:13  40:17,19  <b>stuff</b> 77:14  <b>subject</b> 11:8  30:7 32:14  34:19 44:3  53:22 54:23  61:4  <b>submit</b> 6:13  21:6,18 38:21  41:10 84:14  <b>submitted</b> 6:6  6:21,22 26:12  29:12 48:4  54:6 58:6  <b>substandard</b>  76:6</p>	<p><b>substantial</b>  13:15,16 24:2  35:3,4 45:17  45:18 47:6  56:6 61:25  62:2  <b>substantially</b>  46:4,21  <b>suffered</b> 56:3  <b>sufficient</b> 80:2  80:4  <b>sufficiently</b>  62:5  <b>summerfield</b>  79:12  <b>summerfield's</b>  74:8 76:2  <b>sundays</b> 72:7  <b>support</b> 34:25  <b>supported</b>  31:10  <b>supporting</b> 9:7  <b>sure</b> 4:15 40:23  68:18 74:13  82:18,18  <b>surrounding</b>  24:6 25:10  35:15 44:25  47:5 56:2  <b>sweetfield</b> 2:7  49:12 50:9,25  <b>system</b> 47:18  57:18</p>
---	---	---	--

<b>t</b>	<b>terms</b> 36:11	<b>tickell</b> 1:15	28:15 49:14
<b>t</b> 87:2,2	<b>terrace</b> 80:13	4:10,10 8:23	50:6 69:3
<b>table</b> 10:5 32:4	<b>testimony</b>	9:16 15:17,17	<b>top</b> 69:23
32:11 43:9	11:25 14:17	17:13 18:17,17	<b>topics</b> 28:5
52:17 53:4	22:14 33:16	20:7 27:9	<b>topography</b>
65:3,6,15	44:5 54:25	30:15 31:17	35:5
<b>take</b> 6:17 26:25	60:25 87:12	37:8,8 38:4	<b>total</b> 10:7,8
40:22 48:17	<b>tetrachloride</b>	42:19 49:2	<b>tough</b> 68:11
58:19 66:4	80:20	50:15,15 59:9	<b>towards</b> 13:10
<b>taken</b> 12:6	<b>thank</b> 4:4 5:21	59:9 60:3,3,9	<b>towels</b> 81:11
22:19 33:21	8:15,16 17:17	64:3,3 73:24	<b>traffic</b> 8:11
36:6 44:9	28:25 38:7	74:2 84:10	12:21 34:21,22
<b>talk</b> 70:18	39:16 40:11	85:10,10,23,23	39:23 45:25
<b>talking</b> 29:21	41:20,24 42:3	86:12	67:3,7 79:15
<b>talks</b> 68:4	42:11,23 49:8	<b>tide</b> 72:22	<b>training</b> 16:19
<b>tally</b> 41:15	49:9,13,24	<b>time</b> 5:5 17:8	<b>transitioning</b>
<b>tanglewood</b>	50:20 58:24	26:22 27:20	24:16
9:22 11:8	59:3 63:21	41:8 48:15	<b>trees</b> 13:12
<b>tax</b> 60:12	64:17 71:6	58:17 71:21,21	<b>trends</b> 55:20
<b>taxes</b> 15:5 26:9	73:23 81:22,24	<b>times</b> 15:4	<b>troublesome</b>
36:19 47:25	83:13 84:18,18	36:18 71:22,23	74:19
58:3 63:10	<b>thanks</b> 73:11	71:24,25	<b>truck</b> 7:10
<b>tcl</b> 39:25	<b>thing</b> 7:14,15	<b>tire</b> 66:6,11	33:11 71:19,20
<b>team</b> 6:18 28:4	<b>things</b> 40:6	67:5,6	71:25 72:4,12
<b>technically</b>	41:3	<b>title</b> 28:23	73:24 74:4
39:9	<b>think</b> 15:25	29:22,24	76:16,20,25
<b>ten</b> 34:24 43:12	16:14 30:4	<b>today</b> 39:25	77:9,13,17,19
<b>tenant</b> 10:17	40:19 73:14	<b>today's</b> 15:6	77:20 78:15,19
11:10 39:13,18	74:15 78:11	36:20 85:18	82:6,10 83:3,4
<b>tenants</b> 11:10	<b>thinking</b> 73:19	<b>told</b> 16:17	83:8
14:24 16:2,4,7	<b>thought</b> 79:22	<b>tom</b> 65:25	<b>trucking</b> 71:15
16:10,15,18,22	<b>three</b> 7:11	69:19	<b>trucks</b> 33:12
<b>term</b> 25:23	43:18 65:17	<b>tompkins</b> 32:16	70:3
57:25	69:25 74:17	<b>tonight</b> 5:7	<b>true</b> 87:12
	80:24	18:3 19:7	



<p><b>try</b> 66:21  <b>trying</b> 70:3  75:20,24  <b>tunnel</b> 73:3,4  <b>turn</b> 77:3  <b>turns</b> 79:18,18  79:22  <b>two</b> 5:20 7:11  17:16 18:21  19:23 20:10  22:2 23:23  27:12 29:11  30:18 31:20  37:12 38:7  42:22 43:10  49:5 50:19  51:3 54:10,19  59:13 60:7  61:4 64:7,8,11  66:9 69:20,22  71:3,23,24,25  73:7,8 75:25  76:3,15 79:5  84:13 85:14  86:3,15  <b>type</b> 19:23 69:8</p>	<p>79:12,16  <b>understanding</b>  28:7  <b>undertook</b> 31:6  <b>underwear</b> 7:9  <b>undesirable</b>  12:23 13:3  23:12 34:14  44:20,22 55:9  55:12 61:8,14  <b>uneven</b> 26:7  <b>unfortunately</b>  41:8 53:25  <b>uniqueness</b>  68:5  <b>units</b> 33:8  34:22  <b>unknown</b> 64:9  64:16  <b>unlisted</b> 83:20  <b>unperceivable</b>  24:5  <b>updated</b> 6:6,14  <b>upgraded</b> 80:3  <b>upstairs</b> 39:22  <b>usability</b> 45:22  <b>use</b> 5:22 11:15  15:22 16:11,20  32:19,24 33:12  34:19 35:18,19  38:10,15 39:7  43:17,18,20,22  46:4,17,20  49:11 51:5,7  51:21,22 64:18</p>	<p>64:23,25 65:5  65:5,7,8,12  66:8,8,14,18,19  66:22,24 67:2  67:4,20 68:15  68:24,25 69:9  72:21 76:7  79:17 80:2  <b>used</b> 13:7,19  14:23 16:6  66:6,11 67:21  80:20  <b>uses</b> 16:18  41:14,16 46:18  67:25  <b>using</b> 16:2,15  80:20  <b>utilities</b> 79:25</p>	<p>27:13 31:22  35:2 36:5  37:13 38:10,16  40:21 41:17  42:6,13 43:2  44:3,8 45:12  47:4,10,11  49:12 50:2  51:16 52:13  53:3,15 54:23  56:10 57:10  59:14,18 60:10  60:19,23 61:6  61:11,13,18,19  61:24 62:2,8  62:13 64:18  65:5,21 66:18  66:25 74:16</p>
<p><b>u</b></p>		<p><b>v</b></p>	<p><b>variances</b> 6:12  12:5,23 13:2  13:21 23:19  24:9,13 26:23  27:25 28:21  30:3 33:15,20  34:14,17 35:4  35:8,12 48:15  58:17 62:4  <b>various</b> 45:2  66:17  <b>vasso</b> 1:16 4:8  4:8 5:16 8:18  8:21 9:11,14  15:14,14 17:9  17:11 18:14,14  20:3,3,5 27:6,7</p>
<p><b>u</b> 77:3,18 79:22  <b>ub</b> 9:22  <b>unacceptable</b>  12:20  <b>uncoordinated</b>  31:6  <b>under</b> 19:23,24  24:18,20 28:11</p>		<p><b>vacant</b> 43:13  75:22  <b>value</b> 45:22  56:2  <b>values</b> 56:3  <b>van</b> 2:6 42:7,13  43:3,5  <b>variance</b> 4:17  4:20 5:23 9:20  10:9 11:24  13:14,16,25  14:20 17:19  18:23 20:12,16  21:7,19 22:18  23:11 24:3,25  25:4,9,13</p>	

30:13 31:15 37:5,5 38:2 42:17,25 48:24 50:12,12 59:6 59:6,24,24 63:24,24 71:9 71:11,15,18,24 72:6,9,12,14,18 72:23 73:2,11 78:9,11,17,24 84:8 85:7,7,20 85:20 86:10 <b>vehicle</b> 23:9 25:22 32:24 57:24 <b>vehicles</b> 23:24 <b>vehicular</b> 24:10 26:5 <b>veneruso</b> 2:5 2:11 27:14,15 27:16,18 29:17 29:20 38:17 42:3 <b>venue</b> 39:22,25 <b>vernon</b> 38:18 <b>version</b> 41:6 <b>versus</b> 40:25 <b>vibrant</b> 40:10 <b>viewed</b> 62:3 <b>vinyl</b> 62:14 <b>violate</b> 15:8 26:22 36:22 48:14 58:16 <b>visible</b> 46:12	<b>visit</b> 84:22 <b>visits</b> 12:2 14:18 22:15 33:18 44:6 45:4 55:2 61:2 <b>visual</b> 35:21  <b>w</b> <b>wafting</b> 81:5 <b>waiting</b> 84:23 <b>waking</b> 7:12 <b>walgreens</b> 23:21 <b>walk</b> 6:19 67:14 <b>walking</b> 75:6 75:15 <b>want</b> 6:19 7:6 16:20 39:7 40:6,6,7 41:5 80:22,22 86:4 <b>wanted</b> 80:18 <b>warehouse</b> 66:5 78:22 <b>washers</b> 67:23 <b>washing</b> 72:24 73:2 77:24 78:7 <b>water</b> 35:18 70:23 73:6 <b>way</b> 29:25 61:20 76:20 79:10 87:15 <b>website</b> 49:7 <b>week</b> 28:2 67:17 71:12	82:8 <b>weighed</b> 12:7 22:20 33:23 44:11 <b>weight</b> 25:12 <b>welcome</b> 4:3 <b>welfare</b> 12:8 22:21 33:24 44:12 69:12 <b>went</b> 12:18 <b>west</b> 21:16 52:10,22 53:6 53:19 54:12 <b>whatsoever</b> 81:17 <b>whereof</b> 87:16 <b>wide</b> 70:7 <b>width</b> 70:9,11 <b>william</b> 5:25 9:21 <b>wilson</b> 1:11 4:13 38:18 <b>window</b> 11:20 <b>witness</b> 7:2,5 87:10,12,16 <b>wooded</b> 33:3 <b>woodworth</b> 2:12 5:23 <b>work</b> 70:19 73:15 76:12 <b>world</b> 81:13 <b>worst</b> 38:24 <b>written</b> 34:24 <b>wrong</b> 66:24	<b>x</b> <b>x</b> 1:3,7  <b>y</b> <b>yard</b> 32:6,8,18 32:22 34:20 52:20 53:2,6 53:20 60:16,20 <b>year</b> 26:18 48:10 58:12 63:19 85:5,17 <b>years</b> 29:11 32:19 53:23 68:12 <b>yesterday</b> 41:7 <b>yonkers</b> 1:2,3,6 3:3 4:24 10:15 20:25 21:14 22:2 36:12 37:16 43:24 49:23 51:11 52:2,17 53:10 63:7 64:19,20 65:4,11,15 73:21 74:21 75:9 76:23 77:5 80:9 81:16 83:15 <b>york</b> 1:2,6 4:24 14:7 20:13 37:17 38:19 49:23 73:15 79:12 83:17 87:4,9 <b>yo</b> 10:15,25
--	--	---	---

<b>z</b>	
<b>zarin</b> 2:4 18:23 19:2 20:13	
<b>zba</b> 9:5 11:7 19:17,22 21:6 21:19 22:9 24:23 25:5,7 30:23 31:4,8 36:8 83:16 84:4	
<b>zero</b> 9:2,18 18:21 30:18	
<b>zone</b> 9:25 20:15 31:23 43:6,15 47:2 51:2 56:12,13 60:11 64:21 66:10 68:8,16,25	
<b>zoning</b> 1:4 4:3 10:15 12:3,5 14:19 15:3 21:2,14 22:2 22:16,18 23:8 23:15,17 24:19 28:8,17 30:8 33:19,21 36:17 39:9 43:24 44:7,9 46:18 49:6 51:11,17 52:3,14,18 53:4,10,16 54:20 55:3 61:3 65:4,11 65:15,20 70:10 70:14 73:17	