

PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS
AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK on August
6th, 2014, COMMENCING AT APPROXIMATELY 7:15 P.M.

August 6th, 2014
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JOHN CHOLETTE, CHAIRMAN
MORREY GOLDMAN
CHRISTINE CORRADO
JUDY SCHWARTZ
DENNIS MIETZ
DR. DAVID LAWRENCE
CANDICE BAKER LEIT, ESQ.

DAVID DOLLINGER, ESQ.
Town Attorney

RICK DiSTEFANO
Secretary

Reported by: CHAD L. SMITH, Court Reporter
EDITH E. FORBES COURT REPORTING SERVICE
21 Woodcrest Drive
Batavia, New York 14020

1
2 MR. CHOLETTE: I would like to now call to
3 order the August session of the Brighton Zoning Board
4 of Appeals.

5 Rick, was the meeting properly advertised?

6 MR. DiSTEFANO: Yes, Mr. Chairman. It was
7 advertised in the Brighton Pittsford Post of July 31st,
8 2014.

9 MR. CHOLETTE: Will you please call the roll?

10 MR. DiSTEFANO: Please let the record show
11 that all members are present.

12 MR. CHOLETTE: We have the minutes from our
13 July meeting.

14 Are there any additions or corrections?
15 Judy?

16 MS. SCHWARTZ: Just a few.

17 On page 38, line 2, the word after thirty is
18 or, o-r.

19 On page 43, the very last line, the word
20 should be to jut, j-u-t.

21 On page 47, line 16, the last word is since,
22 s-i-n-c-e.

23 And the second word on line 17 is our, o-u-r.

24 And then on page 91, the first finding of
25 fact on line 14, the word well should be while.

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

And that's all that I have.

MR. CHOLETTE: Thank you.

Any other addition or corrections?

MS. CORRADO: Yes. You might want your name spelled correctly throughout.

MR. CHOLETTE: Heaven forbid, you should certainly do that?

I didn't notice that either.

MS. SCHWARTZ: Where's that?

MR. CHOLETTE: Somewhere inside?

MS. CORRADO: On every reference to you it's Cholette with two Ls and one T, when it should be the opposite.

MR. CHOLETTE: At least it's correct on the front page.

MS. CORRADO: Yes, the most important page.

MR. CHOLETTE: Anything else?

MS. CORRADO: Nothing else.

MR. CHOLETTE: Are there any other additions or corrections?

May I have a motion to approve the minutes?

(Motion to approve the amended July minutes made by Dr. Lawrence.)

(Seconded by Ms. Schwartz.)

(Upon roll call, motion to approve the July amended minutes carries.)

MR. CHOLETTE: Rick, will you read the first application?

7A-06-14 Application of Susan Spoto, DDS, PLLC, owner of property located at 2109 South Clinton Avenue, for a Use Variance from Section 203-44 to allow a beauty/hair salon to occupy a portion of a 6,600 sf office building in an BE-1 Office district where not permitted by code. All as described on application and plans on file.

TABLED AT THE JULY 2, 2014 MEETING - PUBLIC HEARING REMAINS OPEN

MS. SPOTO: Good evening. I'm back again and this is Kristina, the woman who is interested in obtaining the space in the building next door to me.

And I think that you asked that -- there might be questions for her that I wasn't able to answer and things that we wanted to discuss regarding this usage variance?

MR. CHOLETTE: Yes. I think that the members wanted to have a better idea and I know you submitted this and I think people are trying to read through this now. I think we wanted a better picture of what the business was actually going to be.

1
2 And so perhaps the owner of the business can
3 go through a little bit on what her business consists
4 of and background for us. And then after that I think
5 from a point of view from the variance itself and the
6 problem that you had in being able to find a tenant for
7 this property, we'll have some questions for you.

8 MS. SPOTO: Okay.

9 MS. BIANCA: Hello. My name is Kristina
10 Bianca. I currently - I have a salon in Henrietta on
11 Jefferson Road in the Tops Plaza, it was Frontier
12 Commons before.

13 I currently am growing out of my space. I
14 have been trying to move out of there actually ten
15 months after being there. So I'm -- because something
16 horrible happened and I've been hoping to move to a
17 very safe location. And so when I found out about this
18 location it was perfect, all those cameras, it's close
19 to the road, it's in a nice safe neighborhood.

20 So it's always been my dream to have a
21 wellness center. I taught in fitness for thirteen
22 years. I just love touching people's lives. I believe
23 that beauty comes from within and not from the
24 external. So I've been really researching - for years
25 I've been researching all of my clients, wellness

1
2 coach, I have counseling just to help you feel
3 beautiful from within. Because I can make you
4 beautiful on the outside, but I can't make you -- I
5 can't change if you don't feel beautiful on the inside.

6 So that's my goal is to convert my salon. I
7 have no space. I'm sitting on only a thousand square
8 feet in Henrietta. So I need space to put the
9 treatment rooms, have enough space where I can have
10 one-on-one counseling. I do more than just hair. I
11 mean, I touch people's lives.

12 I had something horrible happen to me four
13 and a half years ago. I was abducted from my salon
14 while I was pregnant. And I continued to work the week
15 after. I stayed. So I don't let go.

16 Do you know what I mean?

17 I have a drive. And I've always kept this
18 dream that I can take something bad that happened to me
19 and make it really good. And I've been doing it just
20 from behind the chair, I counsel people all day. So
21 I'm really hoping to -- all the clients that have been
22 coming in and they have maybe deformities on their
23 face, like, we do makeup, but we don't just do makeup,
24 we fix their faces. You know, burn victims or they
25 have a scar on their arm, so we'll do the makeup on

1
2 their arm and they immediately feel beautiful. It's
3 not that we're the best salon in Rochester, but we're
4 touching their lives.

5 So I'm hoping to -- my plan is to hire a
6 wellness coach that I would have on staff, that she'd
7 be given nutrition, diet, exercise programs. So that's
8 where I plan on doing.

9 DR. LAWRENCE: So you are implying that this
10 is very different from the typical hair cutting salon?

11 MS. BIANCA: It is. It already is different,
12 but I just don't have the space to be able to do what I
13 want to do.

14 I currently have five stations where I am
15 now. So I was planning on trying to have eight - six
16 stations, but I know parking was an issue. So I said I
17 don't mind going down to six. They're two sided, you
18 know, so it would end up being - so it would be, like,
19 three and and then they're double sided. I put two
20 treatment rooms in because I plan on - hopefully I can
21 get somebody that can do acupuncture and help
22 rehabilitate them from, like, skin disorders and things
23 like that.

24 DR. LAWRENCE: And so, again, you would say
25 that this is very different from a so called Super Cuts

1
2 hair salon, this is more towards the wellness aspect.

3 MS. BIANCA: Yeah. Yeah. I am a high-end
4 salon. It's not your -- we don't do walk-ins.
5 Everything - it's been -- I have a full clientele that
6 I'm bringing to the area.

7 So it's not like I'm desperate to try and
8 build up business. I am going to try and build up
9 wellness. But I have a team that I train. I hire
10 girls right out of school and I train them from the
11 bottom up. So it's not your typical -- I mean, I train
12 them one on one.

13 I'm also an educator for my color line now
14 for ten years. And will be teaching on Mondays up to
15 ten hair dressers at a time. So I'm good for the area.
16 So it's not like I'm - yeah, it's not a Super Cuts.
17 It's definitely well high-end.

18 MS. BAKER LEIT: I have a question about some
19 of the specialized services.

20 MS. BIANCA: Sure.

21 MS. BAKER LEIT: Do you have other
22 competitors that -- how many competitors do you have
23 locally that do specialized things like these wig and
24 hair extensions and the reconstructive coverage makeup?

25 MS. BIANCA: I do not know anyone in the area

1
2 that does that. The only person I know that makes wigs
3 is someone that I'm friends with through the industry,
4 and she's in Gates.

5 MS. BAKER LEIT: Okay. So this would be a
6 specialized service that people can --

7 MS. BIANCA: Right.

8 MS. BAKER LEIT: -- that they might not be
9 able to get anywhere else, besides Gates?

10 MS. BIANCA: Right. Yeah.

11 I have a girl right now that does hair
12 extensions and she's planning on traveling to learn --
13 you actually make a piece on their head, you don't just
14 buy a wig and order it. It's actually made where she
15 actually sows the wig right in. So that goes along
16 with wellness and making them feel beautiful.

17 I had a client come in just a few weeks ago,
18 I mean, her face was deformed and she was hiding behind
19 it. And we had a nice talk all about how can I make
20 her feel beautiful. And I just talked to her. So she
21 felt beautiful before she even left. You know, I
22 brought out the good features in her face, you know
23 "Oh, you have beautiful eyes, let one of my assistants
24 put makeup on you, she can teach you how to hide that
25 scar, you know, take away from it."

1
2 That's the kind of stuff that I'm currently
3 doing now. I'm just - like I said, I'm overflowed with
4 clients. I mean it's so bad now that the other day
5 someone had to start a manicure over, there's no room.
6 So I'm bringing in a full clientele with me, but I just
7 hope to be able to build onto wellness.

8 MS. SCHWARTZ: You have six people who will
9 be doing hair, and then you have two --

10 MS. BIANCA: My --

11 MS. SCHWARTZ: -- of these treatment rooms?

12 MS. BIANCA: Uhm-hmm.

13 MS. SCHWARTZ: Okay. So that would be what,
14 maybe an acupuncturist or counseling, and then you
15 talked about manicure and doing makeup.

16 And so where will all of these other people
17 be in addition to the stations and the two rooms?

18 MS. BIANCA: Okay. So my hairdressers are
19 makeup artists as well, so they do dual. So they do
20 the make up. A lot of times the makeup ends up
21 complimentary to be honest with you, it's just a part
22 of the service that we just make them over. So the
23 hair dresser makes them over, does the makeup. So it's
24 the complete service.

25 All of my hairdressers do nails as well. We

1
2 don't do any acrylic nails because I'm more into
3 wellness so I don't want the chemical in my salon. So
4 there's -- we don't have -- they're hairdressers before
5 they're nail techs. And I do plan on hopefully hiring
6 a message therapist and an acupuncturist.

7 MR. GOLDMAN: You mentioned that you're going
8 to be teaching a class for I think you said twelve
9 people?

10 MS. BIANCA: Ten people.

11 MR. GOLDMAN: Ten people.

12 MS. BIANCA: Ten because I can't handle more
13 than that myself.

14 MR. GOLDMAN: In this location?

15 MS. BIANCA: Yeah, I'm on base.

16 I teach for my color line, Schwarzkopf
17 Professional. I have been for some time. So I host
18 educational classes and I teach hairdressers.

19 MR. GOLDMAN: So how many people - on a
20 normal business day how many people will be working in
21 this location?

22 MS. BIANCA: I would say max eight with the
23 receptionist.

24 MR. GOLDMAN: Would those eight have eight
25 clients at the same time?

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

MS. BIANCA: Not - well, I guess.

MR. GOLDMAN: What I'm trying to get to is how many parking spaces?

MS. BIANCA: Yeah, it depends. You know why - no, because two of them are assistants, so they help the hairdressers that are on the floor. And then you have two treatment rooms, so there would be those two employees. So I would probably say probably eight clients max if the treatment rooms are going on.

MR. GOLDMAN: Thank you.

MS. BIANCA: Thank you.

MR. CHOLETTE: What is your situation with regard to licenses; your licensed as exactly what, and the different people you hire how are they licensed?

MS. BIANCA: Well, we're all licensed cosmetologists and I'm hoping to hire a licensed message therapist and an acupuncturist and I'm hoping to have a esthetician as well.

MR. CHOLETTE: I guess one of the things that I'm trying to get a handle on is you're talking about what you are today and what you plan to be in the future.

MS. BIANCA: Right.

MR. CHOLETTE: And I think that certainly

1
2 what you're identifying in the future seems to fit in
3 this location's uses that are permitted closer than
4 just a hair salon. And yet I'm - I don't know how
5 certain we should be that this actually happens that,
6 you know, you have these plans --

7 MS. BIANCA: Right.

8 MR. CHOLETTE: -- and, you know, what happens
9 if these don't work out or --

10 MS. BIANCA: Uhm-hmm.

11 MR. CHOLETTE: -- if time goes on or if in
12 fact is it really going to be a hair salon or --

13 MS. BIANCA: Right.

14 MR. CHOLETTE: -- a beauty salon and you
15 don't extend it.

16 Can you help we with that?

17 MS. BIANCA: Yeah. Well, just like any other
18 business they have a business plan and they have
19 dreams, but you don't have the employee -- there's no
20 guarantee to any business that you open up. But what I
21 can tell you is I live my dream and I have the drive to
22 make it happen. Like I said, it's already kind of
23 happening. I've been talking about it for many, many
24 years. I just could never find the right location.

25 So being in Dr. Spoto's location to me seems

1
2 to fit perfect. Even for my clients with their teeth,
3 you know, you can get your teeth whitened and you can
4 go next door. So I think it really fits. I mean,
5 nobody opens up a business and has a guarantee that
6 you're going -- I mean, you grow, as years go on you
7 grow.

8 What I can tell you is that I already have a
9 clientele base. I have about twelve hundred clients
10 already. So I can't see how it wouldn't work. I've
11 already had massage therapists contact me, because it's
12 getting around that I'm trying to open up the space.
13 Because my distributors know people that I work with so
14 I've been telling my sales reps and they've been
15 spreading the word to a lot of people. So a lot of
16 people have already been -- and Susan knows a lot of
17 people. So it's just finding the people. It will
18 happen, it's just I have to get good employees.

19 Or I might even, you know - it might even be
20 like one of those lease - they have a contract -
21 independent contractor, they come in and then they're
22 building off of my clientele. Or they work for me,
23 depending on who I end up hiring.

24 MR. MIETZ: The wellness aspect of this,
25 would that be run the same way as the salon as far as

1
2 people coming in by appointment only, there won't be
3 people coming in to find out about it or --

4 MS. BIANCA: Well, it would have to be --

5 MR. MIETZ: -- dropping in or that sort of
6 thing?

7 MS. BIANCA: It would have to be appointment
8 only because I have to have the employee there that
9 specializes in that. So it would always be appointment
10 only. Even my hair salon is appointment only now. So
11 we don't - we're unable to take walk-ins as it is.

12 So I have been building up the girls from my
13 pre-existing clientele. It's always been word of mouth
14 for my whole career. I stayed at my salon before --
15 the salon I'm in now I opened five and a half years
16 ago, the salon before that - right out of school - I
17 was there for fifteen years. So it's not like I'm a -
18 I don't get - you know what I mean?

19 I plan on living my dream and doing the
20 wellness center. It's that beauty from within. I even
21 plan on changing my tag line. So La Salon Bianca,
22 "Unwind. Relax. Enjoy" is my current tag line, but now
23 it's going to be, "Unwind. Relax. Enjoy and get
24 beautified from within." So that's where I'm going
25 with it.

1
2 MR. MIETZ: So when Jack was talking earlier
3 about ramping up into this business, in a perfect world
4 three or four years from now if it's successful what
5 percentage of this business will be devoted to the
6 wellness function and what percentage would be to the
7 continuous operation of the hair salon if it works out
8 the way you project it to?

9 MS. BIANCA: Well, if it works out with
10 wellness - it's going to take a long time to build up
11 the clientele for wellness, just like it does hair.

12 MR. MIETZ: Sure.

13 MS. BIANCA: Plus my girls I train them right
14 out of school. They don't even go to the floor for two
15 years. They don't even have clients for two years. So
16 they're just on the floor being educated under me and
17 I'm training them.

18 So it's I need to find a manager to run that
19 department. So it's - I mean, there's two treatment
20 rooms and then we have that one area that will be,
21 like, more out in the open, you know, where we're
22 meeting and greeting and doing counseling and things
23 like that.

24 So as far as where it's going, well I hope -
25 I definitely hope to fill the space. It's not going to

1
2 be filled right away, I know that. But what I'm trying
3 to say is I can still afford it with the clientele that
4 I have coming in. I already have my clients coming in
5 ready and geared to do massage, you know, and wellness,
6 acupuncture. I have clients that are acupuncturists.

7 MR. MIETZ: Maybe I didn't make myself clear.

8 What I'm really asking is: If a hundred
9 percent is the total volume and not the number per se,
10 but the volume of this business --

11 MS. BIANCA: Oh, you want percentage?

12 MR. MIETZ: Yeah. What percentage would be
13 wellness in a perfect world when it's ramped up?

14 MS. BIANCA: I would say fifty because half
15 of the space is divided like that now. So I would say
16 about fifty/fifty.

17 MR. MIETZ: Okay.

18 MS. BIANCA: I'll probably through the years
19 will do a little less hair, to be honest with you,
20 because I'm getting older and I eventually can't
21 withstand the hustle bustle. I want to be calm. So
22 that's my future goal. I don't want that hustle
23 bustle. I want things calm. As I get older I'm not
24 going to do hair anymore and I'm going to manage a
25 wellness center. You can do that.

1
2 MR. CHOLETTE: I'm going to follow up with
3 Dennis's question. Although you - somebody asked that
4 you weren't cut and curl or something like that, but I
5 assume that you do have some clients that come in and
6 they just essentially, you know, they've got a half
7 hour and they want to get in and out and they want
8 their hair cut.

9 And so again, you know, looking into the
10 future are you going to have, you know, twenty percent
11 of the customers that are in that category or eighty
12 percent are in that category and twenty percent are
13 coming in for the wellness part of it - if you will -
14 more extensive aspect of it?

15 MS. BIANCA: Well, I'm planning on, I mean,
16 hopefully the clients that are there - already there -
17 will get their hair done, go into wellness. They talk
18 all day with me about what they can do. You know, they
19 come in for their hair - let's face it that's only part
20 of the - that's only part of it. They want to know,
21 "How can I - what can I do, I have this skin rash?" So
22 those clients there go into the wellness. So I would
23 say maybe - I would say probably fifty/fifty.

24 Because I'm going to focus on building - I
25 have my hair business built as much as I want to build

1
2 it. I need this new space to incorporate wellness into
3 the program that I already have going on.

4 MR. CHOLETTE: Maybe let me try one other
5 tactic. I'm out of my element here, certainly.

6 There's a couple of places in Pittsford, one
7 in Pittsford Plaza that's a hair stylist and one across
8 the street that's a hair stylist. When my wife goes
9 there she winds up spending sixty, seventy dollars to
10 have her hair done and yet she could go to other places
11 and wind up spending seven dollars to have her hair
12 cut.

13 Okay, so if they come to you and let's
14 suppose that they're essentially coming in for not the
15 wellness center, but right now, what kind of price
16 range are they into? I mean are you an upper tier --

17 MS. BIANCA: I will tell you my price range
18 for a haircut runs between thirty-six and sixty-five.
19 My everyday haircut is fifty-six dollars. My curly -
20 if I'm doing a curly specialty cut it's sixty-five
21 dollars. So my hair colors - if I do a hair color I'm
22 charging one ten and then I'm adding a fifty-six dollar
23 haircut on top of it. That's basically -- now, my
24 training stylists are a little different. They're a
25 thirty-six dollar haircut and they're starting out at

1
2 thirty-six dollars.

3 So it's kind of like you get what you pay
4 for. We're not charging - I'm not charging sixty-five
5 dollars for a haircut because I don't, you know, just
6 because I'm just throwing it out. We are highly,
7 highly educated. So we're constantly educating. And
8 I'm going to New Orleans in a few weeks for a color
9 show that's going to cost me about two grand, you know,
10 after my lodging and my education. So my girls have to
11 train a minimum - when I hire them I tell them you're
12 going to train a minimum of ten hours. So that's why
13 we have the prices we have.

14 DR. LAWRENCE: Do you plan - to Dr. Spoto -
15 to make this part of your cosmetic dentistry type
16 practice where a patient might be going to this for a
17 makeover also?

18 MS. BIANCA: We were hoping - I mean I was
19 hoping that I could send, I mean, you know --

20 MR. CHOLETTE: Will you answer that?

21 MS. SPOTO: Do you want me to answer?

22 I think there might be patients -
23 patient/client that might go either way just because I
24 know her and recommend them.

25 It's hard to do - she can do hair in a day, I

1
2 can't really do teeth in a day. I mean that makeover
3 doesn't really work like that. Will I - I would hope
4 or like to think that we would get some clients from
5 each other. I get a lot of clients from the
6 chiropractors in the neighborhood.

7 But it's - that's not my goal to build my
8 practice that way. I'm really in a comfortable pace
9 where I'm at right now, so I'm not really looking to
10 grow the practice either. I'm not looking to take on a
11 new associate.

12 And the focus of my practice is going towards
13 the wellness with the sleep apnea. All of my equipment
14 is in for that. So I'm doing quite a bit with the
15 clients' therapy that way. I'm doing work with -- I
16 studied at Pankey and Spears Institute. So my work is
17 much more comprehensive and not more drill and fill. I
18 mean, can we whiten, yes, but that's not the mainstay
19 of my practice.

20 MR. CHOLETTE: Any questions?

21 Are you satisfied?

22 MR. MIETZ: No, not on this.

23 MR. CHOLETTE: Right.

24 Okay. Thank you very much for coming in.

25 MS. BIANCA: Thank you.

1
2 MR. CHOLETTE: I think we also have the
3 aspect and one of the things we have to consider for a
4 use variance is the situation and your inability to be
5 able to lease the the property for businesses that are
6 permitted as uses in this district.

7 MS. SPOTO: Uhm-hmm.

8 MR. CHOLETTE: And I know you gave some
9 information about the difficult you've had in trying to
10 do that for the last couple of years. And we wanted to
11 probe that a little bit more to try to understand the
12 difficulty you're having in this new building.

13 MS. SPOTO: Uhm-hmm.

14 MR. CHOLETTE: Which on the face of it
15 looks like a very suitable building to have another
16 medical practice to come into --

17 MS. SPOTO: Sure.

18 MR. CHOLETTE: -- or something like that.
19 And try to weigh that against the fact that we had
20 another hair stylist come in with a use variance
21 request, which we granted, that was in the plaza across
22 the street from you, but was facing into Loehmanns
23 Plaza.

24 MS. SPOTO: Uh-huh. Sure.

25 MR. CHOLETTE: Actually, sort of across from

1
2 where The Dollar Store is in there.

3 MS. SPOTO: Okay.

4 MR. CHOLETTE: And their argument was that
5 they had difficulty renting that for a medical use
6 because first of all it didn't face out on to Clinton
7 Avenue.

8 MS. SPOTO: Uhm-hmm.

9 MR. CHOLETTE: And also because it was too
10 small. And we sort of wrestled with that and thought
11 that was understandable that they were having trouble
12 and therefore we allowed that use.

13 Your situation seems to be the exact
14 opposite.

15 MS. SPOTO: Right.

16 MR. CHOLETTE: You are on Clinton Avenue.

17 MS. SPOTO: Uhm-hmm.

18 MR. CHOLETTE: It seems like a prime
19 location. There's a lot of space there on the other
20 half of your building.

21 So we're trying to probe as to why is this
22 now also a unique situation, not being able to, and,
23 you know, what's going on along that street. I mean,
24 is anything suitable there that can be utilized for
25 what is a permitted use in that district.

1
2 MS. SPOTO: Right. I don't - I mean, I know
3 of other areas in there. I can speak for myself and
4 what I think a little bit what I got caught up in.

5 I can tell you that I had several tenants
6 lined up. I can give you the names I have. I had
7 spoken at one point - Aldora Hines had the property
8 listed for over a year and a half and wrote the letter
9 on behalf of, she was surprised too. She did work with
10 a client to - worked with several clients, but one in
11 particular that just needed a lot less space. He
12 actually moved across the street.

13 Dr. Urebean(phenetic), chiropractor, who
14 moved next door to a similar business in the old
15 Demaria Building I think we know it as. But for him,
16 this space, it was too much space. I have thirty-one
17 fifty-one in square footage. And he wanted me to cut
18 it up it into three different - it would have had been
19 possibly two, but at least three other spots. And the
20 building is not really setup for that because I can't -
21 I don't want to, nor do I think I should change the
22 South Clinton entrance. I mean, that's made to look
23 somewhat residential and professional. If I start
24 subdividing that space it's going to change that
25 entrance, it doesn't look right. I mean, it looks fine

1
2 the way it is and works with the nature - the character
3 of that neighborhood. I think that it fits in nicely.
4 So I didn't want to be having a lot of -- and I've got
5 to worry about parking issues. I was concerned how
6 could, you know, how could I guarantee enough parking
7 spaces with myself, him or multiple tenants. I mean,
8 that was not where I designed this building.

9 But I think the biggest thing that's hit in
10 medical space -- because the doctor that wanted it was
11 Dr. Maggio. He moved to White Spruce, he was at
12 Lattimore. He's one of the few soloist practitioners
13 left in the city. And what's happened is that most of
14 hospitals have joined forces, they bought out most of
15 the practices. And to have four or five or ten doctors
16 in a practice is not unheard of anymore. And the
17 building is almost too small for that. I mean, it is
18 too small at that square footage. So I'm caught up
19 between Strong Memorial and them buying out practices
20 and their solo practitioners and the space they want
21 and the Unity and Rochester General joining forces.
22 And it's really tied up a lot of the city. I mean, you
23 check with Cabinet Group, Leverage, Kravitz, I mean,
24 they've all been in this building, walked it and said
25 oh it's beautiful. We've looked at financial

1
2 institutions.

3 I mean, I would love a dentist in the
4 building because for a lot of ethical reasons. I take
5 a day off I have to shut down because there's no doctor
6 in the building. And that's - or I have to bring
7 somebody in. There's only one doctor in the city that
8 does that in the area that does that type of work.

9 So, I mean, I would have liked medical or
10 dental for that reason, but it's been on the market
11 since '07. We've been talking about it since it went
12 into the ground. It's been advertised since '09. I
13 have been turned down - I contacted them all again once
14 Aldora finished with her lease, thinking maybe it was
15 Aldora and I need to find a different company. And
16 they all know each other. It's just like dentists,
17 they all know each other. It's just where the market
18 is today.

19 And I do think the size - I think if it was
20 smaller I could have had it leased - if it was a
21 smaller space, twelve hundred square feet. Probably
22 could have rented it to social workers or something
23 like that. Thirty-one hundred square feet is a little
24 tough. Five thousand would have rented also.

25 MR. CHOLETTE: Thank you.

1
2 MR. MIETZ: You made a comment in here, Dr.
3 Spoto, about - I think it's on the second page - it
4 said you engaged with a consultant to review your
5 proposal --

6 MS. SPOTO: Uhm-hmm.

7 MR. MIETZ: -- and pointed out
8 da-ta-da-ta-da.

9 What type of consultant are you talking
10 about?

11 MS. SPOTO: It was a business consultant who
12 works with small businesses.

13 MR. MIETZ: Okay.

14 MS. SPOTO: Excelleron out of Buffalo, New
15 York.

16 MR. MIETZ: Okay.

17 MS. SPOTO: And that's what they do, they
18 work in consulting for - basically they started out in
19 healthcare.

20 MR. MIETZ: Okay.

21 MS. SPOTO: And have extended into wellness,
22 small business and one of the major owners of that
23 business actually was in real estate.

24 MR. MIETZ: Okay. I'm aware.

25 MS. SPOTO: Yeah.

1
2 MR. MIETZ: They reviewed what? They
3 reviewed --

4 MS. SPOTO: They looked - they came out to
5 the site because I was looking to work with them and he
6 was in real estate and he came out to the site. And I
7 said is there something I'm not doing.

8 Very honestly we ended up finishing to a
9 vanilla box, thinking a lot more. It was a little more
10 rustic inside and I paid to have it finished and
11 painted and everything short of - flooring was put
12 down, all open walls. I put blinds up thinking it was
13 - it didn't have the curb appeal interior. You'd walk
14 in and you couldn't envision it. We drew up a couple
15 separate sets of plans to almost try and stage the
16 space that was based on them.

17 And when I mentioned that Kristina was
18 someone looking at it, I mean, very honestly I let, you
19 know, her know the last time there was somebody who
20 spoke up - my neighbor - you know, she had some
21 hesitation about bringing in a business which she
22 viewed as like or similar. And I brought that up to
23 them. Their point was because she works by
24 appointment, you know, sometimes -- people call my
25 office for example; I can't speak for her - "I need to

1
2 get in, a broken tooth, can you get me in today,
3 emergency, new patient?" I can't, but I can offer it
4 to a couple of other people that are new in starting
5 out. So I try to help them. I know that's her nature.
6 You know there's plenty of teeth and hair and esthetics
7 to go around.

8 MS. BIANCA: I think two salons side by side
9 would benefit being side by side.

10 I mean, I go into other salons every week.
11 On Mondays I go into salons and educate these owners on
12 what they need. I bring them out my tools and teach
13 them color techniques and haircuts. And I would think
14 having two salons side by side if I'm booked I can send
15 them to Tina Marie. You know, I mean why not?

16 I don't do acrylic nails. Do you know how
17 many of my clients have acrylic nails? I send them
18 over. So I don't see us as competition.

19 MR. CHOLETTE: With regard to your business
20 are you okay with the physical layout of the building
21 as far as needing different access into it, I assume
22 the access is in the rear from the parking lot?

23 MS. BIANCA: I love that and I like all of
24 the cameras too.

25 MR. CHOLETTE: As far as signage goes, are

1
2 you going to be coming back and saying, "Gee, I have a
3 lot of customers that are having trouble finding the
4 building. I want to put a sign out on the street or on
5 the face of the building," is that something you can
6 envision being a problem if you don't have that?

7 MS. BIANCA: Well, I'm thinking -- are you
8 gonna do what --

9 MS. SPOTO: I haven't even thought about
10 signage because I needed to get a tenant first. All of
11 my patients have a photo picture of the building. You
12 know, when they make an appointment they're looking for
13 the building. Very honestly on that street it is hard.
14 I've sat outside and watched older people - possibly -
15 driving down the road and they're looking at I think
16 they're called monument signs. So they're geared to
17 looking towards that and then all of a sudden they find
18 a little sign or it's on the building and I watch them
19 stop dead in the street wanting to turn around. I'm
20 surprised there's not more accidents. But I will tell
21 you that's just something I observed being on South
22 Clinton, we had similar interest on White Spruce.

23 MR. CHOLETTE: I understand the concern,
24 people have expressed this certainly, but I still want
25 an answer to my question.

1
2 MS. SPOTO: I don't have a sign planed. I
3 don't even know what the requirements are on having a
4 planned sign. I just have the numbers on the building
5 and I work hard at saying it's 2109. That's it. I
6 don't have any other plans right now. I don't even
7 know --

8 MR. CHOLETTE: I mean neither business will
9 be a drive-by business where people at the spur of the
10 moment want to turn in there, I mean, they're making
11 appointments to start with?

12 MS. SPOTO: Absolutely.

13 MR. CHOLETTE: So you have ample opportunity
14 to tell them where the building is.

15 MR. CHOLETTE: Right. And we do tell them
16 parking --

17 MR. CHOLETTE: Sometimes that isn't enough.
18 And I'm just trying to get a feeling because this,
19 again, gives a flavor of what kind of business would be
20 going in there.

21 MS. SPOTO: I think the first time that
22 anyone is looking for something new in an area that is
23 developed, you know, you have to get acquainted with
24 it. Some people are great, they come early and they
25 learn, and others are going to fly by looking for it

1
2 and run late. I see it everyday in my own practice and
3 I lived it some days.

4 So I don't anticipate coming back and putting
5 up a big marketing sign up, if that's your question.
6 I've tried to cooperate with the town on the whole
7 building because it's for the neighborhood, it's not
8 just my building.

9 MR. CHOLETTE: Okay. Anything else?

10 Fine thank you very much for coming back in.

11 MS. SPOTO: Thank you.

12 MR. CHOLETTE: Is there anyone in the
13 audience that would like to speak with regard to this
14 application?

15 There being none this part of the public
16 hearing is closed.

17 8A-01-14 Application of Barbara Smith, owner of
18 property located at 44 Delaware Avenue, for
19 an Area Variance from Section 203.2.1B to allow for the
20 construction of a third detached garage (2 currently
21 exist) where only one detached garage is permitted by
22 code. All as described on application and plans on
23 file.

24 MS. SMITH: Hi, I'm Barbara Smith. I live 44
25 Delaware Avenue.

1
2 It's not a garage, folks. It does not have
3 sides or backs. It just have a metal top.

4 And I drive a big truck and it don't fit in
5 the garage. And I'm ninety pounds, I'm sixty-seven
6 years old and I'm not going to shovel snow in the
7 morning so he got me the carport. That's all I'm
8 asking.

9 DR. LAWRENCE: Rick, even though this doesn't
10 have a foundation or it's a temporary structure, how is
11 it --

12 MR. DiSTEFANO: No, it's a permanent carport,
13 but by code it's still a garage. Even though it might
14 not have walls it's still considered a garage, you
15 know, something that basically protects a vehicle. So
16 that's why it's advertised that way.

17 It's constructed more like a pole barn
18 structure.

19 UNKNOWN: Basically, yes.

20 MR. MIETZ: Barbara, can you describe how
21 you're using the other structures on the building?

22 MS. SMITH: We have a winter truck and it's a
23 little one, that fits in there and then we have some
24 toys.

25 MR. MIETZ: Okay. So those two other

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

structures they're all --

MS. SMITH: They're all big.

MR. MIETZ: Yeah.

MS. SMITH: We have three big ones and one little one.

MR. MIETZ: And the vehicle that you're planning on placing under this carport --

MS. SMITH: That's mine.

MR. MIETZ: -- it would not fit in those not because of what's in them, but because --

UNKNOWN: No, it just won't fit in there. It's too big. It's way too big.

MR. MIETZ: What type of vehicle is it?

UNKNOWN: Ford F-250.

MR. MIETZ: Okay. So it's a 4x4.

UNKNOWN: Yeah.

MS. BAKER LEIT: So what uses, you know - this large truck, what do you use that for?

MS. SMITH: Groceries, taking my grandkids around, going up to camp, stuff like that.

MS. BAKER LEIT: Okay. What kinds of stuff do you have to transport when you're going to your camp?

MS. SMITH: With my truck?

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

MS. BAKER LEIT: Yeah.

MS. SMITH: I just like driving the truck.

MS. BAKER LEIT: Okay.

MR. CHOLETTE: Anything else?

Fine. Thank you very much for coming in.

MS. SMITH: Okay. Thank you.

MR. CHOLETTE: Is there anyone in the audience that would like to speak with regard to this application?

There being none this part of the public hearing is closed.

8A-02-14 Application of Faith Temple, owner of property located at 1876 Elmwood Avenue, for renewal of a Temporary and Revocable Use Permit (6A-08-05, 7A-08-06, 7A-08-08, 8A-03-10 and 8A-02-12) pursuant to Section 219-4 to allow for offices and classrooms to be housed in a modular building where not allowed by code. All as described on application and plans on file.

MR. ESSLER: Good evening, Board members. My name is Karl Essler. I'm an attorney at Bond, Schoeneck & King, 350 Linden Oaks.

I'm here tonight representing the applicant, Faith Temple, in connection with an application to renew a temporary revocable use permit for a modular

1
2 building at the Faith Temple property on Elmwood
3 Avenue. That has been used now for a number of years,
4 as I'm sure the Board is aware since we've renewed this
5 application before for essentially a combination of
6 office use, some religious space and small number of
7 kind of overflow of class rooms for the school that
8 operates on the property. It's still used for those
9 purposes today and the need for that additional space
10 is also still there.

11 I actually would like to begin by passing
12 along something that I hope you would consider to be
13 good news. We've decided that we don't - well, we've
14 reached a point that we decided requesting a two year
15 application or extension probably isn't necessary and
16 we would reduce the request to one year.

17 And I will explain why; I think you've seen
18 our application papers, what's going on here. And I
19 don't mean to bore the Board because you've seen this a
20 number of times, but Faith Temple for quite a number of
21 years had plans on a very large piece of vacant land -
22 actually, we'll talk about that a little bit later on
23 another application tonight - on Winton and Westfall to
24 develop a very, very substantially larger
25 religious/educational campus. For better or worse

1
2 things just did not go well through various processes
3 and Faith Temple finally reached a decision over the
4 past year or so that's just not a viable project
5 anymore. The property has been for sale for some
6 period of time. We're hoping it goes soon, but it
7 hasn't gone yet.

8 But in any event, since we're not going to be
9 moving the religious - whole campus that's on Elmwood
10 Avenue, we need to for the moment at least continue to
11 have that modular building for a use while we're
12 getting rid of the other space.

13 And the reason we need some extension of the
14 temporary revocable use permit - I talked to Mr.
15 DiStefano and -- I did get it right -- we know there is
16 going to be some approval process that we're going to
17 have to go through with the town to make this
18 essentially become a permanent structure. And so we
19 need a little time to do that. We're prepared to begin
20 that process as quickly as possible. And - but we
21 don't know what's going to come out of that process in
22 terms of what changes might be required or anything
23 else. So until we're at a point we know that we have
24 this in terms of the town accepting it as a permanent
25 structure, we need some extension in the temporary

1
2 nature of this so that we can continue that process.
3 Because otherwise it's not approved right now by the
4 town as a permanent structure, and therefore until we
5 get through the process we need a little more time,
6 calling it temporary, until we can get through the
7 process.

8 I guess that's really sort of the simple
9 presentation.

10 If there is any questions with me -- by the
11 way, I have with me tonight Pastor Steve Edlen and
12 Pastor Kim Edlen and Derrick Johnson who is the
13 financing director for Faith Temple. So they are also
14 here to answer any questions.

15 MS. SCHWARTZ: So you would be comfortable
16 with a one year --

17 MR. ESSLER: Well, again, we want to try and
18 get this done as quickly as we can and we understand
19 for the Board simply to say, "Oh, two more years."
20 We're willing to give you some assurance that we are
21 anxious to get this done.

22 MS. SCHWARTZ: Okay.

23 MR. ESSLER: You know, we're not looking to
24 drag our feet or waiting for another two years to come
25 back and talk some more. We want to get this done and

1
2 whatever the town needs us to do to
3 permanentize(phenetic) and to get that done quickly.

4 DR. LAWRENCE: Rick, has there been any
5 concern from the neighbors about the property?

6 MR. DiSTEFANO: No.

7 MR. CHOLETTE: We do have somebody in the
8 back.

9 You'll have a chance to speak.

10 DR. LAWRENCE: To date?

11 MR. DiSTEFANO: I have not received any
12 complaints personally.

13 MR. GOLDMAN: I have a question about when I
14 was back there, those structures while modular looked
15 permanent and they have been in use for all these
16 years.

17 Rick, the question is for you: Those
18 buildings there do they in general terms meet the code
19 to --

20 MR. DiSTEFANO: No.

21 MR. GOLDMAN: -- to be made permanent?

22 MR. DiSTEFANO: No. And one aspect is
23 setbacks. That was the minimum setback required for a
24 religious building is a hundred feet. When it was a
25 temporary structure we looked at that as part of the T

1
2 and R, basically granting them the right to have it
3 closer to the lot line as part of the T and R.

4 They probably are not on permanent
5 foundations. So from a building code standpoint there
6 are issues also.

7 MR. GOLDMAN: That would be --

8 MR. DiSTEFANO: Also it would require site
9 plan approval. It never got site plan approval
10 because, again, these were temporary in nature.

11 MR. MIETZ: Right. And it's --

12 MR. DiSTEFANO: There are a number of steps
13 that they need to go through with various Boards. It
14 would need Architectural Review Board approval also.
15 It never got Architectural Review Board approval. So
16 there are various Board approvals that will be required
17 for them to make these permanent structures.

18 MR. GOLDMAN: So based on what I just heard I
19 would suggest that you go for the two years to give
20 yourself some room.

21 MR. ESSLER: We would be happy to do that if
22 the Board thinks that is appropriate.

23 MR. GOLDMAN: Don't you think?

24 MR. CHOLETTE: I would, before we get --

25 MR. GOLDMAN: Don't you think?

1
2 MR. CHOLETTE: Dave just raised are you
3 modifying the application, are you asking for one year
4 or are you asking for two; so I guess I'll ask that
5 question first?

6 MR. ESSLER: I guess I would put it this way;
7 we would like to think that we could accomplish this
8 within a year. And if we had to come back in here
9 because we weren't quite finished with the process and
10 ask you for another extension, we would do that.

11 So I'm willing to say we will modify this to
12 one year.

13 MR. CHOLETTE: I commend --

14 MR. ESSLER: That's how serious we are to
15 want to get this done.

16 MR. CHOLETTE: I commend you for saying that
17 because I think holding your own feet to the fire would
18 be helpful.

19 MR. ESSLER: Absolutely.

20 MR. CHOLETTE: Maybe it will be helpful to
21 the town to see it setup like this, that you've got a
22 year to try to pull this together and things can go a
23 little faster.

24 Back in 2005 or whatever it was, some of us
25 on this Board who were here may remember a lot of

1
2 consternation on part of the chairman that this was
3 going to go on and on and on and on. And we have tried
4 to have a timetable drawn up that was going to make
5 sure that this was not going to drag on. And so we're
6 nine years later and there were a lot of extenuating
7 circumstances with the other parcel that you were
8 trying to develop. I think we just sort of turned a
9 blind eye, if you will, and said, "Okay. You're
10 operating in good faith."

11 But I appreciate the fact that you're now
12 trying to pull this thing all together.

13 MR. ESSLER: Yes.

14 MR. CHOLETTE: And I think having come in for
15 a one year makes a lot more sense.

16 MR. ESSLER: Yes.

17 I would say in response to Mr. Goldman's
18 comment, the foundation is actually pretty good. We've
19 actually had someone look at it and it's not like it's
20 just sitting there and it's some weak thing. It's got
21 a - if not code it's very, very close to code.

22 But there's other issues as Rick points out
23 that we're going to have to address.

24 MR. CHOLETTE: I guess I would point out that
25 I think that this project, as you go forward in time,

1
2 would perhaps meet with more acceptance if it just
3 looked a little better back there also.

4 MR. ESSLER: That's why we know we have to go
5 in front of the Architectural Review Board. And that's
6 what we'll use the temporary use and time for to manage
7 to do the things that the Review Board would want us to
8 do.

9 MR. CHOLETTE: Dennis?

10 MR. MIETZ: Okay. So one thing that's
11 probably important - and I think you used the word
12 credibility for lack of a better one I can think of -
13 the plan is to somehow to remain with classroom space -
14 some additional classroom space on the Elmwood Avenue
15 campus, that is the church's plan?

16 MR. ESSLER: It is as it has existed there
17 now since that modular building went in.

18 MR. MIETZ: Well, say subject to - in other
19 words, we're looking to move to Henrietta or somewhere
20 else to do what they were going to do at Winton and
21 Westfall, so that's all -- so this is the campus?

22 MR. ESSLER: Correct.

23 MR. MIETZ: And somehow they would like to
24 rework the campus to meet their requirements?

25 MR. ESSLER: Correct.

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. MIETZ: Is that a fair statement?

MR. ESSLER: Yes.

MR. CHOLETTE: So the news report at one time which indicated there was going to be an attempt to move somewhere else, presumably to a different town, that is no longer on the table?

MR. ESSLER: There's nothing out there at this point at all. The plan is -- and that's why we're here tonight. It looks likes we are where we are.

MR. CHOLETTE: Okay.

MR. GOLDMAN: Just to follow up on Dennis's remark, he kind of phrased it as though there would be some changes.

But in reality you just want to permanentize(phenetic) - if that's such a word - make permanent those locations they had back there, you don't plan on enlarging them?

MR. ESSLER: No, we have no intention.

MR. GOLDMAN: Moving them to another location?

MR. ESSLER: We just --

MR. GOLDMAN: You just want a make it legal so to speak?

MR. ESSLER: Yes. We certainly don't intend

1
2 on enlarging anything.

3 MR. CHOLETTE: Morrey, I'm not sure -- I know
4 what you asked, but I guess that was not my
5 interpretation. My interpretation - my thinking was
6 that it is unlikely that you're just going to be able
7 to come in here and say, "Well, we used to call this
8 temporary, but now we're going to call it permanent.
9 Town of Brighton put your stamp of approval on and call
10 it permanent and we'll just walk away."

11 There's going to be -- it's got to be changed
12 somehow.

13 MR. ESSLER: And that's why, again, we need
14 to --

15 MR. CHOLETTE: And you have to go through
16 that process and point to things. And my expectation
17 is that when all is said and done you're going to have
18 to really do something back there. Money is going to
19 have to be spent. It's going to have to look a little
20 different. It might have to be relocated a little bit.
21 Other things might have to happen, but that's not for
22 this Board to determine that.

23 MR. ESSLER: Right, we know that.

24 MR. MIETZ: That's why I was trying to give
25 some latitude saying there may have to be some site

1
2 plan changes made. There's quite a few things that
3 could happen.

4 But the idea is we like this campus, we want
5 to stay on the campus, we want to make the campus work
6 for us whatever way we can do within the confines of
7 the property.

8 MR. ESSLER: Yes.

9 MR. MIETZ: Okay. That's all I was trying to
10 say.

11 MR. CHOLETTE: Anything else?

12 Great. Thank you very much.

13 MR. ESSLER: Thank you.

14 MR. CHOLETTE: Thanks for coming in.

15 MR. ESSLER: That's the modular place by the
16 way(indicating).

17 MS. SCHWARTZ: Say that again?

18 MR. ESSLER: That's the modular building by
19 the way(indicating).

20 MR. CHOLETTE: Yes, sir, do you want to come
21 up?

22 MR. BEUERLIN: Hi. My name is Doug Beuerlin.
23 I'm a --

24 MR. CHOLETTE: I'm sorry, we'll need a
25 spelling.

1
2 MR. BEUERLIN: B-e-u-e-r-l-i-n. I am the
3 church's immediate neighbor just to the east.

4 MR. MIETZ: What is your address?

5 MR. BEUERLIN: 1906 Elmwood.

6 MR. MIETZ: Okay.

7 MR. BEUERLIN: My only question was the
8 temporary structures that you're --

9 MR. CHOLETTE: I'm sorry, you need to address
10 the Board.

11 MR. BEUERLIN: My only question to the church
12 was; the temporary structures that they plan to make
13 more permanent - you addressed the appearance, that's
14 not such a big issue of mine.

15 My biggest concern is how are these
16 structures going to look in their final end - I mean,
17 will it be the same platform?

18 In terms of my five years of living on the
19 property I've seen approximately maybe three quarters
20 of the entire back lot used for parking rather than the
21 entire thing. So I figured that if possible the
22 building itself would be extended rather than the
23 current solution.

24 That would be something that obviously the
25 church would have to consider. It would be much more

1
2 of a cost on their part but that would be something
3 that, you know, I think would be much more appealing
4 than the separate structure on the property.

5 MR. CHOLETTE: I thank you for your comment.
6 It's certainly something that I would be concerned
7 about also. That will not be the preview of this
8 Board, but when they do come in and work with other
9 Boards in the town - the Architectural Review Board and
10 the Planning Board - that is where you want a to make
11 sure that you get your voice in as to any concerns that
12 you have as to what they're planning to do.

13 MR. BEUERLIN: Okay. Thank you very much.

14 MR. CHOLETTE: Thank you.

15 Is there anyone else in the audience that
16 would like to speak with regard to this application?

17 There being none this part of the public
18 hearing is closed.

19 8A-03-14 Application of Cornell Construction Design,
20 contractor, and Ralph and Julie Damerell, owners of
21 property located at 165 Viennawood Drive, for an Area
22 Variance from Section 205-2 to allow a mudroom addition
23 to extend ½ ft. into the 40 ft. front setback required
24 by code. All as described on application and plans on
25 file.

1
2 MR. DAMERELL: Hi. Thank you for hearing us
3 tonight.

4 MR. CHOLETTE: You're here for six inches,
5 right?

6 MR. DAMERELL: Yeah.

7 MR. DiSTEFANO: Could you state your name for
8 the record?

9 MR. DAMERELL: Yeah, I'm Ralph Damerell.

10 MS. DAMERELL: And I'm Julie Damerell.

11 MR. DAMERELL: And our address is 165
12 Viennawood Drive.

13 Currently our house is kind of in a unique
14 position as to our driveway and our address, therefore,
15 the front of our house is on Viennawood, where the
16 house really faces Rensselaer. Our supposed front door
17 faces Rensselaer, but technically it's really on the
18 side of the house, therefore, it's never really been a
19 convenient entry to the house. The entry we use is
20 typically through the garage into the house. And it's
21 a very congested area with doors banging into each
22 other. People come to the house and they can't find
23 the front door sometimes.

24 So we thought the best way to --

25 MR. DiSTEFANO: Can you keep it down in here?

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

We're having trouble hearing.

Thanks.

MR. DAMERELL: So we asked Bob Cornell for a plan to make an entryway facing Viennawood Drive large enough that we can have a door from the garage into it, from the outdoors into it, as well as a closet inside of the door. And so there's three doors and of course they'll have to have room for each other, and then the room big enough to be usable for us as a proper entryway.

When Bob drew up the plan by the tape map only we were a little too close to the street. The street actually curves in front of our house. So the real measurement might not even infringe upon the setback once it's done.

But that would be the main reason we asked for the variance, that Bob designed a room that would fit our needs and it came out slightly too big.

DR. LAWRENCE: When I looked down on the site of the street - with or without the six inches would you say it's consistent with the other houses on the street?

MR. DAMERELL: Yeah. When Bob first came out he eyed it. I've actually as I've driven down the

1
2 street paid a lot more attention to it, and I bet if I
3 took out my tape measure I would find houses on the
4 street closer to the street than our addition is going
5 to be.

6 MR. CHOLETTE: Anything else?

7 Is there any other comments or questions?

8 Thank you for coming in.

9 MR. DAMERELL: Thank you.

10 Is there anybody in the audience that would
11 like to speak with regard to this application?

12 There being none this part of the public
13 hearing is closed.

14 8A-04-14 Application of Shawn Carey, owner of property
15 located at 1550 Elmwood Avenue, for an Area Variance
16 from Section 203-2.1B(2) to allow for the construction
17 of a 320 sf shed in lieu of the maximum 250 sf shed
18 allowed by code. All as described on application and
19 plans on file.

20 MR. CAREY: Hello. I have some materials
21 that I didn't have at the time of the application if it
22 would be helpful.

23 MR. DiSTEFANO: Yeah. Just state your name.

24 MR. CAREY: My name is Shawn Carey, and my
25 wife, Valorie Carey. Our address is 1550 Elmwood

1 Avenue.

2
3 So we're looking to build a shed that's a
4 little bit bigger than the code calls for, a three
5 hundred and twenty square foot shed instead of two
6 hundred and fifty square feet. The shed that we're
7 replacing, currently - it was there when I bought the
8 property and it's square footage is seven hundred and
9 twenty-five square feet. So overall we're downsizing
10 our shed.

11 And if you look at the sketch for the shed
12 that we're planning to build it's actually a little
13 different than your typical shed. Half of the floor
14 plan is the shed storage area and the other half is
15 what you would really consider to be a porch. And
16 we're looking to use this area to get more enjoyment
17 out of our property.

18 MS. SCHWARTZ: Did you do that, the garage
19 that's there?

20 MR. CAREY: Yes.

21 MS. SCHWARTZ: It looks nice.

22 MR. CAREY: Thank you.

23 MS. SCHWARTZ: So if you didn't have the
24 porch area, you would probably meet the code with just
25 the size of the said shed?

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. CAREY: Yeah.

MS. SCHWARTZ: Okay.

DR. LAWRENCE: The use of the shed would be for?

MR. CAREY: Snow thrower, lawnmower, garden tools. I don't have a riding mower, but the property is big enough to warrant it. So some day I might want to have a place for that.

DR. LAWRENCE: So there won't be utilities in the shed?

MR. CAREY: No.

MS. BAKER LEIT: It looks like your neighbors would be blocked by a six-foot high privacy fence is that correct?

MR. CAREY: Yeah. I would be surprised if they saw much once it's constructed.

There's a photograph of the site in the packet.

MR. CHOLETTE: The current building, the seven hundred and forty-five square foot shed, is that being used at all now for anything?

MR. CAREY: Actually, we just cleared it out over the weekend and we have a contractor hired to demolish it. We were hoping that would happen this

1
2 week, but RG&E wants to make sure that the utilities
3 have been cut from it before we do. So it looks like
4 right now we'll have it down by August 14th.

5 MR. CHOLETTE: To your knowledge, in the past
6 had that been lived in by people on some sort of a
7 basis?

8 MR. CAREY: A lot of people ask me that and
9 to my knowledge, no.

10 When I first went to purchase the property I
11 wondered what it was for and thought maybe that was the
12 residence.

13 MR. CHOLETTE: Fair enough.

14 Okay. Thank you.

15 MR. DiSTEFANO: Just for the record, your
16 drawing shows 10x16 would be the enclosed area,
17 correct?

18 MR. CAREY: Yes.

19 MR. DiSTEFANO: Okay. Thank you.

20 MR. CAREY: Thank you.

21 MR. CHOLETTE: Thank you.

22 Any other questions or comments?

23 Thank you very much.

24 Is there anyone in the audience that would
25 like to speak with regard to this application?

1
2 There being none this part of the public
3 hearing is closed.

4 8A-05-14 Application of Anthony J. Costello and Son
5 Development, LLC, owner of property off of South
6 Clinton Avenue, known as "The Reserve" housing
7 community, for renewal of a Temporary and Revocable Use
8 Permit (8A-09-12) pursuant to Section 219-4 to allow
9 for eight temporary site/development signs (original
10 approval allowed for four signs) for a two year period
11 where only one sign is allowed by code. All as
12 described on application and plans on file.

13 MS. BRUGG: Thank you very much. My name is
14 Betsy Brugg. I'm with the law firm of Woods Oviatt
15 Gilman.

16 I have been in contact with both Mr.
17 Dollinger and Mr. DiStefano regarding this application.

18 There was a temporary and revocable use
19 permit issued for signage a couple of years back. I
20 was here in December and this Board approved some
21 modifications.

22 My client submitted an application for
23 renewal because they knew the expiration was coming up.
24 I received notice of it a couple of days ago and we've
25 had some conversations since. I did request an

1
2 adjournment - or I did want to request an adjournment.
3 Mr. DiStefano suggested that I come directly to the
4 board to request any adjournment of the application.

5 I wanted to take a little more time to look
6 at it. Once I started I realized there's been some
7 changes in circumstances since we were here in
8 December. And I think it's important that we
9 supplement and really clarify the application a little
10 bit further. And I would still like to have an
11 adjournment until the next meeting in September.

12 There's been some issues with the vandalism
13 that really were not addressed as part of the
14 application which ties into the issues with the
15 lighting. And there's been some residents that have
16 moved in since. So there's a lot of activity on the
17 site right now. There's two families that have moved
18 in and there's two more families moving in within the
19 next couple of weeks and there's a couple of families
20 moving in in September. There's a lot of marketing
21 activity.

22 The emphasis of the signage and the focus of
23 the signage needs to be really I think spelled out for
24 this Board for us really to do justice to the
25 application. I don't think it's in the best interest

1
2 of either the applicant or the town for you to get kind
3 of a thrown together presentation or thrown together
4 application. I would really like to step back and look
5 at it more carefully. And we are requesting that we
6 can come back in September.

7 MS. SCHWARTZ: So this application will
8 change?

9 MS. BRUGG: I don't think it will change, but
10 I think that we'll have more information for you that
11 will be more helpful in really comprehending what the
12 signage needs are, and why the signs are needed, and
13 really look at what the best signage given the fact
14 that there are people living there. There are now some
15 safety issues that we didn't have to deal with before.
16 There's also active marketing. There's model homes
17 open now. There's really different considerations than
18 there were earlier and I think that I would like more
19 time to put that together for you.

20 MR. CHOLETTE: Well, that's fine. Thank you
21 for coming in. I appreciate you taking the time to do
22 that. It's helpful to us.

23 Do you think that you'll be back in next
24 month or are you gonna put it out for a couple of
25 months?

1
2 MS. BRUGG: No, we'll like to put it on for
3 your next meeting.

4 MR. CHOLETTE: Okay. Thank you very much.
5 Dennis?

6 MR. MIETZ: Just one quick thing. The permit
7 that's in place now --

8 MS. BRUGG: Sure.

9 MR. MIETZ: Do we have your assurance it's
10 being and will be respected in it's fashion until this
11 Board has an opportunity --

12 MS. BRUGG: I think we can commit to -- I
13 know there's some things out there that have been an
14 issue and we will make sure that we are compliant until
15 we're back here in September.

16 MR. MIETZ: Okay.

17 MR. CHOLETTE: And I think you came in a
18 while back and wanted some lighting for signage.

19 MS. BRUGG: Uhm-hmm.

20 MR. CHOLETTE: And I think that might be
21 Judy's thought, is it sounds like you're not going to
22 be asking for lighting for the signage.

23 Or do you think that you might be?

24 MS. BRUGG: Well, I think we would still like
25 to have lighting, but the reasoning is a little

1
2 different now. There's been some vandalism in the area
3 of the entrance where -- what do you call the station
4 -- the equipment that's over there.

5 MR. DiSTEFANO: The staging area?

6 MS. BRUGG: Yes, the stuff with the --

7 MR. MIETZ: Radio tower?

8 MR. CHOLETTE: The radio tower?

9 MS. BRUGG: Yeah. There's been some
10 vandalism and --

11 MS. BAKER LEIT: Was that an issue of
12 vandalism, because I believe we discussed the
13 vandalism?

14 MS. BRUGG: There's some recent vandalism.
15 We have some photos if you want to see it?
16 I have --

17 MR. CHOLETTE: We'll move it along.

18 MS. BRUGG: But there's also folks living
19 there. There's just different concerns with people
20 being able to feel safe going into an area where
21 they're the only ones living there right now.

22 MR. CHOLETTE: Well, clearly if you want to
23 modify that that's your right to modify it.

24 MS. BRUGG: Sure.

25 MR. CHOLETTE: Although there will be a time

1
2 constraint if it's getting publicized if it changes
3 dramatically when you come in next month.

4 MS. BRUGG: Right. I think we're -- I have
5 to take a look at what you have in your file to make
6 sure that we're on the same page. If I need to amend
7 it I will, but I think that it's complete.

8 I think what I need to do is step back and
9 have -- I would just like to give you a better and more
10 complete presentation on that.

11 MR. CHOLETTE: Okay. Good. Thank you very
12 much.

13 MS. BRUGG: Thanks.

14 By any chance is there anybody in the
15 audience that came in for this particular application?

16 Because if so you could make any comments if
17 you wanted to. We wouldn't want to have to ask you to
18 come back again.

19 Okay. If not then we don't have that
20 concern.

21 Okay. Thank you very much.

22 MS. BRUGG: Will you entertain that request
23 now or are you going to wait until --

24 MR. CHOLETTE: We can do it right now.

25 MR. DiSTEFANO: I'll just do it by a show of

1 hands.

2
3 All those who grant the postponement until
4 the September 3rd, just say aye.

5 (All Board members said aye.)

6 All those opposed?

7 MS. BRUGG: Thank you so much.

8 MR. DiSTEFANO: The motion to postpone
9 carries.

10 8A-06-14 Application of Faith Temple, owner of property
11 located at 1575 Winton Road South (Tax ID
12 #150.05-01-001.2) for a Temporary and Revocable Use
13 Permit pursuant to Section 219-4 to allow for a series
14 of religious events (some will include the use of a
15 tent) from August 2014 thru October 2014. All as
16 described on application and plans on file.

17 MR. ESSLER: Good evening, again. I'm still
18 Karl Essler, Bond, Schoeneck & King.

19 This application for a temporary and
20 revocable use permit actually is relatively short, only
21 through the fall, October 31st for a number of events -
22 religious events and other things that they would like
23 to hold on the property at Winton and Westfall.

24 I just wanted to - I think I need to clarify
25 a little difference with Rick. When we first came in

1
2 what happened was Faith Temple was planning on having a
3 week long, essentially, presentation where they were
4 going to erect a tent which is depicted on your
5 drawing. I'm sorry it's so small, but the sign is very
6 large. And someone called from Faith Temple and Rick
7 advised them you need a temporary and revocable use
8 permit for this. I wasn't clear at the time, and I'm
9 still not entirely whether we're talking about all the
10 uses or only those dealing with the tent.

11 MR. DiSTEFANO: That's a good question. I
12 mean, definitely the ones with the tent because a tent
13 permit has to be issued by the fire marshal, and the
14 fire marshal won't issue that permit without the
15 approval of the temporary and revocable use permit.

16 However, I think it's good to package
17 everything up as I think you are doing. Since you have
18 to be in in here for the tent issues we might as well
19 all of the possible activities that might be taking
20 place.

21 MR. ESSLER: Right. We've given you a
22 supplemental letter dated, I think, August 16th that
23 really goes to what we actually intend. It turns out
24 we couldn't get here in time to have the program with
25 the evangelists, that went away.

1
2 But we do have some other events planned for
3 this property, virtually entirely of a religious
4 nature. A couple were connected educationally with the
5 school.

6 If you look down through the list,
7 essentially what Faith Temple would like to do is have
8 a corporate prayer meeting every Monday from 7:00 to
9 8:00 p.m. Again, we would use the tent because of
10 temperature if necessary -- probably not because the
11 weather, because that site it's just, you know, unpaved
12 grass. So from a parking standpoint if it was really
13 raining we probably wouldn't use the tent when we had
14 the event. But the tent is possible for that event.

15 We have a specific event, a family movie
16 night scheduled for September 5th. Again, that would
17 be in total compliance with any sound ordinance of the
18 town. As we pointed out in here (indicating) everything
19 facing away toward Winton Road and nothing at all
20 directed in the direction where most of the residents
21 would be on Westfall.

22 We have a youth bonfire we have scheduled for
23 October 3rd, from 6:30 to 9:30. Again, the fire will
24 not be in the tent. It will be outside, but all
25 controlled. But it's possible that the tent may be

1 used as well given the conditions at the time.

2
3 And then there's just a number of more
4 sporadic events. And this is what I was getting at. I
5 guess we could throw this into the request and we will.
6 There are occasional ones and the there's prayer
7 meetings that are held on evenings or on weekend days
8 at the site. Again, the tent could perhaps be used
9 depending on the temperature, no more than an hour.
10 Those are the types of events. They do not occur on a
11 frequent basis.

12 And we also have some soccer games, very
13 informal and not a league. Just in the afternoon, take
14 the school kids out there during the day and then flip
15 a couple of posts and have the kids play soccer.
16 Again, that would be very sporadic and periodic. And,
17 again, that certainly would not involve the tent.

18 I guess one thing I should point out - and
19 I'll try to speak loud enough for the stenographer and
20 for the Board to hear this - there is a parking area
21 that kind of generally surrounds this area(indicating).
22 And we've shown the tent where we would locate it,
23 which is approximately two hundred feet back from an
24 open-entrance gateway if you're familiar with the
25 property. The tent would be a good two hundred feet

1
2 back, so it wouldn't impinge on the road at all from
3 that standpoint. And it's 20x40 in size. Maximum
4 capacity of people in that tent is ninety-six people by
5 what the tent manufacturer tells us and the codes. And
6 I doubt that we would - we certainly would never exceed
7 that number. That's not a number that we get for these
8 kinds of events. Almost every occasion we get is
9 probably substantially less.

10 But we thought this year we can introduce
11 some things out there and take some advantage of the
12 property while it's still there. And, again, we're
13 only looking to run through the end of October.

14 Are there any questions?

15 MS. SCHWARTZ: Yeah, I have one.

16 Do we allow bonfires in our town.

17 MR. DiSTEFANO: Recreational bonfires are
18 permitted with a permit from the fire marshal.

19 MS. SCHWARTZ: My only concern is because the
20 wonderful nature all around there, and a bonfire to me
21 could catch and spread.

22 MR. DiSTEFANO: That's part of the permitting
23 process by the fire marshal. He reviews and looks at
24 it.

25 MS. SCHWARTZ: Is that an essential part of

1
2 all these festivities, do you think?

3 MR. ESSLER: Well, I could turn to Pastor
4 Steve. I know -- Pastor Steve, why don't you explain a
5 little more of what's actually intended?

6 MR. EDLEN: My name is Pastor Steve Edlen,
7 pastor at Faith Temple.

8 We have been getting approvals for the past
9 few years for bonfires. We've had bonfires over there
10 with our youth. Our youth like it, it's something fun
11 that they can do. It's always very controlled and we
12 make sure that we adhere to all of the fire codes and
13 anything that they want us to do. We do it very
14 carefully. We're well aware of the large size of the
15 grass.

16 MS. SCHWARTZ: So how many years have you had
17 a bonfire over there?

18 MR. EDLEN: I wouldn't know off the top. I
19 recall at least two or three in recent years. But I
20 know that we've had them over the past two or three
21 years, if I remember correctly.

22 DR. LAWRENCE: This is one time event on
23 October 3rd, at 6:30; is that correct?

24 MR. EDLEN: Yeah.

25 MR. GOLDMAN: Would there be food presented

1
2 during any of these events?

3 MR. EDLEN: Possibly. Probably.

4 Do you want to speak to that?

5 MS. EDLEN: Hi. I'm Kim Edlen. I work at
6 Faith Temple.

7 As far as food goes when it comes to youth
8 events, kids always have a can of something in their
9 hand and a bag of something in their hand. So I'm sure
10 there will be something like that. But formally
11 catering or things like that, no.

12 MR. GOLDMAN: What I'm getting to is if you
13 had to present food - a meal, a hot dog, a hamburg or
14 something like that - would it be prepared at the site
15 or would it be prepared off-site and brought to the
16 site?

17 MS. EDLEN: If they were to grill hot dogs or
18 something say for movie night it would be there. But
19 we would work with whatever the codes were with the
20 fire marshal and this and that and the other thing.
21 We're happy to work with what we have to work with.

22 MR. GOLDMAN: Okay. Thank you.

23 MR. CHOLETTE: You show the location of the
24 tent being two hundred feet set back, I believe.

25 MR. ESSLER: Yes.

1
2 MR. CHOLETTE: And your other events that
3 would be outside the tent, would that be similarly
4 distant from the street?

5 MR. ESSLER: Pretty much in that same general
6 area. The parking lot kind of surrounds that and the
7 events would take place roughly in the same place where
8 the tent would be.

9 MR. CHOLETTE: The movie night, how long do
10 you think that would run for?

11 MR. EDLEN: I think we actually put in there
12 - well, typically it would start at dusk, but -- a
13 couple of hours?

14 MS. EDLEN: Yeah, they're typically two
15 hours.

16 MR. ESSLER: Whatever the length of the
17 movie, a couple hours.

18 MR. GOLDMAN: So it would be safe to say that
19 by 11:00 p.m. --

20 MR. ESSLER: Clearly by then, if not long
21 before then.

22 MR. GOLDMAN: 10:00?

23 MR. EDLEN: I;m not making -- if you want us
24 to set a time --

25 MR. CHOLETTE: Two to three hours.

1
2 MR. ESSLER: Dusk at that time, as we all
3 know, is earlier than it is now.

4 MS. SCHWARTZ: Will there be music at any of
5 these events?

6 MR. ESSLER: I would think --

7 MR. EDLEN: Yes, there's guitars and stuff if
8 we're going to do a bonfire. They'll sing. It's
9 informal.

10 MS. SCHWARTZ: Will there be an amp system
11 for sound?

12 MR. EDLEN: The last ones that I recall they
13 haven't.

14 MS. SCHWARTZ: They haven't?

15 MR. EDLEN: They haven't used them.

16 MR. CHOLETTE: Rick, have there been any
17 problems with these events that they've had in the
18 past?

19 MR. DiSTEFANO: I haven't been aware of any
20 problems, no.

21 MR. CHOLETTE: And parking is handled off the
22 the street, there's no parking --

23 MR. DiSTEFANO: Yes. They park --

24 MR. ESSLER: Totally off the street and on
25 site.

1
2 MR. CHOLETTE: And this won't come across as
3 looking like there's revival night several nights a
4 week or something?

5 MR. ESSLER: It's not going to be any more
6 than what's approved. And the services aren't that
7 long, an hour or less.

8 MR. CHOLETTE: And clearly they don't need to
9 have our permission to have kids come and play soccer
10 on their own property.

11 MR. DiSTEFANO: No. I mean, again, and
12 that's why I think a lot of these events have just gone
13 ahead because it really is the tent that kind of pushed
14 us into this. And since we're doing the tent -- and
15 this leads me to a question: Is the tent going to be
16 up the entire three or four months, or is it going to
17 go up and come down and go up and come down?

18 MS. EDLEN: Exactly. Just as an event that
19 would require something for shelter, that's when it
20 would go up.

21 MR. DiSTEFANO: Okay. So it's not staying up
22 for the entire four month period?

23 MS. EDLEN: No, not at all.

24 MR. DiSTEFANO: Okay. But the tent is what
25 basically has brought them here to us. And as Mr.

1
2 Essler has said earlier, you know, I'm not sure exactly
3 what needs the T and R - whether it's the tent
4 activities or all the activities. And we kind of said
5 well, the tent is up and down and all the activities
6 associated, why don't we talk about all the activities.

7 MR. ESSLER: Right. So we were happy to put
8 all of that in front you.

9 MR. GOLDMAN: Are you planning on having any
10 auxiliary lighting as the evenings become earlier?

11 MR. ESSLER: I think typically there will be
12 some car lights.

13 MR. GOLDMAN: Other than the cars themselves?

14 MR. ESSLER: Typically they'll use car lights
15 just to give a little - so that it's not completely
16 dark.

17 MR. GOLDMAN: And the only amplification of
18 sound will be from the movie --

19 MR. ESSLER: And, again, facing --

20 MR. GOLDMAN: -- facing away from Winton
21 Road?

22 MR. ESSLER: Facing Winton Road.

23 MR. DiSTEFANO: Away from Westfall.

24 MR. ESSLER: The housing is on Westfall.

25 MR. GOLDMAN: Right.

1
2 MR. ESSLER: Winton is all commercial over
3 there.

4 MR. GOLDMAN: Facing toward 490?

5 MR. MIETZ: It would be facing towards the
6 expressway.

7 MR. DiSTEFANO: Yeah, toward the expressway.

8 MR. GOLDMAN: People would be looking at the
9 screen facing east?

10 MR. MIETZ: South.

11 MR. DiSTEFANO: South, towards the
12 expressway.

13 MR. CHOLETTE: I assume that the people would
14 be facing the screen, the screen would be facing south?

15 MR. ESSLER: Correct. We're very sensitive
16 to that in terms of any obstruction to the
17 neighborhood.

18 MR. GOLDMAN: Well, what I'm concerned about
19 is if the screen is visible from Winton Road - my sense
20 is it won't be visible from Westfall - but if it's
21 visible from Winton as cars are driving, it would be a
22 distraction to the drivers.

23 MR. ESSLER: Well, the size of the screen --

24 MS. EDLEN: We're renting one. I'm not sure
25 what the size is.

1
2 MR. ESSLER: But we're certainly not talking
3 about --

4 DR. LAWRENCE: Drive-in size?

5 MR. ESSLER: The size of that wall for
6 example.

7 MR. GOLDMAN: It's not going to be the new
8 Brighton drive-in.

9 MR. ESSLER: No. Unless you'd like it to be?

10 MR. GOLDMAN: No. Thank you.

11 MR. ESSLER: Thank you very much.

12 MR. CHOLETTE: Are there any other questions?

13 Fine. Thank you very much for coming in.

14 MR. ESSLER: Thank you.

15 MR. CHOLETTE: Is there anyone in the
16 audience that would like to speak with regard to this
17 application?

18 There being none this part of the public
19 hearing is closed.

20 8A-07-14 Application of Landing Heights Apartments
21 L.P., owner of property located at 70 Knollbrook Road
22 (Tax ID #s 108.17-01-001 and 108.17-01-003) for an Area
23 Variance from Section 205-5 to allow a townhouse
24 building to have a 48.5 ft. front setback in lieu of a
25 minimum 60 ft. front setback as required by code. All

1
2 as described on application and plans on file.

3 MS. MIX: Hello. My name is Nicole Mix. I
4 am a landscape designer with Fisher Associates. And I
5 am here representing Landing Heights Apartments L.P.

6 We are proposing a fifty unit townhome
7 project. This map(indicating) is an overall map
8 showing the two parcels. And one parcel has a two
9 hundred and ten apartment complex already on it. And
10 we are developing fifty unit townhomes adjacent to
11 this. So the character will be similar.

12 This project has been going on for several
13 years. In 2013, when Fisher got involved, we presented
14 to the Planning Board a seventy-eight unit apartment
15 complex concept sketch. This right here(indicating) is
16 oriented up because all of our other plans are oriented
17 that way. You could see that we were intruding a
18 little bit farther into the parcel in the wood lot and
19 also on to a steep slope buffer with some of our
20 stormwater management. So we went back and redesigned
21 and we rethought the project a little bit.

22 This year, in March, we spoke with the town
23 staff and we brought a new plan with townhomes. This
24 one(indicating) had thirty-four units. It is utilizing
25 a private drive - which is not that convenient - but

1
2 off of Knollbrook drive, which is dedicated. And from
3 this plan we are looking at five variances. They are
4 all area variances with different buildings.

5 There is little corners of buildings
6 here(indicating), here(indicating), here(indicating).
7 This one(indicating) was a twenty-eight foot variance
8 within the front setback and then another side setback.

9 So we, again, looked at it and redesigned a
10 little bit using a similar footprint. We're here with
11 the fifty units today. Similar size buildings.
12 There's actually four to seven units that are a little
13 bit thinner. Instead of two-car garages and driveways,
14 we have a one-car garage and driveway now.

15 So we're here for one area variance and it's
16 this building(indicating). I think I highlighted it on
17 all of your plans. It's the eleven and a half feet
18 over the front setback. So it would be a forty-eight
19 and a half, instead of the sixty foot setback that
20 we're looking for.

21 DR. LAWRENCE: When you push this whole
22 building back do you run into that stormwater
23 management?

24 MS. MIX: Yeah. So we're running into the
25 stormwater management and it also shifts everything and

1
2 might push us into the steep-slope buffer, which we're
3 trying to stay out of because that's really important.
4 That could get us into larger, more significant
5 permits. And the woodlot, we are trying to minimize
6 our --

7 MR. CHOLETTE: But the front yard setback
8 that you're infringing on is for other parcels on this
9 whole development; is that correct?

10 DR. LAWRENCE: Or is it just for this one
11 building?

12 MR. CHOLETTE: This one building, but the
13 things that are adjacent to it that would be impacted
14 most are also other buildings in this development; is
15 that correct?

16 MS. MIX: Yes.

17 MR. CHOLETTE: Not in the new development,
18 but in the old development - the current development?

19 MS. MIX: The current development the
20 frontage of all these(indicating) are all parking lots.
21 So the front of each of these buildings(indicating) you
22 have the parking. So this setback or the intrusion of
23 this building would actually - in my mind - be a
24 positive character attribute. It's not paved parking
25 lot with a bunch of cars in front. You're looking at

1
2 the side of one of the townhomes.

3 MR. CHOLETTE: But the street that's along
4 there is your own street; isn't it.

5 MR. DiSTEFANO: Well, it is a town street.

6 MR. CHOLETTE: But it's surrounded by --

7 MR. DiSTEFANO: Their property.

8 MR. CHOLETTE: -- several units?

9 MR. DiSTEFANO: Yes, their property.

10 MR. CHOLETTE: So from that point of view --

11 MR. DiSTEFANO: They're impacting themselves,
12 right.

13 DR. LAWRENCE: So this is approximately where
14 the swimming pool is that's there?

15 MS. MIX: The swimming pool is a little bit
16 further north. So the building would be --

17 DR. LAWRENCE: No, it's to the side. I'm
18 looking at an aerial of it.

19 MS. SCHWARTZ: And how many rooms again?

20 MS. MIX: There's nine buildings plus a
21 possible future community center and then fifty units
22 within those buildings.

23 MR. DiSTEFANO: If you had to lose a unit in
24 order not to grant - not to need a variance, does that
25 make a big impact on the project itself?

1
2 Is that fiftieth unit very important from a
3 financial aspect for this project?

4 MS. MIX: It's just important overall.

5 When we first started this project -- I don't
6 know when it started, but there was a traffic study
7 done. And that traffic study was done proposing,
8 anticipating ninety units on this parcel. So, you
9 know, we really dialed it back from that. And from the
10 thirty-four unit we went back up to fifty because we
11 made them thinner units to be more affordable to
12 renters in the area. And we're trying to offer a
13 different product than an apartment.

14 Does that answer your question?

15 DR. LAWRENCE: Sort of.

16 MR. DiSTEFANO: Kind of.

17 MR. CHOLETTE: Yes, Rick, it's very, very
18 important.

19 MR. DiSTEFANO: From a financial standpoint
20 it's important.

21 MS. MIX: Yes, it is very important from a
22 financial standpoint.

23 MR. CHOLETTE: Are there other questions?

24 Fine. Thank you very much for coming in.

25 MS. MIX: Thank you.

1
2 MR. CHOLETTE: Is there anyone in the
3 audience that would like a speak with regard to this
4 application?

5 Yes, please come forward.

6 MS. APOLANT: Good evening. My name is Suzie
7 Apolant. I live at 646 Browncroft Boulevard.

8 I am concerned with the Landing Heights
9 expansion. My home is at 646 Browncroft. It's on the
10 downside of the slope going towards the creek.

11 We are already long-term victims of the
12 poorly managed rain and snow runoff from the current
13 building complex. The situation has been brought to
14 the attention of Landing Heights property managers
15 repeatedly, not only by us but by the Town of Brighton
16 Building and Planning Department on an annual basis.
17 This expansion will only serve to make our situation
18 worse and damage the environment further.

19 It has been our experience with the Landing
20 Heights property management that in the winter they
21 generally push the snow directly over the hill towards
22 us, causing considerable hill-side erosions, slope
23 destabilization and tree loss, resulting in the
24 flooding of our basement, garage and lawn. Or on a
25 rare occasion they plow the snow towards their own

1
2 building and flood their own basements. This is an
3 annual event.

4 The largest part of the problem is the
5 lopsided portion of permeable ground versus hardtop.
6 Currently there is insufficient porous landscape to
7 accommodate the natural absorption of rain and snow
8 melt. And now with the new development plan they seek
9 to repeat an already unsuccessful formula of land
10 management design by reducing the size of required
11 setback, causing the loss of more permeable green space
12 and further diminishing the ratio of natural porous
13 acreage to non-porous surface.

14 I am sure that there is provisions for new
15 storm grates and curbing. Yet, I think the direction
16 of flow, curbing storm grates that currently exist are
17 any indication of successful mitigation, then we are in
18 greater danger of washing down the hillside into
19 Irondequoit Creek.

20 Granting the setback requirements would
21 surely make the expansion project more profitable, but
22 at the expense of the environment and their neighbors.

23 Thank you.

24 MR. CHOLETTE: Thank you for coming in.

25 Is there anyone else that would like to speak

1
2 regarding this application?

3 There being none this part of the public
4 hearing is closed.

5 8A-08-14 Application of Deacon Peter Bushenow, agent,
6 and Holy Ascension of Christ Church, owner of property
7 located at 650 North Landing Road, for an Area Variance
8 from Section 203-2.1C(1)(a) and 203-9B to allow a front
9 building addition to extend 24 ft. into the existing
10 64.5 ft. front setback where a 100 ft. front setback is
11 required by code. All as described on application and
12 plans on file.

13 MR. BUSHENOW: Good evening. I'm Peter
14 Bushenow, B-u-s-h-e-n-o-w. I live at 44 Crescent Hill
15 in Pittsford. I've been a Deacon and chairman of the
16 building comity for the Holy Ascension Church. We
17 purchased the previous - the building that was built as
18 Indian Landing Lutheran Church approximately seven
19 years ago. And our congregation has really made our
20 home there.

21 Our difficulty is that building as
22 constructed in 1962 is not accessible to the
23 handicapped. The church floor requires going up a
24 flight of stairs and the fellowship hall beneath that
25 requires going down a fight of stairs. There's no

1
2 place that you can directly enter the building from the
3 parking lot or street level.

4 We worked with our architect, Barkstrom & La
5 Croix, exploring how we could make the building
6 handicapped accessible. Due to the architecture of the
7 building which is an a-frame there's no -- and it's
8 really a pretty small building -- there's no way to
9 install an elevator inside the existing structure and
10 still maintain the worship space. So we proposed and
11 asked for permission to build an addition to the
12 building for the purpose of making it handicapped
13 accessible.

14 The addition to the building would be in
15 front of the current entrance which is facing North
16 Landing Road. It would provide an entrance from street
17 level and stairs going up and going down and a
18 provision for an elevator right there, you know, in
19 kind of an entrance way. On the lower level this
20 addition would allow for expansion of the bathrooms,
21 which are currently not accessible to the handicapped.
22 Both the men's and ladies' room will need a little more
23 space for wheelchair access and so on to bring them up
24 to code. And, again, this addition would allow for
25 that to be done.

1
2 On our site, we're really -- this is the
3 church building(indicating). Our only real neighbor to
4 the side is our own rectory building and then there's
5 Klink Road. To the south of our property is a large
6 open area which we intend to keep open, and then Indian
7 Landing School. So we don't have any other immediate
8 residences right next to our building.

9 What we're asking for is a twenty-four foot
10 addition which would bring us to forty and a half feet
11 from the right-of-way. The current building is
12 sixty-four feet from the right-of-way. There is a
13 hundred foot setback for religious buildings that was
14 put in place, you know, after this church was
15 constructed.

16 So that's the - I think an important point to
17 emphasize that this addition is designed for access.
18 It is not in any way to increase the use of the
19 building, that is it does not increase the worship
20 space or the fellowship space. So we working with our
21 architects and feel it is the minimum size to
22 accommodate the proposed improvement.

23 MR. CHOLETTE: Any questions?

24 MR. MIETZ: The landscaping along Landing
25 Road, the trees especially I think would be disturbed

1
2 by this?

3 MR. BUSHENOW: Correct. There are two trees
4 between the church and the road and this addition will
5 not affect those trees at all.

6 As part of our site plan improvement and,
7 again, accessibility we are - we have gone before the
8 Planning Board already, you know, proposing an
9 improvement to the parking lot which would include two
10 handicapped spaces very close to an existing concrete
11 walk that would lead to the front entrance. We also
12 currently have only a one-lane entry and exit in the
13 existing parking lot, which is not really the best
14 situation for any type of emergency vehicle or people
15 entering or leaving the property. We need to expand
16 that to two lanes. So there are two trees that will
17 need to be removed that are currently right
18 here(indicating). We are proposing and putting on our
19 plan additional plant and street trees along the road
20 to mitigate the removal of the two trees that are where
21 the road needs to expand.

22 But the addition, which is the question that
23 we're requesting a setback variance, the addition
24 itself would not affect the existing trees between the
25 church and the road.

1
2 MR. MIETZ: All right. And then I guess the
3 follow-up would be: On the plan that we have here
4 looking at it, is there going to be any additional
5 landscaping on the Landing Road side and in the area
6 where the addition is going to be?

7 MR. BUSHENOW: We plan to have some
8 foundation planting type shrubbery, which again right
9 now is existing around brick and concrete steps that
10 lead to the property. So we plan to replace that with
11 similar ornamental plantings around the foundation.

12 MR. MIETZ: Okay.

13 MR. CHOLETTE: The elevator that you plan to
14 put in is a full-sized elevator?

15 MR. BUSHENOW: It is an elevator that would
16 accommodate a person in a wheelchair and a caretaker.
17 We are currently talking -- we're not -- we haven't
18 finalized the architectural plans, but it is going to
19 be an elevator that has, you know, doors and you enter
20 into a cabin that goes up and down.

21 MR. CHOLETTE: The reason I ask is that my
22 wife is in a wheelchair and we have this situation
23 often where people think it's handicapped accessible,
24 but it really isn't or isn't very well. Case in point
25 is here in Brighton Library there's an elevator to get

1
2 into a meeting room which is almost worthless. And
3 I've gone to restaurants that have these little cages
4 and a person in a wheelchair and an attendant can sort
5 of squeeze into.

6 And I'm just curious as to how large this is
7 and because personally I'm reluctant to permit
8 something that's going to be, you know, do half the
9 job?

10 MR. BUSHENOW: We certainly - we are
11 indicating, as submitted on the architectural plans -
12 and I'm sorry I didn't provide the sizes, but it is a
13 full-size elevator. And we did not try or feel that
14 it's feasible to do a work-around with, you know, a
15 stairlift or anything like that. Because --

16 MR. CHOLETTE: So it would accommodate four
17 or five people standing?

18 MR. BUSHENOW: Well, I can't promise that and
19 I don't have the exact sizes of the elevator right at
20 my fingertips. It is the intent to put in an elevator
21 that would fit a person in a wheelchair and an
22 attendant.

23 MR. CHOLETTE: I guess I would like to know
24 what the size it is going to be.

25 MR. BUSHENOW: Well, we can get that off the

1
2 plan. I could tell you what the scale is or I could
3 submit that information.

4 MR. CHOLETTE: Well, that would be a concern
5 to me, but we'll see how the other Board members feel.

6 MR. BUSHENOW: Sure. That is why we're
7 requesting, you know, this size addition. I mean, I'm
8 not trying to evade the question.

9 MR. CHOLETTE: No, I understand. If you
10 don't have the information then you just don't have the
11 information.

12 MR. BUSHENOW: It is what's on the plan, so
13 we can measure it with a ruler.

14 DR. LAWRENCE: Rick, can you tell us --

15 MR. BUSHENOW: Rick has a ruler right here.

16 MR. DiSTEFANO: See the problem is it's
17 architectural scale, I have an engineer scale. I can't
18 do it right here without --

19 MR. CHOLETTE: We will do it after.

20 MR. BUSHENOW: I will be glad to submit that
21 information.

22 MR. CHOLETTE: We'll get one.

23 That is drawn to scale?

24 UNKNOWN: Rick, I've got an architectural
25 one.

1
2 MR. CHOLETTE: We could could actually run a
3 map conversion, I'm sure.

4 MR. DiSTEFANO: But it's late and I've had a
5 full day. I'm just not going to run a map conversion.

6 Thanks Joe.

7 MR. CHOLETTE: Is the drawing you have a real
8 drawing with a real scale or is it a reduced drawing
9 where the scale is no longer accurate?

10 MR. BUSHENOW: My understanding is that this
11 is a real-scale drawing.

12 MR. DiSTEFANO: It is a real-scale drawing.

13 MR. BUSHENOW: To partially answer your
14 question, if in deed we need to make the elevator
15 larger, we could widen the addition a little bit and
16 not impact on the --

17 MR. CHOLETTE: Well, there's a real cost
18 factor here also. To go with even a regular small
19 elevator is considerably more than these small cages.

20 I mean, is this an enclosed elevator that you
21 go --

22 MR. BUSHENOW: I would be glad to pass a
23 plate if people are willing to help out.

24 MR. DiSTEFANO: It looks like it's 6x8, which
25 I would say would be no smaller than the town hall

1
2 elevator right out here.

3 MR. CHOLETTE: If it's really 6x8, that's --

4 MR. DiSTEFANO: If I'm measuring the right
5 thing here, it's --

6 MR. CHOLETTE: Okay. Well, we'll talk during
7 discussions.

8 MR. BUSHENOW: Right. We are not intending
9 to put in a minimalist, you know, thing. We are -- the
10 designed plan with the architect is, you know, an
11 elevator where you walk up and press a button and the
12 doors open and you walk in and you ride up.

13 MR. CHOLETTE: Okay.

14 MR. BUSHENOW: It is a pretty small building.
15 It is a small congregation. So it's not going to be a
16 big elevator.

17 MR. CHOLETTE: Right. Well, if it's 6x8
18 that's fine.

19 Okay. Thank you very much.

20 Are there any other questions?

21 Thank you.

22 MR. BUSHENOW: Thank you.

23 MR. CHOLETTE: Is there anyone in the
24 audience that would like to speak with regard to this
25 application?

1
2 There being none this part of the public
3 hearing is closed.

4 8A-09-14 Application of Mark Muller, architect, and
5 Glenn Skalny and Thomas Wahl, owners of property
6 located at 165 Grosvenor Road, for Area Variances from
7 Section 205-2 to 1) allow a garage addition to extend
8 34.9 ft. into the existing 57.4 ft. rear setback where
9 a 60 ft. rear setback is required by code, and 2) allow
10 building coverage to be 22.6%, after construction of
11 said addition, in lieu of the maximum 20% lot coverage
12 allowed by code. All as described on application and
13 plans on file.

14 MR. MULLER: Good evening. My name is Mark
15 Muller. I'm representing the owners tonight. They're
16 here in the audience.

17 The existing house has what was when the
18 house was built was probably referred to as a two-car
19 garage. In this day and age if you put two cars in
20 there you would have to crawl out of sunroof to get out
21 of the cars because it's very narrow and it's very
22 short and really doesn't meet the requirements of
23 today's vehicles.

24 So the owners would like -- the other thing
25 is it's a backload garage. So you if you drive past

1
2 the house you have to turn around and pull into the
3 garage. So it's a number of k-turns to get lined up,
4 if you could get in there.

5 So what they're proposing to do is turn that
6 garage actually into a family room and build a new
7 garage that would be offset from the property line. So
8 that you could pull around the house and into the
9 garage, be able to back out and drive out back to the
10 road.

11 So in doing it, it does bring the garage back
12 into the rear setback. It's very similar to other
13 houses in the neighborhood. The one directly to the -
14 I guess the plans call it the east, so towards East
15 Avenue has an addition that is very similar. We're not
16 quite as far back as that one. Also as part of this
17 would be the elimination of the detached shed that's
18 back at the rear of the property now. And we would not
19 be as far back as the rear of that shed either.

20 So that's basically what we're looking to do.

21 MR. CHOLETTE: Questions anybody?

22 I think it's pretty clear.

23 Rick, do you have a question?

24 MR. DiSTEFANO: Yeah. One way that you could
25 reduce the variance - the Board is always looking for

1
2 minimum variance requests - would be a detached garage.

3 Was any thought given to that?

4 MR. MULLER: Well, it's not what most people
5 want to have.

6 MR. DiSTEFANO: No, but it is --

7 MR. MULLER: The other problem is if you look
8 at the rear of the property, there is a catch basin
9 which is maintained by the Town of Brighton which is
10 back there in the rear corner of the property.

11 MR. DiSTEFANO: Well, I'm not saying that you
12 have to put it back in the rear corner. You know, a
13 detached garage has less of a setback than the new
14 garage and then the house itself would have a greater
15 setback from the lot line.

16 You know, that's a consideration that --

17 MR. MULLER: It would not be preferable to
18 have a detached garage.

19 MR. CHOLETTE: Also, in a practical sense
20 would anything be gained other than sort of on paper
21 you wouldn't have as much of a variance --

22 MR. MULLER: Correct.

23 MR. CHOLETTE: -- but it's still the same
24 size detached garage or not?

25 MR. DiSTEFANO: But perhaps you would have

1
2 some breakup of a long wall.

3 MR. CHOLETTE: Absolutely it could, but I --
4 this property isn't appropriate for this, but I guess
5 my answer to that if it was posed to me, given where
6 this is located behind the house and everything else
7 that line isn't so important.

8 MR. MULLER: Yeah, and there is a pretty good
9 - because we're stepping the garage back from the
10 existing wall line, there is quite a bit of a break as
11 far as, you know, there's not a long straight wall. We
12 also have a small connecting mudroom, which makes the
13 connection better to the existing house, which gives a
14 break also. So it's broken up as far as visual from
15 the east side or whatever.

16 There's also - on both sides there are fences
17 existing and shrubbery and that sort of thing. And I
18 think the impact to the neighbors is minimal.

19 MR. CHOLETTE: Okay. Anything else?

20 Thank you.

21 MR. MULLER: Thank you.

22 MR. CHOLETTE: Is there anyone in the
23 audience that would like to speak with regard to this
24 application?

25 There being none this part of the public

1 hearing is closed.

2
3 8A-10-14 Application of Joseph O'Donnell, architect,
4 and Brian Warren, owner of property located at 70
5 Greenfield Lane, for 1) an Area Variance from Section
6 203-2.1B(3) to allow for the construction of a 1,007 sf
7 detached garage in lieu of the maximum 600 sf detached
8 garage allowed by code; and 2) an Area Variance from
9 Section 207-6A(1) to allow said garage to be 22 ft 10
10 inches in height in lieu of the maximum 16 ft
11 allowed by code. All as described on application and
12 plans on file.

13 MR. O'DONNELL: Good evening. My name is Joe
14 O'Donnell. I have offices at 150 Versailles Road. I'm
15 the architect of record for this project and with me
16 tonight I have Brian Warren, the home owner. We're
17 here tonight to request the approval of two variances,
18 which Rick had just read off on the agenda.

19 We're proposing to build a twenty-eight by
20 thirty-six foot detached garage on the existing
21 property, maintaining a twelve foot nine setback on the
22 I'll call it the west side - the southwest side - and
23 six foot eleven along the back.

24 The homeowner has gone through a lot of work
25 in researching the type of garage that he would like.

1
2 The garage is proposing to be the size that it is in
3 order to accommodate two vehicles, storage for
4 bicycles, snow blower, lawn mower, et cetera, a small
5 concrete pad in the back to hold the recycle bins and
6 garbage receptacles.

7 In addition we are showing a staircase
8 leading up to a small unheated storage area. Again, to
9 increase the storage capacity of the garage for
10 seasonal things such as lawn furniture, patio
11 furniture, hockey equipment that we all know nobody
12 likes in the house - Brian's a hockey player - any
13 seasonal things such as Christmas decorations and any
14 other holiday decorations.

15 What I would like to do is take an
16 opportunity to go through the standards that the Board
17 usually considers in an application for an area
18 variance. Brian handed out to you packages of
19 photographs which I will walk you through along with
20 those standards.

21 The first standard is obviously whether there
22 is an undesirable change to the character of the
23 neighborhood or detriment to nearby properties. We
24 don't believe that there is any sort of change or
25 detriment to nearby properties for a number of reasons.

1
2 One is the existing scale and size of the property, the
3 existing scale and size of the house, and the adjacent
4 neighbor's house are all the magnitude and scale that's
5 larger than most neighborhoods.

6 And the only - the one area that may be a
7 little undesirable in the neighborhood, I could point
8 to the map here(indicating). Is the property backs up
9 to two adjacent properties on Lime Rock Lane. One
10 touching about a hundred and sixteen feet of this
11 address here(indicating) and about forty-eight feet
12 here(indicating). And where the garage is going to be
13 proposed right over in this area(indicating) we believe
14 if there was any detriment to that property that it
15 would pose to this neighbor here(indicating). However,
16 this neighbor's house is situated up here(indicating)
17 and they do have a little garden area here(indicating).

18 But I would like to point out to you in the
19 second - the package's third list, which has the trees.
20 This is the picture(indicating) of where we were
21 standing looking back at that property, is a whole row
22 of evergreens, so that you can't even view -- this
23 picture here(indicating) is taken from here(indicating)
24 into this lot(indicating). So there's really no
25 detriment to that property. And, again, the neighbor

1
2 directly to the west, the garage sits back far enough
3 from that house that it does not encroach on any of
4 their views of their existing home out towards the
5 street or to the west as well.

6 The very first package that I issued
7 here(indicating) there's also a photograph of 68
8 Sandringham. This is an example of an existing garage
9 in the neighborhood.

10 The second sheet to that is 2563 East Avenue.
11 That's a newly built garage. As you can see the size
12 and magnitude of that structure is similar to ours.
13 And then another follow-up picture to the side view to
14 that same location -- I'm sorry, it's 2615 East Avenue.
15 That's another rebuilt. And the follow-up to that is
16 another view for that garage as well, which also shows
17 a living space above that garage.

18 And then the last two photographs are of 143
19 Westland Avenue. I don't know if you recall I was here
20 several years ago to get a variance for that property.
21 And I would just like to point out on Westland Avenue,
22 this garage(indicating) was approved in a much smaller
23 piece of property, it's twenty foot in height and it is
24 seven hundred and twenty square feet in footprint size.
25 And what I did is I ran a couple of calculations to

1
2 point out to the Board that the Westland Avenue lot,
3 the garage occupies about 5.2% of the area of the lot.
4 And on this project here we would be occupying about
5 5.7% of the lot. So you could see that is not a
6 significant difference in relative comparison to other
7 garages that this Board has approved.

8 So moving on, again, with the character, as
9 you can see the architecture of the garage is an Arts
10 and Crafts style, introduced as a couple dormers,
11 decorative brackets, pitched roofs that are
12 characteristic of the Arts and Crafts style. And,
13 again, that would allow that storage space above to be
14 accessible with walking, without having to bend over
15 and create a more inconvenience for storage area. So
16 the height is only a couple feet above what was
17 approved on Westland. Westland was a twenty foot high
18 garage and we're asking for twenty-two ten.

19 The next item is feasible alternative. You
20 know, I guess that is, again, a subjective question in
21 that you could - a feasible alternative would be to
22 build a smaller garage and also be entitled to build a
23 shed on the site. This property does not have a shed.
24 The homeowner does not desire to have a shed. He
25 prefers to have all of his belongings and his vehicles

1
2 in one structure. So I guess if you look at the
3 numbers of what's allowed, which is a six hundred
4 square foot detached - and hopefully these
5 folks(indicating) will be successful in getting their
6 three hundred and twenty - that's almost nine hundred
7 and twenty square feet that you would be allowed.
8 We're asking for a thousand seven.

9 So I just wanted to kind of point that
10 comparison out as well relative to the substantiality.

11 The next item is the actual - the substantial
12 variance. I think if you look at it in the pure
13 numbers - if you go from the six hundred to a thousand
14 square feet - it does kind of raise your eyebrows.
15 However, if you look at it relative to the percentage
16 that it is to the site to other garages that have been
17 approved by the Board it's small, as I said, four
18 tenths of a percent more than what's been approved.
19 And again, the height we don't think is that
20 significant given the height of the surrounding house.
21 I believe his house is two and a half in stories. The
22 adjacent property is two and a half stories. And
23 there's about approximately twenty-four hundred square
24 feet to Mr. Warren's house.

25 The next item would be the adverse impact to

1
2 physical and environmental conditions in the
3 neighborhood. That generally refers to any removal of
4 trees, significant runoff, odors, fumes, noise, lights.
5 Obviously the garage would not increase or have any
6 adverse impact on any of those items as well.

7 And as we all know, the last item being
8 self-created. We think -- I served on the Zoning Board
9 myself and ninety-nine percent of all applications are
10 self-created from what I've seen. We think that the
11 benefit generated by this nice structure relative to
12 what is there outweighs the self-creative element in
13 that.

14 One other item, back to character of the
15 neighborhood. If you look at the last package that you
16 have, which is this photograph here(indicating), this
17 is a photograph of the existing garage. And if you
18 look at it pretty closely it in itself is out of
19 character from the neighborhood from what I gather.

20 And then finally before -- I've got two other
21 quick items to mention. The package of 39 Lime Rock
22 that shows garages on that street - which is the street
23 adjacent directly behind the site, there's 35 Lime
24 Rock(indicating) and there's 15 Lime Rock(indicating) -
25 very similar size structures to what we're proposing.

1
2 And last but not least, we have the
3 signatures of the adjacent neighbors. All of them on
4 Greenfield have signed off in favor and support and 8
5 Lime Rock in favor and support. I will submit that to
6 the Board. I think you'll see in the public testimony
7 that there is one person in opposition, directly behind
8 the property.

9 So if there is no other information -- if you
10 have a question, I will open --

11 MR. CHOLETTE: Will you give that to --

12 MR. DiSTEFANO: Do you want to submit that?

13 MR. O'DONNELL: Yeah.

14 MS. SCHWARTZ: Would you please give us the
15 house number and street of the one in opposition?

16 MR. O'DONNELL: He's here. I don't know his
17 house number directly.

18 UNKNOWN: 71.

19 MR. O'DONNELL: 71. And that sits right
20 here(indicating).

21 MS. SCHWARTZ: Okay. My concern when I went
22 to the site is not so much the people in back, but the
23 way it's situated it's really there. I mean, it's not
24 hidden in any way. You see the whole thing and it's
25 really close to the neighbors. It kind of dwarfs their

1
2 garage.

3 I agree with you that the current garage
4 needs to be replaced, there's no question. That's not
5 the issue. But this is really so massive and it's not
6 hidden in any way and many of these other garages are
7 behind or to the side or whatever.

8 So I just question why -- I mean, you only
9 give a height. I don't know how wide it is.

10 MR. O'DONNELL: It's twenty-eight wide.

11 MS. SCHWARTZ: It's twenty-eight wide.

12 MR. O'DONNELL: Thirty-six deep.

13 MS. SCHWARTZ: Okay. But was any
14 consideration given to the fact that it's not hidden at
15 all, it almost --

16 MR. O'DONNELL: Well, we --

17 MS. SCHWARTZ: -- looks like another house
18 there?

19 MR. O'DONNELL: Well, two things: One point
20 I would make to that observation - very good
21 observation - is that the site creates a little bit of
22 a unique situation there in that that's really the only
23 place for the garage. If we could put it on the east
24 side, up against the 490 barrier, that would create
25 some screening. But the existing driveway is already

1
2 there. You'd have to take down the entrance to the
3 home, and the mudroom addition that was put on a few
4 years ago is on that side.

5 I think my client would be willing to
6 consider some landscaping to screen that - soften that
7 edge. It is still over twelve feet from their property
8 and they are one of the ones that are in support of the
9 proposed garage. So I think that if they don't have an
10 objection to it -- and I know their variance goes along
11 with the life of the property. If a new homeowner came
12 in next to them, obviously they would be there, they
13 would know what they were buying into beforehand and
14 not object to it. So --

15 MS. SCHWARTZ: And what other utilities will
16 be there, especially in the upstairs?

17 MR. O'DONNELL: Utilities, strictly just
18 power for lighting.

19 MS. SCHWARTZ: No water?

20 MR. O'DONNELL: No water.

21 MS. SCHWARTZ: And what is the size of the
22 upper level?

23 MR. O'DONNELL: In square footage?

24 MR. O'DONNELL: And height.

25 MR. O'DONNELL: I don't know if I -- I can

1
2 open up my floor plans, but it's a cross shaped area.
3 So I would have to -- it's twelve feet by thirty-six
4 and then twelve feet by twenty- eight. I can calculate
5 for you real quick. Because it runs the full length
6 and the full width at twelve foot.

7 MR. CHOLETTE: Yeah, go ahead?

8 MR. WARREN: My name is Brian Warren. I'm
9 the owner of the residence.

10 Your comment about it not hidden, it's the
11 last house on that side and it is pushed back, very far
12 back into that pie-shaped area. That's of no use - you
13 know, that's not usable space to us. And obviously I
14 was concerned about the neighbor right next door to me,
15 but they're just happy I'm replacing what I have from
16 an eyesore standpoint.

17 MS. SCHWARTZ: Because when you come down
18 from the street --

19 MR. WARREN: You don't see until you almost
20 get to my driveway.

21 MS. SCHWARTZ: But you do see it. But the
22 part of your house that hit - that you come to first,
23 to me is smaller in scale than what this garage is
24 going to be when you come down the street because your
25 house goes beyond, sort of.

1
2 So that was my concern because it almost
3 looks like another house that was kind of - especially
4 because it's two stories.

5 MR. O'DONNELL: I think we tried to mitigate
6 that though through the architecture of the dormers and
7 the Arts and Crafts style. So even if it did - if it
8 is something that you see, it's not a garage -- the
9 garage is - the character of the garage that extends
10 down with the garages that are there in the
11 neighborhood.

12 So as I said, being -- as Brian said, being
13 the last house on the street it's kind of difficult to
14 hide it in any other spot, again, where the existing
15 floor plan is.

16 As I said, we would be willing to consider
17 some landscaping along that side. And I think if you
18 were out there you would see how well the landscaping
19 is maintained now. And the homeowner certainly would
20 be willing to do something with the advisement if
21 that's a condition of approval.

22 Thank you.

23 MR. MIETZ: Can you, just for the record,
24 describe what the materials that will be used on the
25 garage and how they relate to this?

1
2 MR. O'DONNELL: Yeah, I may direct that to
3 Brian because he's familiar. It's going to match the
4 existing house. It's all brand new.

5 That house - years ago it was explained to me
6 it was not maintained for over fifty years. When he
7 and his wife bought it they gutted it, tore off all the
8 old cedar, redid all the cedar, put all the trim in.
9 As you can see the windows are of architectural
10 significance. So it's going to follow to look and
11 match just like the existing house.

12 So it's cedar shaped.

13 MR. WARREN: With all cedar.

14 MR. O'DONNELL: With trim.

15 MR. WARREN: Cedar trim.

16 MR. O'DONNELL: Cedar trim.

17 MR. WARREN: The same color of the house.

18 MR. O'DONNELL: You may get a glimpse of it
19 in the one photo - yeah, that photo there(indicating)
20 shows the existing house. So it's going to be detailed
21 to match that.

22 Okay?

23 MR. DiSTEFANO: Did you get that square
24 footage number?

25 MR. O'DONNELL: Seven sixty-eight.

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. DiSTEFANO: Judy, did you get that?
Seven hundred and sixty-eight on the second
floor.

MR. O'DONNELL: The second loft is --

MR. DiSTEFANO: So it's a thousand seven on
the lower level and seven sixty-eight on the upper
level.

MR. CHOLETTE: We don't have an elevation
view of the house and garage proposed?

MR. O'DONNELL: We have the view of the front
elevation of the proposed garage, but not in context of
the house - of the existing house. No, I don't have
that.

MR. CHOLETTE: I'm getting at Judy's question
about what visual impact this will be from the street.

MR. O'DONNELL: Yeah, I -- you know, Mr.
Chairman, I know -- again, as Brian pointed out, if
that one photo helps you in the last package of his
existing --

MR. CHOLETTE: Yeah, I saw the existing.
I'm now trying to visualize what the larger
one is going to look like.

MR. O'DONNELL: It will be much better.

MR. CHOLETTE: With respect to this thing,

1
2 that looks terrible.

3 MR. O'DONNELL: Yeah.

4 MR. CHOLETTE: I don't know if it really -
5 when I went out there it didn't even look like what
6 that photo looks like.

7 MR. O'DONNELL: Yeah.

8 MR. CHOLETTE: I've been fooled before by
9 perspectives, so I'm just trying to visualize this
10 because actually some of the pictures that you show of
11 other garages in the neighborhood they are very large
12 garages.

13 MR. O'DONNELL: Yeah.

14 MR. CHOLETTE: I will agree with you there.
15 So from that point of view it's not out of character
16 with those.

17 MR. O'DONNELL: Yeah.

18 MR. CHOLETTE: Some would say in fact too
19 large.

20 Yeah, some of these, as we've pointed out,
21 are newer and in my opinion are monsters.

22 To Judy's point, you know, you look at 68
23 Sandringham and that looks like it's almost thirty feet
24 high.

25 MS. BAKER LEIT: On that particular one I

1
2 happen to know it was built to accommodate a really
3 large Range Rover. So I think that's why it's that
4 big.

5 MR. O'DONNELL: Does that mean he has to go
6 out and buy a Range Rover?

7 MS. BAKER LEIT: No. I'm just saying that
8 there's a need.

9 MR. O'DONNELL: Yeah. No, I understand.
10 I think one of the best examples is 2650 East
11 Avenue. That is almost like a carriage house.

12 MR. CHOLETTE: Well, that's what it is.

13 MS. BAKER LEIT: That's a very --

14 MR. DiSTEFANO: Yeah. Well, that's also an
15 attached garage too.

16 MR. CHOLETTE: Yeah.

17 MR. CHOLETTE: So all of the attached garages
18 hold different --

19 MR. O'DONNELL: Standards.

20 MR. DiSTEFANO: -- standards than the
21 detached garages.

22 MR. O'DONNELL: Yeah.

23 MR. CHOLETTE: Okay. Any other questions?

24 Thank you very much.

25 MR. O'DONNELL: Okay. Thank you.

1
2 MR. CHOLETTE: Is there anyone in the
3 audience that would like to speak -- yes, sir?

4 MR. FUGATE: My name is Bill Fugate,
5 F-u-g-a-t-e. I'm at 71 Lime Rock Lane. So we're the
6 neighbors across the back fence.

7 First of all, I would like to say that the
8 Warrens have done a really good job. They bought a
9 house that was an eyesore and they've done a real good
10 job in fixing it up.

11 My wife and I's main concern is the size of
12 the proposed garage. It's almost as big as our house.
13 Our house I measured with a tape measure and it's
14 twenty-three feet high. The proposed garage is
15 twenty-two feet ten inches. almost twenty-three feet
16 high. The square footage of our house on the first
17 floor is a thousand sixty-six and the square footage on
18 the proposed garage is a thousand seven. The square
19 footage on the second floor of our house is seven
20 hundred and ninety-nine and the proposed garage is
21 seven hundred and sixty-eight. So it comes very, very
22 close to being as big as our -- it's weird to think
23 that immediately across the fence in the backyard is
24 going to be a structure as big as our house.

25 Where especially it's going to shade our

1
2 garden. We have a professionally designed garden and
3 actually this past month it was on the Rochester Civic
4 Garden - Garden Civic - whatever you call it -
5 Rochester Civic Garden tour. And I gather that once
6 you get on the tour - they show you on the tour - you
7 may in the future have someone else ask you to be on
8 the tour. And we're happy to do that. If you go on a
9 garden tour it's education, you pick up on ideas.
10 People came to our garden on this tour and commented
11 about how we achieved a really good sense of privacy
12 even though we were surrounded by houses on all sides.
13 And a significant part of our garden is the lower part,
14 which will be directly behind the garage. And we're
15 really worried about losing that sense of privacy
16 there, partly because the building will be immediately
17 across the property line and it will be high enough
18 that we're afraid the shade is going to impact our
19 garden. And it's true right now it's screened by
20 evergreens and shrubs, but we're worried that even the
21 shade from a tall building might impact that screening.
22 If we lose that screening then we're really in trouble.
23 I'm not to sure there's a fence that will go
24 in -- the Warrens said that they will be putting in a
25 fence on the property line. It's not clear - the trees

1
2 have been there forever and it's not clear that the
3 fence might impact some of the screening also.

4 So that's the whole thing. We're worried
5 about getting the sun especially.

6 MR. CHOLETTE: Well, thank you for coming in.
7 Are there any other questions?

8 Thank you very much.

9 MR. O'DONNELL: Can I just point out one
10 thing?

11 This package of the evergreens is what
12 separates these two properties. So to save the
13 screening --

14 MR. CHOLETTE: I'm aware of this.

15 MR. O'DONNELL: Okay. I just wanted to make
16 sure the Board is aware of that.

17 MR. CHOLETTE: All right.

18 MR. O'DONNELL: That's why we separated this
19 package, that's what separates these two properties.
20 So these(indicating) create more of a problem for that
21 garden.

22 MS. BAKER LEIT: I just have one other
23 question about the fencing that he just mentioned.

24 MR. CHOLETTE: To him or to the applicant?

25 MS. BAKER LEIT: To them.

1
2 I want to just clarify that because he would
3 like to structure this so that --

4 MR. WARREN: I currently have a fence that I
5 put in that is only four feet high, that is along my
6 property line.

7 MS. BAKER LEIT: Okay. And that doesn't --

8 MR. WARREN: And that fence does not -- it
9 stops behind my garage right now --

10 MS. BAKER LEIT: Okay.

11 MR. WARREN: Because obviously our plans were
12 to do something with the garage because of it's
13 disrepair.

14 MS. BAKER LEIT: Right.

15 MR. WARREN: There is currently a wire fence
16 that's there.

17 If they don't want the fence, I mean, I don't
18 have to put it up. I mean, but it's --

19 MS. BAKER LEIT: Okay. But currently it's to
20 maintain the evergreen fences?

21 MR. WARREN: Yeah. And he's got evergreens
22 on that side that --

23 DR. LAWRENCE: Those are his evergreens.

24 MR. WARREN: They're on his property, they're
25 not mine.

1
2 MS. BAKER LEIT: Oh, they're not yours.
3 Okay.

4 MR. WARREN: So that's -- I can't see his
5 house from my yard.

6 MS. BAKER LEIT: Okay.

7 MR. CHOLETTE: Thank you.

8 Any other questions?

9 Anybody in the audience, last chance?

10 This part of the public hearing is closed.
11 8A-11-14 Application of Kurt and Sandra Sertl, owners
12 of property located at 280 Pelham Road, for an Area
13 Variance from Section 205-2 to allow a portico to extend
14 4 ft. 11 inches into the existing 54 ft. from setback
15 where a 60 ft. front setback is required by code.
16 All as described on application and plans on file.

17 MR. SERTL: My name is Kurt Sertl. I live at
18 280 Pelham Road.

19 The front of my house is pre-existing
20 non-conforming at fifty-four feet from the street,
21 where a sixty foot setback is required. We are
22 proposing to rip off the eighteen-inch-deep triangular
23 portico that is above our front door and replace it
24 with a five-foot-deep portico supported by two columns.
25 That will create our -- infringe an existing five feet

1
2 on our pre-existing non-conforming use.

3 The reason we're doing it is my wife has
4 hated that triangle above the door since we moved in
5 sixteen or seventeen years ago. And we believe that
6 the new design is very consistent with lots of other
7 homes on Pelham. It will be a nice aesthetic addition
8 to the home and with really no negative repercussion.

9 In our package we've attached a bunch of
10 photos from other houses on Pelham with similar type
11 porticos. And although I didn't take a tape measure to
12 measure them, I suspect just by looking down the street
13 relative to the front of my house a number of them are
14 pre-existing non-conforming.

15 MS. BAKER LEIT: Are you going to be losing a
16 mudroom?

17 MR. SERTL: Pardon?

18 MS. BAKER LEIT: Are you going to be losing a
19 mudroom in the front?

20 MR. SERTL: Our mudroom is off our back door
21 around the back of the house.

22 MS. BAKER LEIT: Oh, okay.

23 MS. BAKER LEIT: So will there be a vestibule
24 when you come in or is that getting ripped off?

25 DR. LAWRENCE: It's just an entryway.

1
2 MR. SERTL: It's open. It's open to the air
3 on every side.

4 MS. BAKER LEIT: Okay. The thing that you're
5 ripping off is that like a wind block?

6 MR. SERTL: No. It's just an aesthetic,
7 decorative triangle that's above the front door. I'm
8 not quite sure why it was ever put up there.

9 When we -- the good news is when we did the
10 addition on the back of the house thirteen years ago
11 and I saved all of the brick and chipped off mortar off
12 it. So we'll have to do a little bit of brick repair,
13 but I have original brick. So we'll be able to piece
14 that right in.

15 MS. CORRADO: Do you have any plans in the
16 future to enclose the portico or it will always stay
17 open?

18 MR. SERTL: No, it will always stay open.

19 MR. MIETZ: So the columns are going to rest
20 right on the existing --

21 MR. SERTL: Yes, right on the existing
22 stairs.

23 MR. CHOLETTE: Anything else?

24 Fine. Thank you very much.

25 MR. SERTL: Thank you.

1
2 MR. CHOLETTE: Is there anyone in the
3 audience that would like to speak with regard to this
4 application?

5 There being none this part of the public
6 hearing is closed.

7 8A-12-14 Application of Samuel Burger II, owner of
8 property located at 2050 South Clinton Avenue, for a
9 Sign Variance from Section 207-32B(1) to allow a sign
10 on a second building side where not allowed by code.
11 All as described on application and plans on file.

12 MR. BURGER: Hello. My name is Sam Burger. I
13 reside at 14 Eastland Avenue, here in Brighton. And
14 I'm the property owner of 2050 South Clinton Avenue.

15 I guess I'm here to see if you will approve a
16 second sign. I'm really hoping that you do. The
17 primary reason for the sign is mainly visibility.

18 We currently have a sign that is facing the
19 southbound traffic on South Clinton. However, if
20 you're headed North on South Clinton you don't see our
21 signage. And we've been at the this facility a about
22 little bit over a year. Our primary population that we
23 serve are older adults and I'm kind of a little bit
24 surprised that a lot of our patients have come to us
25 and said that they couldn't find us. So I thought it

1
2 would be good to put another sign on the other side of
3 the building.

4 The building itself is not the most beautiful
5 building. I'm trying to do a little bit to enhance the
6 outside of it. I personally feel that the the sign is
7 actually going to add a little detail and character to
8 the building, make it a little bit more attractive.

9 It's my understanding that the current code
10 only allows one sign per building. So I think that it
11 actually -- I don't think that it's going to have much
12 of an impact. But I do think as far as having people
13 going up and down South Clinton and not knowing where
14 they're going, it might actually be safer. So --

15 Do you have any questions for me?

16 MS. SCHWARTZ: How did you decide to put it
17 where it is originally?

18 MR. BURGER: The current -- well, let's see
19 here, the way that the building sits --

20 MS. SCHWARTZ: Uhm-hmm.

21 MR. BURGER: If you were to put it on the
22 side immediately facing South Clinton: A. a we have
23 trees there that would block the view; B. the way that
24 the windows are there's not really an area that could
25 house a sign. But also when you look at how the

1
2 building -- when you look at how the cars pass, it
3 would never give you any prolonged visibility. So the
4 only time that you would be able to see it is if you
5 happened to turn your head.

6 So I thought that maybe -- my thought at the
7 time we put the initial sign up I knew we would only
8 get fifty percent of the traffic headed in one
9 direction. I thought that was better than nothing
10 because of where the trees were and everything. The
11 amounts of complaints that we've been receiving I'm a
12 little bit surprised by that. And so I thought you
13 know what I'll present this to the town in the hopes
14 that you approve.

15 MS. SCHWARTZ: Because when I drove by I was
16 coming from Townline or Westfall going towards --

17 MR. BURGER: Yeah.

18 MR. MIETZ: Going north.

19 MS. SCHWARTZ: Right.

20 MR. BURGER: Right. And so you wouldn't see
21 our sign.

22 MS. SCHWARTZ: I didn't see it. However,
23 when I went by and looked back, I could have seen it if
24 it had been on the front because you do see that
25 elevation as your driving.

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

Okay?

MR. BURGER: Okay.

MS. SCHWARTZ: So to me, this is a huge variance because the sign is really big now and it seems that you want the same size again.

There is space if you made it smaller to fit on the front. And I think you would have people see it from both directions, I really do.

MR. BURGER: I would disagree with that because I have driven by many times and I have given this a lot of thought. And I sat in the parking lot across the street with a cup of coffee, and I disagree with that. I think that if you're driving the speed limit and you're tending to the road, it would be where you'd have to turn your head to notice it and it would only be for a second or two.

I also think compositionally if you look at our building and you look where the windows are and you look at the space that's available, you would need to try to squeeze a sign into that space. Where we have gables on the other side and I think it would be more attractive for a sign to sit in a gable.

I'm sensitive to how things look. You may not know by my attire because I just came from a

1
2 football practice, so I apologize for that. But I am
3 sensitive to how things look and I don't think that
4 would look - I don't think that would be aesthetically
5 pleasing.

6 MS. SCHWARTZ: Do you have a number on the
7 building?

8 MR. BURGER: We do, and that's how we try to
9 help people find where we are. We give them the
10 address, you know, and we hope that will help. It's
11 pretty visible in my opinion.

12 And I'm sorry for repeating this, but we do
13 service - our primary population that we do service are
14 sixty-five and older. I'm not sure if that's has
15 significance, but I can tell you that it comes up on a
16 daily basis, you know. So I'm a little bit surprised
17 by that. Any time that someone is coming in from the
18 Westfall side they say, "I drove right by your
19 building." And I say I know and I'm going to try to
20 get a sign up there and then they recommend it to me.

21 I think it will be attractive on the gable
22 side. And I think it will -- right now, you know, we
23 do have that another sign on the other side. It was
24 very expensive. I was hoping it would do what I needed
25 it to do, but apparently it's not.

1
2 DR. LAWRENCE: Rick, what about total size
3 for these two, are there any issues?

4 MR. DiSTEFANO: I have not done that
5 calculation to be honest with you. I don't know what
6 the total size of both signs are.

7 MR. MIETZ: What was allowed as far as the
8 primary sign --

9 MR. DiSTEFANO: Yeah, if you were allowed one
10 sign, how big it could be compared to the two signs
11 total. We could look at that.

12 MR. CHOLETTE: That's not actually the way
13 the code --

14 MR. DiSTEFANO: No.

15 MR. CHOLETTE: The way the code is written he
16 is entitled to one side and one sign and there's a size
17 associated with that.

18 MR. DiSTEFANO: You're allowed one side of
19 the building to have signage. You can have more than
20 one sign on that side so long as it meets the required
21 amount of square footage. So you could have two signs
22 on one side, it's really how many sides can you have
23 signage on.

24 And that's where this request is asking for
25 two sides where the code only allows one side. And

1
2 normally it's that front side where people will put
3 their signage, towards the traffic.

4 MR. CHOLETTE: My question to you is: I'm
5 assuming that your business is by appointment; is that
6 correct?

7 MR. BURGER: Yes.

8 MR. CHOLETTE: So you do have an option, you
9 could talk to the people before they come in to be able
10 to try and describe where you are.

11 MR. BURGER: We do and in great detail.

12 MR. CHOLETTE: So I'm searching for a
13 reasoning to support your case, trying to go say what
14 is really different about your location than anybody
15 else that has a business that, you know, faces the
16 street and is faced with the problem of putting a sign
17 on one side or the other --

18 MR. BURGER: True.

19 MR. CHOLETTE: -- or facing the street. I
20 guess I'm a little more sympathetic to people that have
21 dive-by business, where they're looking for impulse by
22 users or clients.

23 So is there anything that you could add that
24 would argue for your need relative to just anybody
25 else?

1
2 MR. BURGER: No, I think what you said makes
3 perfect sense.

4 I would say that I'm all about saving money.
5 Spending more money on an additional sign is not
6 something that I hoped for. It's really our patients
7 and listening to them and having this come up on a
8 daily basis. And I said I'm going to do something
9 about this and that's why I'm here.

10 MR. CHOLETTE: Okay. Fair enough.

11 MR. BURGER: Thank you.

12 MR. CHOLETTE: Thank you very much.

13 MR. BURGER: I appreciate it.

14 MR. CHOLETTE: Is there anyone in the
15 audience that would like to speak with regard to this
16 application?

17 There being none we will close this part of
18 the public hearing.

19 (Mr. Cholette made a motion to sign off on lead agency
20 for Landing Heights Apartments to the Planning Board,
21 and this was unanimously approved.)
22
23
24
25

REPORTER CERTIFICATE

I, Chad L. Smith, do hereby certify that I did report in stenotype machine shorthand the proceedings held in the above-entitled matter;

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated

At Rochester, New York

Chad L. Smith

PROCEEDINGS HELD BEFORE THE ZONING BOARD OF APPEALS
AT 2300 ELMWOOD AVENUE, ROCHESTER, NEW YORK on August
6th, 2014, COMMENCING AT APPROXIMATELY 7:15 P.M.

August 6th, 2014
Brighton Town Hall
2300 Elmwood Avenue
Rochester, New York 14618

PRESENT:

JOHN CHOLETTE, CHAIRMAN
MORREY GOLDMAN
CHRISTINE CORRADO
JUDY SCHWARTZ
DENNIS MIETZ
DR. DAVID LAWRENCE
CANDICE BAKER LEIT, ESQ.

DAVID DOLLINGER, ESQ.
Town Attorney

RICK DiSTEFANO
Secretary

(The Board having considered the information presented
by the Applicant in each of the following cases and
having completed the required review pursuant to SEQRA,
the following decisions were made:)

Reported by: CHAD L. SMITH, Court Reporter
EDITH E. FORBES COURT REPORTING SERVICE
21 Woodcrest Drive
Batavia, New York 14020

1
2 APPLICATION 7A-06-14

3 7A-06-14 Application of Susan Spoto, DDS, PLLC,
4 owner of property located at 2109 South Clinton Avenue,
5 for a Use Variance from Section 203-44 to allow a
6 beauty/hair salon to occupy a portion of a 6,600 sf
7 office building in an BE-1 Office district where not
8 permitted by code. All as described on application and
9 plans on file. TABLED AT THE JULY 2, 2014 MEETING -
10 PUBLIC HEARING REMAINS OPEN

11 Motion made by Mr. Cholette to deny
12 Application 7A-06-14.

13 **FINDINGS OF FACT:**

14 1. The alleged hardship is not unique, it also applies
15 to a substantial portion of the district, in particular
16 many nearby properties also have had difficulty finding
17 tenants that are in businesses which are allowed by
18 code. The applicant testified that this is indeed the
19 case and is not a unique situation for this building.

20 2. The alleged hardship was self-created in that this
21 is a relatively new building that has had difficulty in
22 leasing to tenants of permitted businesses since it
23 opened. Additionally, the applicant indicated that by
24 dividing the unleased half of the building into two or
25 more offices she felt that she may well be able to

1
2 lease the property for permitted uses.

3 3. The requested use variance if granted will likely
4 alter the essential character of the neighborhood since
5 the predominant business locations in this neighborhood
6 are filled by businesses that meet code.

7 4. Under applicable zoning regulation the applicant
8 did not prove that she could not obtain adequate return
9 on the property in question. In particular, she
10 indicated that she did have some alternatives such as
11 further subdividing the floor space.

12 (Seconded by Mr. Mietz.)

13 (Ms. Schwartz, yes; Dr. Lawrence, no; Ms.
14 Baker Leit, no; Ms. Corrado, no; Mr. Goldman, yes; Mr.
15 Mietz, yes; Mr. Cholette, yes.)

16 (Upon roll call, motion to deny application
17 carries.)
18
19
20
21
22
23
24
25

1
2 APPLICATION 8A-01-14

3 8A-01-14 Application of Barbara Smith, owner of
4 property located at 44 Delaware Avenue, for
5 an Area Variance from Section 203.2.1B to allow for the
6 construction of a third detached garage (2 currently
7 exist) where only one detached garage is permitted by
8 code. All as described on application and plans on
9 file.

10 Motion made by Mr. Mietz to approve
11 Application 8A-01-14.

12 **FINDINGS OF FACT:**

- 13 1. Although the variance request is significant no
14 other alternative can meet the needs of the applicant.
15 2. While the proposed carport is considered a detached
16 garage the unit will be open only to protect the
17 vehicle.
18 3. Many other carports such as the one proposed exist
19 in the adjacent neighborhood, and thus no detrimental
20 effect is expected from the approval of this variance.

21 **CONDITIONS:**

- 22 1. All building permits shall be obtained.
23 2. This variance applies only to the carport as
24 described in testimony given and specifications
25 submitted with this application and must remain open on

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

all four sides.

(Seconded by Ms. Schwartz.)

(Mr. Goldman, yes; Dr. Lawrence, yes; Mr. Cholette, yes; Ms. Baker Leit, yes; Ms. Corrado, yes; Ms. Schwartz, yes; Mr. Mietz, yes.)

(Upon roll call, motion to approve with condition carries.)

1
2 APPLICATION 8A-02-14

3 8A-02-14 Application of Faith Temple, owner of
4 property located at 1876 Elmwood Avenue, for renewal of
5 a Temporary and Revocable Use Permit (6A-08-05,
6 7A-08-06, 7A-08-08, 8A-03-10 and 8A-02-12) pursuant to
7 Section 219-4 to allow for offices and classrooms to be
8 housed in a modular building where not allowed by code.
9 All as described on application and plans on file.

10 Motion made by Ms. Schwartz to approve
11 Application 8A-02-14.

12 **FINDINGS OF FACT:**

13 1. This permit is to allow for the continuation of a
14 temporary modular building presently located on site
15 and for the uses currently in process.

16 2. All conditions from the previous application have
17 been met.

18 3. The applicant stated that his intention is to
19 attempt to convert the modular structures into
20 permanent structures by August 2015.

21 **CONDITIONS:**

22 1. No other buildings or additions shall be added to
23 the temporary structures.

24 2. This present temporary and revocable use permit is
25 for one year and expires August 6th, 2015.

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

(Seconded by Ms. Corrado.)

(Dr. Lawrence, yes; Mr. Cholette, yes; Mr. Mietz, yes; Ms. Baker Leit, yes; Mr. Goldman, yes; Ms. Corrado, yes; Ms. Schwartz, yes.)

(Upon roll call, motion to approve with condition carries.)

1
2 APPLICATION 8A-03-14

3 8A-03-14 Application of Cornell Construction
4 Design, contractor, and Ralph and Julie Damerell,
5 owners of property located at 165 Viennawood Drive, for
6 an Area Variance from Section 205-2 to allow a mudroom
7 addition to extend ½ ft. into the 40 ft. front setback
8 required by code. All as described on application and
9 plans on file.

10 Motion made by Ms. Baker Leit to approve
11 Application 8A-03-14.

12 **FINDINGS OF FACT:**

- 13 1. The variance to allow a mudroom isn't substantial
14 in that it is only six inches and this is the minimum
15 amount for the desired result.
16 2. This difficulty is not self-created because what is
17 listed as a front is actually a side yard in essence.
18 3. There will be no unacceptable change to the
19 character of the neighborhood as numerous homes have
20 similar porches and mudrooms, so this addition will be
21 consistent with other homes in the neighborhood.

22 **CONDITIONS:**

- 23 1. This variance will only apply to the addition which
24 was described in the application and in testimony with
25 regard to size, appearance and location.

1
2 2. All necessary building permits and Architectural
3 Review Board approvals shall be obtained.

4 (Seconded by Ms. Schwartz.)

5 (Mr. Cholette, yes; Mr. Mietz, yes; Dr.
6 Lawrence, yes; Mr. Goldman, yes; Ms. Corrado, yes; Ms.
7 Schwartz, yes; Ms. Baker Leit, yes.)

8 (Upon roll call, motion to approve with
9 conditions carries.)
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2 APPLICATION 8A-04-14

3 8A-04-14 Application of Shawn Carey, owner of
4 property located at 1550 Elmwood Avenue, for an Area
5 Variance from Section 203-2.1B(2) to allow for the
6 construction of a 320 sf shed in lieu of the maximum
7 250 sf shed allowed by code. All as described on
8 application and plans on file.

9 Motion made by Ms. Corrado to approve
10 Application 8A-04-14.

11 **FINDINGS OF FACT:**

- 12 1. The requested variance is not substantial because
13 they will be downsizing from the existing shed, which
14 will be demolished by the end of this month.
15 2. It will have no impact on the neighbor's view.
16 3. The part that's really enclosed would be within
17 code and so the need for the variance is just to cover
18 the porch and therefore is not substantial.
19 4. No unacceptable change in the character of the
20 neighborhood will result.

21 **CONDITIONS:**

- 22 1. No utilities other than electric shall be installed
23 in the shed.
24 2. This variance only applies to the structure
25 described in the testimony presented and plans

1 submitted.

2
3 3. All necessary Town and Planning Board permits shall
4 be obtained.

5 (Seconded by Ms. Schwartz.)

6 (Mr. Goldman, yes; Dr. Lawrence, yes; Mr.
7 Cholette, yes; Mr. Mietz, yes; Ms. Baker Leit, yes; Ms.
8 Schwartz, yes; Ms. Corrado, yes.)

9 (Upon roll call, motion to approve with
10 conditions carries.)

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

1
2 APPLICATION 8A-05-14

3 8A-05-14 Application of Anthony J. Costello and
4 Son Development, LLC, owner of property off of South
5 Clinton Avenue, known as "The Reserve" housing
6 community, for renewal of a Temporary and Revocable Use
7 Permit (8A-09-12) pursuant to Section 219-4 to allow
8 for eight temporary site/development signs (original
9 approval allowed for four signs) for a two year period
10 where only one sign is allowed by code. All as
11 described on application and plans on file.

12 Application 8A-05-14 is postponed.
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2 APPLICATION 8A-06-14

3 8A-06-14 Application of Faith Temple, owner of
4 property located at 1575 Winton Road South (Tax ID
5 #150.05-01-001.2) for a Temporary and Revocable Use
6 Permit pursuant to Section 219-4 to allow for a series
7 of religious events (some will include the use of a
8 tent) from August 2014 thru October 2014. All as
9 described on application and plans on file.

10 Motion made by Mr. Goldman to approve
11 Application 8A-06-14.

12 **FINDINGS OF FACT:**

13 1. This variance is for a temporary and revocable use
14 permit for religious use at 1575 Winton Road South from
15 August 2014 until October 2014.

16 2. A corporate prayer meeting will be held every
17 Monday evening and will not be held in the event of
18 rain.

19 3. A family movie night will be held on September 5th
20 starting at dusk. This will involve a screen and sound
21 system specifically directed away from any nearby
22 residential areas.

23 4. A youth bonfire will be held on October 3rd from
24 6:30 p.m. until 9:30 p.m. and a tent may be required.
25 The bonfire will be well outside the tent and under

control by adults.

5. Occasional men's and women's prayer meetings will be held at this site.

6. The parking will be on-site and will not have a negative effect on adjacent roadways.

CONDITIONS:

1. No parking will be allowed on Winton Road South, Westfall Road or any other adjacent streets.

2. All events shall be completed by 10:30 p.m.

3. This variance only applies from August, 2014 until October 31st, 2014, as described in testimony.

4. The events will be as described in the application and testimony presented.

5. All litter shall be policed up by prior to leaving the site for the evening.

6. All necessary fire marshal permits shall be obtained.

(Seconded by Ms. Baker Leit.)

(Ms. Corrado, yes; Ms. Schwartz, yes; Dr. Lawrence, yes; Mr. Cholette, yes; Mr. Mietz, yes; Ms. Baker Leit, yes; Mr. Goldman, yes.)

(Upon roll call, motion to approve with condition carries.)

1
2 APPLICATION 8A-07-14

3 8A-07-14 Application of Landing Heights
4 Apartments L.P., owner of property located at 70
5 Knollbrook Road (Tax ID #s 108.17-01-001 an
6 108.17-01-003) for an Area Variance from Section 205-5
7 to allow a townhouse building to have a 48.5 ft. front
8 setback in lieu of a minimum 60 ft. front setback as
9 required by code. All as described on application and
10 plans on file.

11 Motion made by Dr. Lawrence to approve
12 Application 8A-07-14.

13 **FINDINGS OF FACT:**

14 1. The requested variance is not substantial as it was
15 only one small portion of one unit in a fifty unit
16 development.

17 2. The neighborhood consists of similar units and no
18 unacceptable change in the character of this
19 neighborhood is expected to occur by the approval of
20 this specific variance.

21 3. The requested approval of this variance will
22 eliminate the need to encroach upon the wooded lot at
23 the rear of this property.

24 4. The health and safety of the community will not be
25 adversely affected by the approval of this specific

1
2 variance.

3 5. The impact from this specific variance is only on
4 the property owner itself.

5 **CONDITIONS:**

6 1. This variance only applies to the structure that
7 was described in the application and testimony.

8 2. All necessary Planning Board approvals shall be
9 obtained.

10 (Seconded by Mr. Mietz.)

11 (Ms. Corrado, yes; Ms. Baker Leit, yes; Mr.
12 Cholette, yes; Ms. Schwartz, no; Mr. Goldman, yes; Mr.
13 Mietz, yes; Dr. Lawrence, yes.)

14 (Upon roll call, motion to approve with
15 conditions carries.)
16
17
18
19
20
21
22
23
24
25

1
2 APPLICATION 8A-08-14

3 8A-08-14 Application of Deacon Peter Bushenow,
4 agent, and Holy Ascension of Christ Church, owner of
5 property located at 650 North Landing Road, for an Area
6 Variance from Section 203-2.1C(1)(a) and 203-9B to
7 allow a front building addition to extend 24 ft. into
8 the existing 64.5 ft. front setback where a 100 ft.
9 front setback is required by code. All as described on
10 application and plans on file.

11 Motion made by Mr. Mietz to approve
12 Application 8A-08-14.

13 **FINDINGS OF FACT:**

- 14 1. The proposed addition of twenty-four feet will
15 support an elevator for parishioner access in expanded
16 handicapped access.
- 17 2. No other location could meet the desired result due
18 to the configuration of the existing building and
19 parking facilities.
- 20 3. The addition will be built with harmonious
21 materials to the existing structure. And all trees
22 adjacent along Landing Road will be retained.
- 23 4. The proposed front setback will be 40.5 feet,
24 similar to residential structures in the immediate
25 area.

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:

1. All necessary Planning Board approvals shall be obtained.

2. They will retain the two trees that are southwest of the addition along North Landing Road.

3. This variance shall apply only to the addition described in testimony given and plans submitted.

(Seconded by Ms. Baker Leit.)

(Mr. Goldman, yes; Ms. Schwartz, yes; Dr. Lawrence, yes; Mr. Cholette, yes; Ms. Corrado, yes; Ms. Baker Leit, yes; Mr. Mietz, yes.)

(Upon roll call, motion to approve with conditions carries.)

1
2 APPLICATION 8A-09-14

3 8A-09-14 Application of Mark Muller, architect,
4 and Glenn Skalny and Thomas Wahl, owners of property
5 located at 165 Grosvenor Road, for Area Variances from
6 Section 205-2 to 1) allow a garage addition to extend
7 34.9 ft. into the existing 57.4 ft. rear setback
8 where a 60 ft. rear setback is required by code, and 2)
9 allow building coverage to be 22.6%, after construction
10 of said addition, in lieu of the maximum 20% lot
11 coverage allowed by code. All as described on
12 application and plans on file.

13 Motion made by Ms. Schwartz to approve
14 Application 8A-09-14.

15 **FINDINGS OF FACT:**

- 16 1. The proposed garage will be offset from the mudroom
17 which will help break up the visual impact of the
18 expanse.
- 19 2. It is not out of character because the neighbor has
20 a similar situation, and this garage will not protrude
21 as far back as the neighbor's.
- 22 3. The alternative to having a detached garage in
23 which the variance would be less substantial or none at
24 all would be less desirable for the applicant and would
25 do little to alleviate building so close to the

1 setback.

2
3 4. There is no other location to place a garage which
4 will meet the needs of the applicant.

5 5. The vegetation will minimize the impact of the
6 variance. Also the addition will not be seen from the
7 street.

8 6. The proposed lot coverage of 22.6% is only 2.6 more
9 than required by code and is therefore very minimal.

10 7. This lot is a substandard residential A lot,
11 necessitating a greater variance.

12 **CONDITIONS:**

13 1. This variance applies only to the mudroom at the
14 rear of the house and the construction of a new garage
15 as described in the application and testimony
16 presented.

17 2. All necessary building permits shall be obtained.

18 (Seconded by Mr. Goldman.)

19 (Mr. Mietz, yes; Ms. Baker Leit, no; Ms.
20 Corrado, yes; Mr. Cholette, yes; Dr. Lawrence, yes; Mr.
21 Goldman, yes; Ms. Schwartz, yes.)

22 (Upon roll call, motion to approve with
23 conditions carries.)
24
25

1
2 APPLICATION 8A-10-14

3 8A-10-14 Application of Joseph O'Donnell,
4 architect, and Brian Warren, owner of property
5 located at 70 Greenfield Lane, for 1) an Area Variance
6 from Section 203-2.1B(3) to allow for the construction
7 of a 1,007 sf detached garage in lieu of the maximum
8 600 sf detached garage allowed by code; and 2) an Area
9 Variance from Section 207-6A(1) to allow said garage to
10 be 22 ft 10 inches in height in lieu of the maximum 16
11 ft allowed by code. All as described on application and
12 plans on file.

13 Motion made by Ms. Baker Leit to deny
14 Application 8A-10-14.

15 1. The proposed variance is substantial because the
16 proposed garage is one thousand seven square feet with
17 an additional seven hundred and sixty-eight square feet
18 on the second floor, which is such a large building
19 that it is actually making it as large as some homes in
20 the immediate neighborhood.

21 2. Other alternatives can be done to meet the needs of
22 the applicant.

23 3. If approved an unacceptable change in the character
24 of the neighborhood will likely occur because it will
25 impact other garages in the immediate neighborhood that

1
2 are not as large as this proposed garage.

3 4. The location of the garage will be extremely
4 visible from the street.

5 5. The alleged hardship is self-created because other
6 alternatives exist, including the use of structures
7 that are allowed by code.

8 (Seconded by Ms. Schwartz.)

9 (Mr. Goldman, yes; Dr. Lawrence, yes; Mr.
10 Cholette, yes; Mr. Mietz, yes; Ms. Corrado, yes; Ms.
11 Schwartz, yes; Ms. Baker Leit, yes.)

12 (Upon roll call, motion to deny carries.)
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2 APPLICATION 8A-11-14

3 8A-11-14 Application of Kurt and Sandra Sertl,
4 owners of property located at 280 Pelham Road, for an
5 Area Variance from Section 205-2 to allow a portico to
6 extend 4 ft. 11 inches into the existing 54 ft. from
7 setback where a 60 ft. front setback is required by
8 code. All as described on application and plans on
9 file.

10 Motion made by Ms. Corrado to approve
11 Application 8A-11-14.

12 **FINDINGS OF FACT:**

- 13 1. The property currently in a non-conforming
14 variance. The requested variance is not substantial
15 beyond that.
16 2. The portico will be more in character with the
17 neighborhood and with the home itself.

18 **CONDITIONS:**

- 19 1. The structure shall be of plans submitted and
20 testimony given, and in particular shall not be
21 enclosed.
22 2. All necessary Architectural Review Board approvals
23 and building permits shall be obtained.

24 (Seconded by Ms. Schwartz.)

25 (Ms. Baker Leit, yes; Mr. Mietz, yes; Mr.

Cholette, yes; Dr. Lawrence; Mr. Goldman, yes; Ms. Schwartz, yes; Ms. Corrado, yes.)

(Upon roll call, motion to approve with conditions carries.)

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

1
2 APPLICATION 8A-12-14

3 8A-12-14 Application of Samuel Burger II, owner
4 of property located at 2050 South Clinton Avenue, for a
5 Sign Variance from Section 207-32B(1) to allow a sign
6 on a second building side where not allowed by code.

7 All as described on application and plans
8 on file.

9 Motion made by Mr. Cholette to deny
10 Application 8A-12-14.

11 **FINDINGS OF FACT:**

12 1. The proposed variance is significant in that it
13 would allow two building face signs on a modest-sized
14 building which is located reasonably close to the
15 street.

16 2. If approved an unacceptable change to the character
17 of the neighborhood would likely occur since other
18 buildings of this type in this neighborhood have only a
19 single sign. The addition of a second sign would
20 produce "signage clutter" and detract from the overall
21 appearance of the streetscape.

22 3. This is not a business that relies on "impulse", or
23 "drive-by" customers. Clients for this business almost
24 always make appointments before going to this location.
25 As such, there is the opportunity to inform the client

1
2 as to the specific location of the building making a
3 single sign, as allowed by code, to be sufficient.

4 4. Other alternatives are available to the applicant,
5 such as placing a single sign on the west frontage of
6 the building facing the street, instead of a sign on
7 each side of the building facing traffic separately in
8 each direction. This is the approach taken by most
9 businesses in the Town of Brighton and should be
10 sufficient for this business also.

11 (Seconded by Mr. Goldman.)

12 (Ms. Corrado, yes; Ms. Baker Leit, yes; Mr.
13 Mietz, yes; Dr. Lawrence, yes; Ms. Schwartz, yes; Mr.
14 Goldman, yes; Mr. Cholette, yes.)

15 (Upon roll call, motion to deny carries.)
16
17
18
19
20
21
22
23
24
25

REPORTER CERTIFICATE

I, Chad L. Smith, do hereby certify that I did report in stenotype machine shorthand the proceedings held in the above-entitled matter;

Further, that the foregoing transcript is a true and accurate transcription of my said stenographic notes taken at the time and place hereinbefore set forth.

Dated

At Rochester, New York

Chad L. Smith

		21 [2] 1/24 126/25 2109 [3] 4/7 31/5 127/4	8A-05-14 [4] 55/4 137/2 137/3 137/12 8A-06-14 [4] 61/10 138/2 138/3 138/11 8A-07-14 [4] 73/20 140/2 140/3 140/12 8A-08-14 [4] 81/5 142/2 142/3 142/12 8A-09-12 [2] 55/8 137/7 8A-09-14 [4] 90/4 144/2 144/3 144/14 8A-10-14 [4] 94/3 146/2 146/3 146/14 8A-11-14 [4] 114/11 148/2 148/3 148/11 8A-12-14 [4] 117/7 150/2 150/3 150/10
'07 [1] 26/11 '09 [1] 26/12		219-4 [6] 35/17 55/8 61/13 131/7 137/7 138/6	
0		22 [2] 94/9 146/10 22.6 [3] 90/10 144/9 145/8 2300 [4] 1/2 1/5 126/2 126/5 24 [2] 81/9 142/7 250 [3] 34/15 51/17 135/7 2563 [1] 97/10 2615 [1] 97/14 2650 [1] 109/10 280 [3] 114/12 114/18 148/4	9 91 [1] 2/24 9:30 [2] 63/23 138/24 9B [2] 81/8 142/6
1		3	A
1,007 [2] 94/6 146/7 10 [4] 35/16 94/9 131/6 146/10 100 [2] 81/10 142/8 108.17-01-001 [2] 73/22 140/5 108.17-01-003 [2] 73/22 140/6 10:00 [1] 68/22 10:30 [1] 139/10 10x16 [1] 54/16 11 [2] 114/14 148/6 11:00 [1] 68/19 12 [4] 35/16 55/8 131/6 137/7 14 [54] 2/25 4/6 32/17 35/13 48/19 51/14 55/4 61/10 73/20 81/5 90/4 94/3 114/11 117/7 117/13 127/2 127/3 127/12 129/2 129/3 129/11 131/2 131/3 131/11 133/2 133/3 133/11 135/2 135/3 135/10 137/2 137/3 137/12 138/2 138/3 138/11 140/2 140/3 140/12 142/2 142/3 142/12 144/2 144/3 144/14 146/2 146/3 146/14 148/2 148/3 148/11 150/2 150/3 150/10 14020 [2] 1/24 126/25 143 [1] 97/18 14618 [2] 1/5 126/5 14th [1] 54/4 15 [1] 100/24 150 [1] 94/14 150.05-01-001.2 [2] 61/12 138/5 1550 [3] 51/15 51/25 135/4 1575 [3] 61/11 138/4 138/14 16 [3] 2/21 94/10 146/10 165 [5] 48/21 49/11 90/6 133/5 144/5 16th [1] 62/22 17 [1] 2/23 1876 [2] 35/14 131/4 1906 [1] 47/5 1962 [1] 81/22		31st [3] 2/7 61/21 139/12 320 [2] 51/17 135/6 32B [2] 117/9 150/5 34.9 [2] 90/8 144/7 35 [1] 100/23 350 [1] 35/22 38 [1] 2/17 39 [1] 100/21 3rd [4] 61/4 63/23 66/23 138/23	a-frame [1] 82/7 abducted [1] 6/13 able [14] 4/18 5/6 7/12 9/9 10/7 22/5 23/22 45/6 59/20 91/9 116/13 119/4 123/9 127/25 about [44] 5/17 8/18 9/19 10/15 12/21 13/23 14/9 15/3 16/3 17/16 18/18 20/9 22/9 25/5 26/11 27/3 27/10 28/21 30/9 36/22 39/5 39/13 48/7 62/9 71/6 72/18 73/3 96/10 96/11 98/3 98/4 99/23 104/10 104/14 107/16 111/11 111/15 112/5 112/23 117/21 122/2 123/14 124/4 124/9 above [8] 97/17 98/13 98/16 114/23 115/4 116/7 125/6 152/6 above-entitled [2] 125/6 152/6 Absolutely [3] 31/12 41/19 93/3 absorption [1] 80/7 acceptance [1] 43/2 accepting [1] 37/24 access [6] 29/21 29/22 82/23 83/17 142/15 142/16 accessibility [1] 84/7 accessible [6] 81/22 82/6 82/13 82/21 85/23 98/14 accidents [1] 30/20 accommodate [6] 80/7 83/22 85/16 86/16 95/3 109/2 accomplish [1] 41/7 accurate [3] 88/9 125/8 152/8 achieved [1] 111/11 acquainted [1] 31/23 acreage [1] 80/13 across [9] 19/7 22/21 22/25 24/12 70/2 110/6 110/23 111/17 120/13 acrylic [3] 11/2 29/16 29/17 active [1] 57/16 activities [5] 62/19 71/4 71/4 71/5 71/6 activity [2] 56/16 56/21 actual [1] 99/11 actually [33] 4/25 5/14 9/13 9/14 9/15 13/5 22/25 24/12 27/23 36/11 36/22 42/18 42/19 50/14 50/25 52/12 53/23 61/20 62/23 66/5 68/11 75/12 76/23 88/2 91/6 108/10 111/3 118/7 118/11 118/14 122/12 133/17 146/19 acupuncture [2] 7/21 17/6 acupuncturist [3] 10/14 11/6 12/18 acupuncturists [1] 17/6 add [2] 118/7 123/23 added [1] 131/22 adding [1] 19/22 addition [36] 3/4 10/17 48/22 51/4 81/9 82/11 82/14 82/20 82/24 83/10 83/17 84/4 84/22 84/23 85/6 87/7 88/15 90/7 90/11 91/15 95/7 103/3 115/7 116/10 133/7 133/20 133/23 142/7 142/14 142/20 143/6 143/7 144/6 144/10 145/6
2		4	
2.1B [4] 51/16 94/6 135/5 146/6 2.1C [2] 81/8 142/6 2.6 [1] 145/8 20 [2] 90/11 144/10 2005 [1] 41/24 2013 [1] 74/13 2014 [15] 1/3 1/4 2/8 4/12 61/15 61/15 126/3 126/4 127/9 138/8 138/8 138/15 138/15 139/11 139/12 2015 [2] 131/20 131/25 203-2.1B [4] 51/16 94/6 135/5 146/6 203-2.1C [2] 81/8 142/6 203-44 [2] 4/8 127/5 203-9B [2] 81/8 142/6 203.2.1B [2] 32/19 129/5 205-2 [6] 48/22 90/7 114/13 133/6 144/6 148/5 205-5 [2] 73/23 140/6 2050 [3] 117/8 117/14 150/4 207-32B [2] 117/9 150/5 207-6A [2] 94/9 146/9 20x40 [1] 65/3		40 [2] 48/23 133/7 40.5 [1] 142/23 43 [1] 2/19 44 [6] 4/8 32/18 32/24 81/14 127/5 129/4 47 [1] 2/21 48.5 [2] 73/24 140/7 490 [2] 72/4 102/24 4x4 [1] 34/16	
		5	
		6	
		7	
		8	

A
addition... [1] 150/19
additional [6] 36/9 43/14 84/19 85/4
124/5 146/17
Additionally [1] 127/23
additions [3] 2/14 3/20 131/22
address [8] 42/23 47/4 47/9 49/11 49/14
51/25 96/11 121/10
addressed [2] 47/13 56/13
adequate [1] 128/8
adhere [1] 66/12
adjacent [11] 74/10 76/13 96/3 96/9
99/22 100/23 101/3 129/19 139/6 139/9
142/22
adjudgment [4] 56/2 56/2 56/4 56/11
adults [2] 117/23 139/2
advantage [1] 65/11
adverse [2] 99/25 100/6
adversely [1] 140/25
advertised [4] 2/5 2/7 26/12 33/16
advised [1] 62/7
advisement [1] 105/20
aerial [1] 77/18
aesthetic [2] 115/7 116/6
aesthetically [1] 121/4
affect [2] 84/5 84/24
affected [1] 140/25
afford [1] 17/3
affordable [1] 78/11
afraid [1] 111/18
after [9] 2/17 5/4 5/15 6/15 20/10 83/14
87/19 90/10 144/9
afternoon [1] 64/13
again [34] 4/14 7/24 18/9 26/13 31/19
38/17 40/10 45/13 46/17 60/18 61/17
63/9 63/16 63/23 64/8 64/16 64/17 65/12
70/11 71/19 75/9 77/19 82/24 84/7 85/8
95/8 96/25 98/8 98/13 98/20 99/19
105/14 107/18 120/6
against [2] 22/19 102/24
age [1] 90/19
agency [1] 124/19
agenda [1] 94/18
agent [2] 81/5 142/4
ago [10] 6/13 9/17 15/16 55/24 81/19
97/20 103/4 106/5 115/5 116/10
agree [2] 102/3 108/14
ahead [2] 70/13 104/7
air [1] 116/2
Aldora [3] 2/7 26/14 26/15
all [114] 2/11 3/2 4/11 5/18 5/25 6/20
6/21 9/19 10/16 10/25 12/16 18/18 21/13
23/6 25/24 26/13 26/16 26/17 28/12
29/23 30/10 30/17 32/22 33/7 34/2 34/3
35/18 39/15 42/12 43/21 44/9 45/17 46/9
48/24 51/18 53/22 55/11 61/3 61/5 61/6
61/15 62/9 62/19 63/19 63/24 65/2 65/20
66/2 66/12 69/2 70/23 71/4 71/5 71/6
71/8 72/2 73/25 74/16 75/4 75/17 76/20
76/20 81/11 84/5 85/2 90/12 94/11 95/11
96/4 98/25 100/7 100/9 101/3 102/15
106/4 106/7 106/8 106/8 106/13 109/17
110/7 111/12 112/17 114/16 116/11
117/11 124/4 127/8 129/8 129/22 130/2
131/9 131/16 133/8 134/2 135/7 136/3
137/10 138/8 139/10 139/15 139/17
140/9 141/8 142/9 142/21 143/3 144/11
144/24 145/17 146/11 148/8 148/22
150/7
alleged [3] 127/14 127/20 147/5
alleviate [1] 144/25
allow [37] 4/8 32/19 35/17 48/22 51/16

55/8 61/13 65/16 73/23 81/8 82/20 82/24
90/7 90/9 94/6 94/9 98/13 114/13 117/9
127/5 129/5 131/7 131/13 133/6 133/13
135/5 137/7 138/6 140/7 142/7 144/6
144/9 146/6 146/9 148/5 150/5 150/13
allowed [26] 23/12 35/18 51/18 55/10
55/11 90/12 94/8 94/11 99/3 99/7 117/10
122/7 122/9 122/18 127/17 131/8 135/7
137/9 137/10 139/8 144/11 146/8 146/11
147/7 150/6 151/3
allows [2] 118/10 122/25
almost [13] 25/17 28/15 65/8 86/2 99/6
102/15 104/19 105/2 108/23 109/11
110/12 110/15 150/23
along [14] 9/15 23/23 36/12 59/17 77/3
83/24 84/19 94/23 95/19 103/10 105/17
113/5 142/22 143/6
already [14] 7/11 13/22 14/8 14/10 14/11
14/16 17/4 18/16 19/3 74/9 79/11 80/9
84/8 102/25
also [37] 8/13 20/17 22/2 23/9 23/22
26/24 36/10 38/13 40/6 40/8 40/14 43/3
48/7 57/16 59/18 64/12 74/19 75/25
76/14 84/11 88/18 91/16 92/19 93/12
93/14 93/16 97/7 97/16 98/22 109/14
112/3 118/25 120/18 127/14 127/16
145/6 151/10
alter [1] 128/4
alternative [4] 98/19 98/21 129/14
144/22
alternatives [4] 128/10 146/21 147/6
151/4
although [4] 18/3 59/25 115/11 129/13
always [10] 5/20 6/17 15/9 15/13 66/11
67/8 91/25 116/16 116/18 150/24
am [10] 5/13 7/14 8/3 8/8 47/2 74/4 74/5
79/8 80/14 121/2
amend [1] 60/6
amended [2] 3/23 4/3
amount [2] 122/21 133/15
amounts [1] 119/11
amp [1] 69/10
ample [1] 31/13
amplification [1] 71/17
annual [2] 79/16 80/3
another [14] 2/15 22/20 36/23 38/24
41/10 44/20 72/8 97/13 97/15 97/16
102/17 105/3 118/2 121/23
answer [8] 4/18 20/20 20/21 30/25 38/14
78/14 88/13 93/5
Anthony [2] 55/4 137/3
anticipate [1] 32/4
anticipating [1] 78/8
anxious [1] 38/21
any [59] 2/14 3/4 3/20 11/2 13/17 13/20
21/20 31/6 37/8 38/10 38/14 39/4 39/11
48/11 51/7 54/22 56/4 60/14 60/16 63/17
65/14 67/2 69/4 69/16 69/19 70/5 71/9
72/16 73/12 80/17 83/7 83/18 83/23
84/14 85/4 89/20 92/3 95/12 95/13 95/24
96/14 97/3 100/3 100/5 100/6 101/24
102/6 102/13 105/14 109/23 112/7 114/8
116/15 118/15 119/3 121/17 122/3
138/21 139/9
anybody [6] 51/10 60/14 91/21 114/9
123/14 123/24
anymore [3] 17/24 25/16 37/5
anyone [14] 8/25 31/22 32/12 35/8 48/15
54/24 73/15 79/2 80/25 89/23 93/22
110/2 117/2 124/14
anything [15] 3/18 23/24 32/9 35/5
37/22 45/2 46/11 51/6 53/22 66/13 86/15
92/20 93/19 116/23 123/23

anywhere [1] 9/9
apartment [3] 74/9 74/14 78/13
Apartments [4] 73/20 74/5 124/20 140/4
apnea [1] 21/13
Apolant [1] 79/7
apologize [1] 121/2
apparently [1] 121/25
appeal [1] 28/13
appealing [1] 48/3
APPEALS [3] 1/2 2/4 126/2
appearance [3] 47/13 133/25 150/21
applicable [1] 128/7
applicant [13] 35/23 57/2 112/24 126/19
127/18 127/23 128/7 129/14 131/18
144/24 145/4 146/22 151/4
application [116] 4/5 4/6 4/11 32/14
32/17 32/22 35/10 35/13 35/19 35/24
36/5 36/15 36/18 36/23 41/3 48/16 48/19
48/24 51/11 51/14 51/18 51/21 54/25
55/4 55/12 55/17 55/22 56/4 56/9 56/14
56/25 57/4 57/7 60/15 61/10 61/16 61/19
73/17 73/20 74/2 79/4 81/2 81/5 81/11
89/25 90/4 90/12 93/24 94/3 94/11 95/17
114/11 114/16 117/4 117/7 117/11
124/16 127/2 127/3 127/8 127/12 128/16
129/2 129/3 129/8 129/11 129/25 131/2
131/3 131/9 131/11 131/16 133/2 133/3
133/8 133/11 133/24 135/2 135/3 135/8
135/10 137/2 137/3 137/11 137/12 138/2
138/3 138/9 138/11 139/13 140/2 140/3
140/9 140/12 141/7 142/2 142/3 142/10
142/12 144/2 144/3 144/12 144/14
145/15 146/2 146/3 146/11 146/14 148/2
148/3 148/8 148/11 150/2 150/3 150/7
150/10
applications [1] 100/9
applies [6] 127/14 129/23 135/24 139/11
141/6 145/13
apply [2] 133/23 143/7
appointment [7] 15/2 15/7 15/9 15/10
28/24 30/12 123/5
appointments [2] 31/11 150/24
appreciate [3] 42/11 57/21 124/13
approach [1] 151/8
appropriate [2] 40/22 93/4
approval [15] 37/16 40/9 40/9 40/14
40/15 45/9 55/10 62/15 94/17 105/21
129/20 137/9 140/19 140/21 140/25
approvals [6] 40/16 66/8 134/3 141/8
143/3 148/22
approve [23] 3/22 3/23 4/2 117/15
119/14 129/10 130/7 131/10 132/6
133/10 134/8 135/9 136/9 138/10 139/23
140/11 141/14 142/11 143/13 144/13
145/22 148/10 149/4
approved [11] 38/3 55/20 70/6 97/22
98/7 98/17 99/17 99/18 124/21 146/23
150/16
approximately [7] 1/3 47/19 64/23 77/13
81/18 99/23 126/3
architect [7] 82/4 89/10 90/4 94/3 94/15
144/3 146/4
architects [1] 83/21
architectural [11] 40/14 40/15 43/5 48/9
85/18 86/11 87/17 87/24 106/9 134/2
148/22
architecture [3] 82/6 98/9 105/6
are [127] 2/11 2/14 3/20 4/23 7/9 10/18
12/6 12/7 12/10 12/15 12/22 13/3 17/6
18/10 18/11 18/12 18/12 18/16 19/16
19/16 19/24 20/6 21/21 22/5 23/16 27/9
29/4 29/20 29/25 30/3 30/7 31/3 31/24
31/25 38/13 38/20 40/4 40/6 40/12 40/16

<p>A</p> <p>are... [87] 41/2 41/3 41/4 41/14 44/10 44/10 47/15 57/5 57/12 57/12 57/14 57/14 57/24 58/14 60/23 62/17 64/6 64/7 64/10 65/14 65/17 71/9 72/21 73/12 74/6 74/10 74/16 75/3 75/3 75/12 76/5 76/13 76/14 76/20 78/23 79/11 80/16 80/17 82/21 84/3 84/7 84/16 84/17 84/18 84/20 85/17 86/10 88/23 89/8 89/9 89/20 93/16 95/7 96/4 97/18 98/11 100/9 102/6 103/8 103/8 105/10 106/9 108/11 108/21 108/21 112/7 113/23 114/21 115/13 115/15 115/18 116/19 117/23 118/24 120/19 121/9 121/13 122/3 122/6 123/10 127/17 127/17 128/6 143/5 147/2 147/7 151/4</p> <p>area [51] 8/6 8/15 8/25 16/20 26/8 31/22 32/19 48/21 49/21 51/15 52/14 52/16 52/24 54/16 59/2 59/5 59/20 64/20 64/21 68/6 73/22 75/4 75/15 78/12 81/7 83/6 85/5 90/6 94/5 94/8 95/8 95/17 96/6 96/13 96/17 98/3 98/15 104/2 104/12 114/12 118/24 129/5 133/6 135/4 140/6 142/5 142/25 144/5 146/5 146/8 148/5</p> <p>areas [2] 24/3 138/22</p> <p>aren't [1] 70/6</p> <p>argue [1] 123/24</p> <p>argument [1] 23/4</p> <p>arm [2] 6/25 7/2</p> <p>around [11] 14/12 29/7 30/19 34/21 65/20 85/9 85/11 86/14 91/2 91/8 115/21</p> <p>artists [1] 10/19</p> <p>Arts [3] 98/9 98/12 105/7</p> <p>as [150] 4/11 10/19 10/25 12/14 12/19 14/6 14/25 14/25 14/25 15/11 16/24 16/24 17/23 18/25 18/25 22/6 23/21 24/15 28/22 29/18 29/21 29/21 29/25 29/25 32/22 35/18 36/4 37/20 37/20 37/24 38/4 38/18 38/18 39/25 40/3 42/22 42/25 43/16 44/13 48/11 48/12 48/24 49/14 50/7 50/7 50/10 50/25 51/18 55/6 55/11 56/13 61/15 62/17 62/18 63/18 64/2 67/7 67/7 69/2 70/2 70/18 70/25 71/10 72/21 73/25 74/2 81/11 81/17 81/21 84/6 86/6 86/11 90/12 90/18 91/16 91/16 91/16 91/19 91/19 92/21 93/10 93/11 93/14 93/14 94/11 95/10 95/13 97/5 97/11 97/16 98/8 98/10 99/10 99/17 100/6 100/7 105/12 105/12 105/16 106/9 107/18 108/20 110/12 110/12 110/22 110/22 110/24 110/24 114/16 117/11 118/12 118/12 119/25 122/7 122/7 122/20 127/8 128/10 129/8 129/18 129/23 131/9 133/8 133/17 133/19 135/7 137/5 137/10 138/8 139/12 139/13 140/8 140/9 140/14 142/9 144/11 144/21 144/21 145/15 146/11 146/19 146/19 147/2 147/2 148/8 150/7 150/25 151/2 151/3 151/5</p> <p>Ascension [3] 81/6 81/16 142/4</p> <p>ask [6] 41/4 41/10 54/8 60/17 85/21 111/7</p> <p>asked [6] 4/17 18/3 45/4 50/4 50/17 82/11</p> <p>asking [9] 17/8 33/8 41/3 41/4 58/22 83/9 98/18 99/8 122/24</p> <p>aspect [6] 8/2 14/24 18/14 22/3 39/22 78/3</p> <p>assistants [2] 9/23 12/6</p> <p>associate [1] 21/11</p> <p>associated [2] 71/6 122/17</p> <p>Associates [1] 74/4</p>	<p>assume [3] 18/5 29/21 72/13</p> <p>assuming [1] 123/5</p> <p>assurance [2] 38/20 58/9</p> <p>attached [3] 109/15 109/17 115/9</p> <p>attempt [2] 44/5 131/19</p> <p>attendant [2] 86/4 86/22</p> <p>attention [2] 51/2 79/14</p> <p>attire [1] 120/25</p> <p>attorney [3] 1/13 35/21 126/13</p> <p>attractive [3] 118/8 120/23 121/21</p> <p>attribute [1] 76/24</p> <p>audience [15] 32/13 35/9 48/15 51/10 54/24 60/15 73/16 79/3 89/24 90/16 93/23 110/3 114/9 117/3 124/15</p> <p>August [13] 1/2 1/4 2/3 54/4 61/15 62/22 126/2 126/4 131/20 131/25 138/8 138/15 139/11</p> <p>auxiliary [1] 71/10</p> <p>available [2] 120/20 151/4</p> <p>AVENUE [32] 1/2 1/5 4/7 23/7 23/16 32/18 32/25 35/14 36/3 37/10 43/14 51/15 52/2 55/6 91/15 97/10 97/14 97/19 97/21 98/2 109/11 117/8 117/13 117/14 126/2 126/5 127/4 129/4 131/4 135/4 137/5 150/4</p> <p>aware [6] 27/24 36/4 66/14 69/19 112/14 112/16</p> <p>away [8] 9/25 17/2 45/10 62/25 63/19 71/20 71/23 138/21</p> <p>ave [2] 61/4 61/5</p>	<p>beauty/hair [2] 4/8 127/6</p> <p>because [72] 5/15 6/3 7/20 11/2 11/12 12/6 14/11 14/13 15/8 17/14 17/20 18/24 20/5 20/6 20/23 23/6 23/9 24/20 25/10 26/4 26/5 28/5 28/23 30/10 31/18 32/7 34/11 34/11 36/19 38/3 40/10 41/9 41/17 55/23 59/12 60/16 62/12 63/9 63/10 63/11 65/19 70/13 74/16 76/3 78/10 86/7 86/15 90/21 93/9 104/5 104/17 104/24 105/2 105/4 106/3 108/10 111/16 113/2 113/11 113/12 119/10 119/15 119/24 120/5 120/11 120/25 133/16 135/12 144/19 146/15 146/24 147/5</p> <p>become [2] 37/18 71/10</p> <p>been [50] 5/14 5/16 5/20 5/24 5/25 6/19 6/21 8/5 11/17 13/23 14/14 14/14 14/16 15/12 15/13 24/18 25/24 26/10 26/11 26/12 26/13 36/3 37/5 39/4 39/15 49/18 54/3 54/6 55/16 56/6 56/12 56/15 58/13 59/2 59/9 66/8 69/16 69/19 74/12 79/13 79/19 81/15 99/16 99/18 108/8 112/2 117/21 119/11 119/24 131/17</p> <p>before [17] 1/2 5/12 9/21 11/4 15/14 15/16 36/5 40/24 54/3 57/15 68/21 84/7 100/20 108/8 123/9 126/2 150/24</p> <p>beforehand [1] 103/13</p> <p>begin [2] 36/11 37/19</p> <p>behalf [1] 24/9</p> <p>behind [8] 6/20 9/18 93/6 100/23 101/7 102/7 111/14 113/9</p> <p>being [28] 5/6 5/15 7/18 13/25 16/16 23/22 29/9 30/6 30/21 32/15 35/11 48/17 51/12 53/22 55/2 58/10 59/20 67/24 73/18 81/3 90/2 93/25 100/7 105/12 105/12 110/22 117/5 124/17</p> <p>believe [7] 5/22 59/12 67/24 95/24 96/13 99/21 115/5</p> <p>belongings [1] 98/25</p> <p>bend [1] 98/14</p> <p>beneath [1] 81/24</p> <p>benefit [2] 29/9 100/11</p> <p>besides [1] 9/9</p> <p>best [6] 7/3 49/24 56/25 57/13 84/13 109/10</p> <p>bet [1] 51/2</p> <p>Betsy [1] 55/14</p> <p>better [9] 4/22 4/24 36/25 43/3 43/12 60/9 93/13 107/24 119/9</p> <p>between [4] 19/18 25/19 84/4 84/24</p> <p>Beuerlin [1] 46/22</p> <p>beyond [2] 104/25 148/15</p> <p>Bianca [2] 5/10 15/21</p> <p>bicycles [1] 95/4</p> <p>big [18] 32/5 33/4 34/3 34/5 34/13 34/13 47/14 50/10 50/19 53/8 77/25 89/16 109/4 110/12 110/22 110/24 120/5 122/10</p> <p>bigger [1] 52/4</p> <p>biggest [2] 25/9 47/15</p> <p>Bill [1] 110/4</p> <p>bins [1] 95/5</p> <p>bit [23] 5/3 21/14 22/11 24/4 36/22 45/20 52/4 56/10 74/18 74/21 75/10 75/13 77/15 88/15 93/10 102/21 116/12 117/22 117/23 118/5 118/8 119/12 121/16</p> <p>blind [1] 42/9</p> <p>blinds [1] 28/12</p> <p>block [2] 116/5 118/23</p> <p>blocked [1] 53/14</p> <p>blower [1] 95/4</p> <p>board [43] 1/2 2/3 35/20 36/4 36/19 38/19 40/14 40/15 40/16 40/22 41/25 43/5 43/7 45/22 47/10 48/8 48/9 48/10</p>
<p>B</p> <p>B-e-u-e-r-l-i-n [1] 47/2</p> <p>B-u-s-h-e-n-o-w [1] 81/14</p> <p>back [51] 4/14 30/2 32/4 32/10 38/25 39/8 39/14 41/8 41/24 43/3 44/17 45/18 47/20 55/19 57/4 57/6 57/23 58/15 58/18 60/8 60/18 64/23 65/2 67/24 74/20 75/22 78/9 78/10 91/9 91/9 91/11 91/16 91/18 91/19 92/10 92/12 93/9 94/23 95/5 96/21 97/2 100/14 101/22 104/11 104/12 110/6 115/20 115/21 116/10 119/23 144/21</p> <p>background [1] 5/4</p> <p>backload [1] 90/25</p> <p>backs [2] 33/3 96/8</p> <p>backyard [1] 110/23</p> <p>bad [2] 6/18 10/4</p> <p>bag [1] 67/9</p> <p>BAKER [18] 1/11 126/11 128/14 130/5 132/4 133/10 134/7 136/7 139/19 139/22 141/11 143/9 143/12 145/19 146/13 147/11 148/25 151/12</p> <p>banging [1] 49/21</p> <p>Barbara [4] 32/17 32/24 33/20 129/3</p> <p>Barkstrom [1] 82/4</p> <p>barn [1] 33/17</p> <p>barrier [1] 102/24</p> <p>base [2] 11/15 14/9</p> <p>based [2] 28/16 40/18</p> <p>basement [1] 79/24</p> <p>basements [1] 80/2</p> <p>basically [7] 19/23 27/18 33/15 33/19 40/2 70/25 91/20</p> <p>basin [1] 92/8</p> <p>basis [5] 54/7 64/11 79/16 121/16 124/8</p> <p>Batavia [2] 1/24 126/25</p> <p>bathrooms [1] 82/20</p> <p>be [247]</p> <p>BE-1 [2] 4/10 127/7</p> <p>beautified [1] 15/24</p> <p>beautiful [10] 6/3 6/4 6/5 7/2 9/16 9/20 9/21 9/23 25/25 118/4</p> <p>beauty [5] 4/8 5/23 13/14 15/20 127/6</p>	<p>beauty/hair [2] 4/8 127/6</p> <p>because [72] 5/15 6/3 7/20 11/2 11/12 12/6 14/11 14/13 15/8 17/14 17/20 18/24 20/5 20/6 20/23 23/6 23/9 24/20 25/10 26/4 26/5 28/5 28/23 30/10 31/18 32/7 34/11 34/11 36/19 38/3 40/10 41/9 41/17 55/23 59/12 60/16 62/12 63/9 63/10 63/11 65/19 70/13 74/16 76/3 78/10 86/7 86/15 90/21 93/9 104/5 104/17 104/24 105/2 105/4 106/3 108/10 111/16 113/2 113/11 113/12 119/10 119/15 119/24 120/5 120/11 120/25 133/16 135/12 144/19 146/15 146/24 147/5</p> <p>become [2] 37/18 71/10</p> <p>been [50] 5/14 5/16 5/20 5/24 5/25 6/19 6/21 8/5 11/17 13/23 14/14 14/14 14/16 15/12 15/13 24/18 25/24 26/10 26/11 26/12 26/13 36/3 37/5 39/4 39/15 49/18 54/3 54/6 55/16 56/6 56/12 56/15 58/13 59/2 59/9 66/8 69/16 69/19 74/12 79/13 79/19 81/15 99/16 99/18 108/8 112/2 117/21 119/11 119/24 131/17</p> <p>before [17] 1/2 5/12 9/21 11/4 15/14 15/16 36/5 40/24 54/3 57/15 68/21 84/7 100/20 108/8 123/9 126/2 150/24</p> <p>beforehand [1] 103/13</p> <p>begin [2] 36/11 37/19</p> <p>behalf [1] 24/9</p> <p>behind [8] 6/20 9/18 93/6 100/23 101/7 102/7 111/14 113/9</p> <p>being [28] 5/6 5/15 7/18 13/25 16/16 23/22 29/9 30/6 30/21 32/15 35/11 48/17 51/12 53/22 55/2 58/10 59/20 67/24 73/18 81/3 90/2 93/25 100/7 105/12 105/12 110/22 117/5 124/17</p> <p>believe [7] 5/22 59/12 67/24 95/24 96/13 99/21 115/5</p> <p>belongings [1] 98/25</p> <p>bend [1] 98/14</p> <p>beneath [1] 81/24</p> <p>benefit [2] 29/9 100/11</p> <p>besides [1] 9/9</p> <p>best [6] 7/3 49/24 56/25 57/13 84/13 109/10</p> <p>bet [1] 51/2</p> <p>Betsy [1] 55/14</p> <p>better [9] 4/22 4/24 36/25 43/3 43/12 60/9 93/13 107/24 119/9</p> <p>between [4] 19/18 25/19 84/4 84/24</p> <p>Beuerlin [1] 46/22</p> <p>beyond [2] 104/25 148/15</p> <p>Bianca [2] 5/10 15/21</p> <p>bicycles [1] 95/4</p> <p>big [18] 32/5 33/4 34/3 34/5 34/13 34/13 47/14 50/10 50/19 53/8 77/25 89/16 109/4 110/12 110/22 110/24 120/5 122/10</p> <p>bigger [1] 52/4</p> <p>biggest [2] 25/9 47/15</p> <p>Bill [1] 110/4</p> <p>bins [1] 95/5</p> <p>bit [23] 5/3 21/14 22/11 24/4 36/22 45/20 52/4 56/10 74/18 74/21 75/10 75/13 77/15 88/15 93/10 102/21 116/12 117/22 117/23 118/5 118/8 119/12 121/16</p> <p>blind [1] 42/9</p> <p>blinds [1] 28/12</p> <p>block [2] 116/5 118/23</p> <p>blocked [1] 53/14</p> <p>blower [1] 95/4</p> <p>board [43] 1/2 2/3 35/20 36/4 36/19 38/19 40/14 40/15 40/16 40/22 41/25 43/5 43/7 45/22 47/10 48/8 48/9 48/10</p>	

B
board... [25] 55/20 56/4 56/24 58/11
61/5 64/20 74/14 84/8 87/5 91/25 95/16
98/2 98/7 99/17 100/8 101/6 112/16
124/20 126/2 126/19 134/3 136/3 141/8
143/3 148/22
Boards [2] 40/13 48/9
Bob [4] 50/4 50/12 50/18 50/24
Bond [2] 35/21 61/18
bonfire [6] 63/22 65/20 66/17 69/8
138/23 138/25
bonfires [4] 65/16 65/17 66/9 66/9
booked [1] 29/14
bore [1] 36/19
both [5] 55/16 82/22 93/16 120/9 122/6
bottom [1] 8/11
bought [4] 25/14 52/7 106/7 110/8
Boulevard [1] 79/7
box [1] 28/9
brackets [1] 98/11
brand [1] 106/4
break [3] 93/10 93/14 144/17
breakup [1] 93/2
Brian [8] 94/4 94/16 95/18 104/8 105/12
106/3 107/18 146/4
Brian's [1] 95/12
brick [4] 85/9 116/11 116/12 116/13
Brighton [11] 1/4 2/3 2/7 45/9 73/8
79/15 85/25 92/9 117/13 126/4 151/9
bring [5] 26/6 29/12 82/23 83/10 91/11
bringing [3] 8/6 10/6 28/21
broken [2] 29/2 93/14
brought [6] 9/22 28/22 67/15 70/25
74/23 79/13
Browncroft [2] 79/7 79/9
Brugg [1] 55/14
Buffalo [1] 27/14
buffer [2] 74/19 76/2
build [13] 8/8 8/8 10/7 16/10 18/25 21/7
52/3 52/12 82/11 91/6 94/19 98/22 98/22
building [98] 4/9 4/16 14/22 15/12 18/24
22/12 22/15 23/20 24/15 24/20 25/8
25/17 25/24 26/4 26/6 29/20 30/4 30/5
30/11 30/13 30/18 31/4 31/14 32/7 32/8
33/21 35/18 36/2 37/11 39/24 40/5 43/17
46/18 47/22 53/20 73/24 75/16 75/22
76/11 76/12 76/23 77/16 79/13 79/16
80/2 81/9 81/16 81/17 81/21 82/2 82/5
82/7 82/8 82/12 82/14 83/3 83/4 83/8
83/11 83/19 89/14 90/10 111/16 111/21
117/10 118/3 118/4 118/5 118/8 118/10
118/19 119/2 120/19 121/7 121/19
122/19 127/7 127/19 127/21 127/24
129/22 131/8 131/14 134/2 140/7 142/7
142/18 144/9 144/25 145/17 146/18
148/23 150/6 150/13 150/14 151/2 151/6
151/7
buildings [11] 39/18 75/4 75/5 75/11
76/14 76/21 77/20 77/22 83/13 131/22
150/18
built [6] 18/25 81/17 90/18 97/11 109/2
142/20
bunch [2] 76/25 115/9
Burger [3] 117/7 117/12 150/3
burn [1] 6/24
Bushenow [3] 81/5 81/14 142/3
business [29] 4/25 5/2 5/3 8/8 11/20
13/18 13/18 13/20 14/5 16/3 16/5 17/10
18/25 24/14 27/11 27/22 27/23 28/21
29/19 31/8 31/9 31/19 123/5 123/15
123/21 128/5 150/22 150/23 151/10
businesses [6] 22/5 27/12 127/17 127/22

128/6 151/9
bustle [2] 17/21 17/23
button [1] 89/11
buy [2] 9/14 109/6
buying [2] 25/19 103/13
C
cabin [1] 85/20
Cabinet [1] 25/23
cages [2] 86/3 88/19
calculate [1] 104/4
calculation [1] 122/5
calculations [1] 97/25
call [23] 2/2 2/9 4/2 28/24 45/7 45/8 45/9
59/3 91/14 94/22 111/4 128/16 130/7
132/6 134/8 136/9 139/23 141/14 143/13
145/22 147/12 149/4 151/15
called [3] 7/25 30/16 62/6
calling [1] 38/6
calls [1] 52/4
calm [2] 17/21 17/23
came [11] 28/4 28/6 50/19 50/24 58/17
60/15 60/18 61/25 103/11 111/10 120/25
cameras [2] 5/18 29/24
camp [2] 34/21 34/24
campus [8] 36/25 37/9 43/15 43/21
43/24 46/4 46/5 46/5
can [61] 5/2 6/3 6/9 6/18 7/20 7/21 9/6
9/19 9/24 13/16 13/21 14/3 14/3 14/8
17/3 17/25 18/18 18/21 18/21 20/25
21/18 23/24 24/3 24/5 24/6 29/2 29/3
29/14 30/5 33/20 38/2 38/6 38/18 41/22
43/12 46/6 49/25 50/6 57/6 58/12 60/24
65/10 66/11 67/8 82/2 86/4 86/25 87/13
87/14 97/11 98/9 103/25 104/4 105/23
106/9 112/9 121/15 122/19 122/22
129/14 146/21
can't [14] 6/4 6/5 11/12 14/10 17/20 21/2
24/20 28/25 29/3 49/22 86/18 87/17
96/22 114/4
CANDICE [2] 1/11 126/11
capacity [2] 65/4 95/9
car [5] 71/12 71/14 75/13 75/14 90/18
career [1] 15/14
carefully [2] 57/5 66/14
caretaker [1] 85/16
Carey [4] 51/14 51/24 51/25 135/3
carport [5] 33/7 33/12 34/8 129/15
129/23
carports [1] 129/18
carriage [1] 109/11
carries [14] 4/3 61/9 128/17 130/8 132/7
134/9 136/10 139/24 141/15 143/14
145/23 147/12 149/5 151/15
cars [6] 71/13 72/21 76/25 90/19 90/21
119/2
case [3] 85/24 123/13 127/19
cases [1] 126/19
catch [2] 65/21 92/8
category [2] 18/11 18/12
catering [1] 67/11
caught [2] 24/4 25/18
causing [2] 79/22 80/11
cedar [6] 106/8 106/8 106/12 106/13
106/15 106/16
center [5] 5/21 15/20 17/25 19/15 77/21
certain [1] 13/5
certainly [11] 3/8 12/25 19/5 30/24 44/25
48/6 64/17 65/6 73/2 86/10 105/19
CERTIFICATE [2] 125/2 152/2
certify [2] 125/4 152/4
cetera [1] 95/4
CHAD [6] 1/23 125/4 125/17 126/24

152/4 152/17
chair [1] 6/20
chairman [6] 1/8 2/6 42/2 81/15 107/18
126/8
chance [3] 39/9 60/14 114/9
change [12] 6/5 24/21 24/24 57/8 57/9
95/22 95/24 133/18 135/19 140/18
146/23 150/16
changed [1] 45/11
changes [5] 37/22 44/14 46/2 56/7 60/2
changing [1] 15/21
character [18] 25/2 74/11 76/24 95/22
98/8 100/14 100/19 105/9 108/15 118/7
128/4 133/19 135/19 140/18 144/19
146/23 148/16 150/16
characteristic [1] 98/12
charging [3] 19/22 20/4 20/4
check [1] 25/23
chemical [1] 11/3
chipped [1] 116/11
chiropractor [1] 24/13
chiropractors [1] 21/6
CHOLETTE [18] 1/8 3/13 124/19 126/8
127/11 128/15 130/5 132/3 134/5 136/7
139/21 141/12 143/11 145/20 147/10
149/2 150/9 151/14
Christ [2] 81/6 142/4
CHRISTINE [2] 1/9 126/9
Christmas [1] 95/13
church [11] 47/11 47/25 81/6 81/16
81/18 81/23 83/3 83/14 84/4 84/25 142/4
church's [2] 43/15 47/3
circumstances [2] 42/7 56/7
city [3] 25/13 25/22 26/7
Civic [3] 111/3 111/4 111/5
clarify [3] 56/9 61/24 113/2
class [2] 11/8 36/7
classes [1] 11/18
classroom [2] 43/13 43/14
classrooms [2] 35/17 131/7
clear [5] 17/7 62/8 91/22 111/25 112/2
cleared [1] 53/23
clearly [3] 59/22 68/20 70/8
client [6] 9/17 20/23 24/10 55/22 103/5
150/25
clientele [7] 8/5 10/6 14/9 14/22 15/13
16/11 17/3
clients [19] 5/25 6/21 10/4 11/25 12/10
14/2 14/9 16/15 17/4 17/6 18/5 18/16
18/22 21/4 21/5 24/10 29/17 123/22
150/23
clients' [1] 21/15
Clinton [15] 4/7 23/6 23/16 24/22 30/22
55/6 117/8 117/14 117/19 117/20 118/13
118/22 127/4 137/5 150/4
close [9] 5/18 42/21 50/13 84/10 101/25
110/22 124/17 144/25 150/14
closed [11] 32/16 35/12 48/18 51/13 55/3
73/19 81/4 90/3 94/2 114/10 117/6
closely [1] 100/18
closer [3] 13/3 40/3 51/4
closet [1] 50/7
clutter [1] 150/20
coach [2] 6/2 7/6
code [46] 4/10 32/22 33/13 35/18 39/18
40/5 42/21 42/21 48/24 51/18 52/4 52/24
55/11 73/25 81/11 82/24 90/9 90/12 94/8
94/11 114/15 117/10 118/9 122/13
122/15 122/25 127/8 127/18 128/6 129/8
131/8 133/8 135/7 135/17 137/10 140/9
142/9 144/8 144/11 145/9 146/8 146/11
147/7 148/8 150/6 151/3
codes [3] 65/5 66/12 67/19

<p>C</p> <p>coffee [1] 120/13 color [6] 8/13 11/16 19/21 20/8 29/13 106/17 colors [1] 19/21 columns [2] 114/24 116/19 combination [1] 36/5 come [31] 9/17 14/21 18/5 18/19 19/13 22/16 22/20 31/24 37/21 38/24 41/8 42/14 45/7 46/20 48/8 49/22 56/3 57/6 60/3 70/2 70/9 70/17 70/17 79/5 104/17 104/22 104/24 115/24 117/24 123/9 124/7 comes [4] 5/23 67/7 110/21 121/15 comfortable [2] 21/8 38/15 coming [22] 6/22 15/2 15/3 17/4 17/4 18/13 19/14 21/24 30/2 32/4 32/10 35/6 46/14 51/8 55/23 57/21 73/13 78/24 80/24 112/6 119/16 121/17 comity [1] 81/16 COMMENCING [2] 1/3 126/3 commend [2] 41/13 41/16 comment [4] 27/2 42/18 48/5 104/10 commented [1] 111/10 comments [3] 51/7 54/22 60/16 commercial [1] 72/2 commit [1] 58/12 Commons [1] 5/12 community [4] 55/7 77/21 137/6 140/24 company [1] 26/15 compared [1] 122/10 comparison [2] 98/6 99/10 competition [1] 29/18 competitors [2] 8/22 8/22 complaints [2] 39/12 119/11 complete [3] 10/24 60/7 60/10 completed [2] 126/20 139/10 completely [1] 71/15 complex [3] 74/9 74/15 79/13 compliance [1] 63/17 compliant [1] 58/14 complimentary [1] 10/21 compositionally [1] 120/18 comprehending [1] 57/11 comprehensive [1] 21/17 concept [1] 74/15 concern [9] 30/23 39/5 47/15 60/20 65/19 87/4 101/21 105/2 110/11 concerned [5] 25/5 48/6 72/18 79/8 104/14 concerns [2] 48/11 59/19 concrete [3] 84/10 85/9 95/5 condition [4] 105/21 130/8 132/7 139/24 conditions [18] 64/2 100/2 129/21 131/16 131/21 133/22 134/9 135/21 136/10 139/7 141/5 141/15 143/2 143/14 145/12 145/23 148/18 149/5 configuration [1] 142/18 confines [1] 46/6 conforming [4] 114/20 115/2 115/14 148/13 congested [1] 49/21 congregation [2] 81/19 89/15 connected [1] 63/4 connecting [1] 93/12 connection [2] 35/24 93/13 consider [6] 22/3 36/12 47/25 52/15 103/6 105/16 considerable [1] 79/22 considerably [1] 88/19 consideration [2] 92/16 102/14 considerations [1] 57/17</p>	<p>considered [3] 33/14 126/19 129/15 considers [1] 95/17 consistent [3] 50/22 115/6 133/21 consists [2] 5/3 140/17 constantly [1] 20/7 consternation [1] 42/2 constraint [1] 60/2 constructed [4] 33/17 53/17 81/22 83/15 construction [11] 32/20 48/19 51/16 90/10 94/6 129/6 133/3 135/6 144/9 145/14 146/6 consultant [3] 27/4 27/9 27/11 consulting [1] 27/18 contact [2] 14/11 55/16 contacted [1] 26/13 context [1] 107/12 continuation [1] 131/13 continue [2] 37/10 38/2 continued [1] 6/14 continuous [1] 16/7 contract [1] 14/20 contractor [4] 14/21 48/20 53/24 133/4 control [1] 139/2 controlled [2] 63/25 66/11 convenient [2] 49/19 74/25 conversations [1] 55/25 conversion [2] 88/3 88/5 convert [2] 6/6 131/19 cooperate [1] 32/6 Cornell [3] 48/19 50/4 133/3 corner [2] 92/10 92/12 corners [1] 75/5 corporate [2] 63/8 138/16 CORRADO [17] 1/9 126/9 128/14 130/5 132/2 132/5 134/6 135/9 136/8 139/20 141/11 143/11 145/20 147/10 148/10 149/3 151/12 correct [12] 3/15 43/22 43/25 53/15 54/17 66/23 72/15 76/9 76/15 84/3 92/22 123/6 corrections [3] 2/14 3/4 3/21 correctly [2] 3/6 66/21 cosmetic [1] 20/15 cosmetologists [1] 12/17 cost [3] 20/9 48/2 88/17 Costello [2] 55/4 137/3 could [40] 13/24 19/10 20/19 25/6 25/6 26/20 26/22 41/7 46/3 49/7 60/16 64/5 64/8 65/21 66/3 74/17 76/4 82/5 87/2 87/2 88/2 88/2 88/15 91/4 91/8 91/24 93/3 96/7 98/5 98/21 102/23 118/24 119/23 122/10 122/11 122/21 123/9 123/23 128/8 142/17 couldn't [3] 28/14 62/24 117/25 counsel [1] 6/20 counseling [4] 6/2 6/10 10/14 16/22 couple [16] 19/6 22/10 28/14 29/4 55/19 55/24 56/19 56/19 57/24 63/4 64/15 68/13 68/17 97/25 98/10 98/16 course [1] 50/8 Court [4] 1/23 1/23 126/24 126/24 cover [1] 135/17 coverage [6] 8/24 90/10 90/11 144/9 144/11 145/8 Crafts [3] 98/10 98/12 105/7 crawl [1] 90/20 create [4] 98/15 102/24 112/20 114/25 created [5] 100/8 100/10 127/20 133/16 147/5 creates [1] 102/21 creative [1] 100/12 credibility [1] 43/12 creek [2] 79/10 80/19</p>	<p>Crescent [1] 81/14 Croix [1] 82/5 cross [1] 104/2 cup [1] 120/13 curb [1] 28/13 curbing [2] 80/15 80/16 curious [1] 86/6 curl [1] 18/4 curly [2] 19/19 19/20 current [11] 15/22 47/23 53/20 76/18 76/19 79/12 82/15 83/11 102/3 118/9 118/18 currently [20] 5/10 5/13 7/14 10/2 32/20 49/13 52/7 80/6 80/16 82/21 84/12 84/17 85/17 113/4 113/15 113/19 117/18 129/6 131/15 148/13 curves [1] 50/14 customers [2] 30/3 150/23 cut [6] 18/4 18/8 19/12 19/20 24/17 54/3 Cuts [2] 7/25 8/16 cutting [1] 7/10</p> <p>D</p> <p>da [3] 27/8 27/8 27/8 da-ta-da-ta-da [1] 27/8 daily [2] 121/16 124/8 damage [1] 79/18 Damerell [4] 48/20 49/9 49/10 133/4 danger [1] 80/18 dark [1] 71/16 date [1] 39/10 dated [3] 62/22 125/12 152/12 Dave [1] 41/2 DAVID [4] 1/11 1/13 126/11 126/13 day [11] 6/20 10/4 11/20 18/18 20/25 21/2 26/5 53/8 64/14 88/5 90/19 days [3] 32/3 55/24 64/7 DDS [2] 4/6 127/3 Deacon [3] 81/5 81/15 142/3 dead [1] 30/19 deal [1] 57/15 dealing [1] 62/10 December [2] 55/20 56/8 decide [1] 118/16 decided [2] 36/13 36/14 decision [1] 37/3 decisions [1] 126/20 decorations [2] 95/13 95/14 decorative [2] 98/11 116/7 dedicated [1] 75/2 deed [1] 88/14 deep [3] 102/12 114/22 114/24 definitely [3] 8/17 16/25 62/12 deformed [1] 9/18 deformities [1] 6/22 Delaware [3] 32/18 32/25 129/4 Demaria [1] 24/15 demolish [1] 53/25 demolished [1] 135/14 DENNIS [4] 1/10 43/9 58/5 126/10 Dennis's [2] 18/3 44/12 dental [1] 26/10 dentist [1] 26/3 dentistry [1] 20/15 dentists [1] 26/16 deny [6] 127/11 128/16 146/13 147/12 150/9 151/15 department [2] 16/19 79/16 depending [2] 14/23 64/9 depends [1] 12/5 depicted [1] 62/4 Derrick [1] 38/12 describe [3] 33/20 105/24 123/10</p>
---	--	--

D
described [34] 4/11 32/22 35/19 48/24 51/18 55/12 61/16 74/2 81/11 90/12 94/11 114/16 117/11 127/8 129/8 129/24 131/9 133/8 133/24 135/7 135/25 137/11 138/9 139/12 139/13 140/9 141/7 142/9 143/8 144/11 145/15 146/11 148/8 150/7
design [4] 48/19 80/10 115/6 133/4
designed [5] 25/8 50/18 83/17 89/10 111/2
designer [1] 74/4
desirable [1] 144/24
desire [1] 98/24
desired [2] 133/15 142/17
desperate [1] 8/7
destabilization [1] 79/23
detached [18] 32/20 32/21 91/17 92/2 92/13 92/18 92/24 94/7 94/7 94/20 99/4 109/21 129/6 129/7 129/15 144/22 146/7 146/8
detail [2] 118/7 123/11
detailed [1] 106/20
determine [1] 45/22
detract [1] 150/20
detriment [4] 95/23 95/25 96/14 96/25
detrimental [1] 129/19
develop [2] 36/24 42/8
developed [1] 31/23
developing [1] 74/10
development [12] 55/5 55/9 76/9 76/14 76/17 76/18 76/18 76/19 80/8 137/4 137/8 140/16
devoted [1] 16/5
dialed [1] 78/9
did [17] 24/9 37/2 37/15 52/18 55/25 56/2 86/13 97/25 105/7 106/23 107/2 116/9 118/16 125/4 128/8 128/10 152/4
didn't [12] 3/9 17/7 23/6 25/4 28/13 51/21 52/23 57/15 86/12 108/5 115/11 119/22
diet [1] 7/7
difference [2] 61/25 98/6
different [18] 7/10 7/11 7/25 12/15 19/24 24/18 26/15 29/21 44/6 45/20 52/13 57/17 59/2 59/19 75/4 78/13 109/18 123/14
difficult [2] 22/9 105/13
difficulty [6] 22/12 23/5 81/21 127/16 127/21 133/16
diminishing [1] 80/12
direct [1] 106/2
directed [2] 63/20 138/21
direction [4] 63/20 80/15 119/9 151/8
directions [1] 120/9
directly [9] 56/3 79/21 82/2 91/13 97/2 100/23 101/7 101/17 111/14
director [1] 38/13
disagree [2] 120/10 120/13
discuss [1] 4/19
discussed [1] 59/12
discussions [1] 89/7
disorders [1] 7/22
disrepair [1] 113/13
distant [1] 68/4
DiSTEFANO [5] 1/14 37/15 55/17 56/3 126/14
distract [1] 72/22
distributors [1] 14/13
district [5] 4/10 22/6 23/25 127/7 127/15
disturbed [1] 83/25
dive [1] 123/21
dive-by [1] 123/21

divided [1] 17/15
dividing [1] 127/24
do [115] 3/8 6/10 6/16 6/23 6/23 6/25 7/12 7/13 7/21 8/4 8/21 8/22 8/23 8/25 10/19 10/19 10/25 11/2 11/5 17/5 17/19 17/24 17/25 18/5 18/18 18/21 19/21 20/14 20/21 20/25 20/25 21/2 22/10 24/21 26/19 27/17 29/16 29/16 30/8 31/15 34/19 34/23 37/19 39/2 39/7 39/18 40/21 41/10 43/7 43/8 43/20 43/20 45/18 46/6 46/20 48/8 48/12 52/18 54/3 56/24 57/21 57/23 58/9 58/23 59/3 60/8 60/24 60/25 63/2 63/7 64/10 65/16 66/2 66/11 66/13 66/13 67/4 68/9 69/8 75/22 86/8 86/14 87/18 87/19 91/5 91/20 91/23 95/15 96/17 101/12 104/21 105/20 111/8 113/12 116/12 116/15 117/16 118/5 118/12 118/15 119/24 120/9 121/6 121/8 121/12 121/13 121/23 121/24 121/25 123/8 123/11 124/8 125/4 144/25 152/4
doctor [3] 25/10 26/5 26/7
doctor in [1] 26/7
doctors [1] 25/15
does [17] 9/2 9/11 10/23 16/11 26/8 26/8 33/2 77/24 78/14 83/19 91/11 97/3 98/23 98/24 99/14 109/5 113/8
doesn't [5] 21/3 24/25 33/9 90/22 113/7
dog [1] 67/13
dogs [1] 67/17
doing [15] 6/19 7/8 10/3 10/9 10/15 15/19 16/22 19/20 21/14 21/15 28/7 62/17 70/14 91/11 115/3
dollar [3] 19/22 19/25 23/2
dollars [6] 19/9 19/11 19/19 19/21 20/2 20/5
DOLLINGER [3] 1/13 55/17 126/13
don't [68] 6/5 6/15 6/23 7/12 7/17 8/4 9/13 11/2 11/3 11/4 13/4 13/9 13/15 13/19 15/11 15/18 16/14 16/15 17/22 20/5 24/2 24/21 29/16 29/18 30/6 31/2 31/3 31/6 31/6 32/4 33/4 36/13 36/19 37/21 40/23 40/25 44/18 44/25 53/7 56/25 57/9 60/19 66/4 70/8 71/6 78/5 83/7 86/19 87/10 87/10 95/24 97/19 99/19 101/16 102/9 103/9 103/25 104/19 107/9 107/13 108/4 113/17 113/17 117/20 118/11 121/3 121/4 122/5
done [16] 18/17 19/10 38/18 38/21 38/25 39/3 41/15 45/17 50/16 78/7 78/7 82/25 110/8 110/9 122/4 146/21
Donnell [2] 94/3 146/3
door [12] 4/16 14/4 24/14 49/16 49/23 50/6 50/8 104/14 114/23 115/4 115/20 116/7
doors [4] 49/21 50/8 85/19 89/12
dormers [2] 98/10 105/6
double [1] 7/19
doubt [1] 65/6
Doug [1] 46/22
down [23] 7/17 26/5 26/13 28/12 30/15 49/25 50/20 50/25 54/4 63/6 70/17 70/17 71/5 80/18 81/25 82/17 85/20 103/2 104/17 104/24 105/10 115/12 118/13
downside [1] 79/10
downsizing [2] 52/9 135/13
DR [21] 1/11 3/24 13/25 20/14 24/13 25/11 27/2 126/11 128/13 130/4 132/3 134/5 136/6 139/20 140/11 141/13 143/10 145/20 147/9 149/2 151/13
drag [2] 38/24 42/5
dramatically [1] 60/3
drawing [7] 54/16 62/5 88/7 88/8 88/8 88/11 88/12

drawn [2] 42/4 87/23
dream [4] 5/20 6/18 13/21 15/19
dreams [1] 13/19
dresser [1] 10/23
dressers [1] 8/15
drew [2] 28/14 50/12
drill [1] 21/17
drive [17] 1/24 6/17 13/21 31/9 33/4 48/21 49/12 50/5 73/4 73/8 74/25 75/2 90/25 91/9 126/25 133/5 150/23
drive-by [2] 31/9 150/23
drive-in [2] 73/4 73/8
driven [2] 50/25 120/11
drivers [1] 72/22
driveway [4] 49/14 75/14 102/25 104/20
driveways [1] 75/13
driving [5] 30/15 35/3 72/21 119/25 120/14
dropping [1] 15/5
drove [2] 119/15 121/18
dual [1] 10/19
due [2] 82/6 142/17
during [3] 64/14 67/2 89/6
dusk [3] 68/12 69/2 138/20
dwarfs [1] 101/25

E
each [9] 21/5 26/16 26/17 49/21 50/9 76/21 126/19 151/7 151/8
earlier [5] 16/2 57/18 69/3 71/2 71/10
early [1] 31/24
east [9] 47/3 72/9 91/14 91/14 93/15 97/10 97/14 102/23 109/10
Eastland [1] 117/13
edge [1] 103/7
EDITH [2] 1/23 126/24
Edlen [4] 38/11 38/12 66/6 67/5
educate [1] 29/11
educated [2] 16/16 20/7
educating [1] 20/7
education [2] 20/10 111/9
educational [2] 11/18 36/25
educationally [1] 63/4
educator [1] 8/13
effect [2] 129/20 139/6
eight [20] 7/15 11/22 11/24 11/24 12/9 55/9 74/14 75/7 75/18 94/19 96/11 102/10 102/11 104/4 106/25 107/3 107/7 110/21 137/8 146/17
eighteen [1] 114/22
eighteen-inch-deep [1] 114/22
eighty [1] 18/11
either [5] 3/9 20/23 21/10 57/2 91/19
electric [1] 135/22
element [2] 19/5 100/12
elevation [3] 107/9 107/12 119/25
elevator [17] 82/9 82/18 85/13 85/14 85/15 85/19 85/25 86/13 86/19 86/20 88/14 88/19 88/20 89/2 89/11 89/16 142/15
eleven [2] 75/17 94/23
eliminate [1] 140/22
elimination [1] 91/17
ELMWOOD [13] 1/2 1/5 35/14 36/2 37/9 43/14 47/5 51/15 51/25 126/2 126/5 131/4 135/4
else [18] 3/18 3/19 9/9 32/9 35/5 37/23 43/20 44/6 46/11 48/15 51/6 80/25 93/6 93/19 111/7 116/23 123/15 123/25
emergency [2] 29/3 84/14
emphasis [1] 56/22
emphasize [1] 83/17
employee [2] 13/19 15/8

<p>E</p> <p>employees [2] 12/9 14/18 enclose [1] 116/16 enclosed [4] 54/16 88/20 135/16 148/21 encroach [2] 97/3 140/22 end [7] 7/18 8/3 8/17 14/23 47/16 65/13 135/14 ended [1] 28/8 ends [1] 10/20 engaged [1] 27/4 engineer [1] 87/17 enhance [1] 118/5 Enjoy [2] 15/22 15/23 enjoyment [1] 52/16 enlarging [2] 44/18 45/2 enough [11] 6/9 25/6 31/17 50/6 50/10 53/8 54/13 64/19 97/2 111/17 124/10 enter [2] 82/2 85/19 entering [1] 84/15 entertain [1] 60/22 entire [4] 47/20 47/21 70/16 70/22 entirely [2] 62/9 63/3 entitled [4] 98/22 122/16 125/6 152/6 entrance [9] 24/22 24/25 59/3 64/24 82/15 82/16 82/19 84/11 103/2 entry [3] 49/19 49/19 84/12 entryway [3] 50/5 50/11 115/25 environment [2] 79/18 80/22 environmental [1] 100/2 envision [2] 28/14 30/6 equipment [3] 21/13 59/4 95/11 equipment that [1] 95/11 erect [1] 62/4 erosions [1] 79/22 especially [5] 83/25 103/16 105/3 110/25 112/5 ESQ [4] 1/11 1/13 126/11 126/13 essence [1] 133/17 essential [2] 65/25 128/4 essentially [6] 18/6 19/14 36/5 37/18 62/3 63/7 Essler [3] 35/21 61/18 71/2 estate [2] 27/23 28/6 esthetician [1] 12/19 esthetics [1] 29/6 et [1] 95/4 ethical [1] 26/4 evade [1] 87/8 evangelists [1] 62/25 even [20] 9/21 14/2 14/19 14/19 15/10 15/20 16/14 16/15 30/9 31/3 31/6 33/9 33/13 50/15 88/18 96/22 105/7 108/5 111/12 111/20 evening [9] 4/14 35/20 61/17 79/6 81/13 90/14 94/13 138/17 139/16 evenings [2] 64/7 71/10 event [8] 37/8 63/14 63/14 63/15 66/22 70/18 80/3 138/17 events [17] 61/14 61/21 61/22 63/2 64/4 64/10 65/8 67/2 67/8 68/2 68/7 69/5 69/17 70/12 138/7 139/10 139/13 eventually [1] 17/20 ever [1] 116/8 evergreen [1] 113/20 evergreens [5] 96/22 111/20 112/11 113/21 113/23 every [6] 3/12 29/10 63/8 65/8 116/3 138/16 everyday [2] 19/19 32/2 everything [7] 8/5 28/11 62/17 63/18 75/25 93/6 119/10 exact [2] 23/13 86/19</p>	<p>exactly [3] 12/14 70/18 71/2 example [3] 28/25 73/6 97/8 examples [1] 109/10 exceed [1] 65/6 Excelleron [1] 27/14 exercise [1] 7/7 exist [5] 32/21 80/16 129/7 129/18 147/6 existed [1] 43/16 existing [39] 15/13 81/9 82/9 84/10 84/13 84/24 85/9 90/8 90/17 93/10 93/13 93/17 94/20 96/2 96/3 97/4 97/8 100/17 102/25 105/14 106/4 106/11 106/20 107/13 107/20 107/21 114/14 114/19 114/25 115/2 115/14 116/20 116/21 135/13 142/8 142/18 142/21 144/7 148/6 exit [1] 84/12 expand [2] 84/15 84/21 expanded [1] 142/15 expansive [1] 144/18 expansion [4] 79/9 79/17 80/21 82/20 expectation [1] 45/16 expected [2] 129/20 140/19 expense [1] 80/22 expensive [1] 121/24 experience [1] 79/19 expiration [1] 55/23 expires [1] 131/25 explain [2] 36/17 66/4 explained [1] 106/5 exploring [1] 82/5 expressed [1] 30/24 expressway [3] 72/6 72/7 72/12 extend [9] 13/15 48/23 81/9 90/7 114/13 133/7 142/7 144/6 148/6 extended [2] 27/21 47/22 extends [1] 105/9 extension [4] 36/15 37/13 37/25 41/10 extensions [2] 8/24 9/12 extensive [1] 18/14 extenuating [1] 42/6 external [1] 5/24 extremely [1] 147/3 eye [1] 42/9 eyebrows [1] 99/14 eyed [1] 50/25 eyes [1] 9/23 evesore [2] 104/16 110/9</p> <p>F</p> <p>F-250 [1] 34/15 F-u-g-a-t-e [1] 110/5 face [8] 6/23 9/18 9/22 18/19 22/14 23/6 30/5 150/13 faced [1] 123/16 faces [4] 6/24 49/16 49/17 123/15 facilities [1] 142/19 facility [1] 117/21 facing [17] 22/22 50/5 63/19 71/19 71/20 71/22 72/4 72/5 72/9 72/14 72/14 82/15 117/18 118/22 123/19 151/6 151/7 fact [18] 2/25 13/12 22/19 42/11 57/13 102/14 108/18 127/13 129/12 131/12 133/12 135/11 138/12 140/13 142/13 144/15 148/12 150/11 factor [1] 88/18 fair [3] 44/2 54/13 124/10 faith [15] 35/13 35/24 36/2 36/20 37/3 38/13 42/10 61/10 62/2 62/6 63/7 66/7 67/6 131/3 138/3 fall [1] 61/21 familiar [2] 64/24 106/3 families [3] 56/17 56/18 56/19 family [3] 63/15 91/6 138/19</p>	<p>far [14] 14/25 16/24 29/21 29/25 67/7 91/16 91/19 93/11 93/14 97/2 104/11 118/12 122/7 144/21 farther [1] 74/18 fashion [1] 58/10 faster [1] 41/23 favor [2] 101/4 101/5 feasible [3] 86/14 98/19 98/21 features [1] 9/22 feel [10] 6/2 6/5 7/2 9/16 9/20 59/20 83/21 86/13 87/5 118/6 feeling [1] 31/18 feet [36] 6/8 26/21 26/23 38/24 39/24 41/17 52/6 52/9 64/23 64/25 67/24 75/17 83/10 83/12 96/10 96/11 97/24 98/16 99/7 99/14 99/24 103/7 104/3 104/4 108/23 110/14 110/15 110/15 113/5 114/20 114/24 114/25 142/14 142/23 146/16 146/17 fellowship [2] 81/24 83/20 felt [2] 9/21 127/25 fence [10] 53/14 110/6 110/23 111/23 111/25 112/3 113/4 113/8 113/15 113/17 fences [2] 93/16 113/20 fencing [1] 112/23 festivities [1] 66/2 few [7] 2/16 9/17 20/8 25/12 46/2 66/9 103/3 fifteen [1] 15/17 fiftieth [1] 78/2 fifty [18] 17/14 17/16 17/16 18/23 18/23 19/19 19/22 24/17 52/6 74/6 74/10 75/11 77/21 78/10 106/6 114/20 119/8 140/15 fifty percent [1] 119/8 fifty-four [1] 114/20 fifty-one [1] 24/17 fifty-six [2] 19/19 19/22 fifty/fifty [2] 17/16 18/23 fight [1] 81/25 figured [1] 47/21 file [27] 4/11 32/23 35/19 48/25 51/19 55/12 60/5 61/16 74/2 81/12 90/13 94/12 114/16 117/11 127/9 129/9 131/9 133/9 135/8 137/11 138/9 140/10 142/10 144/12 146/12 148/9 150/8 fill [2] 16/25 21/17 filled [2] 17/2 128/6 final [1] 47/16 finalized [1] 85/18 finally [2] 37/3 100/20 financial [4] 25/25 78/3 78/19 78/22 financing [1] 38/13 find [10] 5/6 13/24 15/3 16/18 26/15 30/17 49/22 51/3 117/25 121/9 finding [4] 2/24 14/17 30/3 127/16 FINDINGS [11] 127/13 129/12 131/12 133/12 135/11 138/12 140/13 142/13 144/15 148/12 150/11 fine [8] 24/25 32/10 35/6 57/20 73/13 78/24 89/18 116/24 fingertips [1] 86/20 finished [3] 26/14 28/10 41/9 finishing [1] 28/8 fire [9] 41/17 62/13 62/14 63/23 65/18 65/23 66/12 67/20 139/17 firm [1] 55/14 first [15] 2/24 4/4 23/6 30/10 31/21 41/5 50/24 54/10 61/25 78/5 95/21 97/6 104/22 110/7 110/16 Fisher [2] 74/4 74/13 fit [8] 13/2 14/2 33/4 34/10 34/12 50/19 86/21 120/7 fitness [1] 5/21</p>
--	---	--

F
fits [3] 14/4 25/3 33/23
five [15] 7/14 15/15 19/18 19/20 20/4
25/15 26/24 47/18 52/9 53/21 75/3 86/17
114/24 114/25 121/14
five-feet-deep [1] 114/24
fix [1] 6/24
fixing [1] 110/10
flavor [1] 31/19
flight [1] 81/24
flip [1] 64/14
flood [1] 80/2
flooding [1] 79/24
floor [12] 12/7 16/14 16/16 52/13 81/23
104/2 105/15 107/4 110/17 110/19
128/11 146/18
flooring [1] 28/11
flow [1] 80/16
fly [1] 31/25
focus [3] 18/24 21/12 56/22
folks [3] 33/2 59/18 99/5
follow [6] 18/2 44/12 85/3 97/13 97/15
106/10
follow-up [3] 85/3 97/13 97/15
following [2] 126/19 126/20
food [3] 66/25 67/7 67/13
fooled [1] 108/8
foot [15] 52/5 53/14 53/21 75/7 75/19
83/9 83/13 94/20 94/21 94/23 97/23
98/17 99/4 104/6 114/21
footage [9] 24/17 25/18 52/8 103/23
106/24 110/16 110/17 110/19 122/21
football [1] 121/2
footprint [2] 75/10 97/24
FORBES [2] 1/23 126/24
forbid [1] 3/7
forces [2] 25/14 25/21
Ford [1] 34/15
foregoing [2] 125/7 152/7
forever [1] 112/2
formally [1] 67/10
formula [1] 80/9
forth [2] 125/10 152/10
forty [4] 53/21 75/18 83/10 96/11
forty-eight [2] 75/18 96/11
forty-five [1] 53/21
forward [2] 42/25 79/5
found [1] 5/17
foundation [4] 33/10 42/18 85/8 85/11
foundations [1] 40/5
four [19] 6/12 16/4 25/15 55/10 70/16
70/22 74/24 75/12 78/10 83/9 83/12
86/16 99/17 99/23 113/5 114/20 130/2
137/9 142/14
frame [1] 82/7
frequent [1] 64/11
friends [1] 9/3
front [39] 3/16 43/5 48/23 49/15 49/16
49/23 50/14 71/8 73/24 73/25 75/8 75/18
76/7 76/21 76/25 81/8 81/10 81/10 82/15
84/11 107/11 114/15 114/19 114/23
115/13 115/19 116/7 119/24 120/8 123/2
133/7 133/17 140/7 140/8 142/7 142/8
142/9 142/23 148/7
frontage [2] 76/20 151/5
Frontier [1] 5/11
ft [30] 48/23 48/23 73/24 73/25 81/9
81/10 81/10 90/8 90/8 90/9 94/9 94/10
114/14 114/14 114/15 133/7 133/7 140/7
140/8 142/7 142/8 142/8 144/7 144/7
144/8 146/10 146/11 148/6 148/6 148/7
Fugate [1] 110/4

full [7] 8/5 10/6 85/14 86/13 88/5 104/5
104/6
full-size [1] 86/13
full-sized [1] 85/14
fumes [1] 100/4
fun [1] 66/10
function [1] 16/6
furniture [2] 95/10 95/11
further [7] 56/10 77/16 79/18 80/12
125/7 128/11 152/7
future [7] 12/23 13/2 17/22 18/10 77/21
111/7 116/16

G
gable [2] 120/23 121/21
gables [1] 120/22
gained [1] 92/20
games [1] 64/12
garage [79] 32/20 32/21 33/2 33/5 33/13
33/14 49/20 50/6 52/18 75/14 79/24 90/7
90/19 90/25 91/3 91/6 91/7 91/9 91/11
92/2 92/13 92/14 92/18 92/24 93/9 94/7
94/8 94/9 94/20 94/25 95/2 95/9 96/12
97/2 97/8 97/11 97/16 97/17 97/22 98/3
98/9 98/18 98/22 100/5 100/17 102/2
102/3 102/23 103/9 104/23 105/8 105/9
105/9 105/25 107/10 107/12 109/15
110/12 110/14 110/18 110/20 111/14
113/9 113/12 129/6 129/7 129/16 144/6
144/16 144/20 144/22 145/3 145/14
146/7 146/8 146/9 146/16 147/2 147/3
garages [11] 75/13 98/7 99/16 100/22
102/6 105/10 108/11 108/12 109/17
109/21 146/25
garbage [1] 95/6
garden [12] 53/6 96/17 111/2 111/2
111/4 111/4 111/5 111/9 111/10 111/13
111/19 112/21
Gates [2] 9/4 9/9
gateway [1] 64/24
gather [2] 100/19 111/5
gave [1] 22/8
geared [2] 17/5 30/16
Gee [1] 30/2
general [3] 25/21 39/18 68/5
generally [3] 64/21 79/21 100/3
generated [1] 100/11
get [49] 7/21 9/9 12/3 12/21 14/3 14/18
15/18 15/23 17/23 18/7 18/17 20/3 21/4
21/5 29/2 29/2 30/10 31/18 31/23 37/15
38/5 38/6 38/18 38/21 38/25 39/3 40/24
41/15 48/11 52/16 57/2 62/24 65/7 65/8
76/4 85/25 86/25 87/22 90/20 91/3 91/4
97/20 104/20 106/18 106/23 107/2 111/6
119/8 121/20
getting [11] 14/12 17/20 37/12 60/2 64/4
66/8 67/12 99/5 107/15 112/5 115/24
Gilman [1] 55/15
girl [1] 9/11
girls [4] 8/10 15/12 16/13 20/10
give [11] 24/6 38/20 40/19 45/24 60/9
71/15 101/11 101/14 102/9 119/3 121/9
given [12] 7/7 57/13 62/21 64/2 92/3
93/5 99/20 102/14 120/11 129/24 143/8
148/20
gives [2] 31/19 93/13
glad [2] 87/20 88/22
Glenn [2] 90/5 144/4
glimpse [1] 106/18
go [33] 5/3 6/15 14/4 14/6 16/14 18/17
18/22 19/10 20/23 29/7 29/10 29/11 37/2
37/17 40/13 40/19 41/22 42/3 42/25 43/4
45/15 70/17 70/17 70/20 88/18 88/21

95/16 99/13 104/7 109/5 111/8 111/23
123/13
goal [3] 6/6 17/22 21/7
goes [10] 9/15 13/11 19/8 29/25 37/6
62/23 67/7 85/20 103/10 104/25
going [93] 4/25 7/17 8/8 11/7 12/10
13/12 14/6 15/23 15/24 16/10 16/24
16/25 17/24 17/24 18/2 18/10 18/24 19/3
20/8 20/9 20/12 20/16 21/12 23/23 24/24
30/2 31/20 31/25 33/6 34/21 34/23 36/18
37/8 37/16 37/16 37/21 42/3 42/4 42/5
42/23 43/20 44/5 45/6 45/8 45/11 45/17
45/18 45/19 47/16 51/4 58/21 59/20
60/23 62/4 69/8 70/5 70/15 70/16 73/7
74/12 79/10 81/23 81/25 82/17 82/17
85/4 85/6 85/18 86/8 86/24 86/5 89/15
96/12 104/24 106/3 106/10 106/20
107/23 110/24 110/25 111/18 115/15
115/18 116/19 118/7 118/11 118/13
118/14 119/16 119/18 121/19 124/8
150/24
GOLDMAN [17] 1/9 126/9 128/14
130/4 132/4 134/6 136/6 138/10 139/22
141/12 143/10 145/18 145/21 147/9
149/2 151/11 151/14
Goldman's [1] 42/17
gone [5] 37/7 70/12 84/7 86/3 94/24
gonna [2] 30/8 57/24
good [25] 4/14 6/19 8/5 9/22 14/18
35/20 36/13 42/10 42/18 60/11 61/17
62/11 62/16 64/25 79/6 81/13 90/14 93/8
94/13 102/20 110/8 110/9 111/11 116/9
118/2
got [13] 18/6 24/4 25/4 33/7 40/9 40/15
41/21 42/20 45/11 74/13 87/24 100/20
113/21
grand [1] 20/9
grandkids [1] 34/20
grant [2] 61/3 77/24
granted [2] 22/21 128/3
granting [2] 40/2 80/20
grass [2] 63/12 66/15
grates [2] 80/15 80/16
great [3] 31/24 46/12 123/11
greater [3] 80/18 92/14 145/11
green [1] 80/11
Greenfield [3] 94/5 101/4 146/5
greeting [1] 16/22
grill [1] 67/17
Groceries [1] 34/20
Grosvenor [2] 90/6 144/5
ground [2] 26/12 80/5
Group [1] 25/23
grow [3] 14/6 14/7 21/10
growing [1] 5/13
guarantee [3] 13/20 14/5 25/6
guess [17] 12/2 12/20 38/8 41/4 41/6
42/24 45/4 64/5 64/18 85/2 86/23 91/14
93/4 98/20 99/2 117/15 123/20
guitars [1] 69/7
gutted [1] 106/7

H
had [35] 5/6 6/12 9/17 9/19 10/5 14/11
22/9 22/19 23/5 24/5 24/6 24/7 24/18
26/20 28/20 30/22 36/21 41/8 42/19
44/17 54/6 55/25 63/13 66/9 66/16 66/20
67/13 69/17 74/24 77/23 88/4 94/18
119/24 127/16 127/21
hair [30] 4/8 6/10 7/10 8/2 8/15 8/24
9/11 10/9 10/23 13/4 13/12 15/10 16/7
16/11 17/19 17/24 18/8 18/17 18/19
18/25 19/7 19/8 19/10 19/11 19/21 19/21

<p>H</p> <p>hair... [4] 20/25 22/20 29/6 127/6</p> <p>haircut [5] 19/18 19/19 19/23 19/25 20/5</p> <p>haircuts [1] 29/13</p> <p>hairdressers [5] 10/18 10/25 11/4 11/18 12/7</p> <p>half [15] 6/13 15/15 17/14 18/6 23/20 24/8 52/13 52/14 75/17 75/19 83/10 86/8 99/21 99/22 127/24</p> <p>hall [4] 1/4 81/24 88/25 126/4</p> <p>hamburg [1] 67/13</p> <p>hand [2] 67/9 67/9</p> <p>handed [1] 95/18</p> <p>handicapped [7] 81/23 82/6 82/12 82/21 84/10 85/23 142/16</p> <p>handle [2] 11/12 12/21</p> <p>handled [1] 69/21</p> <p>hands [1] 61/2</p> <p>happen [7] 6/12 13/22 14/18 45/21 46/3 53/25 109/2</p> <p>happened [5] 5/16 6/18 25/13 62/2 119/5</p> <p>happening [1] 13/23</p> <p>happens [2] 13/5 13/8</p> <p>happy [5] 40/21 67/21 71/7 104/15 111/8</p> <p>hard [3] 20/25 30/13 31/5</p> <p>hardship [3] 127/14 127/20 147/5</p> <p>hardtop [1] 80/5</p> <p>harmonious [1] 142/20</p> <p>has [28] 14/5 36/3 37/5 39/4 43/16 58/11 62/13 70/25 71/2 74/8 74/12 79/13 79/19 81/19 85/19 87/15 90/17 91/15 92/13 94/24 96/19 98/7 109/5 115/3 121/14 123/15 127/21 144/19</p> <p>hasn't [1] 37/7</p> <p>hated [1] 115/4</p> <p>have [251]</p> <p>haven't [6] 30/9 69/13 69/14 69/15 69/19 85/17</p> <p>having [16] 22/12 23/11 25/4 29/14 30/3 31/3 42/14 50/2 62/2 71/9 98/14 118/12 124/7 126/19 126/20 144/22</p> <p>he [17] 24/11 24/17 25/11 25/11 28/5 28/6 33/7 44/13 50/25 65/23 94/25 98/24 106/6 109/5 112/23 113/2 122/15</p> <p>he's [4] 25/12 101/16 106/3 113/21</p> <p>head [3] 9/13 119/5 120/16</p> <p>headed [2] 117/20 119/8</p> <p>health [1] 140/24</p> <p>healthcare [1] 27/19</p> <p>hear [1] 64/20</p> <p>heard [1] 40/18</p> <p>hearing [16] 4/12 32/16 35/12 48/18 49/2 50/2 51/13 55/3 73/19 81/4 90/3 94/2 114/10 117/6 124/18 127/10</p> <p>Heaven [1] 3/7</p> <p>height [8] 94/10 97/23 98/16 99/19 99/20 102/9 103/24 146/10</p> <p>Heights [7] 73/20 74/5 79/8 79/14 79/20 124/20 140/3</p> <p>held [10] 1/2 64/7 125/6 126/2 138/16 138/17 138/19 138/23 139/4 152/6</p> <p>Hello [4] 5/9 51/20 74/3 117/12</p> <p>help [9] 6/2 7/21 12/6 13/16 29/5 88/23 121/9 121/10 144/17</p> <p>helpful [5] 41/18 41/20 51/22 57/11 57/22</p> <p>helps [1] 107/19</p> <p>Henrietta [3] 5/10 6/8 43/19</p> <p>her [13] 4/18 5/3 9/18 9/20 9/20 9/22 19/10 19/11 20/24 26/14 28/19 28/25 29/5</p> <p>here [53] 19/5 27/2 35/23 36/18 38/14</p>	<p>41/8 41/25 44/10 45/7 49/4 49/25 55/20 56/7 58/15 62/18 62/24 63/18 70/25 74/5 74/15 75/6 75/6 75/6 75/10 75/15 84/18 85/3 85/25 87/15 87/18 88/18 89/2 89/5 90/16 94/17 96/8 96/11 96/12 96/15 96/16 96/17 96/23 96/23 97/7 97/19 98/4 100/16 101/16 101/20 117/13 117/15 118/19 124/9</p> <p>hereby [2] 125/4 152/4</p> <p>hereinbefore [2] 125/9 152/9</p> <p>hesitation [1] 28/21</p> <p>Hi [4] 32/24 46/22 49/2 67/5</p> <p>hidden [4] 101/24 102/6 102/14 104/10</p> <p>hide [2] 9/24 105/14</p> <p>hiding [1] 9/18</p> <p>high [9] 8/3 8/17 53/14 98/17 108/24 110/14 110/16 111/17 113/5</p> <p>high-end [2] 8/3 8/17</p> <p>highlighted [1] 75/16</p> <p>highly [2] 20/6 20/7</p> <p>hill [3] 79/21 79/22 81/14</p> <p>hill-side [1] 79/22</p> <p>hillside [1] 80/18</p> <p>him [3] 24/15 25/7 112/24</p> <p>Hines [1] 24/7</p> <p>hire [5] 7/5 8/9 12/15 12/17 20/11</p> <p>hired [1] 53/24</p> <p>hiring [2] 11/5 14/23</p> <p>his [10] 98/25 98/25 99/21 101/16 106/7 107/19 113/23 113/24 114/4 131/18</p> <p>hit [2] 25/9 104/22</p> <p>hmm [9] 10/12 13/10 22/7 22/13 23/8 23/17 27/6 58/19 118/20</p> <p>hockey [2] 95/11 95/12</p> <p>hold [3] 61/23 95/5 109/18</p> <p>holding [1] 41/17</p> <p>holiday [1] 95/14</p> <p>Holy [3] 81/6 81/16 142/4</p> <p>home [7] 79/9 81/20 94/16 97/4 103/3 115/8 148/17</p> <p>homeowner [4] 94/24 98/24 103/11 105/19</p> <p>homes [5] 57/16 115/7 133/19 133/21 146/19</p> <p>honest [3] 10/21 17/19 122/5</p> <p>honestly [3] 28/8 28/18 30/13</p> <p>hope [6] 10/7 16/24 16/25 21/3 36/12 121/10</p> <p>hoped [1] 124/6</p> <p>hopefully [4] 7/20 11/5 18/16 99/4</p> <p>hopes [1] 119/13</p> <p>hoping [11] 5/16 6/21 7/5 12/17 12/18 20/18 20/19 37/6 53/25 117/16 121/24</p> <p>horrible [2] 5/16 6/12</p> <p>hospitals [1] 25/14</p> <p>host [1] 11/17</p> <p>hot [2] 67/13 67/17</p> <p>hour [3] 18/7 64/9 70/7</p> <p>hours [5] 20/12 68/13 68/15 68/17 68/25</p> <p>house [53] 49/13 49/15 49/16 49/18 49/19 49/20 49/22 50/14 90/17 90/18 91/2 91/8 92/14 93/6 93/13 95/12 96/3 96/4 96/16 97/3 99/20 99/21 99/24 101/15 101/17 102/17 104/11 104/22 104/25 105/3 105/13 106/4 106/5 106/11 106/17 106/20 107/10 107/13 107/13 109/11 110/9 110/12 110/13 110/16 110/19 110/24 114/5 114/19 115/13 115/21 116/10 118/25 145/14</p> <p>housed [2] 35/17 131/8</p> <p>houses [5] 50/22 51/3 91/13 111/12 115/10</p> <p>housing [3] 55/6 71/24 137/5</p>	<p>how [35] 8/22 9/19 9/24 11/19 11/20 12/4 12/15 13/4 14/10 18/21 25/5 25/6 29/16 33/10 33/20 41/14 47/15 66/16 68/9 77/19 82/5 86/6 87/5 102/9 105/18 105/25 111/11 118/16 118/25 119/2 120/24 121/3 121/8 122/10 122/22</p> <p>However [5] 62/16 96/15 99/15 117/19 119/22</p> <p>huge [1] 120/4</p> <p>huh [1] 22/24</p> <p>hundred [25] 14/9 17/8 26/21 26/23 39/24 52/5 52/6 52/8 53/21 64/23 64/25 67/24 74/9 83/13 96/10 97/24 99/3 99/6 99/6 99/13 99/23 107/3 110/20 110/21 146/17</p> <p>hustle [2] 17/21 17/22</p> <p>I</p> <p>I'll [6] 17/18 41/4 60/25 64/19 94/22 119/13</p> <p>I'm [120] 4/14 5/15 6/7 6/21 7/5 8/6 8/7 8/13 8/15 8/16 9/3 10/2 10/3 10/3 10/6 11/2 11/15 12/3 12/17 12/18 12/21 13/4 14/12 15/15 15/17 15/24 16/17 17/2 17/8 17/20 17/23 17/24 18/2 18/15 18/24 19/5 19/20 19/21 19/22 20/4 20/6 20/8 21/8 21/9 21/9 21/10 21/14 21/15 25/18 27/24 28/7 29/14 30/7 30/19 31/18 32/24 33/5 33/5 33/6 33/7 35/21 35/23 36/4 41/11 45/3 46/23 46/24 47/9 49/9 49/10 55/14 61/17 62/5 62/8 67/5 67/9 67/12 71/2 72/18 72/24 77/17 81/13 86/6 86/7 86/12 87/7 88/3 88/5 89/4 90/15 92/11 94/14 97/14 104/8 104/15 107/15 107/22 108/9 109/7 110/5 111/23 112/14 116/7 117/14 117/15 117/16 117/23 118/5 119/11 120/24 121/12 121/14 121/16 121/19 123/4 123/12 123/20 124/4 124/8 124/9</p> <p>I's [1] 110/11</p> <p>I've [21] 5/16 5/24 5/25 6/17 6/19 13/23 14/10 14/14 25/4 30/14 32/6 47/19 50/25 50/25 81/15 86/3 87/24 88/4 100/10 100/20 108/8</p> <p>ID [4] 61/11 73/22 138/4 140/5</p> <p>idea [2] 4/22 46/4</p> <p>ideas [1] 111/9</p> <p>identifying [1] 13/2</p> <p>II [2] 117/7 150/3</p> <p>immediate [5] 47/3 83/7 142/24 146/20 146/25</p> <p>immediately [4] 7/2 110/23 111/16 118/22</p> <p>impact [15] 77/25 88/16 93/18 99/25 100/6 107/16 111/18 111/21 112/3 118/12 135/15 141/3 144/17 145/5 146/25</p> <p>impacted [1] 76/13</p> <p>impacting [1] 77/11</p> <p>impinge [1] 65/2</p> <p>implying [1] 7/9</p> <p>important [11] 3/17 43/11 56/8 76/3 78/2 78/4 78/18 78/20 78/21 83/16 93/7</p> <p>improvement [3] 83/22 84/6 84/9</p> <p>impulse [2] 123/21 150/22</p> <p>inability [1] 22/4</p> <p>inch [1] 114/22</p> <p>inches [8] 49/4 50/21 94/10 110/15 114/14 133/14 146/10 148/6</p> <p>include [3] 61/14 84/9 138/7</p> <p>including [1] 147/6</p> <p>inconvenience [1] 98/15</p> <p>incorporate [1] 19/2</p> <p>increase [4] 83/18 83/19 95/9 100/5</p>
---	--	---

I
indeed [1] 127/18
independent [1] 14/21
Indian [2] 81/18 83/6
indicated [3] 44/5 127/23 128/10
indicating [37] 46/16 46/19 63/18 64/21
74/7 74/15 74/24 75/6 75/6 75/6 75/7
75/16 76/20 76/21 83/3 84/18 86/11 96/8
96/11 96/12 96/13 96/15 96/16 96/17
96/20 96/23 96/23 96/24 97/7 97/22 99/5
100/16 100/24 100/24 101/20 106/19
112/20
indication [1] 80/17
industry [1] 9/3
inform [1] 150/25
informal [2] 64/13 69/9
information [8] 22/9 57/10 87/3 87/10
87/11 87/21 101/9 126/19
infringe [2] 50/15 114/25
infringing [1] 76/8
initial [1] 119/7
ins [2] 8/4 15/11
inside [5] 3/11 6/5 28/10 50/7 82/9
install [1] 82/9
installed [1] 135/22
instead [4] 52/5 75/13 75/19 151/6
Institute [1] 21/16
institutions [1] 26/2
insufficient [1] 80/6
intend [3] 44/25 62/23 83/6
intended [1] 66/5
intending [1] 89/8
intent [1] 86/20
intention [2] 44/19 131/18
interest [2] 30/22 56/25
interested [1] 4/15
interior [1] 28/13
interpretation [2] 45/5 45/5
introduce [1] 65/10
introduced [1] 98/10
intruding [1] 74/17
intrusion [1] 76/22
involve [2] 64/17 138/20
involved [1] 74/13
Irondequoit [1] 80/19
is [393]
isn't [8] 31/17 36/15 77/4 85/24 85/24
93/4 93/7 133/13
issue [6] 7/16 47/14 58/14 59/11 62/14
102/5
issued [3] 55/19 62/13 97/6
issues [8] 25/5 40/6 42/22 56/12 56/14
57/15 62/18 122/3
it [303]
it's [177]
item [5] 98/19 99/11 99/25 100/7 100/14
items [2] 100/6 100/21
itself [9] 5/5 47/22 77/25 84/24 92/14
100/18 118/4 141/4 148/17

J
j-u-t [1] 2/20
Jack [1] 16/2
Jefferson [1] 5/11
job [3] 86/9 110/8 110/10
Joe [2] 88/6 94/13
JOHN [2] 1/8 126/8
Johnson [1] 38/12
joined [1] 25/14
joining [1] 25/21
Joseph [2] 94/3 146/3
JUDY [4] 1/10 2/15 107/2 126/10

Judy's [3] 58/21 107/15 108/22
Julie [3] 48/20 49/10 133/4
July [6] 2/7 2/13 3/23 4/2 4/12 127/9
just [91] 2/16 5/22 6/2 6/10 6/19 6/23
7/12 9/13 9/17 9/20 10/3 10/6 10/21
10/22 13/4 13/17 13/24 14/17 14/18
16/11 16/16 18/6 20/5 20/6 20/23 24/11
26/16 26/17 30/21 31/4 31/18 32/8 33/3
34/12 35/3 37/2 37/4 40/18 41/2 42/8
42/20 43/2 44/12 44/15 44/22 44/23 45/6
45/10 47/3 51/23 52/24 53/23 54/15 58/6
59/19 60/9 60/25 61/4 61/24 63/11 64/3
64/13 70/12 70/18 71/15 76/10 78/4 86/6
87/10 88/5 94/18 97/21 99/9 102/8
103/17 104/15 105/23 106/11 108/9
109/7 112/9 112/15 112/22 112/23 113/2
115/12 115/25 116/6 120/25 123/24
135/17
justice [1] 56/24
jut [1] 2/20

K
k-turns [1] 91/3
Karl [2] 35/21 61/18
keep [2] 49/25 83/6
kept [1] 6/17
kids [4] 64/14 64/15 67/8 70/9
Kim [2] 38/12 67/5
kind [21] 10/2 13/22 19/15 20/3 31/19
36/7 44/13 49/13 57/2 64/21 68/6 70/13
71/4 78/16 82/19 99/9 99/14 101/25
105/3 105/13 117/23
kinds [2] 34/22 65/8
King [2] 35/22 61/18
Klink [1] 83/5
knew [2] 55/23 119/7
Knollbrook [3] 73/21 75/2 140/5
know [104] 4/22 6/16 6/24 7/16 7/18
8/25 9/2 9/21 9/22 9/25 12/5 13/4 13/6
13/8 14/3 14/13 14/19 15/18 16/21 17/2
17/5 18/6 18/9 18/10 18/18 18/20 20/5
20/9 20/19 20/24 22/8 23/23 24/2 24/15
25/6 26/16 26/17 28/19 28/19 28/20
28/24 29/5 29/6 29/15 29/16 30/12 31/3
31/7 31/23 33/15 34/18 37/15 37/21
37/23 38/23 43/4 45/3 45/23 48/3 58/13
63/11 66/4 66/18 66/20 69/3 71/2 78/6
78/9 82/18 83/14 84/8 85/19 86/8 86/14
86/23 87/7 89/9 89/10 92/12 92/16 93/11
95/11 97/19 98/20 100/7 101/16 102/9
103/10 103/13 103/25 104/13 107/17
107/18 108/4 108/22 109/2 119/13
120/25 121/10 121/16 121/19 121/22
122/5 123/15
knowing [1] 118/13
knowledge [2] 54/5 54/9
known [2] 55/6 137/5
knows [1] 14/16
Kravitz [1] 25/23
Kristina [3] 4/15 5/9 28/17
Kurt [3] 114/11 114/17 148/3

L
L.P [3] 73/21 74/5 140/4
La [2] 15/21 82/4
lack [1] 43/12
ladies' [1] 82/22
land [2] 36/21 80/9
Landing [16] 73/20 74/5 79/8 79/14
79/19 81/7 81/18 82/16 83/7 83/24 85/5
124/20 140/3 142/5 142/22 143/6
landscape [2] 74/4 80/6
landscaping [5] 83/24 85/5 103/6 105/17

105/18
lane [5] 84/12 94/5 96/9 110/5 146/5
lanes [1] 84/16
large [13] 34/19 36/21 50/5 62/6 66/14
83/5 86/6 108/11 108/19 109/3 146/18
146/19 147/2
larger [5] 36/24 76/4 88/15 96/5 107/22
largest [1] 80/4
last [13] 2/19 2/21 22/10 28/19 69/12
97/18 100/7 100/15 101/2 104/11 105/13
107/19 114/9
late [2] 32/2 88/4
later [2] 36/22 42/6
latitude [1] 45/25
Lattimore [1] 25/12
law [1] 55/14
lawn [3] 79/24 95/4 95/10
lawnmower [1] 53/6
LAWRENCE [16] 1/11 3/24 126/11
128/13 130/4 132/3 134/6 136/6 139/21
140/11 141/13 143/11 145/20 147/9
149/2 151/13
layout [1] 29/20
lead [3] 84/11 85/10 124/19
leading [1] 95/8
leads [1] 70/15
league [1] 64/13
learn [2] 9/12 31/25
lease [4] 14/20 22/5 26/14 128/2
leased [1] 26/20
leasing [1] 127/22
least [5] 3/15 24/19 37/10 66/19 101/2
leaving [2] 84/15 139/15
left [2] 9/21 25/13
legal [1] 44/23
LEIT [18] 1/11 126/11 128/14 130/5
132/4 133/10 134/7 136/7 139/19 139/22
141/11 143/9 143/12 145/19 146/13
147/11 148/25 151/12
length [2] 68/16 104/5
less [7] 17/19 24/11 65/9 70/7 92/13
144/23 144/24
let [5] 2/10 6/15 9/23 19/4 28/18
let's [3] 18/19 19/13 118/18
letter [2] 24/8 62/22
level [6] 82/3 82/17 82/19 103/22 107/7
107/8
Leverage [1] 25/23
Library [1] 85/25
licensed [4] 12/14 12/15 12/16 12/17
licenses [1] 12/14
lieu [10] 51/17 73/24 90/11 94/7 94/10
135/6 140/8 144/10 146/7 146/10
life [1] 103/11
lighting [6] 56/15 58/18 58/22 58/25
71/10 103/18
lights [3] 71/12 71/14 100/4
like [86] 2/2 6/23 7/18 7/22 7/23 8/7 8/16
8/23 10/3 13/17 13/22 14/20 15/17 16/11
16/21 16/23 17/15 18/4 20/3 21/3 21/4
22/15 22/18 23/18 26/16 26/23 28/22
29/23 32/13 33/17 34/21 35/3 35/9 36/11
41/7 41/21 42/19 43/23 46/4 48/16 51/11
53/13 54/3 54/25 56/10 57/4 57/18 58/2
58/21 58/24 60/9 61/22 63/7 66/10 67/10
67/11 67/14 70/3 73/9 73/16 79/3 80/25
86/15 86/23 88/24 89/24 90/24 93/23
94/25 95/15 96/18 97/21 102/17 105/3
106/11 107/23 108/5 108/6 108/23
109/11 110/3 110/7 113/3 116/5 117/3
124/15
liked [1] 26/9
likely [3] 128/3 146/24 150/17

L	82/3 84/9 84/13 90/11 92/15 94/24 96/24 98/2 98/3 98/5 117/24 120/12 120/12 140/22 144/10 145/8 145/10 145/10 lots [2] 76/20 115/6 loud [1] 64/19 love [3] 5/22 26/3 29/23 lower [3] 82/19 107/7 111/13 Ls [1] 3/13 Lutheran [1] 81/18	87/5 93/5 94/5 104/14 104/23 106/5 118/15 120/4 121/20 meal [1] 67/13 mean [41] 6/11 6/16 8/11 9/18 10/4 14/4 14/6 15/18 16/19 18/15 19/16 20/18 20/19 21/2 21/18 23/23 24/2 24/22 24/25 25/7 25/17 25/22 25/23 26/3 26/9 28/18 29/10 29/15 31/8 31/10 36/19 47/16 62/12 70/11 87/7 88/20 101/23 102/8 109/5 113/17 113/18 measure [5] 51/3 87/13 110/13 115/11 115/12 measured [1] 110/13 measurement [1] 50/15 measuring [1] 89/4 medical [4] 22/16 23/5 25/10 26/9 meet [10] 39/18 43/2 43/24 52/24 90/22 128/6 129/14 142/17 145/4 146/21 meeting [10] 2/5 2/13 4/12 16/22 56/11 58/3 63/8 86/2 127/9 138/16 meetings [2] 64/7 139/3 meets [1] 122/20 melt [1] 80/8 members [5] 2/11 4/21 35/20 61/5 87/5 Memorial [1] 25/19 men's [2] 82/22 139/3 mention [1] 100/21 mentioned [3] 11/7 28/17 112/23 message [2] 11/6 12/18 met [1] 131/17 metal [1] 33/3 MIETZ [18] 1/10 126/10 128/12 128/15 129/10 130/6 132/4 134/5 136/7 139/21 141/10 141/13 142/11 143/12 145/19 147/10 148/25 151/13 might [22] 3/5 4/18 9/8 14/19 14/19 20/16 20/22 20/23 33/13 37/22 45/20 45/21 50/15 53/8 58/20 58/23 62/18 62/19 76/2 111/21 112/3 118/14 mind [2] 7/17 76/23 mine [3] 34/9 47/14 113/25 minimal [2] 93/18 145/9 minimalist [1] 89/9 minimize [2] 76/5 145/5 minimum [8] 20/11 20/12 39/23 73/25 83/21 92/2 133/14 140/8 minutes [4] 2/12 3/22 3/23 4/3 mitigate [2] 84/20 105/5 mitigation [1] 80/17 Mix [1] 74/3 model [1] 57/16 modest [1] 150/13 modest-sized [1] 150/13 modifications [1] 55/21 modify [3] 41/11 59/23 59/23 modifying [1] 41/3 modular [10] 35/18 35/25 37/11 39/14 43/17 46/15 46/18 131/8 131/14 131/19 moment [2] 31/10 37/10 Monday [2] 63/8 138/17 Mondays [2] 8/14 29/11 money [3] 45/18 124/4 124/5 monsters [1] 108/21 month [5] 57/24 60/3 70/22 111/3 135/14 months [3] 5/15 57/25 70/16 monument [1] 30/16 more [51] 6/10 8/2 11/2 11/12 16/21 18/14 21/17 21/17 22/11 28/9 28/9 30/20 33/17 38/5 38/19 38/25 42/15 43/2 47/13 47/25 48/3 51/2 52/16 56/5 56/18 57/5 57/10 57/11 57/18 60/9 64/3 64/9 66/5 70/5 76/4 78/11 80/11 80/21 82/22 88/19
likes [2] 44/10 95/12 Lime [6] 96/9 100/21 100/23 100/24 101/5 110/5 limit [1] 120/15 Linden [1] 35/22 line [17] 2/17 2/19 2/21 2/23 2/25 8/13 11/16 15/21 15/22 40/3 91/7 92/15 93/7 93/10 111/17 111/25 113/6 lined [2] 24/6 91/3 list [2] 63/6 96/19 listed [2] 24/8 133/17 listening [1] 124/7 litter [1] 139/15 little [48] 5/3 17/19 19/24 22/11 24/4 26/23 28/9 30/18 33/23 34/6 36/22 37/19 38/5 41/23 43/3 45/19 45/20 50/13 52/4 52/12 56/5 56/9 58/25 61/25 66/5 71/15 74/18 74/21 75/5 75/10 75/12 77/15 82/22 86/3 88/15 96/7 96/17 102/21 116/12 117/22 117/23 118/5 118/7 118/8 119/12 121/16 123/20 144/25 live [5] 13/21 32/24 79/7 81/14 114/17 lived [2] 32/3 54/6 lives [3] 5/22 6/11 7/4 living [6] 15/19 47/18 57/14 59/18 59/21 97/17 LLC [2] 55/5 137/4 locally [1] 8/23 locate [1] 64/22 located [27] 4/7 32/18 35/14 48/21 51/15 61/11 73/21 81/7 90/6 93/6 94/4 114/12 117/8 127/4 129/4 131/4 131/14 133/5 135/4 138/4 140/4 142/5 144/5 146/5 148/4 150/4 150/14 location [17] 5/17 5/18 11/14 11/21 13/24 13/25 23/19 44/21 67/23 97/14 123/14 133/25 142/17 145/3 147/3 150/24 151/2 location's [1] 13/3 locations [2] 44/17 128/5 lodging [1] 20/10 Loehmanns [1] 22/22 loft [1] 107/5 long [9] 16/10 62/3 68/9 68/20 70/7 79/11 93/2 93/11 122/20 long-term [1] 79/11 longer [2] 44/7 88/9 look [30] 24/22 24/25 42/19 45/19 47/16 52/11 56/5 57/4 57/13 60/5 63/6 92/7 99/2 99/12 99/15 100/15 100/18 106/10 107/23 108/5 108/22 118/25 119/2 120/18 120/19 120/20 120/24 121/3 121/4 122/11 looked [8] 25/25 28/4 39/14 39/25 43/3 50/20 75/9 119/23 looking [27] 18/9 21/9 21/10 28/5 28/18 30/12 30/15 30/17 31/22 31/25 38/23 43/19 52/3 52/16 65/13 70/3 72/8 75/3 75/20 76/25 77/18 85/4 91/20 91/25 96/21 115/12 123/21 looks [13] 22/15 24/25 44/10 52/21 53/13 54/3 65/23 88/24 102/17 105/3 108/2 108/6 108/23 lopsided [1] 80/5 lose [2] 77/23 111/22 losing [3] 111/15 115/15 115/18 loss [2] 79/23 80/11 lot [44] 10/20 14/15 14/15 14/16 21/5 23/19 24/11 25/4 25/22 26/4 28/9 29/22 30/3 40/3 41/25 42/6 42/15 47/20 51/2 54/8 56/16 56/20 68/6 70/12 74/18 76/25		
M	machine [2] 125/5 152/5 made [23] 3/24 9/14 24/22 27/2 39/21 46/2 78/11 81/19 120/7 124/19 126/20 127/11 129/10 131/10 133/10 135/9 138/10 140/11 142/11 144/13 146/13 148/10 150/9 Maggio [1] 25/11 magnitude [2] 96/4 97/12 main [2] 50/17 110/11 mainly [1] 117/17 mainstay [1] 21/18 maintain [2] 82/10 113/20 maintained [3] 92/9 105/19 106/6 maintaining [1] 94/21 major [1] 27/22 make [34] 6/3 6/4 6/19 9/13 9/19 10/20 10/22 13/22 17/7 20/15 30/12 37/17 40/17 42/4 44/16 44/23 46/5 47/12 48/10 50/5 54/2 58/14 60/5 60/16 66/12 77/25 79/17 80/21 82/5 88/14 102/20 112/15 118/8 150/24 makeover [2] 20/17 21/2 makes [5] 9/2 10/23 42/15 93/12 124/2 makeup [9] 6/23 6/23 6/25 8/24 9/24 10/15 10/19 10/20 10/23 making [6] 9/16 31/10 68/23 82/12 146/19 151/2 manage [2] 17/24 43/6 managed [1] 79/12 management [5] 74/20 75/23 75/25 79/20 80/10 manager [1] 16/18 managers [1] 79/14 manicure [2] 10/5 10/15 manufacturer [1] 65/5 many [14] 8/22 11/19 11/20 12/4 13/23 13/23 29/17 66/16 77/19 102/6 120/11 122/22 127/16 129/18 map [6] 50/12 74/7 74/7 88/3 88/5 96/8 March [1] 74/22 Marie [1] 29/15 Mark [3] 90/4 90/14 144/3 market [2] 26/10 26/17 marketing [3] 32/5 56/20 57/16 marshal [6] 62/13 62/14 65/18 65/23 67/20 139/17 massage [2] 14/11 17/5 massive [1] 102/5 match [3] 106/3 106/11 106/21 materials [3] 51/20 105/24 142/21 matter [2] 125/6 152/6 max [2] 11/22 12/10 maximum [9] 51/17 65/3 90/11 94/7 94/10 135/6 144/10 146/7 146/10 may [11] 3/22 41/25 45/25 63/25 96/6 106/2 106/18 111/7 120/24 127/25 138/24 maybe [10] 6/22 10/14 17/7 18/23 19/4 26/14 41/20 47/19 54/11 119/6 me [29] 4/16 6/12 6/18 10/6 13/25 14/11 14/22 16/16 18/18 19/4 20/9 20/21 24/17 29/2 33/7 38/10 38/11 54/8 65/20 70/15	

M
more... [11] 98/15 99/18 112/20 118/8 120/22 122/19 123/20 124/5 127/25 145/8 148/16
morning [1] 33/7
MORREY [3] 1/9 45/3 126/9
mortar [1] 116/11
most [9] 3/17 25/13 25/14 63/20 76/14 92/4 96/5 118/4 151/8
motion [29] 3/22 3/23 4/2 61/8 124/19 127/11 128/16 129/10 130/7 131/10 132/6 133/10 134/8 135/9 136/9 138/10 139/23 140/11 141/14 142/11 143/13 144/13 145/22 146/13 147/12 148/10 149/4 150/9 151/15
mouth [1] 15/13
move [5] 5/14 5/16 43/19 44/6 59/17
moved [6] 24/12 24/14 25/11 56/16 56/17 115/4
movie [6] 63/15 67/18 68/9 68/17 71/18 138/19
moving [5] 37/9 44/20 56/18 56/20 98/8
mower [2] 53/7 95/4
Mr [55] 2/6 37/14 42/17 55/16 55/17 56/3 70/25 99/24 107/17 124/19 127/11 128/12 128/14 128/14 128/15 129/10 130/4 130/4 130/6 132/3 132/3 132/4 134/5 134/5 134/6 136/6 136/6 136/7 138/10 139/21 139/21 139/22 141/10 141/11 141/12 141/12 142/11 143/10 143/11 143/12 145/18 145/19 145/20 145/20 147/9 147/9 147/10 148/25 148/25 149/2 150/9 151/11 151/12 151/13 151/14
Ms [51] 3/25 128/13 128/13 128/14 130/3 130/5 130/5 130/6 131/10 132/2 132/4 132/4 132/5 133/10 134/4 134/6 134/6 134/7 135/9 136/5 136/7 136/7 136/8 139/19 139/20 139/20 139/21 141/11 141/11 141/12 143/9 143/10 143/11 143/11 144/13 145/19 145/19 145/21 146/13 147/8 147/10 147/10 147/11 148/10 148/24 148/25 149/2 149/3 151/12 151/12 151/13
much [31] 18/25 21/17 21/24 24/16 32/10 35/6 46/12 47/25 48/3 48/13 53/17 54/23 55/13 58/4 60/12 60/21 61/7 68/5 73/11 73/13 78/24 89/19 92/21 97/22 101/22 107/24 109/24 112/8 116/24 118/11 124/12
mudroom [10] 48/22 93/12 103/3 115/16 115/19 115/20 133/6 133/13 144/16 145/13
mudrooms [1] 133/20
Muller [3] 90/4 90/15 144/3
multiple [1] 25/7
music [1] 69/4
must [1] 129/25
my [110] 5/9 5/13 5/20 5/25 6/6 6/6 6/13 7/5 8/13 9/23 10/10 10/18 10/25 11/3 11/16 13/21 14/2 14/13 14/14 14/22 15/10 15/12 15/14 15/14 15/19 15/21 15/22 16/13 17/4 17/22 18/25 19/5 19/8 19/17 19/19 19/19 19/21 19/23 20/10 20/10 20/10 21/7 21/7 21/12 21/13 21/16 21/19 28/20 28/24 29/12 29/17 30/11 30/25 32/2 32/8 34/20 34/25 35/20 45/4 45/5 45/5 45/16 46/22 47/7 47/11 47/15 47/18 51/3 51/24 51/24 54/9 55/13 55/22 65/19 66/6 72/19 74/3 76/23 79/6 79/9 85/21 86/20 88/10 90/14 93/5 94/13 101/21 103/5 104/2 104/8 104/20 105/2

108/21 110/4 110/11 113/5 113/9 114/5 114/17 114/19 115/3 115/13 117/12 118/9 119/6 120/25 121/11 123/4 125/8 152/8
myself [5] 11/13 17/7 24/3 25/7 100/9
N
nail [1] 11/5
nails [4] 10/25 11/2 29/16 29/17
name [17] 3/5 5/9 35/21 46/22 49/7 51/23 51/24 55/13 66/6 74/3 79/6 90/14 94/13 104/8 110/4 114/17 117/12
names [1] 24/6
narrow [1] 90/21
natural [2] 80/7 80/12
nature [6] 25/2 29/5 38/2 40/10 63/4 65/20
nearby [4] 95/23 95/25 127/16 138/21
necessary [9] 36/15 63/10 134/2 136/3 139/17 141/8 143/3 145/17 148/22
necessitating [1] 145/11
need [32] 6/8 16/18 19/2 26/15 28/25 29/12 36/9 37/10 37/13 37/19 37/25 38/5 40/13 40/14 45/13 46/24 47/9 60/6 60/8 61/24 62/7 70/8 77/24 82/22 84/15 84/17 88/14 109/8 120/20 123/24 135/17 140/22
needed [4] 24/11 30/10 57/12 121/24
needing [1] 29/21
needs [10] 39/2 50/19 56/23 57/12 71/3 84/21 102/4 129/14 145/4 146/21
negative [2] 115/8 139/6
neighbor [7] 28/20 47/3 83/3 96/15 96/25 104/14 144/19
neighbor's [4] 96/4 96/16 135/15 144/21
neighborhood [28] 5/19 21/6 25/3 32/7 72/17 91/13 95/23 96/7 97/9 100/3 100/15 100/19 105/11 108/11 128/4 128/5 129/19 133/19 133/21 135/20 140/17 140/19 146/20 146/24 146/25 148/17 150/17 150/18
neighborhoods [1] 96/5
neighbors [7] 39/5 53/13 80/22 93/18 101/3 101/25 110/6
neither [1] 31/8
never [6] 13/24 40/9 40/15 49/18 65/6 119/3
new [28] 1/2 1/5 1/24 19/2 20/8 21/11 22/12 27/14 29/3 29/4 31/22 73/7 74/23 76/17 80/8 80/14 91/6 92/13 103/11 106/4 115/6 125/13 126/2 126/5 126/25 127/21 145/14 152/13
newer [1] 108/21
newly [1] 97/11
news [3] 36/13 44/4 116/9
next [14] 4/16 14/4 24/14 56/11 56/19 57/23 58/3 60/3 83/8 98/19 99/11 99/25 103/12 104/14
nice [5] 5/19 9/19 52/21 100/11 115/7
nicely [1] 25/3
Nicole [1] 74/3
night [5] 63/16 67/18 68/9 70/3 138/19
nights [1] 70/3
nine [6] 42/6 77/20 94/21 99/6 100/9 110/20
ninety [5] 33/5 65/4 78/8 100/9 110/20
ninety-nine [2] 100/9 110/20
ninety-six [1] 65/4
no [63] 6/7 10/5 12/6 13/19 21/22 26/5 33/12 34/12 39/6 39/20 39/22 44/7 44/19 44/19 53/12 54/9 58/2 64/9 67/11 69/20 69/22 70/11 70/23 73/9 73/10 77/17 81/25 82/7 82/8 87/9 88/9 88/25 92/6

96/24 101/9 102/4 103/19 103/20 104/12 107/13 109/7 109/9 115/8 116/6 116/18 122/14 124/2 128/13 128/14 128/14 129/13 129/19 131/22 133/18 135/15 135/19 135/22 139/8 140/17 141/12 142/17 145/3 145/19
nobody [2] 14/5 95/11
noise [1] 100/4
non [5] 80/13 114/20 115/2 115/14 148/13
non-conforming [4] 114/20 115/2 115/14 148/13
non-pooris [1] 80/13
none [12] 32/15 35/11 48/17 51/12 55/2 73/18 81/3 90/2 93/25 117/5 124/17 144/23
normal [1] 11/20
normally [1] 123/2
north [7] 77/16 81/7 82/15 117/20 119/18 142/5 143/6
not [158]
notes [2] 125/9 152/9
nothing [4] 3/19 44/8 63/19 119/9
notice [3] 3/9 55/24 120/16
now [43] 2/2 4/24 7/15 8/13 9/11 10/3 10/4 15/10 15/15 15/22 16/4 17/15 19/15 19/23 21/9 23/22 31/6 36/3 38/3 42/11 43/17 45/8 53/22 54/4 56/17 57/14 57/17 58/7 59/2 59/21 60/23 60/24 69/3 75/14 80/8 85/9 91/18 105/19 107/22 111/19 113/9 120/5 121/22
number [17] 17/9 36/3 36/6 36/20 36/20 40/12 61/21 64/3 65/7 65/7 91/3 95/25 101/15 101/17 106/24 115/13 121/6
numbers [3] 31/4 99/3 99/13
numerous [1] 133/19
nutrition [1] 7/7

O
O'Donnell [1] 94/14
o-r [1] 2/18
o-u-r [1] 2/23
Oaks [1] 35/22
object [1] 103/14
objection [1] 103/10
observation [2] 102/20 102/21
observed [1] 30/21
obstruction [1] 72/16
obtain [1] 128/8
obtained [8] 129/22 134/3 136/4 139/18 141/9 143/4 145/17 148/23
obtaining [1] 4/16
obviously [6] 47/24 95/21 100/5 103/12 104/13 113/11
occasion [2] 65/8 79/25
occasional [2] 64/6 139/3
occupies [1] 98/3
occupy [2] 4/9 127/6
occupying [1] 98/4
occur [4] 64/10 140/19 146/24 150/17
October [9] 61/15 61/21 63/23 65/13 66/23 138/8 138/15 138/23 139/12
October 3rd [1] 66/23
odors [1] 100/4
off [20] 14/22 26/5 55/5 66/18 67/15 69/21 69/24 75/2 86/25 94/18 101/4 106/7 114/22 115/20 115/24 116/5 116/11 116/11 124/19 137/4
off-site [1] 67/15
offer [2] 29/3 78/12
office [6] 4/9 4/10 28/25 36/6 127/7 127/7
offices [4] 35/17 94/14 127/25 131/7

O
offset [2] 91/7 144/16
often [1] 85/23
oh [6] 9/23 17/11 25/25 38/19 114/2 115/22
okay [58] 5/8 9/5 10/13 10/18 17/17 19/13 21/24 23/3 27/13 27/16 27/20 27/24 29/20 32/9 33/25 34/16 34/22 35/4 35/7 38/22 42/9 43/10 44/11 46/9 47/6 48/13 53/3 54/14 54/19 58/4 58/16 60/11 60/19 60/21 67/22 70/21 70/24 85/12 89/6 89/13 89/19 93/19 101/21 102/13 106/22 109/23 109/25 112/15 113/7 113/10 113/19 114/3 114/6 115/22 116/4 120/2 120/3 124/10
old [4] 24/14 33/6 76/18 106/8
older [5] 17/20 17/23 30/14 117/23 121/14
on-site [1] 139/5
once [5] 26/13 50/16 53/17 56/6 111/5
one [88] 3/13 6/10 6/10 8/12 8/12 9/23 12/20 14/20 16/20 19/4 19/6 19/7 19/22 22/3 24/7 24/10 24/16 24/17 25/12 26/7 26/23 27/22 32/21 33/23 34/5 34/6 36/16 38/16 39/22 41/3 41/12 42/15 43/10 43/12 44/4 55/11 58/6 64/18 65/15 66/22 72/24 74/8 74/24 75/7 75/14 75/15 76/10 76/12 77/2 84/12 87/22 87/25 91/13 91/16 91/24 96/2 96/6 96/9 99/2 100/14 101/7 101/15 102/19 103/8 106/19 107/19 107/23 108/25 109/10 112/9 112/22 118/10 119/8 122/9 122/16 122/16 122/18 122/20 122/22 122/25 123/17 129/7 129/18 131/25 137/10 140/15 140/15 146/16
one-car [1] 75/14
one-lane [1] 84/12
one-on-one [1] 6/10
ones [6] 34/5 59/21 62/12 64/6 69/12 103/8
only [49] 6/7 9/2 15/2 15/8 15/10 15/10 18/19 18/20 26/7 32/21 47/7 47/11 50/13 55/11 59/21 61/20 62/10 65/13 65/19 71/17 79/15 79/17 83/3 84/12 96/6 98/16 102/8 102/22 113/5 118/10 119/4 119/7 120/17 122/25 129/7 129/16 129/23 133/14 133/23 135/24 137/10 139/11 140/15 141/3 141/6 143/7 145/8 145/13 150/18
open [19] 4/13 13/20 14/12 16/21 28/12 57/17 64/24 83/6 83/6 89/12 101/10 104/2 116/2 116/2 116/17 116/18 127/10 129/16 129/25
open-entrance [1] 64/24
opened [2] 15/15 127/23
opens [1] 14/5
operates [1] 36/8
operating [1] 42/10
operation [1] 16/7
opinion [2] 108/21 121/11
opportunity [4] 31/13 58/11 95/16 150/25
opposed [1] 61/6
opposite [2] 3/14 23/14
opposition [2] 101/7 101/15
option [1] 123/8
order [4] 2/3 9/14 77/24 95/3
ordinance [1] 63/17
oriented [2] 74/16 74/16
original [3] 55/9 116/13 137/8
originally [1] 118/17
Orleans [1] 20/8

ornamental [1] 85/11
other [81] 3/4 3/20 8/21 10/4 10/16 13/17 19/4 19/10 21/5 23/19 24/3 24/19 26/16 26/17 29/4 29/10 31/6 33/21 33/25 37/12 42/7 42/22 43/18 45/21 48/8 49/22 50/9 50/22 51/7 52/14 54/22 61/22 63/2 67/20 68/2 71/13 73/12 74/16 76/8 76/14 78/23 83/7 87/5 89/20 90/24 91/12 92/7 92/20 95/14 98/6 99/16 100/14 100/20 101/9 102/6 103/15 105/14 108/11 109/23 112/7 112/22 114/8 115/6 115/10 118/2 120/22 121/23 123/17 129/14 129/18 131/22 133/21 135/22 139/9 142/17 145/3 146/21 146/25 147/5 150/17 151/4
others [1] 31/25
otherwise [1] 38/3
our [62] 2/12 2/23 36/18 38/24 49/11 49/13 49/14 49/14 49/15 49/16 50/14 50/19 51/4 51/25 52/10 52/17 65/16 66/10 66/10 70/9 74/16 74/19 76/6 79/17 79/19 79/24 81/19 81/19 81/21 82/4 83/2 83/3 83/4 83/5 83/8 83/20 84/6 84/18 110/12 110/13 110/16 110/19 110/22 110/24 110/25 111/10 111/13 111/18 113/11 114/23 114/25 115/2 115/9 115/20 115/20 117/20 117/22 117/24 119/21 120/19 121/13 124/6
ours [1] 97/12
out [66] 5/13 5/14 5/17 8/10 9/22 13/9 15/3 15/16 16/7 16/9 16/14 16/21 18/7 19/5 19/25 20/6 23/6 25/14 25/19 27/7 27/14 27/18 28/4 28/6 29/5 29/12 30/4 37/21 42/22 42/24 44/8 50/19 50/24 51/3 52/17 53/23 56/23 57/24 58/13 62/23 63/18 64/14 64/18 65/11 76/3 88/23 89/2 90/20 90/20 91/9 91/9 95/18 96/18 97/4 97/21 98/2 99/10 100/18 105/18 107/18 108/5 108/15 108/20 109/6 112/9 144/19
outdoors [1] 50/7
outside [6] 6/4 30/14 63/24 68/3 118/6 138/25
outweighs [1] 100/12
over [19] 10/5 10/22 10/23 24/8 29/18 37/3 53/24 59/4 66/9 66/17 66/20 72/2 75/18 79/21 96/13 98/14 103/7 106/6 117/22
overall [4] 52/9 74/7 78/4 150/20
overflow [1] 36/7
overflowed [1] 10/3
Oviatt [1] 55/14
own [7] 32/2 41/17 70/10 77/4 79/25 80/2 83/4
owner [25] 4/6 5/2 32/17 35/13 51/14 55/5 61/10 73/21 81/6 94/4 94/16 104/9 117/7 117/14 127/4 129/3 131/3 135/3 137/4 138/3 140/4 141/4 142/4 146/4 150/3
owners [10] 27/22 29/11 48/20 90/5 90/15 90/24 114/11 133/5 144/4 148/4

P
p.m [7] 1/3 63/9 68/19 126/3 138/24 138/24 139/10
pace [1] 21/8
package [8] 62/16 97/6 100/15 100/21 107/19 112/11 112/19 115/9
package's [1] 96/19
packages [1] 95/18
packet [1] 53/19
pad [1] 95/5
page [8] 2/17 2/19 2/21 2/24 3/16 3/17 27/3 60/6

paid [2] 28/10 51/2
painted [1] 28/11
Pankey [1] 21/16
paper [1] 92/20
papers [1] 36/18
parcel [4] 42/7 74/8 74/18 78/8
parcels [2] 74/8 76/8
Pardon [1] 115/17
parishioner [1] 142/15
park [1] 69/23
parking [22] 7/16 12/4 25/5 25/6 29/22 31/16 47/20 63/12 64/20 68/6 69/21 69/22 76/20 76/22 76/24 82/3 84/9 84/13 120/12 139/5 139/8 142/19
part [31] 10/21 18/13 18/19 18/20 20/15 32/15 35/11 39/25 40/3 42/2 48/2 48/17 51/12 55/2 56/13 65/22 65/25 73/18 80/4 81/3 84/6 90/2 91/16 93/25 104/22 111/13 111/13 114/10 117/5 124/17 135/16
partially [1] 88/13
particular [6] 24/11 60/15 108/25 127/15 128/9 148/20
partly [1] 111/16
pass [2] 88/22 119/2
passing [1] 36/11
past [7] 37/4 54/5 66/8 66/20 69/18 90/25 111/3
pastor [6] 38/11 38/12 66/3 66/4 66/6 66/7
patient [3] 20/16 20/23 29/3
patient/client [1] 20/23
patients [4] 20/22 30/11 117/24 124/6
patio [1] 95/10
paved [1] 76/24
pay [1] 20/3
Pelham [5] 114/12 114/18 115/7 115/10 148/4
people [46] 4/23 6/20 9/6 10/8 10/16 11/9 11/10 11/11 11/19 11/20 12/15 14/13 14/15 14/16 14/17 14/17 15/2 15/3 28/24 29/4 30/14 30/24 31/9 31/24 49/22 54/6 54/8 57/14 59/19 65/4 65/4 72/8 72/13 84/14 85/23 86/17 88/23 92/4 101/22 111/10 118/12 120/8 121/9 123/2 123/9 123/20
people's [2] 5/22 6/11
per [2] 17/9 118/10
percent [7] 17/9 18/10 18/12 18/12 99/18 100/9 119/8
percentage [5] 16/5 16/6 17/11 17/12 99/15
perfect [5] 5/18 14/2 16/3 17/13 124/3
perhaps [4] 5/2 43/2 64/8 92/25
period [4] 37/6 55/10 70/22 137/9
periodic [1] 64/16
permanent [13] 33/12 37/18 37/24 38/4 39/15 39/21 40/4 40/17 44/17 45/8 45/10 47/13 131/20
permanentize [2] 39/3 44/16
permeable [2] 80/5 80/11
permission [2] 70/9 82/11
permit [20] 35/15 35/25 37/14 55/8 55/19 58/6 61/13 61/20 62/8 62/13 62/14 62/15 65/18 86/7 131/5 131/13 131/24 137/7 138/6 138/14
permits [7] 76/5 129/22 134/2 136/3 139/17 145/17 148/23
permitted [10] 4/10 13/3 22/6 23/25 32/21 65/18 127/8 127/22 128/2 129/7
permitting [1] 65/22
person [5] 9/2 85/16 86/4 86/21 101/7
personally [3] 39/12 86/7 118/6

P
perspectives [1] 108/9
Peter [3] 81/5 81/13 142/3
phenetic [3] 24/13 39/3 44/16
photo [5] 30/11 106/19 106/19 107/19 108/6
photograph [4] 53/18 97/7 100/16 100/17
photographs [2] 95/19 97/18
photos [2] 59/15 115/10
phrased [1] 44/13
physical [2] 29/20 100/2
pick [1] 111/9
picture [5] 4/24 30/11 96/20 96/23 97/13
pictures [1] 108/10
pie [1] 104/12
pie-shaped [1] 104/12
piece [4] 9/13 36/21 97/23 116/13
pitched [1] 98/11
Pittsford [4] 2/7 19/6 19/7 81/15
place [12] 46/15 53/9 58/7 62/20 68/7 68/7 82/2 83/14 102/23 125/9 145/3 152/9
places [2] 19/6 19/10
placing [2] 34/8 151/5
plan [33] 7/5 7/8 7/20 11/5 12/22 13/18 15/19 15/21 20/14 40/9 40/9 43/13 43/15 44/9 44/18 46/2 47/12 50/5 50/12 52/14 74/23 75/3 80/8 84/6 84/19 85/3 85/7 85/10 85/13 87/2 87/12 89/10 105/15
planed [1] 31/2
planned [2] 31/4 63/2
planning [16] 7/15 9/12 18/15 34/8 48/10 48/12 52/12 62/2 71/9 74/14 79/16 84/8 124/20 136/3 141/8 143/3
plans [41] 4/11 13/6 28/15 31/6 32/22 35/19 36/21 48/24 51/19 55/12 61/16 74/2 74/16 75/17 81/12 85/18 86/11 90/13 91/14 94/12 104/2 113/11 114/16 116/15 117/11 127/9 129/8 131/9 133/9 135/8 135/25 137/11 138/9 140/10 142/10 143/8 144/12 146/12 148/8 148/19 150/7
plant [1] 84/19
planting [1] 85/8
plantings [1] 85/11
plate [1] 88/23
platform [1] 47/17
play [2] 64/15 70/9
player [1] 95/12
plaza [4] 5/11 19/7 22/21 22/23
please [4] 2/9 2/10 79/5 101/14
pleasing [1] 121/5
plenty [1] 29/6
PLLC [2] 4/6 127/3
plow [1] 79/25
plus [2] 16/13 77/20
point [21] 5/5 24/7 28/23 36/14 37/23 42/24 44/9 45/16 64/18 77/10 83/16 85/24 96/7 96/18 97/21 98/2 99/9 102/19 108/15 108/22 112/9
pointed [4] 27/7 63/18 107/18 108/20
points [1] 42/22
pole [1] 33/17
policed [1] 139/15
pool [2] 77/14 77/15
pooris [3] 80/6 80/12 80/13
poorly [1] 79/12
population [2] 117/22 121/13
porch [3] 52/15 52/24 135/18
porches [1] 133/20
portico [4] 114/23 114/24 116/16 148/16

porticos [1] 115/11
portion [5] 4/9 80/5 127/6 127/15 140/15
pose [1] 96/15
posed [1] 93/5
position [1] 49/14
positive [1] 76/24
possible [6] 37/20 47/21 62/19 63/14 63/25 77/21
possibly [3] 24/19 30/14 67/3
Post [1] 2/7
postpone [1] 61/8
postponed [1] 137/12
postponement [1] 61/3
posts [1] 64/15
potico [2] 114/13 148/5
pounds [1] 33/5
power [1] 103/18
practical [1] 92/19
practice [9] 20/16 21/8 21/10 21/12 21/19 22/16 25/16 32/2 121/2
practices [2] 25/15 25/19
practitioners [2] 25/12 25/20
prayer [4] 63/8 64/6 138/16 139/3
pre [4] 15/13 114/19 115/2 115/14
pre-existing [4] 15/13 114/19 115/2 115/14
predominant [1] 128/5
preferable [1] 92/17
prefers [1] 98/25
pregnant [1] 61/4
prepared [3] 37/19 67/14 67/15
present [6] 1/8 2/11 67/13 119/13 126/8 131/24
presentation [4] 38/9 57/3 60/10 62/3
presented [6] 66/25 74/13 126/19 135/25 139/14 145/16
presently [1] 131/14
press [1] 89/11
presumably [1] 44/6
pretty [8] 42/18 68/5 82/8 89/14 91/22 93/8 100/18 121/11
preview [1] 48/7
previous [2] 81/17 131/16
price [2] 19/15 19/17
prices [1] 20/13
primary [4] 117/17 117/22 121/13 122/8
prime [1] 23/18
prior [1] 139/15
privacy [3] 53/14 111/11 111/15
private [1] 74/25
probably [14] 12/9 12/9 17/18 18/23 26/21 36/15 40/4 43/11 52/24 63/10 63/13 65/9 67/3 90/18
probe [2] 22/11 23/21
problem [7] 5/6 30/6 80/4 87/16 92/7 112/20 123/16
problems [2] 69/17 69/20
proceedings [4] 1/2 125/5 126/2 152/5
process [10] 37/16 37/20 37/21 38/2 38/5 38/7 41/9 45/16 65/23 131/15
processes [1] 37/2
produce [1] 150/20
product [1] 78/13
professional [2] 11/17 24/23
professionally [1] 111/2
profitable [1] 80/21
program [2] 19/3 62/24
programs [1] 7/7
project [12] 16/8 37/4 42/25 74/7 74/12 74/21 77/25 78/3 78/5 80/21 94/15 98/4
prolonged [1] 119/3
promise [1] 86/18
proper [1] 50/10

properly [1] 2/5
properties [6] 95/23 95/25 96/9 112/12 112/19 127/16
property [80] 4/7 5/7 22/5 24/7 32/18 35/13 36/2 36/8 37/5 39/5 46/7 47/19 48/4 48/21 51/14 52/8 52/17 53/7 54/10 55/5 61/10 61/23 63/3 64/25 65/12 70/10 73/21 77/7 77/9 79/14 79/20 81/6 83/5 84/15 85/10 90/5 91/7 91/18 92/8 92/10 93/4 94/4 94/21 96/2 96/8 96/14 96/21 96/25 97/20 97/23 98/23 99/22 101/8 103/7 103/11 111/17 111/25 113/6 113/24 114/12 117/8 117/14 127/4 128/2 128/9 129/4 131/4 133/5 135/4 137/4 138/4 140/4 140/23 141/4 142/5 144/4 146/4 148/4 148/13 150/4
proposed [1] 27/5
proposed [20] 82/10 83/22 96/13 103/9 107/10 107/12 110/12 110/14 110/18 110/20 129/15 129/18 142/14 142/23 144/16 145/8 146/15 146/16 147/2 150/12
proposing [9] 74/6 78/7 84/8 84/18 91/5 94/19 95/2 100/25 114/22
protect [1] 129/16
protects [1] 33/15
protrude [1] 144/20
prove [1] 128/8
provide [2] 82/16 86/12
provision [1] 82/18
provisions [1] 80/14
public [15] 4/12 32/15 35/11 48/17 51/12 55/2 73/18 81/3 90/2 93/25 101/6 114/10 117/5 124/18 127/10
publicized [1] 60/2
pull [4] 41/22 42/12 91/2 91/8
purchase [1] 54/10
purchased [1] 81/17
pure [1] 99/12
purpose [1] 82/12
purposes [1] 36/9
pursuant [7] 35/16 55/8 61/13 126/20 131/6 137/7 138/6
push [3] 75/21 76/2 79/21
pushed [2] 70/13 104/11
put [30] 6/8 7/19 9/24 28/11 28/12 30/4 41/6 45/9 57/19 57/24 58/2 68/11 71/7 83/14 85/14 86/20 89/9 90/19 92/12 102/23 103/3 106/8 113/5 113/18 116/8 118/2 118/16 118/21 119/7 123/2
putting [4] 32/4 84/18 111/24 123/16

Q
quarters [1] 47/19
question [24] 8/18 18/3 30/25 32/5 39/13 39/17 41/5 47/7 47/11 62/11 70/15 78/14 84/22 87/8 88/14 91/23 98/20 101/10 102/4 102/8 107/15 112/23 123/4 128/9
questions [17] 4/18 5/7 21/20 38/10 38/14 51/7 54/22 65/14 73/12 78/23 83/23 89/20 91/21 109/23 112/7 114/8 118/15
quick [3] 58/6 100/21 104/5
quickly [3] 37/20 38/18 39/3
quite [7] 21/14 36/20 41/9 46/2 91/16 93/10 116/8

R
radio [2] 59/7 59/8
rain [3] 79/12 80/7 138/18
raining [1] 63/13
raise [1] 99/14
raised [1] 41/2

R	religious/educational [1] 36/25 relocated [1] 45/20 reluctant [1] 86/7 remain [2] 43/13 129/25 REMAINS [2] 4/13 127/10 remark [1] 44/13 remember [2] 41/25 66/21 removal [2] 84/20 100/3 removed [1] 84/17 renew [1] 35/25 renewal [5] 35/14 55/7 55/23 131/4 137/6 renewed [1] 36/4 Rensselaer [2] 49/16 49/17 rented [2] 26/22 26/24 renters [1] 78/12 renting [2] 23/5 72/24 repair [1] 116/12 repeat [1] 80/9 repeatedly [1] 79/15 repeating [1] 121/12 repercussion [1] 115/8 replace [2] 85/10 114/23 replaced [1] 102/4 replacing [2] 52/7 104/15 report [3] 44/4 125/5 152/5 Reported [2] 1/23 126/24 Reporter [4] 1/23 125/2 126/24 152/2 REPORTING [2] 1/23 126/24 representing [3] 35/23 74/5 90/15 reps [1] 14/14 request [10] 22/21 36/16 55/25 56/2 56/4 60/22 64/5 94/17 122/24 129/13 requested [5] 128/3 135/12 140/14 140/21 148/14 requesting [4] 36/14 57/5 84/23 87/7 requests [1] 92/2 require [2] 40/8 70/19 required [19] 37/22 39/23 40/16 48/23 73/25 80/10 81/11 90/9 114/15 114/21 122/20 126/20 133/8 138/24 140/9 142/9 144/8 145/9 148/7 requirements [4] 31/3 43/24 80/20 90/22 requires [2] 81/23 81/25 researching [3] 5/24 5/25 94/25 Reserve [2] 55/6 137/5 reside [1] 117/13 residence [2] 54/12 104/9 residences [1] 83/8 residential [4] 24/23 138/22 142/24 145/10 residents [2] 56/15 63/20 respect [1] 107/25 respected [1] 58/10 response [1] 42/17 rest [1] 116/19 restaurants [1] 86/3 result [3] 133/15 135/20 142/17 resulting [1] 79/23 retain [1] 143/5 retained [1] 142/22 rethought [1] 74/21 return [1] 128/8 review [9] 27/4 40/14 40/15 43/5 43/7 48/9 126/20 134/3 148/22 reviewed [2] 28/2 28/3 reviews [1] 65/23 revival [1] 70/3 revocable [14] 35/15 35/25 37/14 55/7 55/18 61/12 61/20 62/7 62/15 131/5 131/24 137/6 138/5 138/13 rework [1] 43/24 RG [1] 54/2	RICK [18] 1/14 2/5 4/4 33/9 39/4 39/17 42/22 61/25 62/6 69/16 78/17 87/14 87/15 87/24 91/23 94/18 122/2 126/14 rid [1] 37/12 ride [1] 89/12 riding [1] 53/7 right [65] 8/10 9/7 9/10 9/11 9/15 12/24 13/7 13/13 13/24 15/16 16/13 17/2 19/15 21/9 21/23 23/15 24/2 24/25 31/6 31/15 37/15 38/3 40/2 40/11 45/23 49/5 54/4 56/17 59/21 59/23 60/4 60/24 62/21 71/7 71/25 74/15 77/12 82/18 83/8 83/11 83/12 84/17 85/2 85/8 86/19 87/15 87/18 89/2 89/4 89/8 89/17 96/13 101/19 104/14 111/19 112/17 113/9 113/14 116/14 116/20 116/21 119/19 119/20 121/18 121/22 right-of-way [2] 83/11 83/12 rip [1] 114/22 ripped [1] 115/24 ripping [1] 116/5 road [35] 5/11 5/19 30/15 61/11 63/19 65/2 71/21 71/22 72/19 73/21 81/7 82/16 83/5 83/25 84/4 84/19 84/21 84/25 85/5 90/6 91/10 94/14 114/12 114/18 120/15 138/4 138/14 139/8 139/9 140/5 142/5 142/22 143/6 144/5 148/4 roadways [1] 139/6 ROCHESTER [10] 1/2 1/5 7/3 25/21 111/3 111/5 125/13 126/2 126/5 152/13 Rock [6] 96/9 100/21 100/24 100/24 101/5 110/5 roll [14] 2/9 4/2 128/16 130/7 132/6 134/8 136/9 139/23 141/14 143/13 145/22 147/12 149/4 151/15 roofs [1] 98/11 room [8] 10/5 40/20 50/9 50/10 50/18 82/22 86/2 91/6 rooms [9] 6/9 7/20 10/11 10/17 12/8 12/10 16/20 36/7 77/19 roughly [1] 68/7 Rover [2] 109/3 109/6 row [1] 96/21 ruler [2] 87/13 87/15 run [8] 14/25 16/18 32/2 65/13 68/10 75/22 88/2 88/5 running [1] 75/24 runoff [2] 79/12 100/4 runs [2] 19/18 104/5 rustic [1] 28/10
	S	
	s-i-n-c-e [1] 2/22 safe [4] 5/17 5/19 59/20 68/18 safer [1] 118/14 safety [2] 57/15 140/24 said [27] 7/16 10/3 11/8 13/22 25/24 27/4 28/7 42/9 45/17 52/25 61/5 71/2 71/4 90/11 94/9 99/17 105/12 105/12 105/16 111/24 117/25 124/2 124/8 125/8 144/10 146/9 152/8 sale [1] 37/5 sales [1] 14/14 salon [20] 4/9 5/10 6/6 6/13 7/3 7/10 8/2 8/4 11/3 13/4 13/12 13/14 14/25 15/10 15/14 15/15 15/16 15/21 16/7 127/6 salons [4] 29/8 29/10 29/11 29/14 Sam [1] 117/12 same [10] 11/25 14/25 47/17 60/6 68/5 68/7 92/23 97/14 106/17 120/6 Samuel [2] 117/7 150/3 Sandra [2] 114/11 148/3 Sandringham [2] 97/8 108/23	

S	<p>series [2] 61/13 138/6 serious [1] 41/14 Sertl [3] 114/11 114/17 148/3 serve [2] 79/17 117/23 served [1] 100/8 service [7] 1/23 9/6 10/22 10/24 121/13 121/13 126/24 services [2] 8/19 70/6 session [1] 2/3 set [4] 67/24 68/24 125/9 152/9 setback [37] 39/23 48/23 50/16 73/24 73/25 75/8 75/8 75/18 75/19 76/7 76/22 80/11 80/20 81/10 81/10 83/13 84/23 90/8 90/9 91/12 92/13 92/15 94/21 114/14 114/15 114/21 133/7 140/8 140/8 142/8 142/9 142/23 144/7 144/8 145/2 148/7 148/7 setbacks [1] 39/23 sets [1] 28/15 setup [2] 24/20 41/21 seven [17] 19/11 33/5 52/8 53/21 75/12 81/18 97/24 99/8 106/25 107/3 107/6 107/7 110/18 110/19 110/21 146/16 146/17 seventeen [1] 115/5 seventy [2] 19/9 74/14 seventy-eight [1] 74/14 several [6] 24/5 24/10 70/3 74/12 77/8 97/20 sf [10] 4/9 51/17 51/17 94/6 94/7 127/6 135/6 135/7 146/7 146/8 shade [3] 110/25 111/18 111/21 shall [15] 129/22 131/22 134/3 135/22 136/3 139/10 139/15 139/17 141/8 143/3 143/7 145/17 148/19 148/20 148/23 shaped [3] 104/2 104/12 106/12 Shawn [3] 51/14 51/24 135/3 she [18] 9/14 9/18 9/20 9/21 9/24 19/9 19/10 20/25 24/9 24/9 28/20 28/21 28/23 127/25 127/25 128/8 128/9 128/10 she'd [1] 7/6 she's [2] 9/4 9/12 shed [22] 51/17 51/17 52/3 52/5 52/6 52/10 52/11 52/13 52/14 52/25 53/4 53/11 53/21 91/17 91/19 98/23 98/23 98/24 135/6 135/7 135/13 135/23 sheet [1] 97/10 shelter [1] 70/19 shifts [1] 75/25 short [3] 28/11 61/20 90/22 shorthand [2] 125/5 152/5 should [8] 2/20 2/25 3/7 3/13 13/5 24/21 64/18 151/9 shovel [1] 33/6 show [6] 2/10 20/9 60/25 67/23 108/10 111/6 showing [2] 74/8 95/7 shown [1] 64/22 shows [4] 54/16 97/16 100/22 106/20 shrubbery [2] 85/8 93/17 shrubs [1] 111/20 shut [1] 26/5 side [41] 29/8 29/8 29/9 29/9 29/14 29/14 49/18 75/8 77/2 77/17 79/22 83/4 85/5 93/15 94/22 94/22 97/13 102/7 102/24 103/4 104/11 105/17 113/22 116/3 117/10 118/2 118/22 120/22 121/18 121/22 121/23 122/16 122/18 122/20 122/22 122/25 123/2 123/17 133/17 150/6 151/7 sided [2] 7/17 7/19 sides [6] 33/3 93/16 111/12 122/22 122/25 130/2</p>	<p>sign [38] 30/4 30/18 31/2 31/4 32/5 55/11 62/5 117/9 117/9 117/16 117/17 117/18 118/2 118/6 118/10 118/25 119/7 119/21 120/5 120/21 120/23 121/20 121/23 122/8 122/10 122/16 122/20 123/16 124/5 124/19 137/10 150/5 150/5 150/19 150/19 151/3 151/5 151/6 signage [14] 29/25 30/10 55/19 56/22 56/23 57/12 57/13 58/18 58/22 117/21 122/19 122/23 123/3 150/20 signatures [1] 101/3 signed [1] 101/4 significance [2] 106/10 121/15 significant [7] 76/4 98/6 99/20 100/4 111/13 129/13 150/12 signs [10] 30/16 55/9 55/10 57/12 122/6 122/10 122/21 137/8 137/9 150/13 similar [16] 24/14 28/22 30/22 74/11 75/10 75/11 85/11 91/12 91/15 97/12 100/25 115/10 133/20 140/17 142/24 144/20 similarly [1] 68/3 simple [1] 38/8 simply [1] 38/19 since [16] 2/21 26/11 26/11 26/12 36/4 37/8 43/17 55/25 56/7 56/16 62/17 70/14 115/4 127/22 128/4 150/17 sing [1] 69/8 single [3] 150/19 151/3 151/5 sir [2] 46/20 110/3 sit [1] 120/23 site [27] 28/5 28/6 40/8 40/9 45/25 50/20 53/18 55/9 56/17 63/11 64/8 67/14 67/15 67/16 69/25 83/2 84/6 98/23 99/16 100/23 101/22 102/21 131/14 137/8 139/4 139/5 139/16 site/development [2] 55/9 137/8 sits [3] 97/2 101/19 118/19 sitting [2] 6/7 42/20 situated [2] 96/16 101/23 situation [11] 12/13 22/4 23/13 23/22 79/13 79/17 84/14 85/22 102/22 127/19 144/20 six [20] 7/15 7/17 10/8 19/18 19/19 19/22 19/25 20/2 49/4 50/21 53/14 65/4 94/20 94/23 99/3 99/13 102/12 104/3 110/17 133/14 six inches [1] 49/4 six-foot [1] 53/14 sixteen [2] 96/10 115/5 sixty [15] 19/9 19/18 19/20 20/4 33/5 75/19 83/12 106/25 107/3 107/7 110/17 110/21 114/21 121/14 146/17 sixty-eight [5] 106/25 107/3 107/7 110/21 146/17 sixty-five [4] 19/18 19/20 20/4 121/14 sixty-four [1] 83/12 sixty-seven [1] 33/5 sixty-six [1] 110/17 size [28] 26/19 52/25 65/3 66/14 72/23 72/25 73/4 73/5 75/11 80/10 83/21 86/13 86/24 87/7 92/24 95/2 96/2 96/3 97/11 97/24 100/25 103/21 110/11 120/6 122/2 122/6 122/16 133/25 sized [2] 85/14 150/13 sizes [2] 86/12 86/19 Skalny [2] 90/5 144/4 sketch [2] 52/11 74/15 skin [2] 7/22 18/21 sleep [1] 21/13 slightly [1] 50/19 slope [4] 74/19 76/2 79/10 79/22 small [17] 23/10 25/17 25/18 27/12</p>
---	---	---

<p>S</p> <p>small... [13] 27/22 36/6 62/5 82/8 88/18 88/19 89/14 89/15 93/12 95/4 95/8 99/17 140/15</p> <p>smaller [7] 26/20 26/21 88/25 97/22 98/22 104/23 120/7</p> <p>SMITH [9] 1/23 32/17 32/24 125/4 125/17 126/24 129/3 152/4 152/17</p> <p>snow [7] 33/6 53/6 79/12 79/21 79/25 80/7 95/4</p> <p>so [214]</p> <p>soccer [3] 64/12 64/15 70/9</p> <p>social [1] 26/22</p> <p>soften [1] 103/6</p> <p>solo [1] 25/20</p> <p>soloist [1] 25/12</p> <p>solution [1] 47/23</p> <p>some [58] 5/7 8/18 11/17 18/5 21/4 22/8 28/20 31/24 32/3 33/23 36/6 37/5 37/13 37/16 37/25 38/20 38/25 40/20 41/24 42/20 43/14 44/14 45/25 45/25 51/20 53/8 54/6 55/20 55/25 56/6 56/12 56/15 57/14 58/13 58/18 59/2 59/9 59/14 59/15 61/14 63/2 64/12 65/11 65/11 71/12 74/19 85/7 93/2 102/25 103/6 105/17 108/10 108/18 108/20 112/3 128/10 138/7 146/19</p> <p>somebody [5] 7/21 18/3 26/7 28/19 39/7</p> <p>somehow [3] 43/13 43/23 45/12</p> <p>someone [7] 9/3 10/5 28/18 42/19 62/6 111/7 121/17</p> <p>something [30] 5/15 6/12 6/18 18/4 22/18 26/22 28/7 30/5 30/21 31/22 33/15 36/12 45/18 47/24 48/2 48/6 66/10 67/8 67/9 67/10 67/14 67/18 70/4 70/19 86/8 105/8 105/20 113/12 124/6 124/8</p> <p>sometimes [3] 28/24 31/17 49/23</p> <p>somewhat [1] 24/23</p> <p>somewhere [3] 3/11 43/19 44/6</p> <p>Son [2] 55/4 137/4</p> <p>soon [1] 37/6</p> <p>sorry [6] 46/24 47/9 62/5 86/12 97/14 121/12</p> <p>sort [12] 15/5 22/25 23/10 38/8 42/8 54/6 78/15 86/4 92/20 93/17 95/24 104/25</p> <p>sound [4] 63/17 69/11 71/18 138/20</p> <p>sounds [1] 58/21</p> <p>south [21] 4/7 24/22 30/21 55/5 61/11 72/10 72/11 72/14 83/5 117/8 117/14 117/19 117/20 118/13 118/22 127/4 137/4 138/4 138/14 139/8 150/4</p> <p>southbound [1] 117/19</p> <p>southwest [2] 94/22 143/5</p> <p>sows [1] 9/15</p> <p>space [36] 4/16 5/13 6/7 6/8 6/9 7/12 14/12 16/25 17/15 19/2 23/19 24/11 24/16 24/16 24/24 25/10 25/20 26/21 28/16 36/6 36/9 37/12 43/13 43/14 80/11 82/10 82/23 83/20 83/20 97/17 98/13 104/13 120/7 120/20 120/21 128/11</p> <p>spaces [3] 12/4 25/7 84/10</p> <p>speak [19] 24/3 28/25 32/13 35/9 39/9 44/24 48/16 51/11 54/25 64/19 67/4 73/16 79/3 80/25 89/24 93/23 110/3 117/3 124/15</p> <p>Spears [1] 21/16</p> <p>specialized [3] 8/19 8/23 9/6</p> <p>specializes [1] 15/9</p> <p>specialty [1] 19/20</p> <p>specific [5] 63/15 140/20 140/25 141/3 151/2</p> <p>specifically [1] 138/21</p>	<p>specifications [1] 129/24</p> <p>speed [1] 120/14</p> <p>spelled [2] 3/6 56/23</p> <p>spelling [1] 46/25</p> <p>spending [3] 19/9 19/11 124/5</p> <p>spent [1] 45/19</p> <p>spoke [2] 28/20 74/22</p> <p>spoken [1] 24/7</p> <p>sporadic [2] 64/4 64/16</p> <p>spot [1] 105/14</p> <p>Spoto [4] 4/6 20/14 27/3 127/3</p> <p>Spoto's [1] 13/25</p> <p>spots [1] 24/19</p> <p>spread [1] 65/21</p> <p>spreading [1] 14/15</p> <p>Spruce [2] 25/11 30/22</p> <p>spur [1] 31/9</p> <p>square [23] 6/7 24/17 25/18 26/21 26/23 52/5 52/6 52/8 52/9 53/21 97/24 99/4 99/7 99/14 99/23 103/23 106/23 110/16 110/17 110/18 122/21 146/16 146/17</p> <p>squeeze [2] 86/5 120/21</p> <p>staff [2] 7/6 74/23</p> <p>stage [1] 28/15</p> <p>staging [1] 59/5</p> <p>staircase [1] 95/7</p> <p>stairlift [1] 86/15</p> <p>stairs [4] 81/24 81/25 82/17 116/22</p> <p>stamp [1] 45/9</p> <p>standard [1] 95/21</p> <p>standards [4] 95/16 95/20 109/19 109/20</p> <p>standing [2] 86/17 96/21</p> <p>standpoint [6] 40/5 63/12 65/3 78/19 78/22 104/16</p> <p>start [4] 10/5 24/23 31/11 68/12</p> <p>started [4] 27/18 56/6 78/5 78/6</p> <p>starting [3] 19/25 29/4 138/20</p> <p>state [2] 49/7 51/23</p> <p>stated [1] 131/18</p> <p>statement [1] 44/2</p> <p>station [1] 59/3</p> <p>stations [3] 7/14 7/16 10/17</p> <p>stay [4] 46/5 76/3 116/16 116/18</p> <p>stayed [2] 6/15 15/14</p> <p>staying [1] 70/21</p> <p>steep [2] 74/19 76/2</p> <p>steep-slope [1] 76/2</p> <p>stenographer [1] 64/19</p> <p>stenographic [2] 125/8 152/8</p> <p>stereotype [2] 125/5 152/5</p> <p>step [2] 57/4 60/8</p> <p>stepping [1] 93/9</p> <p>steps [2] 40/12 85/9</p> <p>Steve [4] 38/11 66/4 66/4 66/6</p> <p>still [14] 17/3 30/24 33/13 33/14 36/8 36/10 56/10 58/24 61/17 62/9 65/12 82/10 92/23 103/7</p> <p>stop [1] 30/19</p> <p>stops [1] 113/9</p> <p>storage [6] 52/14 95/3 95/8 95/9 98/13 98/15</p> <p>Store [1] 23/2</p> <p>stories [3] 99/21 99/22 105/4</p> <p>storm [2] 80/15 80/16</p> <p>stormwater [3] 74/20 75/22 75/25</p> <p>straight [1] 93/11</p> <p>street [40] 19/8 22/22 23/23 24/12 30/4 30/13 30/19 50/13 50/14 50/21 50/23 51/2 51/4 51/4 68/4 69/22 69/24 77/3 77/4 77/5 82/3 82/16 84/19 97/5 100/22 100/22 101/15 104/18 104/24 105/13 107/16 114/20 115/12 120/13 123/16 123/19 145/7 147/4 150/15 151/6</p>	<p>streets [1] 139/9</p> <p>streetscape [1] 150/21</p> <p>strictly [1] 103/17</p> <p>Strong [1] 25/19</p> <p>structure [17] 33/10 33/18 37/18 37/25 38/4 39/25 48/4 82/9 97/12 99/2 100/11 110/24 113/3 135/24 141/6 142/21 148/19</p> <p>structures [13] 33/21 34/2 39/14 40/17 47/8 47/12 47/16 100/25 131/19 131/20 131/23 142/24 147/6</p> <p>studied [1] 21/16</p> <p>study [2] 78/6 78/7</p> <p>stuff [5] 10/2 34/21 34/22 59/6 69/7</p> <p>style [3] 98/10 98/12 105/7</p> <p>stylist [3] 19/7 19/8 22/20</p> <p>stylists [1] 19/24</p> <p>subdividing [2] 24/24 128/11</p> <p>subject [1] 43/18</p> <p>subjective [1] 98/20</p> <p>submit [4] 87/3 87/20 101/5 101/12</p> <p>submitted [7] 4/22 55/22 86/11 129/25 136/2 143/8 148/19</p> <p>substandard [1] 145/10</p> <p>substantial [9] 99/11 127/15 133/13 135/12 135/18 140/14 144/23 146/15 148/14</p> <p>substantiality [1] 99/10</p> <p>substantially [2] 36/24 65/9</p> <p>successful [3] 16/4 80/17 99/5</p> <p>such [9] 44/16 47/14 95/10 95/13 128/10 129/18 146/18 150/25 151/5</p> <p>sudden [1] 30/17</p> <p>sufficient [2] 151/3 151/10</p> <p>suggest [1] 40/19</p> <p>suggested [1] 56/3</p> <p>suitable [2] 22/15 23/24</p> <p>sun [1] 112/5</p> <p>sunroof [1] 90/20</p> <p>Super [2] 7/25 8/16</p> <p>supplement [1] 56/9</p> <p>supplemental [1] 62/22</p> <p>support [5] 101/4 101/5 103/8 123/13 142/15</p> <p>supported [1] 114/24</p> <p>suppose [1] 19/14</p> <p>supposed [1] 49/16</p> <p>sure [24] 8/20 16/12 22/17 22/24 36/4 42/5 45/3 48/11 54/2 58/8 58/14 59/24 60/6 66/12 67/9 71/2 72/24 80/14 87/6 88/3 111/23 112/16 116/8 121/14</p> <p>surely [1] 80/21</p> <p>surface [1] 80/13</p> <p>surprised [6] 24/9 30/20 53/16 117/24 119/12 121/16</p> <p>surrounded [2] 77/6 111/12</p> <p>surrounding [1] 99/20</p> <p>surrounds [2] 64/21 68/6</p> <p>Susan [3] 4/6 14/16 127/3</p> <p>suspect [1] 115/12</p> <p>Suzie [1] 79/6</p> <p>swimming [2] 77/14 77/15</p> <p>sympathetic [1] 123/20</p> <p>system [2] 69/10 138/21</p> <hr/> <p>T</p> <p>ta [2] 27/8 27/8</p> <p>table [1] 44/7</p> <p>TABLED [2] 4/12 127/9</p> <p>tactic [1] 19/5</p> <p>tag [2] 15/21 15/22</p> <p>take [14] 6/18 9/25 15/11 16/10 21/10 26/4 56/5 60/5 64/13 65/11 68/7 95/15</p>
---	--	--

T
take... [2] 103/2 115/11
taken [4] 96/23 125/9 151/8 152/9
taking [3] 34/20 57/21 62/19
talk [7] 9/19 18/17 36/22 38/25 71/6 89/6 123/9
talked [3] 9/20 10/15 37/14
talking [8] 12/21 13/23 16/2 26/11 27/9 62/9 73/2 85/17
tall [1] 111/21
tape [4] 50/12 51/3 110/13 115/11
taught [1] 5/21
Tax [4] 61/11 73/22 138/4 140/5
teach [4] 9/24 11/16 11/18 29/12
teaching [2] 8/14 11/8
team [1] 8/9
technically [1] 49/17
techniques [1] 29/13
techs [1] 11/5
teeth [4] 14/2 14/3 21/2 29/6
tell [11] 13/21 14/8 19/17 20/11 24/5 30/20 31/14 31/15 87/2 87/14 121/15
telling [1] 14/14
tells [1] 65/5
temperature [2] 63/10 64/9
Temple [14] 35/13 35/24 36/2 36/20 37/3 38/13 61/10 62/2 62/6 63/7 66/7 67/6 131/3 138/3
temporary [27] 33/10 35/15 35/25 37/14 37/25 38/6 39/25 40/10 43/6 45/8 47/8 47/12 55/7 55/9 55/18 61/12 61/19 62/7 62/15 131/5 131/14 131/23 131/24 137/6 137/8 138/5 138/13
ten [12] 5/14 8/14 8/15 11/10 11/11 11/12 19/22 20/12 25/15 74/9 98/18 110/15
tenant [2] 5/6 30/10
tenants [4] 24/5 25/7 127/17 127/22
tending [1] 120/15
tent [29] 61/15 62/4 62/10 62/12 62/12 62/18 63/9 63/13 63/14 63/24 63/25 64/8 64/17 64/22 64/25 65/4 65/5 67/24 68/3 68/8 70/13 70/14 70/15 70/24 71/3 71/5 138/8 138/24 138/25
tenths [1] 99/18
term [1] 79/11
terms [5] 37/22 37/24 39/18 47/18 72/16
terrible [1] 108/2
testified [1] 127/18
testimony [10] 101/6 129/24 133/24 135/25 139/12 139/14 141/7 143/8 145/15 148/20
than [28] 6/10 11/13 13/3 47/20 47/22 48/4 51/4 52/4 52/13 57/17 64/9 69/3 70/6 71/13 78/13 88/19 88/25 92/13 92/20 96/5 99/18 104/23 109/20 119/9 122/19 123/14 135/22 145/9
thank [54] 3/3 12/11 12/12 21/24 21/25 26/25 32/10 32/11 35/6 35/7 46/12 46/13 48/5 48/13 48/14 49/2 51/8 51/9 52/22 54/14 54/19 54/20 54/21 54/23 55/13 57/20 58/4 60/11 60/21 61/7 67/22 73/10 73/11 73/13 73/14 78/24 78/25 80/23 80/24 89/19 89/21 89/22 93/20 93/21 105/22 109/24 109/25 112/6 112/8 114/7 116/24 116/25 124/11 124/12
Thanks [4] 46/14 50/3 60/13 88/6
that [568]
that's [90] 3/2 6/6 7/7 10/2 15/24 17/22 18/19 18/20 19/7 19/8 19/23 20/9 20/12 21/7 21/18 24/22 25/9 26/6 27/17 29/5 30/21 31/5 32/5 33/7 33/16 34/9 37/4

37/9 38/8 41/14 43/4 43/5 43/10 43/21 44/9 44/16 45/13 45/21 45/24 46/9 46/15 46/18 47/13 52/3 52/19 57/20 58/7 59/4 59/23 62/11 65/7 65/22 70/12 70/19 76/3 77/3 77/14 83/16 86/8 89/3 89/18 91/17 91/20 92/16 96/4 97/11 97/15 99/6 102/4 102/22 104/12 104/13 105/21 109/3 109/12 109/13 109/14 112/4 112/18 112/19 113/16 114/4 116/7 120/20 121/8 121/14 122/12 122/24 124/9 135/16
their [31] 6/22 6/24 6/25 7/2 7/4 9/13 14/2 18/8 18/17 18/19 23/4 25/20 28/23 43/24 47/16 48/2 67/8 67/9 70/10 77/7 77/9 79/25 80/2 80/22 97/4 97/4 99/5 101/25 103/7 103/10 123/3
them [43] 7/22 8/10 8/12 9/16 10/22 10/23 12/6 16/13 16/17 20/11 20/11 20/24 25/19 26/13 28/5 28/16 28/23 29/5 29/12 29/13 29/15 29/17 30/18 31/14 31/15 34/11 40/2 40/17 44/18 44/20 62/7 66/20 69/15 70/25 78/11 82/23 101/3 103/12 112/25 115/12 115/13 121/9 124/7
themselves [2] 71/13 77/11
then [31] 2/24 5/4 7/19 10/9 10/14 12/7 14/21 16/20 19/22 30/17 33/23 50/9 60/19 64/3 64/14 68/20 68/21 75/8 77/21 80/17 83/4 83/6 85/2 87/10 92/14 97/13 97/18 100/20 104/4 111/22 121/20
therapist [2] 11/6 12/18
therapists [1] 14/11
therapy [1] 21/15
there [154]
there's [58] 10/5 11/4 13/19 16/19 19/6 23/19 26/5 26/7 29/6 30/20 42/22 44/8 45/11 46/2 50/8 53/18 56/6 56/12 56/15 56/16 56/17 56/18 56/19 56/20 57/16 57/16 57/17 58/13 59/2 59/9 59/14 59/18 59/19 64/3 64/6 69/7 69/22 70/3 75/12 77/20 81/25 82/7 82/8 83/4 85/25 88/17 93/11 93/16 96/24 97/7 99/23 100/23 100/24 102/4 109/8 111/23 118/24 122/16
therefore [6] 23/12 38/4 49/14 49/18 135/18 145/9
these [27] 8/23 10/11 10/16 13/6 13/9 29/11 39/15 40/10 40/17 47/15 65/7 66/2 67/2 69/5 69/17 70/12 76/20 76/21 86/3 88/19 99/4 102/6 108/20 112/12 112/19 112/20 122/3
they [89] 6/22 6/24 7/2 9/8 10/19 10/19 12/6 12/15 13/18 13/18 14/20 14/21 14/22 16/14 16/15 18/6 18/7 18/7 18/17 18/18 18/18 18/20 19/13 19/16 23/5 23/11 25/14 25/20 26/16 26/17 27/17 27/17 27/18 28/2 28/2 28/4 28/4 29/12 30/12 30/17 31/24 31/24 38/13 39/15 39/18 40/4 40/13 43/20 43/23 44/17 47/12 48/8 49/22 53/17 55/23 61/22 62/3 64/10 66/11 66/13 67/17 69/12 69/14 69/15 69/23 70/8 75/3 79/20 79/25 80/8 96/17 103/8 103/9 103/12 103/12 103/13 105/25 106/7 108/11 110/8 111/6 111/24 113/17 117/25 121/18 121/20 123/9 135/13 143/5
they'll [3] 50/9 69/8 71/14
they're [28] 7/17 7/19 11/4 11/5 14/21 16/16 19/14 19/24 19/25 30/12 30/15 30/16 30/16 31/10 34/2 34/3 48/12 59/21 68/14 77/11 90/15 91/5 104/15 113/24 113/24 114/2 118/14 123/21
they've [5] 14/14 18/6 25/24 69/17 110/9
thing [18] 15/6 25/9 42/12 42/20 43/10

47/21 58/6 64/18 67/20 89/5 89/9 90/24 93/17 101/24 107/25 112/4 112/10 116/4
things [23] 4/19 7/22 8/23 12/20 16/22 17/23 22/3 37/2 41/22 43/7 45/16 45/21 46/2 58/13 61/22 65/11 67/11 76/13 95/10 95/13 102/19 120/24 121/3
think [90] 4/17 4/21 4/23 4/24 5/4 11/8 12/25 14/4 20/22 21/4 22/2 24/4 24/15 24/21 25/3 25/9 26/19 26/19 27/3 29/8 29/13 30/15 31/21 36/17 40/23 40/25 41/7 41/17 42/8 42/14 42/25 43/11 43/12 48/3 56/8 56/23 56/25 57/9 57/10 57/18 57/23 58/12 58/17 58/20 58/23 58/24 60/4 60/7 60/8 61/24 62/16 62/17 62/22 66/2 68/10 68/11 69/6 70/12 71/11 75/16 80/15 83/16 83/25 85/23 91/22 93/18 99/12 99/19 100/8 100/10 101/6 103/5 103/9 105/5 105/17 109/3 109/10 110/22 118/10 118/11 118/12 120/8 120/14 120/18 120/22 121/3 121/4 121/21 121/22 124/2
thinking [5] 26/14 28/9 28/12 30/7 45/5
thinks [1] 40/22
thinner [2] 75/13 78/11
third [3] 32/20 96/19 129/6
thirteen [2] 5/21 116/10
thirty [12] 2/17 19/18 19/25 20/2 24/16 26/23 74/24 78/10 94/20 102/12 104/3 108/23
thirty feet [1] 108/23
thirty-four [2] 74/24 78/10
thirty-one [2] 24/16 26/23
thirty-six [6] 19/18 19/25 20/2 94/20 102/12 104/3
this [219]
Thomas [2] 90/5 144/4
those [21] 5/18 11/24 12/8 14/20 18/22 33/25 34/10 36/8 39/14 39/17 44/17 61/3 61/6 62/10 64/10 77/22 84/5 95/20 100/6 108/16 113/23
though [5] 33/9 33/13 44/13 105/6 111/12
thought [13] 23/10 30/9 49/24 54/11 58/21 65/10 92/3 117/25 119/6 119/6 119/9 119/12 120/12
thousand [8] 6/7 26/24 99/8 99/13 107/6 110/17 110/18 146/16
three [15] 7/19 16/4 24/18 24/19 34/5 47/19 50/8 52/4 66/19 66/20 68/25 70/16 99/6 110/14 110/15
through [18] 4/23 5/3 9/3 17/18 37/2 37/17 38/5 38/6 40/13 45/15 49/20 61/21 63/6 65/13 94/24 95/16 95/19 105/6
throughout [1] 3/6
throw [1] 64/5
thrower [1] 53/6
throwing [1] 20/6
thrown [2] 57/3 57/3
thru [2] 61/15 138/8
thus [1] 129/19
tied [1] 25/22
tier [1] 19/16
ties [1] 56/14
time [29] 8/15 11/17 11/25 13/11 16/10 28/19 31/21 37/6 37/19 38/5 42/25 43/6 44/4 51/21 56/5 57/19 57/21 59/25 62/8 62/24 64/2 66/22 68/24 69/2 119/4 119/7 121/17 125/9 152/9
times [3] 10/20 36/20 120/11
timetable [1] 42/4
Tina [1] 29/15
today [5] 12/22 26/18 29/2 36/9 75/11
today's [1] 90/23

T
together [5] 41/22 42/12 57/3 57/3 57/19
tonight [8] 35/23 36/23 38/11 44/10 49/3
90/15 94/16 94/17
too [11] 23/9 24/9 24/16 25/17 29/24
34/13 34/13 50/13 50/19 108/18 109/15
took [1] 51/3
tools [2] 29/12 53/7
tooth [1] 29/2
top [3] 19/23 33/3 66/18
Tops [1] 5/11
tore [1] 106/7
total [5] 17/9 63/17 122/2 122/6 122/11
Totally [1] 69/24
touch [1] 6/11
touching [3] 5/22 7/4 96/10
tough [1] 26/24
tour [6] 111/5 111/6 111/6 111/8 111/9
111/10
toward [3] 63/19 72/4 72/7
towards [12] 8/2 21/12 30/17 72/5 72/11
79/10 79/21 79/25 91/14 97/4 119/16
123/3
tower [2] 59/7 59/8
town [24] 1/4 1/13 32/6 37/17 37/24 38/4
39/2 41/21 44/6 45/9 48/9 57/2 63/18
65/16 74/22 77/5 79/15 88/25 92/9
119/13 126/4 126/13 136/3 151/9
townhome [1] 74/6
townhomes [3] 74/10 74/23 77/2
townhouse [2] 73/23 140/7
Townline [1] 119/16
toys [1] 33/24
traffic [6] 78/6 78/7 117/19 119/8 123/3
151/7
train [6] 8/9 8/10 8/11 16/13 20/11 20/12
training [2] 16/17 19/24
transcript [2] 125/7 152/7
transcription [2] 125/8 152/8
transport [1] 34/23
traveling [1] 9/12
treatment [6] 6/9 7/20 10/11 12/8 12/10
16/19
tree [1] 79/23
trees [14] 83/25 84/3 84/5 84/16 84/19
84/20 84/24 96/19 100/4 111/25 118/23
119/10 142/21 143/5
triangle [2] 115/4 116/7
triangular [1] 114/22
tried [3] 32/6 42/3 105/5
trim [4] 106/8 106/14 106/15 106/16
trouble [4] 23/11 30/3 50/2 111/22
truck [5] 33/4 33/22 34/19 34/25 35/3
true [4] 111/19 123/18 125/7 152/7
try [15] 8/7 8/8 19/4 22/11 22/19 28/15
29/5 38/17 41/22 64/19 86/13 120/21
121/8 121/19 123/10
trying [22] 4/23 5/14 7/15 12/3 12/21
14/12 17/2 22/9 23/21 31/18 42/8 42/12
45/24 46/9 76/3 76/5 78/12 87/8 107/22
108/9 118/5 123/13
turn [7] 30/19 31/10 66/3 91/2 91/5
119/5 120/16
turned [2] 26/13 42/8
turns [2] 62/23 91/3
twelve [8] 11/8 14/9 26/21 94/21 103/7
104/3 104/4 104/6
twelve feet [3] 103/7 104/3 104/4
twenty [21] 18/10 18/12 52/5 52/9 75/7
83/9 94/19 97/23 97/24 98/17 98/18 99/6
99/7 99/23 102/10 102/11 104/4 110/14
110/15 110/15 142/14

twenty-eight [4] 75/7 94/19 102/10
102/11
twenty-five [1] 52/9
twenty-four [3] 83/9 99/23 142/14
twenty-three [1] 110/15
twenty-three feet [1] 110/14
twenty-two [2] 98/18 110/15
two [65] 3/13 7/17 7/19 10/9 10/17 12/6
12/8 12/8 16/14 16/15 16/19 20/9 24/19
29/8 29/14 33/25 36/14 38/19 38/24
40/19 41/4 52/5 55/10 56/17 56/18 64/23
64/25 66/19 66/20 67/24 68/14 68/25
74/8 74/8 75/13 84/3 84/9 84/16 84/16
84/20 90/18 90/19 94/17 95/3 96/9 97/18
98/18 99/21 99/22 100/20 102/19 105/4
110/15 112/12 112/19 114/24 120/17
122/3 122/10 122/21 122/25 127/24
137/9 143/5 150/13
two-car [2] 75/13 90/18
type [9] 20/15 26/8 27/9 34/14 84/14
85/8 94/25 115/10 150/18
types [1] 64/10
typical [3] 7/10 8/11 52/13
typically [5] 49/20 68/12 68/14 71/11
71/14

U
Uh [1] 22/24
Uh-huh [1] 22/24
Uhm [9] 10/12 13/10 22/7 22/13 23/8
23/17 27/6 58/19 118/20
Uhm-hmm [9] 10/12 13/10 22/7 22/13
23/8 23/17 27/6 58/19 118/20
unable [1] 15/11
unacceptable [5] 133/18 135/19 140/18
146/23 150/16
unanimously [1] 124/21
under [4] 16/16 34/8 128/7 138/25
understand [5] 22/11 30/23 38/18 87/9
109/9
understandable [1] 23/11
understanding [2] 88/10 118/9
undesirable [2] 95/22 96/7
unheard [1] 25/16
unheated [1] 95/8
unique [5] 23/22 49/13 102/22 127/14
127/19
unit [9] 74/6 74/10 74/14 77/23 78/2
78/10 129/16 140/15 140/15
units [8] 74/24 75/11 75/12 77/8 77/21
78/8 78/11 140/17
Unity [1] 25/21
unleased [1] 127/24
Unless [1] 73/9
unlikely [1] 45/6
unpaved [1] 63/11
unsuccessful [1] 80/9
until [12] 37/23 38/4 38/6 56/11 58/10
58/14 60/23 61/3 104/19 138/15 138/24
139/11
Unwind [2] 15/22 15/23
up [72] 7/18 8/8 8/8 8/11 8/14 10/20
10/20 13/20 14/5 14/12 14/23 15/12 16/3
16/10 17/13 18/2 19/9 19/11 24/4 24/6
24/18 25/18 25/22 28/8 28/12 28/14
28/20 28/22 32/5 32/5 34/21 42/4 44/12
46/21 50/12 55/23 62/17 70/16 70/17
70/17 70/20 70/21 71/5 74/16 78/10
81/23 82/17 82/23 85/3 85/20 89/11
89/12 91/3 93/14 95/8 96/8 96/16 97/13
97/15 102/24 104/2 110/10 111/9 113/18
116/8 118/13 119/7 121/15 121/20 124/7
139/15 144/17

upon [15] 4/2 50/15 128/16 130/7 132/6
134/8 136/9 139/23 140/22 141/14
143/13 145/22 147/12 149/4 151/15
upper [3] 19/16 103/22 107/7
upstairs [1] 103/16
Urebean [1] 24/13
us [25] 5/4 29/18 39/2 41/24 43/7 46/6
49/2 50/10 56/24 57/22 65/5 66/13 68/23
70/14 70/25 76/2 76/4 79/15 79/22 83/10
87/14 101/14 104/13 117/24 117/25
usable [2] 50/10 104/13
usage [1] 4/20
use [41] 4/8 22/4 22/20 23/5 23/12 23/25
34/19 35/15 35/25 36/6 37/11 37/14
39/15 43/6 43/6 49/19 52/16 53/4 55/7
55/18 61/12 61/14 61/20 62/7 62/15 63/9
63/13 71/14 83/18 104/12 115/2 127/5
128/3 131/5 131/24 137/6 138/5 138/7
138/13 138/14 147/6
used [10] 36/3 36/8 43/11 45/7 47/20
53/22 64/2 64/8 69/15 105/24
users [1] 123/22
uses [6] 13/3 22/6 34/18 62/10 128/2
131/15
using [2] 33/21 75/10
ustomers [1] 18/11
usually [1] 95/17
utilities [5] 53/10 54/2 103/15 103/17
135/22
utilized [1] 23/24
utilizing [1] 74/24

V
vacant [1] 36/21
Valorie [1] 51/25
vandalism [6] 56/12 59/2 59/10 59/12
59/13 59/14
vanilla [1] 28/9
variance [63] 4/8 4/20 5/5 22/4 22/20
32/19 48/22 50/18 51/15 73/23 75/7
75/15 77/24 81/7 84/23 91/25 92/2 92/21
94/5 94/8 95/18 97/20 99/12 103/10
114/13 117/9 120/5 127/5 128/3 129/5
129/13 129/20 129/23 133/6 133/13
133/23 135/5 135/12 135/17 135/24
138/13 139/11 140/6 140/14 140/20
140/21 141/2 141/3 141/6 142/6 143/7
144/23 145/6 145/11 145/13 146/5 146/9
146/15 148/5 148/14 148/14 150/5
150/12
variances [5] 75/3 75/4 90/6 94/17 144/5
various [3] 37/2 40/13 40/16
vegetation [1] 145/5
vehicle [5] 33/15 34/7 34/14 84/14
129/17
vehicles [3] 90/23 95/3 98/25
Versailles [1] 94/14
versus [1] 80/5
very [59] 2/19 5/17 7/10 7/25 21/24
22/15 28/8 28/18 30/13 32/10 35/6 36/21
36/24 36/24 42/21 42/21 46/12 48/13
49/21 54/23 55/13 58/4 60/11 60/21 62/5
64/12 64/16 66/11 66/13 72/15 73/11
73/13 78/2 78/17 78/17 78/21 78/24
84/10 85/24 89/19 90/21 90/21 91/12
91/15 97/6 100/25 102/20 104/11 108/11
109/13 109/24 110/21 110/21 112/8
115/6 116/24 121/24 124/12 145/9
vestibule [1] 115/23
viable [1] 37/4
victims [2] 6/24 79/11
Viennawood [5] 48/21 49/12 49/15 50/5
133/5

V
view [10] 5/5 77/10 96/22 97/13 97/16
107/10 107/11 108/15 118/23 135/15
viewed [1] 28/22
views [1] 97/4
virtually [1] 63/3
visibility [2] 117/17 119/3
visible [5] 72/19 72/20 72/21 121/11
147/4
visual [3] 93/14 107/16 144/17
visualize [2] 107/22 108/9
voice [1] 48/11
volume [2] 17/9 17/10

W
Wahl [2] 90/5 144/4
wait [1] 60/23
waiting [1] 38/24
walk [8] 8/4 15/11 28/13 45/10 84/11
89/11 89/12 95/19
walk-ins [2] 8/4 15/11
walked [1] 25/24
walking [1] 98/14
wall [4] 73/5 93/2 93/10 93/11
walls [2] 28/12 33/14
want [41] 3/5 7/13 11/3 17/11 17/21
17/22 17/23 18/7 18/7 18/20 18/25 20/21
24/21 25/4 25/20 30/4 30/24 31/10 38/17
38/25 41/15 43/7 44/15 44/23 46/4 46/5
46/20 48/10 53/8 56/2 59/15 59/22 60/17
66/13 67/4 68/23 92/5 101/12 113/2
113/17 120/6
wanted [12] 4/19 4/22 4/24 22/10 24/17
25/10 56/5 58/18 60/17 61/24 99/9
112/15
wanting [1] 30/19
wants [1] 54/2
warrant [1] 53/8
Warren [4] 94/4 94/16 104/8 146/4
Warren's [1] 99/24
Warrens [2] 110/8 111/24
was [101] 2/5 2/6 4/25 5/11 5/18 6/13
6/14 7/15 7/16 9/18 9/18 15/17 16/2
20/18 22/21 22/22 23/4 23/9 23/11 24/9
24/16 25/5 25/8 25/10 25/11 26/14 26/19
26/20 27/11 27/23 28/5 28/6 28/9 28/11
28/12 28/16 28/17 28/19 28/23 39/14
39/23 39/24 41/24 42/2 42/4 42/5 44/5
45/4 45/5 45/24 46/9 47/7 47/12 52/7
54/11 54/11 55/18 55/20 55/23 59/11
62/2 62/2 63/12 64/4 75/7 78/6 78/7
81/17 83/13 83/14 90/17 90/18 90/18
92/3 93/5 96/14 97/19 97/22 98/16 98/17
102/13 103/3 104/14 105/2 105/3 106/5
106/6 109/2 110/9 111/3 116/8 119/9
119/15 121/23 121/24 122/7 124/21
127/20 133/24 140/14 141/7
washing [1] 80/18
wasn't [2] 4/18 62/8
watch [1] 30/18
watched [1] 30/14
water [2] 103/19 103/20
way [28] 14/25 16/8 20/23 21/8 21/15
25/2 33/16 34/13 38/11 41/6 46/6 46/16
46/19 49/24 74/17 82/8 82/19 83/11
83/12 83/18 91/24 101/23 101/24 102/6
118/19 118/23 122/12 122/15
we [235]
we'll [15] 5/7 6/25 36/22 43/6 45/10
46/24 54/4 57/10 58/2 59/17 87/5 87/22
89/6 116/12 116/13
we're [66] 7/3 7/3 12/16 15/11 16/21

20/4 20/7 23/21 37/6 37/8 37/11 37/16
37/19 37/23 38/20 38/23 42/5 42/23
43/19 44/9 45/8 50/2 52/3 52/6 52/9
52/12 52/16 58/15 60/4 60/6 62/9 65/12
66/14 67/21 69/8 70/14 72/15 72/24 73/2
75/10 75/15 75/20 75/24 76/2 78/12 83/2
83/9 84/23 85/17 87/6 91/15 91/20 93/9
94/16 94/19 98/18 99/8 100/25 110/5
111/8 111/14 111/18 111/20 111/22
112/4 115/3
we've [15] 25/25 26/11 36/4 36/13 36/13
42/18 55/24 62/21 64/22 66/9 66/20
108/20 115/9 117/21 119/11
weak [1] 42/20
weather [1] 63/11
week [5] 6/14 29/10 54/2 62/3 70/4
weekend [2] 53/24 64/7
weeks [3] 9/17 20/8 56/19
weigh [1] 22/19
weird [1] 110/22
well [53] 2/25 8/17 10/19 10/25 12/2
12/16 12/19 13/17 15/4 16/9 16/24 18/15
30/7 36/13 37/2 38/17 43/18 45/7 50/7
57/20 58/24 59/22 62/18 64/2 66/3 66/14
68/12 71/5 72/18 72/23 77/5 85/24 86/18
86/25 87/4 88/17 89/6 89/17 92/4 92/11
97/5 97/16 99/10 100/6 102/16 102/19
105/18 109/12 109/14 112/6 118/18
127/25 138/25
wellness [23] 5/21 5/25 7/6 8/2 8/9 9/16
10/7 11/3 14/24 15/20 16/6 16/10 16/11
17/5 17/13 17/25 18/13 18/17 18/22 19/2
19/15 21/13 27/21
went [9] 26/11 43/17 54/10 62/25 74/20
78/10 101/21 108/5 119/23
were [27] 20/18 23/11 40/10 41/25 42/6
42/7 43/20 50/13 53/25 56/7 56/13 57/18
62/3 63/4 67/17 67/19 71/7 74/17 96/20
103/13 105/18 111/12 113/11 118/21
119/10 122/9 126/20
weren't [2] 18/4 41/9
west [4] 94/22 97/2 97/5 151/5
Westfall [10] 36/23 43/21 61/23 63/21
71/23 71/24 72/20 119/16 121/18 139/9
Westland [5] 97/19 97/21 98/2 98/17
98/17
what [97] 4/24 5/3 6/16 7/12 10/13 12/3
12/13 12/14 12/22 12/22 13/2 13/8 13/20
14/8 15/18 16/4 16/6 17/2 17/8 17/12
18/18 18/21 19/15 20/3 23/25 24/4 24/4
27/9 27/17 28/2 29/12 30/8 31/3 31/19
34/14 34/18 34/19 34/22 37/22 40/18
43/6 43/20 45/4 47/4 48/12 52/15 54/11
57/11 57/13 59/3 60/5 60/8 62/2 62/23
63/7 64/4 65/5 67/12 67/21 70/24 71/3
72/18 72/25 83/9 86/24 87/2 90/17 91/5
91/20 92/4 95/15 97/25 98/16 100/10
100/12 100/19 100/25 103/13 103/15
103/21 104/15 104/23 105/24 107/16
107/22 108/5 109/12 112/11 112/19
119/13 121/24 122/2 122/5 122/7 123/13
124/2 133/16
what's [10] 23/23 25/13 34/11 36/18
37/21 66/5 70/6 87/12 99/3 99/18
whatever [8] 39/2 41/24 46/6 67/19
68/16 93/15 102/7 111/4
wheelchair [5] 82/23 85/16 85/22 86/4
86/21
when [40] 3/13 5/17 16/2 17/13 19/8
20/11 28/17 30/12 34/23 39/13 39/24
45/17 48/8 50/12 50/20 50/24 52/7 54/10
60/3 61/25 63/13 67/7 70/19 74/13 75/21
78/5 78/6 90/17 101/21 104/17 104/24

106/6 108/5 115/24 116/9 116/9 118/25
119/2 119/15 119/23
where [64] 4/10 6/9 7/8 7/14 9/14 10/16
15/24 16/21 16/24 20/16 21/9 23/2 25/8
26/17 31/9 31/14 32/21 35/18 44/10
48/10 49/15 55/11 59/3 59/20 62/3 63/20
64/22 68/7 77/13 81/10 84/20 85/6 85/23
88/9 89/11 90/8 93/5 96/12 96/20 105/14
110/25 114/15 114/21 117/10 118/13
118/17 119/10 120/15 120/19 120/21
121/9 122/24 122/25 123/2 123/10
123/21 127/7 129/7 131/8 137/10 142/8
144/8 148/7 150/6
Where's [1] 3/10
whether [3] 62/9 71/3 95/21
which [41] 22/14 22/21 28/21 44/5 56/14
62/4 64/23 74/25 75/2 76/2 82/7 82/15
82/21 83/6 83/10 84/9 84/13 84/22 85/8
86/2 88/24 92/9 92/9 93/12 93/13 94/18
95/19 96/19 97/16 99/3 100/16 100/22
111/14 127/17 133/23 135/13 144/17
144/23 145/3 146/18 150/14
while [7] 2/25 6/14 37/11 39/14 58/18
65/12 129/15
White [2] 25/11 30/22
whiten [1] 21/18
whitened [1] 14/3
who [9] 4/15 10/8 14/23 24/13 27/11
28/19 38/12 41/25 61/3
whole [8] 15/14 32/6 37/9 75/21 76/9
96/21 101/24 112/4
why [20] 12/5 20/12 23/21 29/15 33/16
36/17 43/4 44/9 45/13 45/24 57/12 66/4
70/12 71/6 87/6 102/8 109/3 112/18
116/8 124/9
wide [3] 102/9 102/10 102/11
widen [1] 88/15
width [1] 104/6
wife [6] 19/8 51/25 85/22 106/7 110/11
115/3
wig [3] 8/23 9/14 9/15
wigs [1] 9/2
will [112] 2/9 4/4 8/14 10/8 10/16 11/20
14/17 16/5 16/20 17/19 18/13 18/17
19/17 20/20 21/3 30/20 31/8 36/17 40/16
41/11 41/20 42/9 47/17 48/7 57/7 57/9
57/11 58/10 58/14 59/25 60/7 60/22
61/14 63/23 63/24 64/5 67/10 69/4 69/10
71/11 71/18 74/11 79/17 82/22 84/4
84/16 87/19 87/20 95/19 99/5 101/5
101/10 101/11 103/15 105/24 107/16
107/24 108/14 111/14 111/16 111/17
111/23 111/24 114/25 115/7 115/23
116/16 116/18 117/15 121/10 121/21
121/22 123/2 124/17 128/3 129/16
133/18 133/20 133/23 135/13 135/14
135/15 135/20 138/7 138/16 138/17
138/19 138/20 138/23 138/25 139/3
139/5 139/5 139/8 139/13 140/21 140/24
142/14 142/20 142/22 142/23 143/5
144/16 144/17 144/20 145/4 145/5 145/6
146/24 146/24 147/3 148/16
willing [6] 38/20 41/11 88/23 103/5
105/16 105/20
wind [2] 19/11 116/5
windows [3] 106/9 118/24 120/19
winds [1] 19/9
winter [2] 33/22 79/20
Winton [13] 36/23 43/20 61/11 61/23
63/19 71/20 71/22 72/2 72/19 72/21
138/4 138/14 139/8
wire [1] 113/15
within [10] 5/23 6/3 15/20 15/24 41/8

W

within... [5] 46/6 56/18 75/8 77/22
135/16

without [4] 50/21 62/14 87/18 98/14

withstand [1] 17/21

woman [1] 4/15

women's [1] 139/3

won't [6] 15/2 34/12 53/10 62/14 70/2
72/20

wondered [1] 54/11

wonderful [1] 65/20

wood [1] 74/18

Woodcrest [2] 1/24 126/25

wooded [1] 140/22

woodlot [1] 76/5

Woods [1] 55/14

word [9] 2/17 2/19 2/21 2/23 2/25 14/15
15/13 43/11 44/16

words [1] 43/19

work [21] 6/14 13/9 14/10 14/13 14/22
21/3 21/15 21/16 24/9 26/8 27/18 28/5
31/5 46/5 48/8 67/5 67/19 67/21 67/21
86/14 94/24

work-around [1] 86/14

worked [2] 24/10 82/4

workers [1] 26/22

working [2] 11/20 83/20

works [5] 16/7 16/9 25/2 27/12 28/23

world [2] 16/3 17/13

worried [3] 111/15 111/20 112/4

worry [1] 25/5

worse [2] 36/25 79/18

worship [2] 82/10 83/19

worthless [1] 86/2

would [199]

wouldn't [7] 14/10 60/17 63/13 65/2
66/18 92/21 119/20

wrestled [1] 23/10

written [1] 122/15

wrote [1] 24/8

Y

yard [3] 76/7 114/5 133/17

yeah [44] 8/3 8/3 8/16 9/10 11/15 12/5
13/17 17/12 27/25 34/4 34/17 35/2 49/6
49/9 50/24 51/23 53/2 53/16 59/9 65/15
66/24 68/14 72/7 75/24 91/24 93/8
101/13 104/7 106/2 106/19 107/17
107/21 108/3 108/7 108/13 108/17
108/20 109/9 109/14 109/16 109/22
113/21 119/17 122/9

year [16] 24/8 36/14 36/16 37/4 38/16
41/3 41/8 41/12 41/22 42/15 55/10 65/10
74/22 117/22 131/25 137/9

years [35] 5/22 5/24 6/13 8/14 13/24
14/6 15/15 15/17 16/4 16/15 16/15 17/18
22/10 33/6 36/3 36/21 38/19 38/24 39/16
40/19 42/6 47/18 55/19 66/9 66/16 66/19
66/21 74/13 81/19 97/20 103/4 106/5
106/6 115/5 116/10

yes [104] 2/6 3/5 3/17 4/21 21/18 33/19
42/13 42/16 44/3 44/25 46/8 46/20 52/20
54/18 59/6 67/25 69/7 69/23 76/16 77/9
78/17 78/21 79/5 110/3 116/21 123/7
128/13 128/14 128/15 128/15 130/4
130/4 130/5 130/5 130/5 130/6 130/6
132/3 132/3 132/4 132/4 132/4 132/5
132/5 134/5 134/5 134/6 134/6 134/6
134/7 134/7 136/6 136/6 136/7 136/7
136/7 136/8 136/8 139/20 139/20 139/21
139/21 139/21 139/22 139/22 141/11
141/11 141/12 141/12 141/13 141/13

143/10 143/10 143/11 143/11 143/11
143/12 143/12 145/19 145/20 145/20
145/20 145/21 145/21 147/9 147/9
147/10 147/10 147/10 147/11 147/11
148/25 148/25 149/2 149/2 149/3 149/3
151/12 151/12 151/13 151/13 151/13
151/14 151/14

yet [4] 13/4 19/10 37/7 80/15

YORK [9] 1/2 1/5 1/24 27/15 125/13
126/2 126/5 126/25 152/13

you [385]

you'd [4] 28/13 73/9 103/2 120/16

you'll [3] 39/9 57/23 101/6

you're [24] 11/7 12/21 13/2 14/6 20/11
22/12 33/21 34/7 34/23 42/9 42/11 45/6
45/17 47/8 49/4 58/21 64/24 76/8 76/25
116/4 117/20 120/14 120/15 122/18

you've [4] 22/9 36/17 36/19 41/21

your [47] 3/5 8/4 8/11 12/13 12/14 14/3
20/15 22/4 23/13 23/20 27/4 29/19 32/5
34/23 41/17 45/9 47/4 48/5 48/11 49/7
51/23 52/13 53/13 54/5 54/15 58/3 58/9
59/23 60/5 62/4 68/2 75/17 77/4 78/14
88/13 99/14 104/10 104/22 104/24 119/5
119/25 120/16 121/18 123/5 123/13
123/14 123/24

yours [1] 114/2

yourself [1] 40/20

youth [5] 63/22 66/10 66/10 67/7 138/23

Z

zoning [5] 1/2 2/3 100/8 126/2 128/7