

**In the Matter Of:**

**VILLAGE OF FARMINGDALE**

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**PLANNING BOARD AND ARCHITECTURAL REVIEW**

*April 27, 2021*

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VILLAGE OF FARMINGDALE  
PLANNING BOARD  
AND  
ARCHITECTURAL REVIEW BOARD MEETING

April 27, 2021  
7:00 P.M.

Due to the Novel Coronavirus Pandemic,  
Emergency State bans on large meetings or  
gathers, and pursuant to Governor Cuomo's  
Executive Orders suspending the Open  
Meetings Law, this meeting will be held  
electronically via live stream instead of  
an in-person public meeting.

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2     **A P P E A R A N C E S :**

3     **CRAIG ROSASCO - Chairman**

4     **THOMAS RYAN - Board member**

5     **CHARLES GOSLINE - Board member**

6     **STEVE FELLMAN - Building Inspector, Incorporated**  
**Village of Farmingdale**

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8     **KEVIN WOOD - Zoom Moderator**

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1                                   4-27-21

2                   CRAIG ROSASCO: Good evening,  
3 everybody, and welcome to the Village of  
4 Farmingdale. This is the Planning Board  
5 and Architectural Review Board meeting for  
6 Tuesday, April 27th of the year 2021.

7                   With me tonight is fellow members  
8 Chuck Gosline and a new member --  
9 everybody give a warm welcome to Tom Ryan,  
10 former Village Board of Trustee member for  
11 many years. He brings a wealth of  
12 knowledge to the Planning Board and we  
13 welcome him with open arms.

14                  THOMAS RYAN: Happy to be here.  
15 Thank you.

16                  CRAIG ROSASCO: Absolutely. Thank  
17 you, Tom.

18                  On tonight's agenda we do have two  
19 site plan reviews; one for 85 Conklin  
20 Street and another one for 497 Main  
21 Street.

22                  Before we get into that, we are  
23 going to, briefly, do the Pledge of  
24 Allegiance. We always start with the  
25 Pledge of Allegiance.

1           4-27-21 - PLANNING BOARD

2           Kevin, you can bring up the flag.  
3           That would be fantastic. And in the  
4           absence of Michael Manchin, who typically  
5           reads and does the Pledge of Allegiance,  
6           tonight I will do it on his behalf.

7           (WHEREUPON, the assemblage recited  
8           the Pledge of Allegiance, after which the  
9           following transpired:)

10           CRAIG ROSASCO: And once again, in  
11           honor of Michael Manchin, former Nassau  
12           County Police Officer, take a moment of  
13           silence in honor of all our fallen heroes  
14           who provide us protection and provide us  
15           with the peace and liberties that we  
16           afford ourselves to everyday.

17           (WHEREUPON, the assemblage observed  
18           a moment of silence, after which the  
19           following transpired:)

20           CRAIG ROSASCO: Thank you very  
21           much.

22           So there are two items on the  
23           agenda for this evening. We're going to  
24           take them in order: 85 Conklin Street and  
25           also 497 Main Street. If there are people

1           4-27-21 - PLANNING BOARD

2           that are planning on making the  
3           presentation in regards to the site plan  
4           review, you need to raise your Zoom hand  
5           and Kevin will bring you live into the  
6           meeting.

7           Kevin, do you have anybody present  
8           on the 85 Conklin Street which is being  
9           made by the Priestley family?

10           KEVIN WOOD: Just call out that  
11           exact first case again, because I want to  
12           make sure the right people are raising  
13           their hands.

14           CRAIG ROSASCO: 85 Conklin Street:  
15           The applicant is Lauri Priestley. It  
16           could also be her husband, Walter  
17           Priestley.

18           KEVIN WOOD: I see neither, but I  
19           see a Harry N. So here come Harry.

20           CRAIG ROSASCO: Okay, let's bring  
21           him in.

22           KEVIN WOOD: Harry, please unmute.  
23           We do see you. Thanks for joining us.

24           FRANK GENESE: Hi. I'm actually  
25           Frank Genese, Harry's partner. For some

1 4-27-21 - PLANNING BOARD

2 reason it's coming up as Harry on here.

3 KEVIN WOOD: I can change that, but  
4 is this the right case?

5 FRANK GENESE: Yeah, we're 497  
6 Main.

7 KEVIN WOOD: All right, I'm going  
8 to put you back in just to check on this  
9 one more time.

10 FRANK GENESE: Sure.

11 KEVIN WOOD: Please standby.

12 CRAIG ROSASCO: Tom, you  
13 inadvertently muted yourself. If you want  
14 to add any input -- there you go.

15 THOMAS RYAN: No, I just figured --  
16 my dog was barking in the background, so I  
17 can come in and out when necessary. Thank  
18 you.

19 KEVIN WOOD: All right. So you can  
20 see that the attendee for the next  
21 applicant has been renamed.

22 I have Elissa Kyle on. We all know  
23 Elissa. I just don't know if anybody is  
24 here for the Priestley application.

25 CRAIG ROSASCO: Okay, in the

1           4-27-21 - PLANNING BOARD

2       absence of anybody here in regards to 85  
3       Conklin Street, we can voluntarily jump  
4       over to 497 Main Street, and I believe  
5       maybe Frank can identify himself, bring  
6       him in and just a site plan review.

7           KEVIN WOOD: Frank, welcome back  
8       again. I'm asking you to start your  
9       video, which I know you know how to do  
10      because we've seen it. Unmute, please,  
11      Frank. Thank you.

12          CRAIG ROSASCO: Frank, can you hear  
13      us?

14          HARRY NICOLAIDES: Can you  
15      gentlemen hear me?

16          CRAIG ROSASCO: Now.

17          HARRY NICOLAIDES: There's two of  
18      us. My name is Harry Nicolaides. I'm  
19      also a principal at N2design, and Frank  
20      Genese is the other principal. So we're  
21      both trying to get on the --

22          KEVIN WOOD: You're both in.

23          HARRY NICOLAIDES: Thank you.

24          KEVIN WOOD: Slowly spell your last  
25      name, Harry, please.



1 4-27-21 - PLANNING BOARD

2 HARRY NICOLAIDES: Sure.

3 N-i-c-o-l-a-i-d-e-s.

4 KEVIN WOOD: Okay, fantastic.

5 Frank, is your name spelled  
6 correctly? And if you'd unmute and just  
7 spell you name. I want to make sure the  
8 spelling of your last name is correct,  
9 Frank, please.

10 FRANK GENESE: G-e-n-e-s-e.

11 KEVIN WOOD: Perfect. Thank you.

12 CRAIG ROSASCO: Okay, Frank and  
13 Harry, welcome to the Planning Board  
14 meeting. If you'd both please state your  
15 name and your business address. .

16 Obviously, you're here in regards  
17 to the 497 Main Street application;  
18 correct?

19 FRANK GENESE: Correct. So my name  
20 is Frank Genese. I am a principal at  
21 N2design and Architecture, P.C. We're  
22 located at 315 Main Street, in Port  
23 Washington, New York.

24 CRAIG ROSASCO: Excellent. Thank  
25 you, Frank.

1           4-27-21 - PLANNING BOARD

2           HARRY NICOLAIDES: And I'm Harry  
3 Nicolaides, also principal of N2design and  
4 Architecture, P.C., 315 Main Street, Port  
5 Washington, New York.

6           CRAIG ROSASCO: Thank you,  
7 gentlemen.

8           This application tonight is being  
9 made in accordance with Section 600.195  
10 for a site plan review and the floor is  
11 yours. You can tell us what it is that  
12 Cascone and Kluepfel are planning on doing  
13 with this property.

14          FRANK GENESE: Sure. Do you want  
15 me to share the screen and put up a  
16 presentation for you guys?

17          KEVIN WOOD: You certainly can do  
18 that, Frank.

19          FRANK GENESE: I am ready. Can you  
20 guys see that?

21          KEVIN WOOD: Yup.

22          FRANK GENESE: Okay, so I'm sure  
23 you're all familiar with this building.  
24 It's the existing furniture factory  
25 located on Richard and Main, right off

1           4-27-21 - PLANNING BOARD

2   109.   So kind of in a sense the gateway to  
3   the Main Street redevelopment area.

4           The building currently is right  
5   here (indicating), obviously. In the rear  
6   section is a somewhat undeveloped parking  
7   area that has been kind of left in some  
8   bit of disrepair over the years. They've  
9   stored vehicles there. The grass has  
10  grown through the concrete. So the site  
11  definitely is in need of serious  
12  improvement.

13           So looking at the site plan, you  
14  can see the main building here, and we do  
15  have a lighted out image of what the  
16  inside will be, even though that's not  
17  really of concern tonight. But what we've  
18  done is, we've tried to soften the parking  
19  lot area and screen it from the existing  
20  homes on Rose Street. So what we've done  
21  is, to meet the requirement of the  
22  Village, the parking requirement, which is  
23  23 spots, we've located effectively 19 of  
24  those spots and we've land banked four of  
25  them. One here, one here, one here, and

1           4-27-21 - PLANNING BOARD

2       one here (indicating). The purpose of the  
3       land banking is that we wanted to create a  
4       larger landscape screen behind the  
5       building so it would give the residents  
6       that live on Rose Street less of a view  
7       toward the parking lot.

8           What we also planned on doing is to  
9       kind of beautify the front and the side of  
10      the building. We are proposing installing  
11      planters. As you know, the current  
12      streetscape here is a red brick, which we  
13      are going to leave. We'll see some closer  
14      images of it in a few minutes.

15           We have met the requirements for  
16      handicap parking. We did provide a  
17      loading area. There's two exits,  
18      entrances in the rear. These would  
19      primarily be for ADA access through here.  
20      The main entrance, of course, is off the  
21      intersection of Richard and Main.

22           So this is the current Avanti  
23      Furniture building right now. Definitely  
24      has seen better days. There's a number of  
25      issues with the facade that will require

1           4-27-21 - PLANNING BOARD

2       some repair, particularly repointing of  
3       bricks. There's also going to be some  
4       changes in the fenestrations which I'll  
5       show you in a few minutes. As you can see  
6       now, there are two existing doors here.  
7       Those will be removed. We have a fairily  
8       nice street tree on Main Street. We are  
9       proposing additional street trees around  
10      the building. So this is what we proposed  
11      for the building.

12           The signage, I believe, has already  
13      gone to you guys and was approved. There  
14      is -- we were kind of asked that a meeting  
15      -- I believe, Steve, you were there that  
16      day with the Mayor and with Brian to  
17      possibly put a big 497 on the corner of  
18      the building, which we thought was a great  
19      idea. So that's the only modification to  
20      the existing approved signage plan. This  
21      would be the Richard Street side. What  
22      we're going to do is close the two doors  
23      on that side and replace them with  
24      windows. All of these window will be new  
25      windows, with the exception of the

1           4-27-21 - PLANNING BOARD

2       storefront on the corner of Richard and  
3       along the face of Main Street.

4           CRAIG ROSASCO: In fact there's  
5       some doors on that side of that property,  
6       currently; correct?

7           FRANK GENESE: There's two doors  
8       right now. Two pink doors. Those are  
9       going to be eliminated.

10          There's also a large loading dock  
11       in the back which we're going to fill in.

12          This is the Main Street facade  
13       (indicating). Again, you know, this is  
14       the brick -- red brick paving which we  
15       feel is very attractive and certainly is  
16       in very good shape. Most of the brick  
17       work on the building is in some state of  
18       disrepair, however, it is salvageable. We  
19       considered sandblasting the existing beige  
20       paint off of it. However, upon further  
21       investigation, we determined that any kind  
22       of invasive procedure on the exterior of  
23       this building is going to cause some  
24       serious damage to the grout and some of  
25       the brick. So we decided against that and

1           4-27-21 - PLANNING BOARD

2       decided to go with a painted finish.

3           These are elevations of the north  
4       side and the east side, so this is the  
5       side that faces (indicating) -- I'll go  
6       back quickly -- that would be this side  
7       here (indicating). There are three  
8       existing windows here. We're going to  
9       close those in. Then on the rear facade,  
10      there's a large loading dock area here  
11      now. That is going to be infilled and  
12      replaced with a door and a window. We're  
13      also going to eliminate a window here  
14      (indicating). This is an existing door  
15      that's going to be replaced with a new  
16      door (indicating).

17           And that's kind of what we  
18      envisioned the building to look like upon  
19      completion. So you can kind of see a  
20      dramatic change in, you know, what's there  
21      now to what we feel can be there. We've  
22      included some additional details. Some of  
23      the light fixtures that exist further down  
24      on Main Street. I know those are  
25      something the Village is in the process of

1           4-27-21 - PLANNING BOARD

2    looking into installing. We feel that  
3    something like that would make a big  
4    difference on the facade. We're also  
5    proposing some benches. And we really see  
6    this as kind of the gateway now to  
7    Farmingdale. Upon entering Farmingdale,  
8    you're going to see an attractive  
9    building. The owners, or the future  
10   owners of the building are very committed  
11   to the Village and very committed to  
12   beautifying the area. So they are very  
13   interested in doing all they can to make  
14   this building as attractive as possible.

15           This is one more image -- you can  
16   see some of the infill (indicating).  
17   These existing storefront windows will  
18   remain. They're sufficient for now. They  
19   may be replaced in the future, but we feel  
20   since they're in decent condition, we  
21   should be able to salvage them.

22           So this is again the site plan  
23   (indicating). We have been talking about  
24   placing additional street trees along this  
25   street -- along the sidewalk on Richard.



1           4-27-21 - PLANNING BOARD

2       I believe our conversation with the  
3       Village was that will be up for discussion  
4       as far as what the Village's planting  
5       program is going to be, but the client  
6       here definitely is willing to plant a  
7       couple of deciduous trees along the curb  
8       to further enhance the landscape appeal of  
9       this building.

10           And that is just to give you --  
11          just to give you a little more detail.

12           This is the particular type of  
13          planter we see going in along the building  
14          (indicating. It's going to be a weathered  
15          gray planter. The plantings can be  
16          various types, depending on season. So we  
17          can have flowering plants in the spring;  
18          we can have kind of replacement plants in  
19          the fall; mums. And that'll give the  
20          building a kind of an ever changing  
21          dynamic look to it as the seasons move.

22           And that's really -- I do have a  
23          three-D image of the building. This is  
24          the way it will look (indicating). So you  
25          can see in the rear we have eliminated the

1           4-27-21 - PLANNING BOARD  
2    large roll-up door along this facade which  
3    is a shared lot line with the building  
4    next door. We've eliminated a couple of  
5    windows. All these windows are new  
6    replacement windows. We chose a patten  
7    that we feel is reflective of some of the  
8    other windows in some of the other  
9    buildings on Main Street. That,  
10   obviously, is up for discussion as far as  
11   how the division of the windows will be.  
12   But that's effectively our building. We  
13   do have an area here, a planting strip  
14   where we can put additional trees, and  
15   like I said if the Village requests it,  
16   the owner would be more than happy to  
17   plant street trees here. We don't have  
18   the width that we do on this side. This  
19   side is a little bit deeper and as you can  
20   see the property line runs actually out to  
21   the middle of the sidewalk here  
22   (indicating). So we do have a little more  
23   flexibility on this side to do some  
24   planting. We've removed the plants from  
25   this particular rendering because, oddly

1           4-27-21 - PLANNING BOARD

2       enough, when the plants are in there, it  
3       freezes up the image because the plants  
4       are so graphic intensive. And that is it  
5       for out building at 497 Main Street.

6           Harry, do you want to step in and  
7       say anything?

8           HARRY NICOLAIDES: Again, I believe  
9       you had mentioned that the lighting, the  
10      signage and the awnings were approved  
11      already and reviewed.

12          FRANK GENESE: Yeah, the -- from  
13      what I understand, through Elissa, the  
14      signage and these gooseneck lights were  
15      approved. The 497 was not on that  
16      original plan. The only comment that came  
17      back from the client is that their  
18      graphics is -- and I'll kind of give you  
19      -- so their graphic has a gold "K" but it  
20      also has a gold ampersand, and he was  
21      asking me if we would be able to stay  
22      consistent with their marketing trademark  
23      and include that ampersand in yellow, and  
24      I said I would address that at the  
25      meeting.

1 4-27-21 - PLANNING BOARD

2 CRAIG ROSASCO: That's fine.

3 Thank you, Frank and Harry for the  
4 very thorough presentation. In my eyes, I  
5 think that, cosmetically, the building  
6 looks fantastic and you both did a great  
7 job.

8 HARRY NICOLAIDES: Thank you.

9 FRANK GENESE: Thank you.

10 CRAIG ROSASCO: I certainly have  
11 some questions regarding the plantings in  
12 the back because as the Planning Board and  
13 Architectural Review Board probably our  
14 biggest concern is the neighbors that are  
15 on Rose Street behind the building.

16 What are the plantings plan in the  
17 two land banked areas that you have there?

18 FRANK GENESE: We're looking at  
19 deciduous trees that will be kind of full  
20 bloom. We discussed the possibility of  
21 Arborvitae which would create much more of  
22 a dense hedge. That also would be a  
23 practical solution; very low maintenance.  
24 The issue with Arborvitae is -- if anybody  
25 has them, which I do, they eventually will

1           4-27-21 - PLANNING BOARD  
2       grow to 40 feet tall, which is terrific,  
3       but, you know, I don't know if that's the  
4       feeling that we want to have, literally a  
5       30 or 40 foot green wall. So I think with  
6       a number of closely planted trees, we  
7       would be able to develop a nice screening  
8       where it wouldn't be a hundred percent,  
9       but it will definitely remove that direct  
10      view of cars. The parking lot will likely  
11      not be full of cars most of the time.  
12      They really don't need the amount of  
13      parking that they have. The way that they  
14      function is that most of the -- most of  
15      their space is modular offices, and what  
16      they do is they have attorneys from other  
17      insurance companies come on a daily basis  
18      and use them. So it's not like the lot  
19      will ever be filled with cars, but we want  
20      to make sure that the neighbors do not  
21      feel as if they're looking at a parking  
22      lot.  
23                 There's an existing green, very  
24      heavily densed planted area here  
25      (indicating). There are some existing

1           4-27-21 - PLANNING BOARD

2   plants already in place in here  
3   (indicating). We'll supplement them if we  
4   have to. We do have a street tree and a  
5   street tree here existing now currently.  
6   So, you know, we feel that this will  
7   create enough of a buffer that it will not  
8   really create a bad view for the people  
9   who live on this corner house on Rose.

10           CRAIG ROSASCO: Right. Is there  
11   any plans, Frank, on berming that  
12   landscape area?

13           FRANK GENESE: We haven't talked  
14   about it. It -- you know, it's a  
15   possibility.

16           CRAIG ROSASCO: Okay.

17           FRANK GENESE: You know, we could  
18   raise the grade slightly and plant the  
19   trees on top of it. You know, that would  
20   be something that we can certainly  
21   discuss. Could be a very nice feature.  
22   So, I mean, the client wants to make sure  
23   that the neighbors are happy with this  
24   building and, you know -- so I think that  
25   that would certainly be a possibility if

1           4-27-21 - PLANNING BOARD

2       the height is something that's concerning.

3           This is not a very tall house on  
4       the corner of Rose, so if it was a tall  
5       two-story home like this one or this one  
6       (indicating), where you'd be able to see  
7       over the trees, it would be more of an  
8       issue. This house is fairly low, so I  
9       think if the trees are at the ten to 12  
10      foot level, eventually, and fully -- you  
11      know, and dense enough to provide a visual  
12      buffer, I think we should be okay. But we  
13      could do a three foot berm there to give  
14      us a little more height and also to give  
15      the parking lot a little more of a  
16      separate feel from the (inaudible) from  
17      the street.

18           CRAIG ROSASCO: Right.

19           CHARLES GOSLINE: Can I ask a  
20      question on the building? I think the  
21      building -- your intentions with the black  
22      windows and the black shed awnings look  
23      great. The representation that I think we  
24      have with the plans shows a black cornice.  
25      If you stay on that rendering it looks

1           4-27-21 - PLANNING BOARD

2     like maybe a four -- four six-inch black  
3     cornice along the top but in the pages  
4     that describe the elevations, I don't see  
5     any reference to that.

6           FRANK GENESE: Again, the color or  
7     the building is something that, you know,  
8     we've been working on with the client,  
9     with Elissa, and we did look at the  
10    palette that the village has for historic  
11    colors. The client, unfortunately, was  
12    not happy with some of those historic  
13    colors, so we decided to stick with white,  
14    which, you know, is actually a very  
15    historic color.

16           CHARLES GOSLINE: Yeah, I'm just  
17    saying that your white -- your white  
18    background on the building, you know,  
19    compared to the black windows, the black  
20    shed, looks great. I think that black  
21    cornice, if it was there, on the top of  
22    the building, would bring it all together.

23           FRANK GENESE: Yeah, we did add  
24    this later on --

25           CHARLES GOSLINE: Okay, so it's not



1           4-27-21 - PLANNING BOARD

2       on the rendering that we have.

3           FRANK GENESE:   It's basically not a  
4       cornice, it's basically the parapet cap.

5           CHARLES GOSLINE:   Okay, but it's  
6       going to be black and I think that sets it  
7       off if that's what --

8           FRANK GENESE:   We think the black  
9       improves the look a lot, especially with  
10      the corbel brick underneath it that casts  
11      shadows.   I think it's going to be a very  
12      nice look.

13          CHARLES GOSLINE:   Okay, great.

14          CRAIG ROSASCO:   Frank, just to kind  
15      of segue back, one of the concerns that I  
16      have is although the Thuja Giants, like  
17      you said, growing tremendously and they  
18      look good early on, ten years out, they  
19      could become awfully overbearing.   If the  
20      goal is to get you into that ten to twelve  
21      foot, maybe you can consider some other  
22      natural firs; whether they be emerald  
23      green arbs or, you know, some spruces,  
24      just mix it up in there, and --

25          FRANK GENESE:   Greeneries

1           4-27-21 - PLANNING BOARD

2           (inaudible)

3                   STEVE FELLMAN: I was going to  
4 suggest, Mr. Chairman, you might want to  
5 consider Holly.

6                   FRANK GENESE: Holly, also nice.  
7 Spruce.

8                   STEVE FELLMAN: Yeah, Holly doesn't  
9 get real big; it's green; it's a really  
10 strong hardy kind of hedge and you can  
11 keep it at six to eight feet if you trim  
12 it.

13                   CRAIG ROSASCO: I agree. And like  
14 Frank said earlier, the house that's  
15 across the street is a one-story  
16 residence, so I certainly think in this  
17 application a Thuja would be overwhelming.  
18 Maybe not initially, but at some point, I  
19 guess there would probably (inaudible) in  
20 regard to that.

21                   Anybody else have any commentary in  
22 regards to the plantings?

23                   THOMAS RYAN: No, I would agree  
24 that a hedge concept, if you're going with  
25 Holly, would make sense. I think your

1           4-27-21 - PLANNING BOARD

2       representation on the berm obviously helps  
3       (inaudible). Holly and the green with the  
4       assessment and the berm. So that's all  
5       positive.

6           CRAIG ROSASCO: Great. Okay.

7       Thank you, Tom.

8           Frank and Harry, I don't know that  
9       you have employment statistics for the  
10      firm, about how many employees and stuff  
11      like that. One of my concerns, which came  
12      up in my review of it is it shows 19  
13      cubicles and 13 to 15 offices that are run  
14      around the outside of the building. So,  
15      essentially, we're looking at somewhere in  
16      the area of 30 to 35 either offices or  
17      cubicles and 19 spots. So I don't --

18           HARRY NICOLAIDES: The firm has --  
19      when we first were retained, they referred  
20      to themselves as a 20-person law firm. As  
21      the pandemic made everybody comfortable,  
22      largely working from home, they pretty  
23      much agreed that they're never going to  
24      have the full complement in any given day,  
25      and the reason we went to these work

1           4-27-21 - PLANNING BOARD  
2       stations is they're basically almost  
3       visitor stations. So rather than having  
4       to displace somebody when they came in,  
5       there's room for someone to leave their  
6       things behind and come back a different  
7       day. But that's why when we looked at the  
8       parking, the confidence is that they won't  
9       even use the full parking complement  
10      that's been provided.

11           CHARLES GOSLINE: But you also  
12      mentioned that there were visiting  
13      insurance reps coming in and out?

14           HARRY NICOLAIDES: In and out, but  
15      again, they don't all come at the same  
16      time. They come on a case by case basis.

17           CHARLES GOSLINE: Right, right.  
18      But I think the biggest issue for the  
19      surrounding neighborhood -- I think if  
20      people are parking on their block, you  
21      know, no matter what landscaping you put  
22      in there, that's going to be their biggest  
23      craw (sic).

24           HARRY NICOLAIDES: Sure and that's  
25      fair. You know, that's why we referred to

1           4-27-21 - PLANNING BOARD

2       the land banking this, a means of if we  
3       find that the actual use starts growing  
4       beyond what their projections are, we can  
5       certainly take those spots back as they've  
6       been planned into the actual parking lot.

7           CHARLES GOSLINE: Right, but then  
8       you eliminate your plantings.

9           HARRY NICOLAIDES: Some of it.  
10       We'll still have the buffer at the  
11       perimeter. That's why if you don't need  
12       them, we don't want to use them -- we  
13       don't want to create a bigger than  
14       necessary blacktop field.

15           STEVE FELLMAN: Can I make one  
16       suggestion?

17           HARRY NICOLAIDES: Please.

18           STEVE FELLMAN: Frank, can you go  
19       back to the site plan.

20           FRANK GENESE: Sure.

21           (Complying) There you go.

22           STEVE FELLMAN: Don't change  
23       anything. I would really recommend that  
24       the stalls be 19 feet deep and the backup  
25       aisle 23 feet so it won't change but I

1           4-27-21 - PLANNING BOARD

2       think the 19 foot each stall is a little  
3       better if somebody's got a pickup truck,  
4       that kind of thing. And the 23 foot aisle  
5       is plenty big enough and that's the Town  
6       of Islip standard for backup aisles.

7           HARRY NICOLAIDES: That's fine.  
8       We'll just put another foot of paint on  
9       the stripe.

10          STEVE FELLMAN: Exactly. Exactly.

11          CRAIG ROSASCO: Well, six inches on  
12       each side, Harry.

13          HARRY NICOLAIDES: That's it. All  
14       right.

15          CRAIG ROSASCO: All right, does  
16       anybody else have any additional  
17       commentary with regards to this project?

18          THOMAS RYAN: Just a clarification  
19       because I know I heard it earlier. So the  
20       new curb cut on Rose, will that only allow  
21       you access to those six spots. Is it  
22       actually landlocked so you have access  
23       both to Richard and (inaudible)

24          FRANK GENESE: Right. I didn't  
25       quite hear you, but I think you were

1           4-27-21 - PLANNING BOARD  
2   referring to the six spots on the north  
3   side that are separate from the remaining  
4   spots. Unfortunately, we -- it's an odd  
5   shaped parking lot. So in order to meet  
6   the requirement, we had to run a myriad of  
7   different arrangements, and we found that  
8   this was the only one that would achieve  
9   the amount. So in our review with the  
10  client, it was kind of decided that, you  
11  know, that would be more or less of a  
12  pretty much non-used parking lot. It  
13  would be really there for overflow, if  
14  they ever, you know, need additional spots  
15  because they don't even think they're  
16  gonna fill the existing spots that are on  
17  the other side, the other 17 spots or now  
18  13 spots. So, you know, it is a separate  
19  lot but it certainly, you know, would meet  
20  the requirement of the client in the sense  
21  that it provides them with just some  
22  additional parking in the event that they  
23  need it. Most of the staff that are going  
24  there on a daily basis, as Harry said,  
25  which is probably going to be 12 to 15

1           4-27-21 - PLANNING BOARD

2    people, will likely just park as close to  
3    the building in the lot as possible.

4    Although someone -- you know, staff member  
5    with a brand new car may say, you know,  
6    what I like my car in a nice big private  
7    lot, I'm going to park it over there.

8           THOMAS RYAN: Next to the Holly's.  
9    Yeah, sounds good.

10           CRAIG ROSASCO: Mr. Fellman, what  
11    is the parking story on both Rose and  
12    Richard street there?

13           STEVE FELLMAN: In terms of what,  
14    Mr. Chairman?

15           CRAIG ROSASCO: It's just open  
16    parking to anybody? There's no special  
17    parking permits or anything required.  
18    Correct?

19           STEVE FELLMAN: Correct.

20           CRAIG ROSASCO: Okay. All right,  
21    any additional commentary from anybody?

22           (WHEREUPON, no response was heard.)

23           CRAIG ROSASCO: Okay. Thank you,  
24    Harry and Frank for your very complete and  
25    thorough presentation.



1           4-27-21 - PLANNING BOARD

2           What we do at the Planning Board  
3 here is now we now hand this off to the  
4 Board of Trustees under Section 600-195 to  
5 196 for further consideration. Certainly,  
6 our recommendations and our concerns are  
7 parking versus cubicles; certainly there's  
8 an inequity there. So that should be  
9 considered by the Board of Trustees. The  
10 plantings we discussed. And there may be  
11 the possibility that there may be a need  
12 for a special use permit under Section  
13 that is zoned, but we defer that back to  
14 the Board of Trustees. And, once, again,  
15 we thank you for your presentation  
16 tonight.

17           HARRY NICOLAIDES: Thank you.

18           FRANK GENESE: Thank you, very  
19 much. Have a good evening.

20           KEVIN WOOD: Did you want to ask  
21 for public comment at this time?

22           CRAIG ROSASCO: I'm going to defer  
23 to the Board of Trustees in regards to  
24 notification and/or public hearing needs  
25 to be placed on theirs.

1           4-27-21 - PLANNING BOARD

2           Is there anybody here that is  
3 looking to speak on a public basis? If  
4 they are, could they please raise their  
5 Zoom hand.

6           KEVIN WOOD: All clear.

7           CRAIG ROSASCO: I don't see anybody  
8 on the attendee list. Okay, that's fine.  
9 Thank you, Kevin.

10          All right, with that being said,  
11 there is the additional site plan review  
12 tonight for 85 Conklin Street. As I look  
13 at the panelists and the attendee list, I  
14 do not see anybody in addition -- I stand  
15 corrected. I believe Walter Priestley is  
16 here tonight.

17          Walter, if you're here, do you want  
18 to raise your Zoom hand and Kevin can  
19 bring you into the meeting. That will be  
20 great. It looks like he's raised his  
21 hand.

22          KEVIN WOOD: Coming in now.

23          CRAIG ROSASCO: Walter, can you  
24 hear us?

25          WALTER PRIESTLEY: Hello, Tom.

1           4-27-21 - PLANNING BOARD

2       Hello, Craig, Steve, Chuck and Accurate  
3       Court Reporting.

4           All right, so what do we have to  
5       say about the 85 Conklin Street Parking?

6           CRAIG ROSASCO: Walter, just state  
7       your name and your business address for  
8       the record.

9           WALTER PRIESTLEY: Walter  
10       Priestley. My business address is 81  
11       Conklin Street.

12          CRAIG ROSASCO: And the address of  
13       this application pertains to the next door  
14       property.

15          WALTER PRIESTLEY: The address is  
16       85 Conklin Street. It's the adjoining  
17       property that my wife and I own.

18          CRAIG ROSASCO: Okay, great.

19          So we are in receipt of your -- of  
20       the rendering that we have. Do you want  
21       to make a presentation on this, Walter,  
22       and let us know as to what the needs are.

23          WALTER PRIESTLEY: Well, the issue  
24       is that the office is filling up and we're  
25       -- you know, in order to accommodate the

1           4-27-21 - PLANNING BOARD  
2 employees and the patients -- some of us  
3 are ending up parking on the street and we  
4 don't want patients or people parking on  
5 the street because it blocks the sight --  
6 the line of sight for people pulling in  
7 and out of the office. It's going to be  
8 in the backyard. It's not going to be  
9 visible from the street, the parking back  
10 there. It's going to be a gravel parking  
11 lot because we -- my wife and I think that  
12 one day we might want to live -- move back  
13 to 85 Conklin Street and, you know,  
14 revisit it as a backyard one day. We're  
15 not going -- we don't plan on taking down  
16 any of the -- there's a little forest in  
17 the back. It backs up to the sump. We  
18 want to keep that up. And we're going to  
19 lose one or two spots from our lot but  
20 we're going to gain about seven. So we'll  
21 get a net gain of about five or six spots  
22 there. We're going to use it for  
23 primarily employee parking and parking for  
24 the tenants that live at 85 Conklin  
25 Street. It's a family that lives there.

1           4-27-21 - PLANNING BOARD  
2       A dad with their three adult children. So  
3       they have a couple of cars. There's no --  
4       the basement is unfinished at 85 Conklin  
5       Street. There's no accessory apartment.  
6       There's no business at 85 Conklin Street.  
7       It's just a family. And the backyard, it  
8       goes pretty deep. It's 235 feet deep. So  
9       we're looking at just putting gravel. And  
10      the building inspector and the architect  
11      showed us what we need for a -- I guess  
12      it's called a drywell. He was very  
13      specific about how many square feet we  
14      need, based on the area. I don't think  
15      there's going to be any runoff into the  
16      street because the area is very flat and  
17      there's a recharge basin to the left and  
18      behind us. I don't see any impact in the  
19      neighborhood. The property to the east of  
20      me has parking all the way back to the  
21      sump that's paved. I don't -- you know,  
22      they have multiple -- they have many more  
23      spots than I have. So I don't think  
24      there's going to be any issue with any  
25      neighbors, as far as I'm concerned right

1           4-27-21 - PLANNING BOARD

2           now.

3                   CRAIG ROSASCO:   And just so we're  
4           clear --

5                   WALTER PRIESTLEY:   It'll just make  
6           it safer for us to pull in and out of our  
7           parking lot, and the line of sight will be  
8           a lot easier if we can get our employees  
9           to park in that back area and the tenants  
10          that live at 85 Conklin Street to park in  
11          that back area.

12                   CRAIG ROSASCO:   Okay.   And just for  
13          the record, to be clear, Walter, the spots  
14          that you're looking to provide on this  
15          property are not to be used for this  
16          property.   They're for the adjacent  
17          property; correct?

18                   WALTER PRIESTLEY:   No, they're for  
19          both.   They're for the tenants that live  
20          at 85 Conklin Street --

21                   CRAIG ROSASCO:   It's already there;  
22          correct?

23                   WALTER PRIESTLEY:   Yes, we have  
24          some parking for them already and for my  
25          employees.

1           4-27-21 - PLANNING BOARD

2           CRAIG ROSASCO: Okay.

3           WALTER PRIESTLEY: And myself.

4           CRAIG ROSASCO: Okay.

5           CHARLES GOSLINE: It's really a  
6 common driveway that serves both of those  
7 properties; right?

8           WALTER PRIESTLEY: Yes.

9           CRAIG ROSASCO: What do you plan on  
10 doing about lighting in the back there,  
11 Walter?

12           WALTER PRIESTLEY: Well, on the  
13 back of 85 Conklin Street -- if you look  
14 up -- I can send you pictures of it.  
15 There's two large -- I guess -- they're  
16 not fluorescent, they're -- they're pretty  
17 strong lights that face downwards towards  
18 the ground. They're mounted on the  
19 building.

20           CRAIG ROSASCO: Okay.

21           STEVE FELLMAN: And just for the  
22 Board's edification, even though he's  
23 proposing gravel right now, we make people  
24 put in the full drainage as if it's paved  
25 because at some point it becomes paved.

1           4-27-21 - PLANNING BOARD

2       So you might as well get the drainage in  
3       now and get that all settled, so...

4           Didn't get a drainage problem at  
5       all because it's gravel right now but in  
6       the future should somebody else want to  
7       pave it, the proper drainage is going to  
8       be installed.

9           CRAIG ROSASCO: Right, and I  
10       believe that that's mentioned in the plans  
11       where they're planning an eight foot ring  
12       -- an eight foot depth ring for the  
13       drainage for that and I'm assuming,  
14       Walter, they would grade that gravel so  
15       that it drains into that ring?

16           WALTER PRIESTLEY: Steve, did you  
17       see that on the survey?

18           STEVE FELLMAN: Yeah, they will  
19       grade it -- again, they will grade it as  
20       if they were going to pave it. It's going  
21       to all be graded and pitched correctly.  
22       It's just missing the top coat, if you  
23       will. It's designed to the full two-inch  
24       rainfall and, as you know, in Farmingdale,  
25       we are blessed with one of the best sand



1           4-27-21 - PLANNING BOARD

2       and gravel this side of the Mississippi,  
3       so... You know, put the drywell, they  
4       work really well here.

5           CRAIG ROSASCO: Well, I've measured  
6       the sizing on the parking spots. It  
7       clears the nine by eighteen by the office  
8       residential district. The 24 feet that  
9       you have in between the spots and the  
10      western side of the property line, that's  
11      in accordance with the code also. So I  
12      don't really have any problem. My only  
13      recommendation to the Board would be that  
14      technically, the code does say that the  
15      stalls are to be clearly marked and I  
16      don't know how they're going to do that in the  
17      gravel, but the Board of Trustees can  
18      certainly just consider that in their  
19      application and we've addressed it here in  
20      the Planning Board.

21           Tom and Chuck, do you guys have any  
22      additional questions?

23           CHARLES GOSLINE: I don't have any.  
24      I'll make a motion to accept as presented.

25           THOMAS RYAN: I would agree.

1           4-27-21 - PLANNING BOARD

2           CHARLES GOSLINE: Recommend it.

3           CRAIG ROSASCO: All right, so, Tom,  
4 you want to second that motion?

5           THOMAS RYAN: I'll second that  
6 motion.

7           CRAIG ROSASCO: All those in favor  
8 vote aye.

9           THOMAS RYAN: Aye.

10          CHARLES GOSLINE: Aye.

11          CRAIG ROSASCO: Fantastic. So,  
12 Walter, your application has cleared the  
13 Planning Board and Architectural Review  
14 Board. It certainly is subject to the  
15 discretion of the Board of Trustees and  
16 I'm sure that you'll bring that up in the  
17 future with them. And we wish you the  
18 best of luck.

19          WALTER PRIESTLEY: Okay, thank you.  
20 Thanks, Chuck, Tom, Craig, Steve and  
21 Accurate Court Reporting.

22          THOMAS RYAN: You should have  
23 recused yourself during that.

24          CRAIG ROSASCO: You're very  
25 welcome. Thank you, Walter.

1 4-27-21 - PLANNING BOARD

2 KEVIN WOOD: Walter, you forgot me,  
3 but thank you. Hi.

4 WALTER PRIESTLEY: Thank you,  
5 Kevin. I can't see you.

6 CRAIG ROSASCO: The most important  
7 guy here.

8 KEVIN WOOD: I think I got you in  
9 here. I was like begging for you.

10 WALTER PRIESTLEY: I got a phone  
11 call from Brian, told me I had to jump on.  
12 He found my home number. Nobody -- I  
13 haven't used a landline. I'm like who's  
14 calling me on the landline? Nobody calls  
15 us on the landline.

16 KEVIN WOOD: We're glad you showed.

17 CRAIG ROSASCO: Absolutely.

18 WALTER PRIESTLEY: All right, thank  
19 you.

20 CRAIG ROSASCO: Best of luck,  
21 Walter. Good luck.

22 THOMAS RYAN: Thank you.

23 CHARLES GOSLINE: All right, take  
24 care.

25 CRAIG ROSASCO: With the conclusion

1           4-27-21 - PLANNING BOARD  
2   of that application, that will bring to a  
3   close tonight's Planning Board,  
4   Architectural Review Board meeting.

5           To my fellow committeemen, I want  
6   to thank you for your appearances tonight  
7   and should anything change in the near  
8   future, certainly your participation  
9   tonight is greatly appreciated.

10           CHARLES GOSLINE: Okay. Hopefully,  
11   the quorum continues.

12           CRAIG ROSASCO: Absolutely. Thank  
13   you, everybody.

14           CHARLES GOSLINE: I make a motion  
15   to adjourn.

16           CRAIG ROSASCO: Second?

17           THOMAS RYAN: Second.

18           CRAIG ROSASCO: All right.  
19   Everybody, thank you. Take care,  
20   everybody.

21           (WHEREUPON, this meeting was  
22   concluded at 7:40 p.m.)

23                           \*       \*       \*       \*

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4-27-21 - PLANNING BOARD

C E R T I F I C A T I O N

STATE OF NEW YORK

Ss:

COUNTY OF SUFFOLK

I, LORRAINE D. BERARDI, Court  
Reporter and Notary Public of the State of  
New York, do hereby certify:

That the within transcript was  
prepared by me and is a true and accurate  
record of this meeting to the best of my  
ability.

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 27th of May, 2021.

Lorraine D. Berardi

LORRAINE D. BERARDI

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**1**

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**109** 10:2  
**12** 22:9 30:25  
**13** 26:13 30:18  
**15** 26:13 30:25  
**17** 30:17  
**19** 10:23 26:12,17 28:24 29:2  
**196** 32:5

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**2**

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**20-person** 26:20  
**2021** 3:6  
**23** 10:23 28:25 29:4  
**235** 36:8  
**24** 40:8  
**27th** 3:6

---

**3**

---

**30** 20:5 26:16  
**315** 8:22 9:4  
**35** 26:16

---

**4**

---

**4-27-21** 3:1 4:1 5:1 6:1 7:1 8:1  
 9:1 10:1 11:1 12:1 13:1 14:1 15:1  
 16:1 17:1 18:1 19:1 20:1 21:1  
 22:1 23:1 24:1 25:1 26:1 27:1  
 28:1 29:1 30:1 31:1 32:1 33:1  
 34:1 35:1 36:1 37:1 38:1 39:1  
 40:1 41:1 42:1  
**40** 20:2,5  
**497** 3:20 4:25 6:5 7:4 8:17 12:17  
 18:5,15

---

**6**

---

**600-195** 32:4  
**600.195** 9:9

---

**8**

---

**81** 34:10  
**85** 3:19 4:24 5:8,14 7:2 33:12  
 34:5,16 35:13,24 36:4,6 37:10,20  
 38:13

---

**A**

---

**absence** 4:4 7:2  
**Absolutely** 3:16 42:17  
**accept** 40:24  
**access** 11:19 29:21,22  
**accessory** 36:5  
**accommodate** 34:25  
**accordance** 9:9 40:11  
**Accurate** 34:2 41:21  
**achieve** 30:8  
**actual** 28:3,6  
**ADA** 11:19  
**add** 6:14 23:23  
**addition** 33:14  
**additional** 12:9 14:22 15:24  
 17:14 29:16 30:14,22 31:21 33:11  
 40:22  
**address** 8:15 18:24 34:7,10,12,  
 15  
**addressed** 40:19  
**adjacent** 37:16  
**adjoining** 34:16  
**adult** 36:2  
**afford** 4:16  
**agenda** 3:18 4:23  
**agree** 25:13,23 40:25  
**agreed** 26:23  
**aisle** 28:25 29:4  
**aisles** 29:6  
**Allegiance** 3:24,25 4:5,8  
**amount** 20:12 30:9

**ampersand** 18:20,23  
**and/or** 32:24  
**apartment** 36:5  
**appeal** 16:8  
**applicant** 5:15 6:21  
**application** 6:24 8:17 9:8 25:17  
 34:13 40:19 41:12  
**approved** 12:13,20 18:10,15  
**April** 3:6  
**Arborvitae** 19:21,24  
**arbs** 24:23  
**architect** 36:10  
**Architectural** 3:5 19:13 41:13  
**Architecture** 8:21 9:4  
**area** 10:3,7,19 11:17 14:10 15:12  
 17:13 20:24 21:12 26:16 36:14,16  
 37:9,11  
**areas** 19:17  
**arms** 3:13  
**arrangements** 30:7  
**assemblage** 4:7,17  
**assessment** 26:4  
**assuming** 39:13  
**attendee** 6:20 33:8,13  
**attorneys** 20:16  
**attractive** 13:15 15:8,14  
**Avanti** 11:22  
**awnings** 18:10 22:22  
**aye** 41:8,9,10

---

**B**

---

**back** 6:8 7:7 13:11 14:6 18:17  
 19:12 24:15 27:6 28:5,19 32:13  
 35:9,12,17 36:20 37:9,11 38:10,  
 13  
**background** 6:16 23:18  
**backs** 35:17  
**backup** 28:24 29:6  
**backyard** 35:8,14 36:7

**bad** 21:8  
**banked** 10:24 19:17  
**banking** 11:3 28:2  
**barking** 6:16  
**based** 36:14  
**basement** 36:4  
**basically** 24:3,4 27:2  
**basin** 36:17  
**basis** 20:17 27:16 30:24 33:3  
**beautify** 11:9  
**beautifying** 15:12  
**begging** 42:9  
**behalf** 4:6  
**beige** 13:19  
**benches** 15:5  
**berm** 22:13 26:2,4  
**berming** 21:11  
**big** 12:17 15:3 25:9 29:5 31:6  
**bigger** 28:13  
**biggest** 19:14 27:18,22  
**bit** 10:8 17:19  
**black** 22:21,22,24 23:2,19,20  
 24:6,8  
**blacktop** 28:14  
**blessed** 39:25  
**block** 27:20  
**blocks** 35:5  
**bloom** 19:20  
**Board** 3:4,5,10,12 4:1 5:1 6:1 7:1  
 8:1,13 9:1 10:1 11:1 12:1 13:1  
 14:1 15:1 16:1 17:1 18:1 19:1,12,  
 13 20:1 21:1 22:1 23:1 24:1 25:1  
 26:1 27:1 28:1 29:1 30:1 31:1  
 32:1,2,4,9,14,23 33:1 34:1 35:1  
 36:1 37:1 38:1 39:1 40:1,13,17,20  
 41:1,13,14,15 42:1  
**Board's** 38:22  
**brand** 31:5  
**Brian** 12:16 42:11

**brick** 11:12 13:14,16,25 24:10  
**bricks** 12:3  
**briefly** 3:23  
**bring** 4:2 5:5,20 7:5 23:22 33:19  
 41:16  
**brings** 3:11  
**buffer** 21:7 22:12 28:10  
**building** 9:23 10:4,14 11:5,10,23  
 12:10,11,18 13:17,23 14:18 15:9,  
 10,14 16:9,13,20,23 17:3,12 18:5  
 19:5,15 21:24 22:20,21 23:7,18,  
 22 26:14 31:3 36:10 38:19  
**buildings** 17:9  
**business** 8:15 34:7,10 36:6

---

**C**

---

**call** 5:10 42:11  
**called** 36:12  
**calling** 42:14  
**calls** 42:14  
**cap** 24:4  
**car** 31:5,6  
**care** 42:24  
**cars** 20:10,11,19 36:3  
**Cascone** 9:12  
**case** 5:11 6:4 27:16  
**casts** 24:10  
**Chairman** 25:4 31:14  
**change** 6:3 14:20 28:22,25  
**changing** 16:20  
**CHARLES** 22:19 23:16,25 24:5,  
 13 27:11,17 28:7 38:5 40:23 41:2,  
 10 42:23  
**check** 6:8  
**children** 36:2  
**chose** 17:6  
**Chuck** 3:8 34:2 40:21 41:20  
**clarification** 29:18  
**clear** 33:6 37:4,13

**cleared** 41:12  
**clears** 40:7  
**client** 16:5 18:17 21:22 23:8,11  
 30:10,20  
**close** 12:22 14:9 31:2  
**closely** 20:6  
**closer** 11:13  
**coat** 39:22  
**code** 40:11,14  
**color** 23:6,15  
**colors** 23:11,13  
**comfortable** 26:21  
**comment** 18:16 32:21  
**commentary** 25:21 29:17 31:21  
**committed** 15:10,11  
**common** 38:6  
**companies** 20:17  
**compared** 23:19  
**complement** 26:24 27:9  
**complete** 31:24  
**completion** 14:19  
**Complying** 28:21  
**concept** 25:24  
**concern** 10:17 19:14  
**concerned** 36:25  
**concerns** 24:15 26:11 32:6  
**conclusion** 42:25  
**concrete** 10:10  
**condition** 15:20  
**confidence** 27:8  
**Conklin** 3:19 4:24 5:8,14 7:3  
 33:12 34:5,11,16 35:13,24 36:4,6  
 37:10,20 38:13  
**consideration** 32:5  
**considered** 13:19 32:9  
**consistent** 18:22  
**conversation** 16:2  
**corbel** 24:10

**corner** 12:17 13:2 21:9 22:4  
**cornice** 22:24 23:3,21 24:4  
**correct** 8:8,18,19 13:6 31:18,19 37:17,22  
**corrected** 33:15  
**correctly** 8:6 39:21  
**cosmetically** 19:5  
**County** 4:12  
**couple** 16:7 17:4 36:3  
**Court** 34:3 41:21  
**Craig** 3:2,16 4:10,20 5:14,20 6:12,25 7:12,16 8:12,24 9:6 13:4 19:2,10 21:10,16 22:18 24:14 25:13 26:6 29:11,15 31:10,15,20, 23 32:22 33:7,23 34:2,6,12,18 37:3,12,21 38:2,4,9,20 39:9 40:5 41:3,7,11,20,24 42:6,17,20,25  
**craw** 27:23  
**create** 11:3 19:21 21:7,8 28:13  
**cubicles** 26:13,17 32:7  
**curb** 16:7 29:20  
**current** 11:11,22  
**cut** 29:20

---

**D**

---

**dad** 36:2  
**daily** 20:17 30:24  
**damage** 13:24  
**day** 12:16 26:24 27:7 35:12,14  
**days** 11:24  
**decent** 15:20  
**decided** 13:25 14:2 23:13 30:10  
**deciduous** 16:7 19:19  
**deep** 28:24 36:8  
**deeper** 17:19  
**defer** 32:13,22  
**dense** 19:22 22:11  
**densed** 20:24  
**depending** 16:16

**depth** 39:12  
**describe** 23:4  
**designed** 39:23  
**detail** 16:11  
**details** 14:22  
**determined** 13:21  
**develop** 20:7  
**difference** 15:4  
**direct** 20:9  
**discretion** 41:15  
**discuss** 21:21  
**discussed** 19:20 32:10  
**discussion** 16:3 17:10  
**displace** 27:4  
**disrepair** 10:8 13:18  
**district** 40:8  
**division** 17:11  
**dock** 13:10 14:10  
**dog** 6:16  
**door** 14:12,14,16 17:2,4 34:13  
**doors** 12:6,22 13:5,7,8  
**drainage** 38:24 39:2,4,7,13  
**drains** 39:15  
**dramatic** 14:20  
**driveway** 38:6  
**drywell** 36:12 40:3  
**dynamic** 16:21

---

**E**

---

**earlier** 25:14 29:19  
**early** 24:18  
**easier** 37:8  
**east** 14:4 36:19  
**edification** 38:22  
**effectively** 10:23 17:12  
**eighteen** 40:7

**elevations** 14:3 23:4  
**eliminate** 14:13 28:8  
**eliminated** 13:9 16:25 17:4  
**Elissa** 6:22,23 18:13 23:9  
**emerald** 24:22  
**employee** 35:23  
**employees** 26:10 35:2 37:8,25  
**employment** 26:9  
**ending** 35:3  
**enhance** 16:8  
**entering** 15:7  
**entrance** 11:20  
**entrances** 11:18  
**envisioned** 14:18  
**essentially** 26:15  
**evening** 3:2 4:23 32:19  
**event** 30:22  
**eventually** 19:25 22:10  
**everyday** 4:16  
**exact** 5:11  
**Excellent** 8:24  
**exception** 12:25  
**exist** 14:23  
**existing** 9:24 10:19 12:6,20 13:19 14:8,14 15:17 20:23,25 21:5 30:16  
**exits** 11:17  
**exterior** 13:22  
**eyes** 19:4

---

**F**

---

**facade** 11:25 13:12 14:9 15:4 17:2  
**face** 13:3 38:17  
**faces** 14:5  
**fact** 13:4  
**factory** 9:24  
**fair** 27:25



**fairily** 12:7  
**fairly** 22:8  
**fall** 16:19  
**fallen** 4:13  
**familiar** 9:23  
**family** 5:9 35:25 36:7  
**fantastic** 4:3 8:4 19:6 41:11  
**Farmingdale** 3:4 15:7 39:24  
**favor** 41:7  
**feature** 21:21  
**feel** 13:15 14:21 15:2,19 17:7  
 20:21 21:6 22:16  
**feeling** 20:4  
**feet** 20:2 25:11 28:24,25 36:8,13  
 40:8  
**Fellman** 25:3,8 28:15,18,22  
 29:10 31:10,13,19 38:21 39:18  
**fellow** 3:7  
**fenestrations** 12:4  
**field** 28:14  
**figured** 6:15  
**fill** 13:11 30:16  
**filled** 20:19  
**filling** 34:24  
**find** 28:3  
**fine** 19:2 29:7 33:8  
**finish** 14:2  
**firm** 26:10,18,20  
**firs** 24:22  
**fixtures** 14:23  
**flag** 4:2  
**flat** 36:16  
**flexibility** 17:23  
**floor** 9:10  
**flourescent** 38:16  
**flowering** 16:17  
**foot** 20:5 22:10,13 24:21 29:2,4,8  
 39:11,12

**forest** 35:16  
**forgot** 42:2  
**found** 30:7 42:12  
**Frank** 5:24,25 6:5,10 7:5,7,11,12,  
 19 8:5,9,10,12,19,20,25 9:14,18,  
 19,22 13:7 18:12 19:3,9,18 21:11,  
 13,17 23:6,23 24:3,8,14,25 25:6,  
 14 26:8 28:18,20 29:24 31:24  
 32:18  
**freezes** 18:3  
**front** 11:9  
**full** 19:19 20:11 26:24 27:9 38:24  
 39:23  
**fully** 22:10  
**function** 20:14  
**furniture** 9:24 11:23  
**future** 15:9,19 39:6 41:17

---

**G**

---

**G-E-N-E-S-E** 8:10  
**gain** 35:20,21  
**gateway** 10:2 15:6  
**Genese** 5:24,25 6:5,10 7:20 8:10,  
 19,20 9:14,19,22 13:7 18:12 19:9,  
 18 21:13,17 23:6,23 24:3,8,25  
 25:6 28:20 29:24 32:18  
**gentlemen** 7:15 9:7  
**Giants** 24:16  
**give** 3:9 11:5 16:10,11,19 18:18  
 22:13,14  
**glad** 42:16  
**goal** 24:20  
**gold** 18:19,20  
**good** 3:2 13:16 24:18 31:9 32:19  
 42:21  
**gooseneck** 18:14  
**Gosline** 3:8 22:19 23:16,25 24:5,  
 13 27:11,17 28:7 38:5 40:23 41:2,  
 10 42:23  
**grade** 21:18 39:14,19  
**graded** 39:21

**graphic** 18:4,19  
**graphics** 18:18  
**grass** 10:9  
**gravel** 35:10 36:9 38:23 39:5,14  
 40:2,17  
**gray** 16:15  
**great** 12:18 19:6 22:23 23:20  
 24:13 26:6 33:20 34:18  
**green** 20:5,23 24:23 25:9 26:3  
**Greeneries** 24:25  
**ground** 38:18  
**grout** 13:24  
**grow** 20:2  
**growing** 24:17 28:3  
**grown** 10:10  
**guess** 25:19 36:11 38:15  
**guy** 42:7  
**guys** 9:16,20 12:13 40:21

---

**H**

---

**hand** 5:4 32:3 33:5,18,21  
**handicap** 11:16  
**hands** 5:13  
**happy** 3:14 17:16 21:23 23:12  
**hardy** 25:10  
**Harry** 5:19,22 6:2 7:14,17,18,23,  
 25 8:2,13 9:2 18:6,8 19:3,8 26:8,  
 18 27:14,24 28:9,17 29:7,12,13  
 30:24 31:24 32:17  
**Harry's** 5:25  
**hear** 7:12,15 29:25 33:24  
**heard** 29:19 31:22  
**hearing** 32:24  
**heavily** 20:24  
**hedge** 19:22 25:10,24  
**height** 22:2,14  
**helps** 26:2  
**heroes** 4:13

**historic** 23:10,12,15  
**Holly** 25:5,6,8,25 26:3  
**Holly's** 31:8  
**home** 22:5 26:22 42:12  
**homes** 10:20  
**honor** 4:11,13  
**house** 21:9 22:3,8 25:14  
**hundred** 20:8  
**husband** 5:16

---

**I**

---

**idea** 12:19  
**identify** 7:5  
**image** 10:15 15:15 16:23 18:3  
**images** 11:14  
**impact** 36:18  
**important** 42:6  
**improvement** 10:12  
**improves** 24:9  
**inadvertently** 6:13  
**inaudible** 22:16 25:2,19 26:3 29:23  
**inches** 29:11  
**include** 18:23  
**included** 14:22  
**indicating** 10:5 11:2 13:13 14:5, 7,14,16 15:16,23 16:14,24 17:22 20:25 21:3 22:6  
**inequity** 32:8  
**infill** 15:16  
**infilled** 14:11  
**initially** 25:18  
**input** 6:14  
**inside** 10:16  
**inspector** 36:10  
**installed** 39:8  
**installing** 11:10 15:2  
**insurance** 20:17 27:13

**intensive** 18:4  
**intentions** 22:21  
**interested** 15:13  
**intersection** 11:21  
**invasive** 13:22  
**investigation** 13:21  
**Islip** 29:6  
**issue** 19:24 22:8 27:18 34:23 36:24  
**issues** 11:25  
**items** 4:22

---

**J**

---

**job** 19:7  
**joining** 5:23  
**jump** 7:3 42:11

---

**K**

---

**Kevin** 4:2 5:5,7,10,18,22 6:3,7, 11,19 7:7,22,24 8:4,11 9:17,21 32:20 33:6,9,18,22 42:2,5,8,16  
**kind** 10:2,7 11:9 12:14 13:21 14:17,19 15:6 16:18,20 18:18 19:19 24:14 25:10 29:4 30:10

**Kluepfel** 9:12  
**knowledge** 3:12  
**Kyle** 6:22

---

**L**

---

**land** 10:24 11:3 19:17 28:2  
**landline** 42:13,14,15  
**landlocked** 29:22  
**landscape** 11:4 16:8 21:12  
**landscaping** 27:21  
**large** 13:10 14:10 17:2 38:15  
**largely** 26:22  
**larger** 11:4  
**Lauri** 5:15

**law** 26:20  
**leave** 11:13 27:5  
**left** 10:7 36:17  
**level** 22:10  
**liberties** 4:15  
**light** 14:23  
**lighted** 10:15  
**lighting** 18:9 38:10  
**lights** 18:14 38:17  
**list** 33:8,13  
**literally** 20:4  
**live** 5:5 11:6 21:9 35:12,24 37:10, 19  
**lives** 35:25  
**loading** 11:17 13:10 14:10  
**located** 8:22 9:25 10:23  
**looked** 27:7  
**lose** 35:19  
**lot** 10:19 11:7 17:3 20:10,18,22 22:15 24:9 28:6 30:5,12,19 31:3,7 35:11,19 37:7,8  
**low** 19:23 22:8  
**luck** 41:18 42:20,21

---

**M**

---

**made** 5:9 9:9 26:21  
**main** 3:20 4:25 6:6 7:4 8:17,22 9:4,25 10:3,14 11:20,21 12:8 13:3,12 14:24 17:9 18:5  
**maintenance** 19:23  
**make** 5:12 8:7 15:3,13 20:20 21:22 25:25 28:15 34:21 37:5 38:23 40:24  
**making** 5:2  
**Manchin** 4:4,11  
**marked** 40:15  
**marketing** 18:22  
**matter** 27:21  
**Mayor** 12:16

**means** 28:2  
**measured** 40:5  
**meet** 10:21 30:5,19  
**meeting** 3:5 5:6 8:14 12:14 18:25 33:19  
**member** 3:8,10 31:4  
**members** 3:7  
**mentioned** 18:9 27:12 39:10  
**met** 11:15  
**Michael** 4:4,11  
**middle** 17:21  
**minutes** 11:14 12:5  
**missing** 39:22  
**Mississippi** 40:2  
**mix** 24:24  
**modification** 12:19  
**modular** 20:15  
**moment** 4:12,18  
**motion** 40:24 41:4,6  
**mounted** 38:18  
**move** 16:21 35:12  
**multiple** 36:22  
**mums** 16:19  
**muted** 6:13  
**myriad** 30:6

---

**N**

---

**N-I-C-O-L-A-I-D-E-S** 8:3  
**N2design** 7:19 8:21 9:3  
**Nassau** 4:11  
**natural** 24:22  
**neighborhood** 27:19 36:19  
**neighbors** 19:14 20:20 21:23 36:25  
**net** 35:21  
**nice** 12:8 20:7 21:21 24:12 25:6 31:6  
**Nicolaides** 7:14,17,18,23 8:2

9:2,3 18:8 19:8 26:18 27:14,24 28:9,17 29:7,13 32:17  
**non-used** 30:12  
**north** 14:3 30:2  
**notification** 32:24  
**number** 11:24 20:6 42:12

---

**O**

---

**observed** 4:17  
**odd** 30:4  
**oddly** 17:25  
**office** 34:24 35:7 40:7  
**Officer** 4:12  
**offices** 20:15 26:13,16  
**one-story** 25:15  
**open** 3:13 31:15  
**order** 4:24 30:5 34:25  
**original** 18:16  
**overbearing** 24:19  
**overflow** 30:13  
**overwhelming** 25:17  
**owner** 17:16  
**owners** 15:9,10

---

**P**

---

**P.C.** 8:21 9:4  
**pages** 23:3  
**paint** 13:20 29:8  
**painted** 14:2  
**palette** 23:10  
**pandemic** 26:21  
**panelists** 33:13  
**parapet** 24:4  
**park** 31:2,7 37:9,10  
**parking** 10:6,18,22 11:7,16 20:10,13,21 22:15 27:8,9,20 28:6 30:5,12,22 31:11,16,17 32:7 34:5 35:3,4,9,10,23 36:20 37:7,24 40:6

**partner** 5:25  
**patients** 35:2,4  
**patten** 17:6  
**pave** 39:7,20  
**paved** 36:21 38:24,25  
**paving** 13:14  
**peace** 4:15  
**people** 4:25 5:12 21:8 27:20 31:2 35:4,6 38:23  
**percent** 20:8  
**Perfect** 8:11  
**perimeter** 28:11  
**permit** 32:12  
**permits** 31:17  
**pertains** 34:13  
**phone** 42:10  
**pickup** 29:3  
**pictures** 38:14  
**pink** 13:8  
**pitched** 39:21  
**place** 21:2  
**placing** 15:24  
**plan** 3:19 5:3 7:6 9:10 10:13 12:20 15:22 18:16 19:16 28:19 33:11 35:15 38:9  
**planned** 11:8 28:6  
**planning** 3:4,12 4:1 5:1,2 6:1 7:1 8:1,13 9:1,12 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1,12 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1,2 33:1 34:1 35:1 36:1 37:1 38:1 39:1,11 40:1,20 41:1,13 42:1  
**plans** 21:11 22:24 39:10  
**plant** 16:6 17:17 21:18  
**planted** 20:6,24  
**planter** 16:13,15  
**planters** 11:11  
**planting** 16:4 17:13,24  
**plantings** 16:15 19:11,16 25:22

28:8 32:10  
**plants** 16:17,18 17:24 18:2,3  
 21:2  
**Pledge** 3:23,25 4:5,8  
**plenty** 29:5  
**point** 25:18 38:25  
**Police** 4:12  
**Port** 8:22 9:4  
**positive** 26:5  
**possibility** 19:20 21:15,25 32:11  
**possibly** 12:17  
**practical** 19:23  
**present** 5:7  
**presentation** 5:3 9:16 19:4  
 31:25 32:15 34:21  
**presented** 40:24  
**pretty** 26:22 30:12 36:8 38:16  
**Priestley** 5:9,15,17 6:24 33:15,  
 25 34:9,10,15,23 37:5,18,23 38:3,  
 8,12 39:16 41:19 42:4,10,18  
**primarily** 11:19 35:23  
**principal** 7:19,20 8:20 9:3  
**private** 31:6  
**problem** 39:4 40:12  
**procedure** 13:22  
**process** 14:25  
**program** 16:5  
**project** 29:17  
**projections** 28:4  
**proper** 39:7  
**properties** 38:7  
**property** 9:13 13:5 17:20 34:14,  
 17 36:19 37:15,16,17 40:10  
**proposed** 12:10  
**proposing** 11:10 12:9 15:5  
 38:23  
**protection** 4:14  
**provide** 4:14 11:16 22:11 37:14  
**provided** 27:10

**public** 32:21,24 33:3  
**pull** 37:6  
**pulling** 35:6  
**purpose** 11:2  
**put** 6:8 9:15 12:17 17:14 27:21  
 29:8 38:24 40:3  
**putting** 36:9

---

**Q**

---

**question** 22:20  
**questions** 19:11 40:22  
**quickly** 14:6

---

**R**

---

**rainfall** 39:24  
**raise** 5:4 21:18 33:4,18  
**raised** 33:20  
**raising** 5:12  
**reads** 4:5  
**ready** 9:19  
**real** 25:9  
**rear** 10:5 11:18 14:9 16:25  
**reason** 6:2 26:25  
**receipt** 34:19  
**recharge** 36:17  
**recited** 4:7  
**recommend** 28:23 41:2  
**recommendation** 40:13  
**recommendations** 32:6  
**record** 34:8 37:13  
**recused** 41:23  
**red** 11:12 13:14  
**redevelopment** 10:3  
**reference** 23:5  
**referred** 26:19 27:25  
**referring** 30:2  
**reflective** 17:7

**regard** 25:20  
**remain** 15:18  
**remaining** 30:3  
**remove** 20:9  
**removed** 12:7 17:24  
**renamed** 6:21  
**rendering** 17:25 22:25 24:2  
 34:20  
**repair** 12:2  
**replace** 12:23  
**replaced** 14:12,15 15:19  
**replacement** 16:18 17:6  
**repointing** 12:2  
**Reporting** 34:3 41:21  
**representation** 22:23 26:2  
**reps** 27:13  
**requests** 17:15  
**require** 11:25  
**required** 31:17  
**requirement** 10:21,22 30:6,20  
**requirements** 11:15  
**residence** 25:16  
**residential** 40:8  
**residents** 11:5  
**response** 31:22  
**retained** 26:19  
**review** 3:5 5:4 7:6 9:10 19:13  
 26:12 30:9 33:11 41:13  
**reviewed** 18:11  
**reviews** 3:19  
**revisit** 35:14  
**Richard** 9:25 11:21 12:21 13:2  
 15:25 29:23 31:12  
**ring** 39:11,12,15  
**roll-up** 17:2  
**room** 27:5  
**ROSASCO** 3:2,16 4:10,20 5:14,  
 20 6:12,25 7:12,16 8:12,24 9:6  
 13:4 19:2,10 21:10,16 22:18

24:14 25:13 26:6 29:11,15 31:10,  
15,20,23 32:22 33:7,23 34:6,12,  
18 37:3,12,21 38:2,4,9,20 39:9  
40:5 41:3,7,11,24 42:6,17,20,25

**Rose** 10:20 11:6 19:15 21:9 22:4  
29:20 31:11

**run** 26:13 30:6

**runoff** 36:15

**runs** 17:20

**Ryan** 3:9,14 6:15 25:23 29:18  
31:8 40:25 41:5,9,22 42:22

---

**S**

---

**safer** 37:6

**salvage** 15:21

**salvageable** 13:18

**sand** 39:25

**sandblasting** 13:19

**screen** 9:15 10:19 11:4

**screening** 20:7

**season** 16:16

**seasons** 16:21

**section** 9:9 10:6 32:4,12

**segue** 24:15

**send** 38:14

**sense** 10:2 25:25 30:20

**separate** 22:16 30:3,18

**serves** 38:6

**sets** 24:6

**settled** 39:3

**shadows** 24:11

**shape** 13:16

**shaped** 30:5

**share** 9:15

**shared** 17:3

**shed** 22:22 23:20

**show** 12:5

**showed** 36:11 42:16

**shows** 22:24 26:12

**sic** 27:23

**side** 11:9 12:21,23 13:5 14:4,5,6  
17:18,19,23 29:12 30:3,17 40:2,  
10

**sidewalk** 15:25 17:21

**sight** 35:5,6 37:7

**signage** 12:12,20 18:10,14

**silence** 4:13,18

**site** 3:19 5:3 7:6 9:10 10:10,13  
15:22 28:19 33:11

**six-inch** 23:2

**sizing** 40:6

**slightly** 21:18

**Slowly** 7:24

**soften** 10:18

**solution** 19:23

**somebody's** 29:3

**sounds** 31:9

**space** 20:15

**speak** 33:3

**special** 31:16 32:12

**specific** 36:13

**spell** 7:24 8:7

**spelled** 8:5

**spelling** 8:8

**spots** 10:23,24 26:17 28:5 29:21  
30:2,4,14,16,17,18 35:19,21  
36:23 37:13 40:6,9

**spring** 16:17

**Spruce** 25:7

**spruces** 24:23

**square** 36:13

**staff** 30:23 31:4

**stall** 29:2

**stalls** 28:24 40:15

**stand** 33:14

**standard** 29:6

**standby** 6:11

**start** 3:24 7:8

**starts** 28:3

**state** 8:14 13:17 34:6

**stations** 27:2,3

**statistics** 26:9

**stay** 18:21 22:25

**step** 18:6

**Steve** 12:15 25:3,8 28:15,18,22  
29:10 31:13,19 34:2 38:21 39:16,  
18 41:20

**stick** 23:13

**stored** 10:9

**storefront** 13:2 15:17

**story** 31:11

**street** 3:20,21 4:24,25 5:8,14 7:3,  
4 8:17,22 9:4 10:3,20 11:6 12:8,9,  
21 13:3,12 14:24 15:24,25 17:9,  
17 18:5 19:15 21:4,5 22:17 25:15  
31:12 33:12 34:5,11,16 35:3,5,9,  
13,25 36:5,6,16 37:10,20 38:13

**streetscape** 11:12

**strip** 17:13

**stripe** 29:9

**strong** 25:10 38:17

**stuff** 26:10

**subject** 41:14

**sufficient** 15:18

**suggest** 25:4

**suggestion** 28:16

**sump** 35:17 36:21

**supplement** 21:3

**surrounding** 27:19

**survey** 39:17

---

**T**

---

**taking** 35:15

**talked** 21:13

**talking** 15:23

**tall** 20:2 22:3,4  
**technically** 40:14  
**ten** 22:9 24:18,20  
**tenants** 35:24 37:9,19  
**terms** 31:13  
**terrific** 20:2  
**that'll** 16:19  
**thing** 29:4  
**things** 27:6  
**THOMAS** 3:14 6:15 25:23 29:18  
 31:8 40:25 41:5,9,22 42:22  
**thought** 12:18  
**three-d** 16:23  
**Thuja** 24:16 25:17  
**time** 6:9 20:11 27:16 32:21  
**told** 42:11  
**Tom** 3:9,17 6:12 26:7 33:25 40:21  
 41:3,20  
**tonight** 3:7 4:6 9:8 10:17 32:16  
 33:12,16  
**tonight's** 3:18  
**top** 21:19 23:3,21 39:22  
**Town** 29:5  
**trademark** 18:22  
**transpired** 4:9,19  
**tree** 12:8 21:4,5  
**trees** 12:9 15:24 16:7 17:14,17  
 19:19 20:6 21:19 22:7,9  
**tremendously** 24:17  
**trim** 25:11  
**truck** 29:3  
**Trustee** 3:10  
**Trustees** 32:4,9,14,23 40:17  
 41:15  
**Tuesday** 3:6  
**twelve** 24:20  
**two-inch** 39:23  
**two-story** 22:5

**type** 16:12  
**types** 16:16  
**typically** 4:4

---

**U**

---

**underneath** 24:10  
**understand** 18:13  
**undeveloped** 10:6  
**unfinished** 36:4  
**unmute** 5:22 7:10 8:6

---

**V**

---

**vehicles** 10:9  
**versus** 32:7  
**video** 7:9  
**view** 11:6 20:10 21:8  
**village** 3:3,10 10:22 14:25 15:11  
 16:3 17:15 23:10  
**Village's** 16:4  
**visible** 35:9  
**visiting** 27:12  
**visitor** 27:3  
**visual** 22:11  
**voluntarily** 7:3  
**vote** 41:8

---

**W**

---

**wall** 20:5  
**Walter** 5:16 33:15,17,23,25 34:6,  
 9,15,21,23 37:5,13,18,23 38:3,8,  
 11,12 39:14,16 41:12,19,25 42:2,  
 4,10,18,21  
**wanted** 11:3  
**warm** 3:9  
**Washington** 8:23 9:5  
**wealth** 3:11  
**weathered** 16:14  
**western** 40:10

**white** 23:13,17  
**width** 17:18  
**wife** 34:17 35:11  
**window** 12:24 14:12,13  
**windows** 12:24,25 14:8 15:17  
 17:5,6,8,11 22:22 23:19  
**WOOD** 5:10,18,22 6:3,7,11,19  
 7:7,22,24 8:4,11 9:17,21 32:20  
 33:6,22 42:2,8,16  
**work** 13:17 26:25 40:4  
**working** 23:8 26:22

---

**Y**

---

**year** 3:6  
**years** 3:11 10:8 24:18  
**yellow** 18:23  
**York** 8:23 9:5  
**Yup** 9:21

---

**Z**

---

**zoned** 32:13  
**Zoom** 5:4 33:5,18