

**Town of Poughkeepsie Town Board
Notice of Public Hearing
Draft Environmental Impact Statement
Development Master Plan
Zoning Amendment
For The
Hudson Heritage Project At
The Former Hudson River State Hospital**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Town of Poughkeepsie Town Board on December 7, 2016 at 7:00 PM, or as soon thereafter as the matter may come to be heard, at the Town Hall, One Overocker Road, Poughkeepsie, New York, for the purpose of receiving public comment on: 1) a Draft Environmental Impact Statement (“DEIS”); and 2) a Development Master Plan; and 3) a Zoning Amendment to amend portions of the Town’s Historic Revitalization Development District (HRDD) under Section 210-30 of the Town Zoning Code (“Petition”), in regard to the proposed redevelopment of the former Hudson River State Hospital site known as the Hudson Heritage Project. The site is approximately 156 acres in size and is located at 3532 North Road (Route 9), tax parcel number 6163-03-011149. At the public hearing the Town Board will receive comment from any interested persons.

The Project would consist of a residential component of up to 750 apartments, townhouses and a limited number of detached single-family dwellings arranged in a pattern of neighborhoods connected by walking paths and incorporating open space and recreation areas. The Project also includes up to 350,000 square feet of commercial space consisting of a variety of large and small retail, restaurant, and office spaces, and would also include rehabilitation and adaptive re-use of certain existing structures including the potential re-use of the 80,000 square foot former Administration Building as a hotel. The Project would conserve the 18 acre “Great Lawn” and would include publicly accessible recreation opportunities, as well as public open spaces.

The Petition includes various amendments to the HRDD in furtherance of this Project, including modifying the list of permitted uses in the HRDD and design standards, fixing the maximum residential density at 750 units, as well as clarifying the meaning of various terms in Section 210-30 of the town Zoning Code.

Copies of the DEIS, the Development Master Plan, and the Zoning Petition are available on the Town website at <http://www.townofpoughkeepsie.com>, and hard copies are available for inspection at the Office of the Town Clerk, and the Department of Planning, One Overocker Road, Poughkeepsie, New York 12603.

Written comments on the documents are requested and will be accepted by the Town Board for at least 14 days following the close of the Public Hearing. Written comment will be accepted by the Town Clerk at One Overocker Road, Poughkeepsie, New York 12603, or via email to the following address: fsalvatore@townofpoughkeepsie-ny.gov until 4:00 PM the day of closing of public comment. Town office hours are Monday-Friday, 8:00 AM to 4:00 PM. Telephone number is 845-485-3657.

Date of Publication: November 22, 2016

By order of the Town of Poughkeepsie Town Board

Felicia Salvatore, RMC Town Clerk

Town of Poughkeepsie

TOWN OF POUGHKEEPSIE

TOWN BOARD MEETING

Public Hearing

Hudson Heritage

December 7, 2016

7:00 p.m.

1 Overocker Road

Poughkeepsie, NY

RD MEMBERS:

JON BAISLEY, Deputy Supervisor

BILL CARLOS

JOE CONTE

MICHAEL CIFONE

JOSEPH LEPORE

ANN SHERSHIN

FELICIA SALVATORE, Clerk

JIM NELSON, Town Attorney

NEIL WILSON, Town Developer

S O P R E S E N T:

DAVID J. COOPER, ESQ., Zarin & Steinmetz

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1 Proceedings 12/2/2016

2 MR. BAISLEY: I make a motion
3 to suspend the rules for the public
4 hearing on Hudson Heritage.

5 MR. CONTE: So move.

6 MR. BAISLEY: All in favor?

7 MEMBERS: Aye.

8 MR. BAISLEY: Mr. Wilson?
9 Neil is going to start, and give us an
10 overview, and then give everybody a
11 chance to speak.

12 MR. WILSON: Good evening.
13 Thank you, Mr. Supervisor. Neil Wilson,
14 Town Development Director. With me
15 tonight is David Cooper, special counsel
16 on this project.

17 This public hearing concern is a
18 Draft EIS that last month this Board
19 accepted as complete. And depending on
20 the Board's opinion, the public hearing
21 may be closed tonight if you so desire
22 based on what you may hear, or you may
23 choose to adjourn it and move the
24 adjournment to another night. Whether
25 you choose to close the public hearing

1 Proceedings 12/2/2016

2 tonight or if you adjourn it to another
3 date and close the public hearing on
4 some other date, the public hearing
5 notice that was sent out provides that
6 the written -- the time period for
7 receipt of written public comment will
8 end 14 days after the date the public
9 hearing is closed.

10 So if you close it tonight, the
11 public hearing -- I'm sorry, the period
12 for receipt of written public comment
13 will end the close of business on
14 Wednesday the 21st. If you move it up
15 to the next meeting, which will be next
16 Wednesday the 14th, and close it then,
17 again, the time period for receipt of
18 written public comments will cease 14
19 days after that or the 28th.

20 I'd just like to turn it over to
21 David, who will take you through some of
22 the procedural matters involved tonight
23 as well as some decisions that the Board
24 will have to make going forward.

25 MR. COOPER: Thanks, Neil.

1 Proceedings 12/2/2016

2 Good evening, everybody. Good to see
3 you again. I think what I want to do
4 quickly is, let me skip to the end of
5 the process because that will actually
6 give you the idea of what, ultimately,
7 your Board will be doing as lead agency.

8 Remember, tonight we are here on a
9 public hearing both on the DEIS as well
10 as the proposed zoning amendments as
11 well as the development master plan. So
12 we combined all three hearings as part
13 of the process. The Board in good
14 faith, to keep the process going, has
15 agreed to combine as many of the public
16 hearings as possible. So on your plate
17 right now, are all three issues.

18 I anticipate that the largest item
19 -- the most comments that you're going
20 to be hearing about tonight is actually
21 the DEIS. So I'm going to focus on the
22 SEQOR process, because I think you are
23 probably very familiar with the zoning
24 amendment process as well as the
25 development of the master plan process.

1 Proceedings 12/2/2016

2 Ultimately, what's going to happen
3 from your Board as the process wraps up
4 is what is called a findings statement,
5 which is where you are asked or tasked
6 to certify that the proposal avoids or
7 minimizes identified potential adverse
8 impacts to the maximum extent practical.
9 And it includes any mitigation measures
10 that your Board deems is necessary to
11 either avoid or at least minimizes to
12 the most extent practical, any potential
13 impacts.

14 You have already adopted a scoping
15 document, which if you remember a couple
16 of months ago was a public hearing and a
17 scoping document was adopted, which is
18 essentially the document to -- given to
19 the applicant to say, here are the
20 potential adverse impacts that we
21 believe that you need to study. And
22 what they are going to be looking at is
23 what is the magnitude. Is it really
24 significant adverse impact, and if so,
25 how do we mitigate it, and how de we

1 Proceedings 12/2/2016

2 avoid it or at least mitigate it to the
3 extent that's necessary. That was a
4 long document and it gave them the
5 methodology and all of the impact areas
6 to study.

7 The DEIS, which is now before your
8 Board, which your Board determined was
9 complete, which just means that it has
10 all of the information you asked for
11 there to be in the scope. It's not a
12 substantive judgment of what is in the
13 EIS. That's now -- the process that we
14 are going through now, but there is a
15 DEIS before you. That, as you know, is
16 many volumes of empirical data and other
17 technical analysis studying those
18 impacts and proposing potential
19 mitigation measures where they believe
20 -- the applicant believes is necessary.

21 The task before your Board, your
22 consultants, and your team of
23 professional consultants that are
24 helping you out now are -- is to
25 evaluate that information, look at it

1 Proceedings 12/2/2016

2 and see if there's any other information
3 that you believe that you still need
4 before you can make the determination,
5 the actual findings and certifications
6 that this does -- this project as
7 proposed avoids the potential impacts to
8 the maximum extent practical.

9 It's also open for a public
10 hearing. There are involved agencies as
11 well as interested agencies that will
12 want to comment as well as members of
13 the public, and that's obviously what we
14 are here for tonight.

15 The SEQR regulations view this
16 point of helping your Board as lead
17 agency, identify the portions of the EIS
18 where people may find that there's
19 missing information or that there other
20 studies that need to occur. The purpose
21 of the hearing tonight is to really help
22 your Board identify that issue.

23 The SEQR regulations and the SEQR
24 guidance say the -- these types of
25 public hearings are best used to look at

1 Proceedings 12/2/2016

2 the major issues. You know, minor
3 issues with, you know, sentences or
4 wording in the DEIS -- I don't want to
5 say it's a waste of time for the public
6 hearing, but probably not the most
7 appropriate for the public hearing. For
8 your Board's benefit, you really need to
9 be hearing tonight, well, what else --
10 what other information do people think
11 you need before you can come to the
12 findings statement.

13 And what will happen between now
14 and the findings statement is that the
15 applicant will be -- actually there's a
16 stenographer here tonight.

17 MR. WILSON: Yes, we do.
18 She's right over here.

19 MR. COOPER: There is a
20 stenographer here tonight who is taking
21 down all of the comments that you're
22 going to receive tonight as well as
23 receiving written comment right now and
24 it will go until the 14-day period is
25 closed. The applicant is going to take

1 Proceedings 12/2/2016

2 all of those comments and comment by
3 comment, respond. Where more
4 information is needed or they feel that
5 it is needed, they will supply that
6 information. Where it's already in the
7 EIS or maybe it was missed or it needs
8 to be clarified, they will clarify that.
9 And they will come back to you with a
10 final environmental impact statement,
11 which will have both the draft and then
12 the responses as your record, which you
13 then can use to formulate the findings
14 statement.

15 Now, I'm getting ahead of myself,
16 but the purpose of tonight is to see --
17 well, what do we still need, you know,
18 what do we still need in our record and
19 in our information gathering to get to
20 that point, so.

21 If there are any other questions,
22 certainly we are here to help you answer
23 any questions regarding the other two
24 aspects of the public hearing, but I
25 think that's really the most important

1 Proceedings 12/2/2016

2 part for you tonight.

3 MR. WILSON: Just a couple of
4 additional items. All of the comments
5 that you'll hear tonight, obviously will
6 be captured by the stenographer. There
7 is a Power Point presentation; that a
8 digital copy will be obtained as well.
9 And all of this information including
10 the transcript of the hearing and any
11 written comments that we may receive by
12 the close of the public comment period
13 will be posted to the Town website, and
14 we already got a lot of information
15 about this project posted including full
16 copies of the EIS and all of the
17 sections and the maps that go with it.

18 So if you ever need to go back and
19 refer to, you know, a particular passage
20 or a comment or something, all of that
21 will be readily available on the
22 website.

23 In fact, this afternoon, I did
24 receive a written comment from the State
25 DOT. This came in very late. I'm going

1 Proceedings 12/2/2016

2 to give a copy to Felicia for her
3 records, but this will also appear on
4 the Town website as well as part of the
5 overall record.

6 I don't have anything further.
7 I'd like to turn it over to Nick Minoia
8 and his project team for a brief
9 presentation; if you're okay with that.

10 MR. BAISLEY: Yup, that's
11 fine.

12 MR. COOPER: Thank you.

13 MR. MINOIA: Good evening.
14 Thank you. We are pleased to be here
15 this evening, and I too actually would
16 like to acknowledge that today's is the
17 75th anniversary as a veteran myself
18 of -- of D-Day, so.

19 This evening I would like to start
20 our presentation by acknowledging the
21 members of our team. Most of you know,
22 we have Nick Minoia, the managing
23 partner of EFG/DRA, Hudson Heritage, the
24 ownership of the property. And this
25 evening, I'd like to acknowledge from

1 Proceedings 12/2/2016

2 EFG, our partners, Ed Longen, and Andy
3 Derrickson, and Steve Burke in the rear
4 of the room are here this evening; came
5 in from Denver to attend the hearing
6 with us, myself, John Stein is here, my
7 partner at DRA, of course, George
8 Carfagno who everybody knows here in the
9 Town of Poughkeepsie. From Chazen
10 Engineering, we have Shannon Bush to my
11 left, and Stew Messinger behind us from
12 Delbello. We have Peter Wise, and from
13 Teahan & Constantino. Richard Cantor is
14 here this evening from PVE Sheffler.
15 Chris Brown is here from Maser
16 Engineering for traffic and noise
17 impact, Phil Greeley. From Camoin is
18 Michael Nadolo and Tom Deretsky are here
19 this evening. So we'd like to
20 acknowledge them as the team that has
21 been working on this project for the
22 last several years with us at EFG/DRA.

23 What we -- the program for us is a
24 slide presentation to show a site
25 overview, existing conditions, of what

1 Proceedings 12/2/2016

2 the redevelopment proposal entails, and
3 then obviously at the end, it'll open up
4 for public comments. So without further
5 adieu -- again, the ownership as you see
6 on the first slide, we are a partnership
7 of EnviroFinance Group, otherwise known
8 as EFG and Diversified Realty Advisers,
9 otherwise known as DRA. And we've owned
10 the project now for -- going into our
11 third year.

12 Again, so here is the agenda.

13 It's a site overview. It's the existing
14 conditions, which we'd like to -- most
15 of you are familiar with but we'd like
16 to bring it into focus, our
17 redevelopment proposal, and then, of
18 course, the public comments.

19 So, I think everybody is familiar
20 with the property's location. It's an
21 ideal location just off the Hudson River
22 on Route 9. It's 158 acres on -- a very
23 good proximity to local amenities;
24 certainly the CIA, Vassar, Marist, The
25 Walkway Over the Hudson, etc.

1 Proceedings 12/2/2016

2 Obviously, a very excellent road network
3 serving the property and its proximity
4 to the northern reaches of the Town of
5 Poughkeepsie.

6 It's formally known as the Hudson
7 River Psychiatric Center. It was opened
8 in 1871. The property was effectively
9 closed and shuttered in 2003. The
10 Administration Building is a key feature
11 of the property. It's a famous
12 architecture. It's Frederick C.
13 Withers, architect. It's a Victorian
14 Gothic style architecture, and that
15 building, the 80,000 square foot
16 Administration building, is a national
17 historic landmark, which was listed in
18 1989 on the federal register. The great
19 lawn, which is just to the west of the
20 center core of the Admin Building,
21 approximately 18 acres is -- was a
22 Olmsted-inspired area of the hospital
23 site. It will be part of the
24 restoration and rehabilitation of the
25 property. It's a 156 acres, which is

1 Proceedings 12/2/2016

2 very under utilized as an asset in your
3 community, and along the Route 9
4 corridor.

5 Site-wide concerns that we've
6 noted over our ownership. Continued
7 vandalism and arson throughout the 55
8 buildings that encompass the site.
9 There are numerous events almost daily,
10 certainly weekly and monthly of
11 trespassers and arson and other
12 unfortunate incidents. So it's an
13 attractive nuisance in many, many ways.
14 These buildings are abandoned now.
15 There's about 1.5 million square feet of
16 abandoned space that's encompassed
17 within those 55 buildings.

18 The northern portion of the
19 property, which is headed to the north
20 and the top part of the screen and to
21 the right, we refer to as the northern
22 sector because that part of the property
23 has qualified for the Brownfield Cleanup
24 Program, otherwise known as the BCP. It
25 has been enrolled and accepted into the

1 Proceedings 12/2/2016

2 program based on certain contamination
3 and environmental conditions that are
4 there.

5 So the Administration Building is
6 a key component both in the history of
7 the property, and certainly on a
8 going-forward basis. I'll talk a little
9 bit about it in a minute. But it's one
10 of six buildings. The core of which is
11 this Admin Building which will be saved
12 and put to future use.

13 These are just some interior shots
14 of -- a little bit difficult to see, but
15 it's in rough shape. The top photograph
16 on the top left is just the general
17 condition of the building; a lot of lead
18 paint, asbestos, structural -- that's
19 better. Who has the popcorn?

20 (Laughter.)

21 So all of these buildings are
22 similar in nature in terms of their
23 condition; some, much, much worse than
24 others. Fortunately, the Admin
25 Building, which is the core of what we

1 Proceedings 12/2/2016

2 intend to save and is on the federal
3 historic register, is one of the better
4 buildings in terms of its structural
5 integrity. A lot of the damage here is
6 mostly superficial, but it is asbestos
7 laden and of course lead paint, and it
8 does have some structural issues.

9 The Cheney Building is probably
10 the most -- one of the more notable
11 buildings on the site. This is the
12 tallest structure on the site that you
13 can see from the Home Depot as you pass
14 by on Route 9. This is in the core of
15 the area that we consider the commercial
16 development.

17 Ryon Hall is also a structure
18 that's adjacent to the Cheney Building.
19 Several of these structures are beyond
20 their useful life, and are structurally
21 unsound. We don't allow visitors inside
22 these buildings because of the
23 environmental condition and the
24 structural -- lack of structural
25 integrity of these buildings.

1 Proceedings 12/2/2016

2 The Power House is in the northern
3 part of the property. This is a
4 building that created the power for most
5 of the property throughout its useful
6 life. It's enrolled in the Brownfield
7 Cleanup Program. There are
8 environmental related issues here
9 including coal ash, and some other
10 subsurface conditions that will be part
11 of the Brownfield Cleanup Program, some
12 subsurface cleanup and a cap -- an
13 environmental cap going forward.

14 These are some shots that many of
15 you have seen online, which is the Snow
16 Rehabilitation Center. This was the rec
17 building. There are some pretty amazing
18 shots on the internet about how vandals
19 and, you know, fun goers, and all kinds
20 of activities that you see from college
21 students to, you know, the brave and the
22 daring that go into this building to try
23 to, you know, have fun and entertain
24 themselves, and it shows up online from
25 time to time.

1 Proceedings 12/2/2016

2 These are some shots of some of
3 the other structures on the property.
4 Most of which have been severely
5 vandalized and are compromised in one
6 form or another from either structural
7 or just general vandalism.

8 And, again, some of the conditions
9 are absolutely amazing that -- how badly
10 these buildings have deteriorated over
11 the last 10, 15, 20 years.

12 So that brings us to our
13 redevelopment proposal, and what it is
14 that we are proposing. Again, the
15 overall site plan and our project
16 phasing. So Phase I of the
17 redevelopment will be the selective
18 abatement and demolition of buildings,
19 which we have actually started with the
20 five buildings that we took down along
21 Route 9. The southern portion of the
22 property, which is highlighted in the
23 red-dotted line is slated for 350,000
24 square feet of commercial and retail
25 development. The northern portion,

1 Proceedings 12/2/2016

2 which is some of the red buildings in
3 the area in yellow, is slated for
4 residential development, and that's 750
5 units including 500 apartments, 225
6 townhomes, 25 single-family homes, and
7 that includes the restoration into some
8 form of a hotel or hospitality of the
9 Admin Building, which is the 80,000
10 square foot building that's the core of
11 the -- as shown up there in the gray
12 area in the northern portion of the
13 site.

14 Where's that little pointer?

15 Okay. Right here.

16 This is the Admin Building. So
17 this plan shows the 65 acres of public
18 and private open space including the
19 restoration of the 18-acre Great Lawn.
20 The Great Lawn being -- oops, wrong
21 button. Let's go back there if we can.
22 Right here is the Great Lawn. It's
23 approximately 18 acres. Again, it's an
24 Homestead-inspired park. There's not a
25 lot of historical data on it, but what

1 Proceedings 12/2/2016

2 information we do have, we use to
3 restore the architectural interest of
4 the park and the landscaping that was
5 there.

6 Again, this is the Admin Building,
7 which will be converted to a hotel. So
8 generally speaking, again, this is the
9 southern portion of the property,
10 commercial development, northern portion
11 of the property, residential
12 development, and the Admin Building,
13 which will be converted to a hotel.

14 This plan also shows that there
15 are 3.7 miles of multi-use pedestrian
16 network of trails that traverse the
17 property.

18 Is there another plan that shows
19 up better or is that the -- okay. This
20 is the one.

21 So it's a little bit difficult to
22 make out because the scale here is --
23 remember, it's 156 acres you're looking
24 at, so a lot of these red lines, orange
25 lines that are through here, these are

1 Proceedings 12/2/2016

2 all walkways that make up the 3.7 miles
3 of multi-use pedestrian network that
4 ultimately will connect, hopefully, to
5 The Walkway Over the Hudson down through
6 the former rail yard.

7 So our plan is to incorporate six
8 areas -- six different structures that
9 are part of the plan that was approved
10 by SHPO. These structures are noted in
11 yellow -- I guess it's kind of a yellow
12 color, back in here, the Director's
13 Residence, the Admin Building, the North
14 Tower, several structures to the rear,
15 which will be rehabilitated into some
16 form of amenity package for the
17 residential.

18 So again, I'll list them. The
19 Library, the Entertainment Hall, Avery
20 Chapel, the Director's Residence, the
21 North Tower, and the Admin Building.
22 These are the six buildings that are
23 proposed to be saved, restored and
24 renovated into the various uses as we've
25 stated here. And that plan has been

1 Proceedings 12/2/2016

2 approved by the state historic -- SHPO.

3 So this is the Admin Building, the
4 main wing of the building. Here's the
5 North Tower, which will be some type of
6 a lookout overlooking the Hudson River
7 and the Hudson Valley, The Walkway Over
8 the Hudson. This is the former
9 Director's residence. It's a 15,000
10 square foot building that we actually
11 have interest from the Dutchess County
12 Historic Society to potentially relocate
13 their operations here. We are hopeful
14 that that is a doable situation
15 depending on their funding. But if not,
16 we see this as potentially another
17 boutique hotel.

18 The Chapel to the rear of the
19 property with the Library and the
20 Entertainment Hall will part of the
21 on-site recreation for the 750
22 residential units. This will be a club
23 house, pool area, amenity package
24 related to the residential community.

25 So over the last year or so, we

1 Proceedings 12/2/2016

2 spent a tremendous amount of time and a
3 substantial amount of money to protect
4 those structures that we intend to save.
5 And what you are looking at here is a
6 photograph of the Admin Building with
7 the window guards in place that are a
8 security measure with our attempt
9 largely successful to keep out the
10 vandals from continuing to steal the
11 copper and the brass and other notable
12 feature of this building. This was
13 about a \$200,000 improvement that was
14 done to this building so we can try to
15 protect it over the period of time that
16 we are under -- in the approval process
17 and waiting for the future development
18 and the rehabilitation of this
19 structure.

20 So there has been various masonry
21 repairs to this building and others.
22 We've cleared the vegetation and
23 continued to do so around these
24 structures so that the local police can
25 try to patrol and attempt to -- again,

1 Proceedings 12/2/2016

2 here's a good shot of where we've
3 cleaned the vegetation away from the
4 Director's Residence so that we -- so
5 that it's easier to patrol and to keep
6 out the vandals. These are the
7 buildings shown there to the rear that
8 we intend to restore as part of an
9 on-site amenity package.

10 This is a shot -- that white area
11 that you see there -- this here, was
12 very recent roof repairs done to the
13 Admin Building. When the vandals
14 stripped the copper out of these
15 buildings, including the gutters, they
16 just tear the roofing wide open. So we
17 just recently went in here and spent --
18 George, what was it? Probably \$75,000
19 in very temporary bandaid-like roof
20 repairs so that we can keep out the
21 water infiltration to continue to try to
22 help to insulate the building from
23 further water damage over next year or
24 so as we -- as the building awaits some
25 type of restoration. We have removed

1 Proceedings 12/2/2016

2 stained-glass windows from several of
3 the structures so that the vandals
4 didn't, you know, remove them before we
5 got there. We've crated them up and
6 we've put them in a secure area for
7 storage, that, hopefully, will one day
8 return and be part of the redevelopment.
9 This is actually a bees' nest. These
10 are honeybees -- it's hard to make this
11 up. This is on the front of the
12 Director's Residence. We found a
13 tremendous beehive inside this column.
14 We called local beekeepers. They set up
15 a nesting operation, and were able to
16 retract the bees out of this column
17 because honeybees are an endangered
18 species and rather than just plug up the
19 hole, we wanted to retrieve those
20 honeybees, which was done about what --
21 a month ago, George?

22 MR. CARFAGNO: Yeah.

23 MR. MINOIA: So these were
24 some recent repairs to the Director's
25 Residence. Again, the water

1 Proceedings 12/2/2016

2 infiltration of the brick wall here was
3 collapsing. This is a very significant
4 amount of recent masonry repairs in
5 order to try to bolster the structural
6 integrity of some of the exterior walls
7 while we go through the approval
8 process, and ultimately wait for this
9 building to be restored.

10 This is an overall shot of the
11 Admin Building. The core of it
12 obviously being the center of the
13 building, which is about 80,000 square
14 feet which we intend to convert to a
15 hotel or some type of hospitality use.

16 This is the south wing of the
17 hospital -- the Admin Building, which
18 was, of course, struck by lightning and
19 is certainly beyond any ability to
20 restore anyway. And this building is in
21 the process of collapsing. The roof, as
22 you can see here, has a gigantic hole in
23 it, and this building is structurally
24 unsound. We don't allow anybody in it.
25 So a lot of this entire area here, the

1 Proceedings 12/2/2016

2 main focus was the Admin Building, and
3 this is a piece in the center. The
4 center piece of the entire property, we
5 intend to save.

6 This is a view from -- basically,
7 if you were flying in a helicopter over
8 the Hudson River and looking east over
9 the property. Of course this is Route
10 9. Marist College will be over here.
11 Home Depot would be to the south. So
12 this is our vision of what the property
13 is going to look like in its commercial
14 development with an integration here of
15 roughly -- approximately 40 residential
16 units that will start the transition
17 from the new entryway. The spine road
18 being relocated directly across from
19 Quiet Cove Park up through into the
20 residential area with a transition of
21 some housing here that will bind
22 together the commercial development with
23 the residential development to the
24 north.

25 So in July of this year, we began

1 Proceedings 12/2/2016

2 some demolition at the site. This was
3 the first building that was demolished.
4 These building were adjacent to Route 9.
5 We took down a series of -- what was it
6 -- five, George?

7 MR. CARFAGNO: Five
8 structures.

9 MR. MINOIA: Five structures
10 that were demolished that were in danger
11 of collapsing on their own. So before
12 someone got hurt, we worked with --
13 worked very closely with the town,
14 obtained the necessary permits, and
15 demolished those structures. That was
16 Phase I demolition.

17 And again, ownership here, we are
18 EFG/DRA, Heritage, LLC. Here are a list
19 of project consultants, which I
20 indicated early on. And that really
21 makes up the team that has brought us
22 here this far in the process, and that
23 concludes my opening presentation.

24 MR. BAISLEY: At this time, we
25 are going to open the public comment to

1 Proceedings 12/2/2016

2 anybody that has their name on the list
3 will go first. I will please ask that
4 you try to keep it as close to five
5 minutes as possible. The first one we
6 have is Yvonne Laube.

7 MS. LAUBE: My name is Yvonne
8 Laube, and I am a resident of the Town
9 of Poughkeepsie. And I am on the town
10 Preservation Commission as well as I'm
11 here tonight as a volunteer for
12 PreservationWorks: Hudson.

13 I wanted to prepare a little slide
14 show for you. It's an abbreviated
15 version of the packets that you have
16 received, and I will also be emailing
17 Felicia the full version that you have,
18 and the abridged version so that way all
19 of the versions are out there.

20 So in this presentation, I'm
21 focusing on the North Wing areas for
22 salvage and reuse into new construction,
23 and a memorial concept.

24 One point that I want to bring up
25 in the DEIS in Section 3.16 in the

1 Proceedings 12/2/2016
2 Historic and Cultural Resource Section,
3 Section C, Potential Impacts, there's --
4 it's stated that New York State, Office
5 of Parks/Recs and Historic Preservation
6 was consulted regarding the
7 redevelopment of the site and the
8 potential demolition and preservation of
9 extant structures in a letter dated 11
10 August 2015, SHPO -- I'm abbreviating --
11 confirmed its agreement with the
12 applicants findings that many of the
13 structures within the project area of
14 potential effect, were either ill-suited
15 for redevelopment, or beyond the ability
16 to renovated due to extensive
17 deterioration, including the North and
18 South Wings of the Admin Building.

19 I looked at the letter, and it's
20 actually dated July 16th, but it was
21 included in PDF packet dated 11 August,
22 and it says that the Office of Parks/Rec
23 and Historic Preservation strongly
24 committed to the protection and
25 reasonable adaptive reuse of Frederick

1 Proceedings 12/2/2016

2 Clark Withers' National Historic
3 Landmark building. Having agreed that
4 everything surrounding the NHL complex
5 can be removed, thus establishing a
6 clean slate for redevelopment, our
7 office must insist that the inclusion of
8 Administration/Ward complex in any
9 future redevelopment. We understand
10 that the condition of the North and
11 Southern Wings propose a significant
12 redevelopment challenge, but we open to
13 any discussion on how they might be
14 reconstructed or how portions of them
15 might be reincorporated into the
16 landscape plan. Any plan that would
17 demolish these sections of the NHL would
18 need to demonstrate that a thorough and
19 conscientious effort to assess options
20 had been undertaken by the development
21 team.

22 So that was one area where I
23 wanted to highlight the discrepancy, and
24 wanted to address in this session so
25 that we can get clarification.

1 Proceedings 12/2/2016

2 The North Wing, as Nick had
3 pointed out previously, sits to the
4 north of the Admin Building. It's
5 circled on the presentation. There is
6 some views, and angles of the views.

7 One of my concerns with the North
8 Wings is that -- or actually, the whole
9 project to be honest is that unless you
10 worked at the site or were a patient at
11 the site, politician, or had some
12 connection with the development or
13 engineering of the site, you -- most
14 people have no idea what's on top of the
15 hill because you can't see it from Route
16 9. I feel that some people might not
17 know what's at stake in this project. I
18 applaud the developers for coming up
19 with a great plan to reuse the
20 Administration Building, and the other
21 subsequent buildings, and I just would
22 like to ask for consideration to include
23 the shell of the North Wing. I know
24 that interior is beyond repair, but I
25 believe that if they utilize the shell,

1 Proceedings 12/2/2016

2 then it would remain consistent with the
3 overall character of the building and
4 the -- it is also still park of the
5 national landmark -- sorry, I'm
6 rambling.

7 So as I said, the North Wing is
8 considered part of building 51, which is
9 included in the National Historic
10 Landmark's register. The wings are
11 where the patients were housed and
12 treated. The Administration Building is
13 not the case. That's where the offices
14 for the directors and the administrative
15 staff were. There was surgical rooms in
16 there at one point early on, but there's
17 social significance to those wings
18 because that's where the patients were,
19 and it's the true heart of the hospital.

20 Adaptive reuse, we all know is
21 environmentally friendly. There is
22 potential SHPO tax credits to offset the
23 cost of rehabilitation. New businesses
24 prefer old buildings. It's been proven.
25 Old buildings attract more people.

1 Proceedings 12/2/2016
2 Perfect for a site with so much history
3 and as Nick has said, it's an ideal
4 location, so -- for a future hotel.
5 Regret only goes one way. There is no
6 chance to renovate or to save a historic
7 building or site once it's gone.
8 Demolishing the North Wing to replace it
9 with new construction just doesn't make
10 sense. You're losing the character that
11 comes with new materials and
12 construction. It's connected,
13 physically, to the Administration
14 Building, which is perfect if they were
15 to use it as extra hotel space or event
16 space. The floor plan of the existing
17 North Wing compared to the floor plan
18 provided in the DEIS is only
19 approximately, give or take, 1,000
20 square feet of difference, so there's
21 not a whole lot of square foot
22 difference. And a successful
23 rehabilitation of deteriorated Kirkbride
24 plans has been proven, and is in the
25 process with examples of the Richardson

1 Proceedings 12/2/2016

2 Olmsted complex in Buffalo with Hotel
3 Henry, and in Traverse City, Michigan,
4 which is seen here.

5 This is a before and after of
6 Traverse City, Michigan. What you see
7 is several stories pancaked down to the
8 ground, the basement level, and the
9 after of what they've done to
10 rehabilitate the building and reuse it.

11 As I said, we recognize the
12 conditions in the North Wing are
13 terrible inside, however, we are
14 optimistic that the bones are strong and
15 the opportunities for reuse will be
16 strongly considered.

17 This is an example of Richardson
18 Olmsted Complex in Buffalo. Most of
19 these are Kirkbride hospitals just like
20 the one that we have here in
21 Poughkeepsie, and this is a whole entire
22 section of where the wall buckled and
23 they are in the process of repairing the
24 brick.

25 So suggested ideas are additional

1 Proceedings 12/2/2016

2 hotel rooms, large adaptable
3 multipurpose spaces that can be used for
4 events, banquets, weddings, conferences.
5 The basement is sub-ground, so you could
6 turn it into an indoor spa or pool
7 perhaps, or a theater. We ask that at
8 the very least that the North Wing be
9 secured as it has been done for the
10 other buildings from trespassers and
11 weather while considerations can be
12 made. We would hate to see it
13 deteriorate any further while anybody is
14 trying to decide what we can do.

15 We ask the developer to consider
16 organizing site visits for the public to
17 view the buildings in the North Wing.
18 This will allow people to see first hand
19 what we are all discussing here. The
20 site has been, you know, out of public
21 eye -- this building in particular has
22 been out of the public eye for so long.

23 Upon reaching out to Carla Yanni,
24 she's the leading authority on
25 architecture of psychiatric hospitals in

1 Proceedings 12/2/2016

2 the United States. She's a professor
3 and also an author. Frederick Clark
4 Withers -- I'll read just the bold parts
5 and leave the rest for the presentation
6 online.

7 For North Wing is intimately
8 connected to the landscape. Removing
9 the North Wing ruins both the building
10 and the setting. As other similar
11 structures are lost, notably Greystone
12 in New Jersey -- which is also a
13 Kirkbride plan -- it becomes all the
14 more important to save as much of the
15 fabric of the Hudson River State
16 Hospital as possible.

17 Now, onto the areas that we are --
18 I would like to point out that we feel
19 that could be salvaged and could be
20 reused in the new construction. These
21 are reasons that are beneficial to
22 salvaging materials. It just
23 demonstrates leadership and innovation.
24 The quality of the materials, especially
25 lumber is often better resulting in a

1 Proceedings 12/2/2016

2 better building. Cost benefits;
3 salvaged materials usually cost less or
4 equal to virgin materials and are
5 usually a higher quality. Results in
6 unique buildings. It gives the
7 buildings more character. Green
8 buildings as marketing tools. Public
9 opinion and awareness have increased
10 about environmental issues. Building
11 can incorporate historical associations.
12 Obviously this building has got loads of
13 historic associations to it.
14 Performance exceeding that of a
15 conventional building can be achieved.
16 And rehabilitation of historic
17 structures have greater economic impact
18 than new construction. Expanding the
19 life cycle of the existing
20 infrastructure is becoming inherently
21 green.

22 And here, I'd like to point out
23 some areas. Now, this -- these are all
24 shots from the Southern Wing, which was,
25 you know, underwent terrible damage from

1 Proceedings 12/2/2016

2 the fire, but I believe that there's
3 lots of elements here that are
4 salvageable by careful deconstruction
5 that can be reincorporated into the new
6 construction. And I should make it
7 clear that we are not expecting the
8 developers -- or asking the developers
9 to replicate another Kirkbride building
10 anywhere on the site. It's just that
11 these are unique architectural elements
12 that will tie in cohesively with the
13 overall look of the site, and they are
14 there, and they are going to have to
15 take them down anyway. So I strongly
16 suggest that they consider reuse.

17 So, for example, the ironwork, any
18 original ironwork --

19 MR. BAISLEY: I don't mean to
20 cut you off, but could you wrap it up?

21 MS. LAUBE: Yup.

22 MR. BAISLEY: It's been almost
23 10 minutes.

24 MS. LAUBE: Yup. So anyhow,
25 stones, stained glass, ironwork,

1 Proceedings 12/2/2016

2 sandstone slabs, the date stones from
3 the Southern Wing, those are completely
4 unique, the ironwork on these porches,
5 the stones of the columns, and carved
6 stonework are -- what you see on the
7 drawings on the bottom are actually from
8 the New York State archives where I went
9 and researched those. It goes to show
10 you that there are no cookie-cutter
11 pieces involved in this building.
12 Everything was drawn out and made
13 specifically for this building making it
14 truly unique.

15 And then we show some examples on
16 ways you can reincorporate the salvaged
17 use. For example, there is going to be
18 so much brick left over on this site
19 that maybe you can wrap the facades of
20 the non-frontal views of the box stores
21 to try to make a cohesive look. Use the
22 slabs for bench tops, or fence caps, or
23 planter edging. Iron guards can be used
24 as privacy screening around the hotel or
25 trellises or other decorative, kind of,

1 Proceedings 12/2/2016

2 unique elements.

3 Other areas to reclaim items in
4 the outbuildings, particularly six and
5 seven, those are the entryways to Ryon
6 Hall and Poucher. They are unique
7 architecturally and another site
8 suggestion would be to use those -- or
9 to reincorporate them into the apartment
10 buildings and maybe call one apartment
11 building Poucher and one apartment
12 building Ryon Hall, and it would reflect
13 that entryway.

14 And then lastly, we strongly urge
15 the developers to consider a memorial on
16 the site. There is a lot of history
17 here going back Franklin Roosevelt's
18 father, James Roosevelt. He owned the
19 property originally. The ruins of the
20 mansion are denoted on Samuel Bacchus
21 drawing that's in the New York archives.
22 There's the nursing school, just the
23 Kirkbride plan innovations, and mental
24 health care are important, and, of
25 course, the architecture itself is

1 Proceedings 12/2/2016

2 important.

3 So if there is some way to
4 incorporate this either as a stand-alone
5 memorial or an open tower. I think Nick
6 had mentioned the tower. That's a
7 possibility as well.

8 And I think that's it. We welcome
9 any discussion.

10 MR. BAISLEY: Thank you for
11 all the time and effort that went into
12 that.

13 MR. PENNA: Good evening. I'm
14 John Penna. I'm chair of your
15 Preservation Commission. I also live in
16 the Town of Poughkeepsie. I just wanted
17 to make some comments. One is, I want
18 to mention that the developers have been
19 -- I've had a number of meetings with
20 them. I applaud their willingness to
21 listen to suggestions, and incorporate
22 some of the ideas that I brought through
23 the commission as well as the historian.
24 And important -- I believe that they
25 understand the importance of the history

1 Proceedings 12/2/2016

2 of the site. It's important for all of
3 us to understand that the --
4 Poughkeepsie has no center, really. And
5 whatever we can preserve historically
6 brings people to our town. It's good
7 for business as well. There are --
8 there's all kinds of data out there that
9 talks about how business thrives when
10 you keep your history, and so I'd like
11 to continue to encourage not only the
12 Board and the Planning Board but also
13 the developers to continue to have the
14 open line and keep moving in that
15 direction because I think that's good
16 for the town.

17 Keep in mind, once we lose it,
18 it's gone, okay? And we lose our
19 identity. We lose who we are, and
20 that's happened to many towns.

21 The site itself has four
22 significant pieces of history that I
23 know you know some of them. One of
24 course is the Roosevelts owned it
25 originally. Mount Hope, their mansion

1 Proceedings 12/2/2016

2 was there. I encourage the -- and when
3 I've talked to the developers about
4 this, taking and having some kind of a
5 park, maybe a little park up there where
6 the site was so that we can preserve the
7 history of the Roosevelt family site.
8 And having the history of what that
9 mansion was about, and the importance of
10 the Roosevelt's place in that.
11 Remember, they were there first, and
12 then they moved to Hyde Park,
13 unfortunately.

14 The southern part of the property
15 used to belong to John Winslow, and
16 there was a mansion there. John Winslow
17 is an interesting character. He was a
18 business man, and a person that also
19 helped to finance the monitor. So this
20 is another significant historical figure
21 in Dutchess County in the Town of
22 Poughkeepsie. So, you know, even though
23 there's nothing remaining there, I would
24 encourage using the, you know, names of
25 these historical people. And the

1 Proceedings 12/2/2016

2 mansion there was called Woodcliff, and
3 as well as the other historical names
4 that are associated with the site where
5 we can, and in the future development of
6 the site whether it be in the commercial
7 district or whether it be in the
8 residential and so forth.

9 The third one is, of course, the
10 hospital itself, and the buildings that
11 are there, and I think that the
12 developers have done a really positive
13 job in maintaining these buildings that
14 they are preserving and closing them up
15 and making sure that there in no future
16 damage, so I really do applaud them for
17 that effort and putting that forth. And
18 I talked to George and Nick about those
19 things and it's wonderful that they were
20 willing to do that.

21 But I also have spoken to them
22 about encouraging them to use and
23 salvage whatever they can from the
24 buildings to reuse in other parts of the
25 project. Things -- for example, brick

1 Proceedings 12/2/2016

2 can be used if -- you know,
3 stained-glass windows and so forth, and
4 I know they are considering all of those
5 things. But I would like to, you know,
6 emphasize that those are important
7 pieces of the history of the site, and
8 where ever we can hang onto them,
9 preserve them, and reuse them, that
10 would be great. And I know they are
11 open to that. It's not like they are
12 not willing to do that, because we have
13 had some discussions about that.

14 The last thing that I would like
15 to say is keeping in mind that this site
16 is not -- should not just be another
17 site which has a commercial space to it
18 and a residential. And again, I've just
19 spoken with George and Nick about this,
20 that it should be a site that people
21 want to come to. Therefore, there has
22 to be something unique about it, all
23 right? And the more we can incorporate
24 all of the pieces of this site to fit in
25 -- to fit together as a part of the

1 Proceedings 12/2/2016

2 history of the site, the better off we
3 are going to be as a town, and the
4 better off we are going to be as a
5 project. And I applaud -- we've gone --
6 some of the suggestions that have been
7 brought forth, because I think they can
8 be helpful to us in looking at what we
9 are trying to do.

10 So I would just like to thank you
11 for your time and the opportunity to
12 share that information with you.

13 MR. BAISLEY: Thank you for
14 your time and effort.

15 MR. CONTE: Thank you very
16 much.

17 MR. BAISLEY: Mr. Golden?

18 MR. GOLDEN: Good evening. My
19 name is Richard Golden. I'm an attorney
20 that represents the Fairview Fire
21 District, and I've handed out the
22 comments and I don't want to go over
23 each one. You have those comments and
24 you can look at them at another time and
25 digest them and discuss them.

1 Proceedings 12/2/2016

2 But I do want to highlight one
3 important thing. This development is
4 very large. It's very dense in areas,
5 etc., and I don't use that in a negative
6 connotation whatsoever. But it does
7 have consequence for the fire district.
8 As the DEIS sets forth from the study
9 that it cites, which is a fire district
10 study, but I think it's beyond doubt
11 that the current conditions with respect
12 to the fire district as to the physical
13 structure, is beyond capacity. So they
14 can't accommodate such a large structure
15 like -- large intense development and
16 intense and frequent calls that are
17 going to be made to this facility in
18 their current structure -- the current
19 fire house. They can't fit anymore fire
20 equipment in there. They can't fit
21 anymore people in there. And so there
22 is a need to expand, a dire need to
23 expand that I think is recognized, in a
24 sense, by the DEIS. And I think really
25 the only mitigation -- so-called

1 Proceedings 12/2/2016

2 mitigation that the DEIS references with
3 respect to this is that, well, we'll be
4 paying taxes. Well, paying taxes is not
5 a mitigation measure for an
6 environmental impact. Those taxes are
7 needed for the general running of the
8 district as they are with other
9 municipal taxing districts. There are
10 unique demands that would be placed on
11 the Fairview Fire District as a result
12 of this project.

13 And there will also be these
14 demands well before -- up to two years
15 before any development would ever occur,
16 simply by nature of the assessment
17 process. Whereby a building that gets
18 approved in July, would likely not get
19 assessed until the following June, and
20 then the monies and the taxes don't get
21 received until the following April. So
22 there maybe upwards of a two-year delay
23 between an improvement and when monies
24 are actually received. But those monies
25 are -- those monies are needed. But

1 Proceedings 12/2/2016

2 there's also a dire need, as I said, to
3 go ahead and expand the current
4 firehouse or put up alternatively, a
5 substation on the property in order to
6 make sure that the fire district has the
7 capability to go ahead and obtain the
8 equipment, enlist the firefighters
9 necessary, and the ambulance personnel
10 in order to go ahead and be able to
11 address the needs as well as during
12 development, there are going to be
13 needs. There are going to be needs for
14 both fire and ambulance while this is
15 being developed before there's any
16 certificates of occupancy being granted.
17 So it's very critical that we address
18 this in the FEIS. There are other
19 issues that I set forth in here that
20 should also be addressed in the FEIS,
21 but I'll leave them to your reading, and
22 the applicant's reading to respond in
23 the FEIS, and eventually in the findings
24 statement.

25 But I do want to emphasize the

1 Proceedings 12/2/2016

2 need for the bricks and mortar,
3 expansion of the current fire district
4 house is -- or alternatively, a less
5 palatable alternative but an
6 alternative, would be a substation on
7 the property itself. The fire district
8 is very willing to go ahead and meet
9 with the project sponsor and town
10 officials to try to figure out a way
11 that this could be accomplished, and we
12 are purposely haven't demanded a certain
13 type of mechanism in order for this to
14 be done. We would like to meet with
15 them.

16 But I think what needs to be done
17 in the FEIS is for them to come up with
18 mechanisms to allow this needed
19 expansion to happen. This project is
20 really the tipping point for making sure
21 that the fire district has a facility to
22 go ahead and service the needs of the
23 district, especially with respect to the
24 new development.

25 Unless there's any questions,

1 Proceedings 12/2/2016

2 thank you very much for --

3 MR. CIFONE: I do have a
4 question.

5 MR. GOLDEN: Sure.

6 MR. CIFONE: Does Fairview
7 have a building fund in place for any of
8 the taxes that they accumulated over the
9 years? Any of the grants -- not the
10 grants -- but any of the money they have
11 gotten from nonprofits?

12 MR. GOLDEN: They do have a
13 building fund, as I understand it. I
14 don't know how much is in that fund, but
15 certainly when we sit down, we can have
16 all that information ready and try to
17 work out a plan so that we can go ahead
18 and make the necessary addition.

19 MR. CIFONE: Thank you.

20 MR. CARLOS: This property
21 went back on the tax rolls when it was
22 acquired by the private entity. Do you
23 know how much tax has gone to the fire
24 district since they have acquired it?

25 MR. GOLDEN: I don't know the

1 Proceedings 12/2/2016

2 answer to that question. I can find
3 out, but I don't know the answer to that
4 question.

5 MR. CARLOS: That would be an
6 interesting number. And plus the number
7 of calls that you've had there since
8 they've had it. I know there's been a
9 fire.

10 MR. GOLDEN: Oh, there's been
11 more than one. There has been quite a
12 bit of calls on the property.

13 MR. CARLOS: But I think to
14 determine how much income the fire
15 district has had in taxes from that
16 property is germane to the
17 conversation --

18 MR. GOLDEN: I think it's
19 absolutely germane, okay? And as is the
20 taxes that they will ultimately be
21 paying and what type of phasing and the
22 taxing that would be attached to that
23 phasing. Those are all relevant, but
24 what I'm saying is that that alone is
25 not sufficient to go ahead and address

1 Proceedings 12/2/2016

2 the impact of this project.

3 MR. LEPORE: To continue where
4 Mike -- Mr. Cifone said that the fire
5 district has done nothing in the last
6 few years to be prepared for
7 development. They need to have some
8 kind of preparation, and be ready for
9 developers like this. They haven't done
10 anything. You know, we keep hearing
11 about Fairview all of the time, but they
12 need to be prepared for development in
13 the area.

14 MR. BAISLEY: I agree, but
15 before we go down that road, we should
16 sit down and hold an actual discussion
17 with the department, with everybody in
18 the involved parties, and see where they
19 are. How many calls -- you know,
20 discussions with the chief up there and
21 he is addressing some of these issues,
22 so I think we should sit down and see
23 what he actually has on paper and we
24 discuss this with him as we go through
25 this process.

1 Proceedings 12/2/2016

2 MR. GOLDEN: They have -- I
3 appreciate that, and I think that that
4 is necessary. They certainly have not
5 been ignoring this issue, but there is
6 only so much that can be done. They
7 can't go out and start raising taxes in
8 anticipation of a project that hasn't
9 even been approved yet. I mean, there
10 are legal aspects --

11 MR. LEPORE: I understand
12 that. They need to -- you know, we need
13 new jobs. We need new fresh money, and
14 the district needs to be ready for that
15 like anybody else. So that's my
16 suggestion --

17 MR. GOLDEN: -- shouldn't be
18 coming out and saying that this
19 shouldn't happen. They are not trying
20 to oppose this. They are simply saying
21 that there is necessarily by this
22 development, being as large as it is, it
23 creates certain problems. Now, if the
24 district was at a point, you know, 40
25 years ago in which there was ability to

1 Proceedings 12/2/2016

2 go ahead and add equipment in the
3 current space, etc., we wouldn't be
4 where we are now. But as I said, this
5 is the tipping point where we can no
6 longer even put more equipment that
7 would necessary, or more personnel that
8 would be necessary in the current
9 facility.

10 MR. CARLOS: If I may,
11 Mr. Wilson, is there a point in our
12 schedule where we will actually have the
13 fire people here for this discussion?

14 MR. WILSON: I've actually
15 spoken a couple of days ago with Chief
16 Maeder, and also had a follow-up
17 conversation with both Nick and George
18 about setting up a meeting specifically
19 to talk about the concerns that had been
20 raised here. I do know that more
21 recently, going to councilman Lepore's
22 question, that the fire department has a
23 plan for expansion. I talked to the
24 chief about that. It's an expansion of
25 the existing fire hall up on 9G, but

1 Proceedings 12/2/2016

2 there is also the question of money, and
3 the question of timing of phasing of the
4 construction that, you know, we've
5 talking about here tonight. And the
6 phasing and understanding how that may
7 effect the fire department operations is
8 important also to understand. Not
9 everything is coming online all in one
10 year.

11 In other words you're not getting,
12 you know, 400,000 square feet of new
13 commercial and 750 new homes all in the
14 same year. But the phasing will factor
15 into the question of the expansion of
16 the physical plant, the fire hall, along
17 with the question of addressing the
18 man-power needs going forward.

19 And some of that can be -- and I
20 expect would be addressed through the
21 normal budgeting process by the fire
22 department or the fire district. In
23 other words, if you know you need, you
24 know, X number of, you know, additional
25 personnel in the upcoming years, then,

1 Proceedings 12/2/2016

2 you know, you budget for it.

3 But I do know that particularly
4 when -- about year or so ago, Marist
5 College had entered into an agreement
6 with the fire district for payment of
7 certain monies to go to a capital fund.
8 So, you know --

9 MR. CIFONE: Right. That's
10 why I was asking --

11 MR. WILSON: And again, my
12 recollection was that those were
13 payments, I think, of \$200,000 a year
14 over the next 10 years. Something like
15 that. I may be off by a --

16 MS. SHERSHIN: A 100,000 over
17 the next 10 years.

18 MR. WILSON: It's about 2
19 million in total. I think it was a
20 10-year deal.

21 MR. CARLOS: My question is,
22 you know, when -- this is an important
23 part as part of our discussion. I just
24 want to make sure that in our schedule,
25 there's a point where this -- where a

1 Proceedings 12/2/2016

2 meeting can take place with the fire
3 people --

4 MR. WILSON: Yes --

5 MR. CARLOS: -- and us.

6 MR. WILSON: I'm sure the
7 answer is yes. That will happen in the
8 next few weeks.

9 MR. CARLOS: Okay. Just as I
10 know -- and that has to happen earlier
11 rather than later.

12 MR. WILSON: Yes, completely
13 understood. Because, I mean, let's face
14 it, you know, we're -- if the Board
15 closes the public hearing tonight, we've
16 got two more weeks for receipt of
17 additional public comment. And then,
18 you know, Nick and George and their team
19 are off to prepare the final EIS. But
20 in order for that EIS to pass muster and
21 come back to this Board, they'll need to
22 accept it as complete. We have to have
23 an answer to the question --

24 (Multiple talking at one time.)

25 MR. LEPORE: I'd like more

1 Proceedings 12/2/2016

2 information, and I'd like to ask Nick,
3 how much do you pay for the fire
4 district now?

5 MR. MINOIA: The property
6 taxes are about \$150,000 a year.

7 MR. WILSON: Keep in mind
8 that --

9 (Multiple people talking at the
10 same time.)

11 MR. LEPORE: I mean -- I'm
12 sorry, I meant to say the fire district.
13 I apologize.

14 MR. MINOIA: I'm not sure of
15 what the breakdown is, but it's 150 a
16 year.

17 MR. WILSON: The total is 150
18 a year, but --

19 (Multiple people talking at one
20 time.)

21 MR. CARLOS: Just as long as
22 we have a meeting with the involved
23 people with the real numbers from our
24 assessor's office from whenever it has
25 been, so that we have a basis with which

1 Proceedings 12/2/2016

2 to consider the fire district's concern.

3 MR. WILSON: Right.

4 MR. CARLOS: I don't want to
5 do it where we don't have history --

6 MR. CIFONE: Just for the
7 record, would Marist expansion -- a deal
8 was always cut with Marist to help
9 offset the fire costs. Dutchess gives
10 something, not as much as I would like
11 to think we should give, but they have
12 given something when they built the
13 dorms. So going forward, the nonprofits
14 have assisted in helping. But, again,
15 they don't pay taxes to the district.
16 This project would be paying 100 percent
17 taxes, so that is a little different
18 ballgame going forward.

19 MR. CARLOS: I understand
20 that. I want to have the numbers, Mike,
21 so we know --

22 MR. CIFONE: I heard you. I
23 just want you to know that nonprofits
24 that have expanded have given something.
25 This isn't paying 100 percent. This is

1 Proceedings 12/2/2016

2 something that has to be worked out if
3 it goes through the process, and if the
4 process -- as we go through it, we'll
5 talk with them. I mean, I'm all for the
6 fire department getting an expansion. I
7 know they need it, okay? And it's never
8 going to come to a referendum where all
9 the voters are going to vote to buy a
10 fire house or build one. So this is
11 something that Fairview has to put money
12 away as well, and work within the
13 boundaries. And I don't want to move
14 forward because we have some litigation
15 going forward, so I can't say much on
16 it.

17 MR. LEPORE: But, mike, in the
18 future, the fire district has come in
19 front of this Board, always saying the
20 same thing. They have not done anything
21 to tell us, hey, look, we need a new
22 building, we are going to do this, we
23 are going to do that.

24 They haven't done that.

25 MR. CIFONE: But that was

1 Proceedings 12/2/2016

2 always with -- they always came when it
3 was an expansion of a nonprofit, okay?
4 That's when they came to the meetings
5 and they put forth a big effort. We, as
6 a Board, brought in projects that would
7 be 100 percent tax paying. Now, you're
8 getting the same thing. We need more
9 money. We can only do so much when we
10 are working within the confines of the
11 law of the State of New York. Now,
12 bringing in revenue, bringing in
13 taxpayers. You're asking for something
14 from a tax-paying entity that's going to
15 give you 100 percent in phases. So
16 that's what I'm saying. You know, the
17 nonprofits, you can assume who they work
18 for. Coming in and asking for someone
19 to give you money up front is basically,
20 you know, an asking that I can't give to
21 you. Do you understand?

22 MR. GOLDEN: There's also,
23 undoubtedly, the taxes that will come in
24 -- substantial taxes that will come in,
25 are going to be whether there has been

1 Proceedings 12/2/2016

2 development there and it gets
3 reassessed.

4 MR. CIFONE: Correct.

5 MR. GOLDEN: And over the
6 several phases. The fire department
7 can't wait until that time --

8 MR. CIFONE: I understand
9 that. I --

10 MR. GOLDEN: -- quantifiers --

11 MR. CIFONE: I spoke to the
12 chief. I understand that, okay? But
13 everything is phased in. There has to
14 be a budget. We've tried to change New
15 York State law. I have gone up there to
16 try to get additional funds. We've
17 lobbied Albany. A lot of it comes from
18 the State. I don't see, you know, you
19 guys, you're here, and I appreciate
20 that. But you really need to go see our
21 State senators and our assembly and try
22 to get the bill changed so you can tax
23 at a different rate.

24 MR. BAISLEY: Mike, we are
25 addressing the wrong issues. This issue

1 Proceedings 12/2/2016

2 is about the EIS and --

3 MR. CIFONE: I get that, and I
4 want to work with you guys. This isn't
5 your thing, but I just want to be
6 clear --

7 MR. BAISLEY: This has been
8 going on forever. This is a meeting
9 that we sit down and --

10 MR. CIFONE: All right.

11 MR. BAISLEY: -- if there is
12 an issue, that they come and address it.
13 There's a definite need. It's something
14 that has to be addressed in that plan.

15 MR. CIFONE: I totally
16 understand that.

17 (Multiple people talking at the
18 same time.)

19 MR. LEPORE: Mike's comments
20 are that every time there's a developer
21 in --

22 (Multiple people talking at the
23 same time.)

24 MR. LEPORE: It's always the
25 same song. Mike has to change his tune

1 Proceedings 12/2/2016

2 every once in a while.

3 MR. WILSON: It is my
4 expectation that we will be able to sit
5 down and work something out. And,
6 again, I've had conversations with Chief
7 Maeder, and again with Nick and George.
8 So we are --

9 MR. CARLOS: -- from the
10 assessor's office so that we have --
11 just to plan, I think it was 144 and I
12 specifically met with her and asked her.
13 And she told me, she assesses as it goes
14 so the --

15 (Multiple people speaking at one
16 time.)

17 MR. CARLOS: -- as the taxes
18 goes up.

19 MR. WILSON: Right.

20 MR. CARLOS: Right from the
21 very beginning at the start of it.

22 MR. WILSON: Right. So the
23 idea that there's, you know, zero
24 assessment until there's, you know,
25 until the CO is issued is -- and that's

1 Proceedings 12/2/2016

2 not exactly what he's suggesting, but it
3 doesn't exist. There is -- she is
4 periodically going out and reassessing
5 on an ongoing basis all of the projects,
6 and they become 100 percent in the year
7 in which they receive the CO. There is
8 always catch up, but she is certainly
9 doing that across the board and that has
10 been the practice here for a long time.

11 But in terms of addressing the
12 critical question, not only of manpower
13 but of the adequacy of the facilities of
14 the Fairview Fire, there is a plan.
15 I've talked a lot with Chris Maeder over
16 the past couple of years. He's very
17 much on top of the whole budgeting
18 process, and understanding what it is
19 that he needs in order to be able to
20 make that happen.

21 And, you know, he has looked at
22 alternatives in terms of, you know, the
23 small firehouse addition, the large
24 firehouse addition, and everything in
25 between.

1 Proceedings 12/2/2016

2 MR. CIFONE: I've talked to
3 him about that. I'm well aware of that.
4 I'm more concerned with, you know,
5 sometimes -- it's not the fire chief or
6 the men and women who are working there.
7 It comes down to the Board of
8 Commissioners and how they operate, and
9 what projects they choose to go after
10 for certain funding and how the
11 mechanism they choose to use that. This
12 is a project that's going to benefit the
13 whole Town of Poughkeepsie including
14 Fairview, and I look forward to working
15 with you, and I know everybody in the
16 town does. But based on history, you
17 guys, you know, you guys have brought
18 litigation to stop certain projects that
19 we have brought as a town to the
20 Fairview Fire District, and that's my
21 concern.

22 I want to know, you know, that if
23 you don't get what you are seeking, are
24 you going to bring litigation? Because
25 you've stopped -- you tried to stop two

1 Proceedings 12/2/2016

2 projects --

3 (Multiple people speaking at one
4 time.)

5 MR. CIFONE: -- that are
6 paying 100 percent taxes, and that's my
7 concern as a councilman for that area.
8 We've worked hard to try to bring
9 business in, and over the years that
10 I've been on this Board, Fairview has
11 come in numerous times and we tried to
12 help them. Please bring us something
13 that will be on the tax rolls, and there
14 was one project that just got developed,
15 and I held out for a long time to get
16 that project commercial for the benefit
17 of Fairview. And we finally brought it
18 and brought housing in that's on the tax
19 rolls.

20 You guys brought litigation
21 because you couldn't make some type of a
22 subsidy from -- upfront. That's my
23 concern. Are you going to try to stop
24 this project if you don't get what you
25 want?

1 Proceedings 12/2/2016

2 MR. GOLDEN: I have not heard
3 anything like that.

4 MR. CIFONE: That's what I'm
5 asking. You know, I want to work with
6 you. I've talked to Chris. I know he
7 needs a firehouse over there, so I hope
8 we can get something done. But I also
9 don't want to see the Board of
10 Commissioners stop this project if
11 things don't go according to plan.

12 MR. BAISLEY: We want to make
13 sure that this process is done properly
14 so we don't end up in that boat.

15 MR. WILSON: Exactly. And one
16 of the things that Chris really has a
17 handle on is the numbers. One of the
18 criticisms in the past has been, you
19 know, the numbers really haven't been
20 forthcoming in terms of what is the
21 actual need, you know? And it doesn't
22 matter whether we are talking Fairview
23 Fire, Town Police, or any of the
24 emergency service. You know, sometimes
25 there is, sort of, this generalized

1 Proceedings 12/2/2016

2 complaint, well -- it used to be 20, 25
3 years ago, developers will say fine,
4 we'll just buy you guys a fire engine
5 and that would sort of just make the
6 whole thing -- which it's not the answer
7 to be honest with you.

8 MS. SHERSHIN: No.

9 MR. WILSON: But Chris has
10 a -- because again, I've talked with him
11 extensively. He's got a very good
12 handle on the numbers, and I think that
13 when we finally sit down in the next
14 couple of weeks and have that
15 conversation, we can chart a path toward
16 answering the questions that have been
17 raised. And, again, that's critical to
18 be able to prepare a final EIS that's
19 going to pass muster, and that everybody
20 can get behind.

21 MR. CONTE: Wonderful.

22 MR. CARLOS: Mr. Golden, you
23 can rest assure your client that their
24 concerns will be considered and they are
25 welcome to come to that event and bring

1 Proceedings 12/2/2016

2 the numbers with them. Their plan.

3 MR. GOLDEN: They will.

4 MR. CARLOS: And tell your
5 client that this Board will absolutely
6 consider their concerns.

7 MR. GOLDEN: Thank you very
8 much.

9 MR. BAISLEY: Is there anybody
10 else who would like to speak at this
11 public hearing?

12 (No response.)

13 MR. BAISLEY: Nobody else.

14 Make a motion to --

15 MR. CIFONE: So move.

16 MR. BAISLEY: All those in
17 favor?

18 MEMBERS: Aye.

19 MS. SHERSHIN: Well, I'd like
20 to make a comment on the developers. I
21 really appreciate you adding the North
22 Tower to you list of buildings to be
23 saved. I know you worked really hard on
24 this project, and I hope you do consider
25 saving the North Wing. I understand

1 Proceedings 12/2/2016

2 that it's got a huge hole in the roof.
3 It is immense. I know it's in terrible
4 shape. But right now, the town has a
5 real need for event space, so it's
6 something to consider. I think it will
7 be commercially very viable, especially
8 for the hotel. I think it will attract
9 people, because it's unique. It's
10 interesting, and that's one thing too.
11 I understand that you're not going to be
12 able to save everything, and reusing
13 bricks, well, we'll see. But if you
14 could somehow echo in the
15 architecture -- the architecture is
16 there just to have some continuity, it
17 would make your development very unique,
18 and people like unique. People like
19 interesting.

20 When I go home to Wisconsin, I
21 can't tell you how many times I drive
22 through these commercial strip
23 districts. It looks just like Route 9.
24 We could pick up Route 9 and drop it
25 anywhere in the Midwest, and no one

1 Proceedings 12/2/2016

2 would know. I go through state after
3 state, there's no way that I know that
4 I've changed states, because it all
5 looks the same.

6 Sorry, new -- a lot of people love
7 new -- new can be very generic. So this
8 way too, if you can make your project
9 unique, it will attract people. It will
10 be successful.

11 And I'd like to throw out there, I
12 love the Power House. I think it might
13 make a dynamite nightclub, and I know
14 that's probably not going to happen
15 either, but just wanted to throw it out.

16 MR. MINOIA: Thank you for
17 your comments.

18 MR. LEPORE: And I'd like to
19 also comment about -- thank you for the
20 presentation. I think it's excellent,
21 and again, with Yvonne's comments too,
22 when I was on the Planning Board, I
23 suggested to Nick to save those bricks,
24 and to -- it's a beautiful
25 architectural -- but for Yvonne's

1 Proceedings 12/2/2016

2 comments, you can only fix so much. I
3 mean, for the long run you have to be
4 careful what -- you don't put a bandaid
5 just because of that. There are some
6 buildings that you have to start from
7 scratch. Because as far as the cost,
8 it's probably beneficial just to tear it
9 down and start fresh.

10 And I'm hoping, Nick, that you can
11 put a building -- I'm not saying similar
12 to the one you're taking down, but close
13 to it because it is a beautiful site. I
14 visited the site. There are some
15 buildings that you cannot -- and I mean
16 that you cannot repair.

17 So thank you again. Thank you for
18 all you do for us. And again, thank you
19 for coming to Poughkeepsie.

20 MR. MINOIA: Thank you.

21 MR. BAISLEY: Any more
22 comments? Joe, do you have anymore
23 comments?

24 MR. CONTE: No, nothing that
25 hasn't been said.

1 Proceedings 12/2/2016

2 MR. CARLOS: Are we going to
3 close the public hearing, or extend it
4 for --

5 MR. BAISLEY: Are there any
6 more comments in relation to this public
7 hearing?

8 MR. CARLOS: No.

9 MR. BAISLEY: Nick, I want to
10 A, thank you, and listen to Yvonne's
11 comments.

12 And Joe, you know this first hand.
13 The most you can save -- is the best
14 that we can have is our history. You
15 brought it up, a diehard -- Joe,
16 himself, has personally saved a building
17 in the City of Poughkeepsie. It's a
18 pleasure to go in there. If you can't
19 save the building itself, maybe you can
20 take the architecture of the building --
21 and some of the stuff you are saving,
22 and do the best that you can. Whether
23 it's a facade or something. The more
24 you can save the better it is.

25 I don't know who made the comment

1 Proceedings 12/2/2016

2 in the beginning that people look
3 forward to going into buildings like
4 this. Everyone just doesn't want to go
5 into your typical restaurant that's a
6 chain. Some of these buildings have
7 such character to them. Even if it's a
8 front entrance. If there's a piece that
9 you can save. If it's the front
10 entrance to the whole building -- you
11 can't save the whole building. The most
12 that you can save that would be most
13 beneficial.

14 I know Ann wants a nightclub, but
15 I don't see that as feasible. But if
16 you look at some of the buildings, some
17 so of the designs are so unique that,
18 you know -- therefore, I mean, you guys
19 have done a great job so far. But if
20 you go back and you take another look at
21 some of these buildings, there are
22 different parts and you do a design to
23 your buildings -- anything would
24 definitely be beneficial to the project
25 because I think it's a phenomenal

1 Proceedings 12/2/2016

2 project.

3 MR. MINOIA: Thank you. You
4 know, honestly, we wish there was more
5 to work with, you know, the buildings
6 are so far gone for the most part that
7 we are doing the best we can with what
8 we have to work with. And had we been
9 here 10 years earlier or whatever number
10 of years it would be that there was more
11 left of the buildings before they lost
12 their structural integrity, then more
13 could be done. But taking what we have
14 that, you know, that was delivered to us
15 so to speak, and we are doing the best
16 we can. I have to say that Yvonne and
17 Bob's comments are well placed, and
18 we've seen that presentation before, an
19 expanded version of it. We think it's
20 very good. It's very well thought out.
21 There are a number of features that we
22 intend on incorporating. The difference
23 between full demolition and removal of
24 particular pieces that are unique and
25 interesting is not that big of an issue.

1 Proceedings 12/2/2016

2 So we are looking at those pieces. We
3 will look at them. We understand the
4 history. There's a lot of history.
5 Some of it not so nice in terms of its
6 use. It wasn't like it was a wonderful
7 place, but there is a tremendous history
8 to it.

9 I think that many of you know that
10 my parents actually worked in a
11 psychiatric hospital in Binghamton for
12 most of their careers. So I'm
13 personally familiar with, you know, the
14 history of these things over time, and
15 they don't have -- some of the history
16 is not so wonderful. But it is history,
17 and it is local.

18 I also want to say that we
19 understand that the Fairview Fire
20 District's issues. I'm not sure that we
21 can get there the way that they are
22 proposing that we probably get there.
23 But we do have to sit down and we do
24 have to work it out, and I'm confident
25 that we'll get there.

1 Proceedings 12/2/2016

2 Lastly, I wanted to thank the
3 supervisor and the Town Board, all of
4 the staff, and the various departments,
5 and the residents, the Town of
6 Poughkeepsie for embracing us as the
7 developer, working with us as closely as
8 you have. It's a very, very complex
9 project. It's got a lot of moving
10 parts. Neil, everybody in town has been
11 fabulous to work with, and we intend to
12 get to the finish line with this project
13 unlike others before us. So thank you
14 for your support.

15 MR. BAISLEY: Thank you.
16 Thank you for listening to all the
17 comments tonight.

18 MR. WILSON: If I could ask
19 maybe David Cooper to step back up. I
20 think at this point, the Board has a
21 decision to make about adjourning or
22 closing the public hearing. But just
23 to, kind of, add to the confusion or
24 not, the -- what we've actually had were
25 three individually notice public

1 Proceedings 12/2/2016

2 hearings tonight. We had the one on the
3 DEIS, which is sort of the real critical
4 path, a shorter path, perhaps. But
5 also, the notice included public hearing
6 on the development master plan as well
7 as the text amendment that was included
8 as part of it.

9 The recommendation of the Board if
10 it's in agreement would be to close the
11 public hearing on the DEIS, and then
12 that would swing us into the 14-day
13 period for receipt of public comment,
14 and that would close at the close of
15 business 4:00 p.m. on Wednesday the 21st
16 of this month. But then leave the other
17 two public hearings open -- I don't know
18 if David had any comments on that.

19 MR. COOPER: We can certainly
20 do that and if we want -- the Board want
21 to hold another public hearing on those
22 two other items, because you're still
23 reviewing them and the process is going
24 to continue and then reopen it at a
25 future date, that's fine. It is

1 Proceedings 12/2/2016

2 critical though tonight that the Board
3 makes clear what it is going to do on
4 the DEIS hearing so that the public
5 knows when the written comments are due.

6 So if you close it tonight, which
7 it sounds like -- I don't think there
8 are any other speakers tonight, so you
9 may want to, and keep the public written
10 comment period open until -- for that 14
11 days so that everybody still has a
12 chance to put the comments in.

13 In fact, having sat on both sides,
14 the applicant probably likes the written
15 comments better because you can digest
16 those easier. But either way, there is
17 still opportunity for comments to come
18 in so that you're not closing it tonight
19 -- the record itself.

20 MR. BAISLEY: Is everybody in
21 favor?

22 MR. CARLOS: Sounds good.

23 MR. BAISLEY: All right. Do
24 we have a motion to close the public
25 hearing?

1 Proceedings 12/2/2016

2 MR. LEPORE: So move.

3 MR. CARLOS: Second.

4 MR. BAISLEY: We have motion
5 to adjourn the other two -- do you want
6 a date for the other two, or do you want
7 to just leave it open?

8 MR. COOPER: At this point, I
9 wouldn't adjourn it to a specific date
10 because I think right now, your Board
11 needs to focus on the DEIS, so why don't
12 we do unfixed at this point and then --

13 MR. WILSON: Yeah. I think
14 that if we just sort of left that open.

15 MR. COOPER: That's okay,
16 yeah.

17 MR. WILSON: Adjourn it to,
18 you know, a future date.

19 MR. COOPER: When that time
20 comes, if the Board wants to have public
21 hearing opened up again, we would
22 re-notice it, and make sure that the
23 public knows. It's not just going to
24 pop up with no one knowing, so.

25 MR. BAISLEY: Make a motion

1 Proceedings 12/2/2016

2 for the master plan as open.

3 MR. WILSON: Yeah.

4 MR. CONTE: Second.

5 MR. BAISLEY: All in favor?

6 MEMBERS: Aye.

7 MR. BAISLEY: Thank you, your
8 team for coming and thanks for the
9 public comments from the audience. I
10 think they are all very well taken, and
11 if you have any more, just remember,
12 it's open till the 21st for anybody else
13 that wants to make a comment follow the
14 contacts on the website.

15 (Whereupon, the Public Hearing
16 concluded at 8:23 p.m.)

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

I, BARBARA ULBRICH, Court Reporter and Notary Public within and for the State of New York, hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing transcript is true and accurate to the best of my ability, knowledge and skill.

Barbara Ulbrich

BARBARA ULBRICH

	14;81:10;82:24	agencies (2) 8:10,11	anticipate (1) 5:18	asbestos (2) 17:18;18:6
\$	adaptable (1) 38:2	agency (2) 5:7;8:17	anticipation (1) 57:8	ash (1) 19:9
\$150,000 (1) 62:6	adaptive (2) 32:25;35:20	agenda (1) 14:12	anymore (3) 50:19,21;77:22	aspects (2) 10:24;57:10
\$200,000 (2) 25:13;60:13	add (2) 58:2;82:23	ago (6) 6:16;27:21;57:25; 58:15;60:4;73:3	apartment (3) 43:9,10,11	assembly (1) 66:21
\$75,000 (1) 26:18	adding (1) 74:21	agree (1) 56:14	apartments (1) 21:5	assess (1) 33:19
A	addition (3) 54:18;69:23,24	agreed (2) 5:15;33:3	apologize (1) 62:13	assessed (1) 51:19
abandoned (2) 16:14,16	additional (5) 11:4;37:25;59:24; 61:17;66:16	agreement (3) 32:11;60:5;83:10	appear (1) 12:3	assesses (1) 68:13
abatement (1) 20:18	address (5) 33:24;52:11,17; 55:25;67:12	ahead (9) 10:15;52:3,7,10; 53:8,22;54:17;55:25; 58:2	applaud (4) 34:18;44:20;47:16; 49:5	assessment (2) 51:16;68:24
abbreviated (1) 31:14	addressed (3) 52:20;59:20;67:14	Albany (1) 66:17	applicant (5) 6:19;7:20;9:15,25; 84:14	assessor's (2) 62:24;68:10
abbreviating (1) 32:10	addressing (4) 56:21;59:17;66:25; 69:11	allow (4) 18:21;28:24;38:18; 53:18	applicants (1) 32:12	asset (1) 16:2
ability (3) 28:19;32:15;57:25	adequacy (1) 69:13	almost (2) 16:9;41:22	applicant's (1) 52:22	assisted (1) 63:14
able (6) 27:15;52:10;68:4; 69:19;73:18;75:12	adieu (1) 14:5	alone (1) 55:24	appreciate (3) 57:3;66:19;74:21	associated (1) 47:4
abridged (1) 31:18	adjacent (2) 18:18;30:4	along (3) 16:3;20:20;59:16	appropriate (1) 9:7	associations (2) 40:11,13
absolutely (3) 20:9;55:19;74:5	adjourn (5) 3:23;4:2;85:5,9,17	alternative (2) 53:5,6	approval (2) 25:16;28:7	assume (1) 65:17
accept (1) 61:22	adjourning (1) 82:21	alternatively (2) 52:4;53:4	approved (4) 23:9;24:2;51:18; 57:9	assure (1) 73:23
accepted (2) 3:19;16:25	adjournment (1) 3:24	alternatives (1) 69:22	approximately (4) 15:21;21:23;29:15; 36:19	attached (1) 55:22
accommodate (1) 50:14	Admin (17) 15:20;17:11,24; 21:9,16;22:6,12; 23:13,21;24:3;25:6; 26:13;28:11,17;29:2; 32:18;34:4	always (6) 63:8;64:19;65:2,2; 67:24;69:8	April (1) 51:21	attempt (2) 25:8,25
accomplished (1) 53:11	Administration (6) 15:10,16;17:5; 34:20;35:12;36:13	amazing (2) 19:17;20:9	architect (1) 15:13	attend (1) 13:5
according (1) 72:11	Administration/Ward (1) 33:8	ambulance (2) 52:9,14	architectural (3) 22:3;41:11;76:25	attorney (1) 49:19
accumulated (1) 54:8	administrative (1) 35:14	amendment (2) 5:24;83:7	architecturally (1) 43:7	attract (3) 35:25;75:8;76:9
achieved (1) 40:15	adopted (2) 6:14,17	amenities (1) 14:23	architecture (7) 15:12,14;38:25; 43:25;75:15,15; 78:20	attractive (1) 16:13
acknowledge (3) 12:16,25;13:20	adverse (3) 6:7,20,24	amenity (3) 23:16;24:23;26:9	architecture (1) 43:7	audience (1) 86:9
acknowledging (1) 12:20	Advisers (1) 14:8	amount (3) 25:2,3;28:4	architectural (1) 43:7	August (2) 32:10,21
acquired (2) 54:22,24	afternoon (1) 11:23	analysis (1) 7:17	architectural (1) 43:7	author (1) 39:3
acres (6) 14:22;15:21,25; 21:17,23;22:23	again (24) 4:17;5:3;14:5,12; 20:8,14;21:23;22:6; 8:23;18;25:25;27:25; 30:17;48:18;60:11; 63:14;68:6,7;73:10; 17;76:21;77:17,18; 85:21	Andy (1) 13:2	architectural (1) 43:7	authority (1) 38:24
across (2) 29:18;69:9		angles (1) 34:6	area (13) 15:22;18:15;21:3, 12;24:23;26:10;27:6; 28:25;29:20;32:13; 33:22;56:13;71:7	available (1) 11:21
activities (1) 19:20		Ann (1) 79:14	areas (7) 7:5;23:8;31:21; 39:17;40:23;43:3; 50:4	Avery (1) 23:19
actual (3) 8:5;56:16;72:21		anniversary (1) 12:17	around (2) 25:23;42:24	avoid (2) 6:11;7:2
actually (16) 5:5,20;9:15;12:15; 20:19;24:10;27:9; 32:20;34:8;42:7; 51:24;56:23;58:12,			arson (2) 16:7,11	avoids (2) 6:6;8:7
				awaits (1) 26:24
				aware (1) 70:3
				awareness (1)

40:9 away (2) 26:3;64:12 Aye (3) 3:7;74:18;86:6	behind (2) 13:11;73:20 believes (1) 7:20 belong (1) 46:15 bench (1) 42:22 beneficial (4) 39:21;77:8;79:13, 24 benefit (3) 9:8;70:12;71:16 benefits (1) 40:2 best (5) 8:25;78:13,22; 80:7,15 better (9) 17:19;18:3;22:19; 39:25;40:2;49:2,4; 78:24;84:15 beyond (6) 18:19;28:19;32:15; 34:24;50:10,13 big (2) 65:5;80:25 bill (1) 66:22 bind (1) 29:21 Binghamton (1) 81:11 bit (4) 17:9,14;22:21; 55:12 Board (30) 3:18;4:23;5:7,13; 6:3,10;7:8,8,21;8:16, 22;45:12,12;61:14, 21;64:19;65:6;69:9; 70:7;71:10;72:9; 74:5;76:22;82:3,20; 83:9,20;84:2;85:10, 20 Board's (2) 3:20;9:8 boat (1) 72:14 Bob's (1) 80:17 bold (1) 39:4 bolster (1) 28:5 bones (1) 37:14 both (7) 5:9;10:11;17:6; 39:9;52:14;58:17; 84:13 bottom (1) 42:7	boundaries (1) 64:13 boutique (1) 24:17 box (1) 42:20 brass (1) 25:11 brave (1) 19:21 breakdown (1) 62:15 brick (4) 28:2;37:24;42:18; 47:25 bricks (3) 53:2;75:13;76:23 brief (1) 12:8 bring (6) 14:16;31:24;70:24; 71:8,12;73:25 bringing (2) 65:12,12 brings (2) 20:12;45:6 brought (10) 30:21;44:22;49:7; 65:6;70:17,19;71:17, 18,20;78:15 Brown (1) 13:15 Brownfield (3) 16:23;19:6,11 buckled (1) 37:22 budget (2) 60:2;66:14 budgeting (2) 59:21;69:17 Buffalo (2) 37:2,18 build (1) 64:10 Building (70) 15:10,15,16,20; 17:5,11,17,25;18:9, 18;19:4,17,22;21:9, 10,16;22:6,12;23:13, 21;24:3,4,10;25:6,12, 14,21;26:13,22,24; 28:9,11,13,17,20,23; 29:2;30:3,4;32:18; 33:3;34:4,20;35:3,8, 12;36:7,14;37:10; 38:21;39:9;40:2,10, 12,15;41:9;42:11,13; 43:11,12;51:17;54:7, 13;64:22;77:11; 78:16,19,20;79:10,11 buildings (38) 16:8,14,17;17:10, 21;18:4,11,22,25;	20:10,18,20;21:2; 23:22;26:7,15;34:21; 35:24,25;38:10,17; 40:6,7,8;43:10;47:10, 13,24;74:22;77:6,15; 79:3,6,16,21,23;80:5, 11 built (1) 63:12 Burke (1) 13:3 Bush (1) 13:10 business (6) 4:13;45:7,9;46:18; 71:9;83:15 businesses (1) 35:23 button (1) 21:21 buy (2) 64:9;73:4	42:22 captured (1) 11:6 care (1) 43:24 careers (1) 81:12 careful (2) 41:4;77:4 Carfagno (3) 13:8;27:22;30:7 Carla (1) 38:23 CARLOS (19) 54:20;55:5,13; 58:10;60:21;61:5,9; 62:21;63:4,19;68:9, 17,20;73:22;74:4; 78:2,8;84:22;85:3 carved (1) 42:5 case (1) 35:13 catch (1) 69:8 cease (1) 4:18 Center (7) 15:7,20;19:16; 28:12;29:3,4;45:4 certain (6) 17:2;53:12;57:23; 60:7;70:10,18 certainly (9) 10:22;14:24;16:10; 17:7;28:19;54:15; 57:4;69:8;83:19 certificates (1) 52:16 certifications (1) 8:5 certify (1) 6:6 chain (1) 79:6 chair (1) 44:14 challenge (1) 33:12 chance (3) 3:11;36:6;84:12 change (2) 66:14;67:25 changed (2) 66:22;76:4 Chapel (2) 23:20;24:18 character (5) 35:3;36:10;40:7; 46:17;79:7 chart (1) 73:15 Chazen (1)
			C	
		call (1) 43:10 called (3) 6:4;27:14;47:2 calls (4) 50:16;55:7,12; 56:19 came (4) 11:25;13:4;65:2,4 Camoin (1) 13:17 can (59) 8:4;9:11;10:13; 18:13;21:21;25:14, 24;26:20;28:22;33:5, 25;38:3,11,14;40:11, 15;41:5;42:16,19,23; 45:5;46:6;47:5,23; 48:2,8,23;49:7,24; 54:15,17;55:2;57:6; 58:5;59:19;61:2; 65:9,17;66:22;72:8; 73:15,20,23;76:7,8; 77:2,10;78:13,14,19, 22,24;79:9,12;80:7, 16;81:21;83:19; 84:15 Cantor (1) 13:13 cap (2) 19:12,13 capability (1) 52:7 capacity (1) 50:13 capital (1) 60:7 caps (1)		

13:9 Cheney (2) 18:9,18 chief (6) 56:20;58:15,24; 66:12;68:6;70:5 choose (4) 3:23,25;70:9,11 Chris (5) 13:15;69:15;72:6, 16;73:9 CIA (1) 14:24 CIFONE (18) 54:3,6,19;56:4; 60:9;63:6,22;64:25; 66:4,8,11;67:3,10,15; 70:2;71:5;72:4;74:15 circled (1) 34:5 cites (1) 50:9 City (3) 37:3,6;78:17 clarification (1) 33:25 clarified (1) 10:8 clarify (1) 10:8 Clark (2) 33:2;39:3 clean (1) 33:6 cleaned (1) 26:3 Cleanup (4) 16:23;19:7,11,12 clear (3) 41:7;67:6;84:3 cleared (1) 25:22 client (2) 73:23;74:5 close (14) 3:25;4:3,10,13,16; 11:12;31:4;77:12; 78:3;83:10,14,14; 84:6,24 closed (4) 3:21;4:9;9:25;15:9 closely (2) 30:13;82:7 closes (1) 61:15 closing (3) 47:14;82:22;84:18 club (1) 24:22 CO (2) 68:25;69:7 coal (1) 19:9	cohesive (1) 42:21 cohesively (1) 41:12 cold (1) 75:24 collapsing (3) 28:3,21;30:11 college (3) 19:20;29:10;60:5 color (1) 23:12 column (2) 27:13,16 columns (1) 42:5 combine (1) 5:15 combined (1) 5:12 coming (6) 34:18;57:18;59:9; 65:18;77:19;86:8 comment (17) 4:7,12;8:12;9:23; 10:2,3;11:12,20,24; 30:25;61:17;74:20; 76:19;78:25;83:13; 84:10;86:13 comments (27) 4:18;5:19;9:21; 10:2;11:4,11;14:4, 18;44:17;49:22,23; 67:19;76:17,21;77:2, 22,23;78:6,11;80:17; 82:17;83:18;84:5,12, 15,17;86:9 commercial (10) 18:15;20:24;22:10; 29:13,22;47:6;48:17; 59:13;71:16;75:22 commercially (1) 75:7 Commission (3) 31:10;44:15,23 Commissioners (2) 70:8;72:10 committed (1) 32:24 community (2) 16:3;24:24 compared (1) 36:17 complaint (1) 73:2 complete (3) 3:19;7:9;61:22 completely (2) 42:3;61:12 complex (5) 33:4,8;37:2,18; 82:8 component (1)	17:6 compromised (1) 20:5 concept (1) 31:23 concern (5) 3:17;63:2;70:21; 71:7,23 concerned (1) 70:4 concerns (5) 16:5;34:7;58:19; 73:24;74:6 concluded (1) 86:16 concludes (1) 30:23 condition (4) 17:17,23;18:23; 33:10 conditions (7) 13:25;14:14;17:3; 19:10;20:8;37:12; 50:11 conferences (1) 38:4 confident (1) 81:24 confines (1) 65:10 confirmed (1) 32:11 confusion (1) 82:23 connect (1) 23:4 connected (2) 36:12;39:8 connection (1) 34:12 connotation (1) 50:6 conscientious (1) 33:19 consequence (1) 50:7 consider (8) 18:15;38:15;41:16; 43:15;63:2;74:6,24; 75:6 consideration (1) 34:22 considerations (1) 38:11 considered (3) 35:8;37:16;73:24 considering (1) 48:4 consistent (1) 35:2 Constantino (1) 13:13 construction (7)	31:22;36:9,12; 39:20;40:18;41:6; 59:4 consultants (3) 7:22,23;30:19 consulted (1) 32:6 contacts (1) 86:14 contamination (1) 17:2 CONTE (5) 3:5;49:15;73:21; 77:24;86:4 continue (5) 26:21;45:11,13; 56:3;83:24 Continued (2) 16:6;25:23 continuing (1) 25:10 continuity (1) 75:16 conventional (1) 40:15 conversation (3) 55:17;58:17;73:15 conversations (1) 68:6 convert (1) 28:14 converted (2) 22:7,13 cooky-cutter (1) 42:10 Cooper (9) 3:15;4:25;9:19; 12:12;82:19;83:19; 85:8,15,19 copies (1) 11:16 copper (2) 25:11;26:14 copy (2) 11:8;12:2 core (6) 15:20;17:10,25; 18:14;21:10;28:11 corridor (1) 16:4 cost (4) 35:23;40:2,3;77:7 costs (1) 63:9 councilman (2) 58:21;71:7 counsel (1) 3:15 County (2) 24:11;46:21 couple (5) 6:15;11:3;58:15; 69:16;73:14	course (8) 13:7;14:18;18:7; 28:18;29:9;43:25; 45:24;47:9 Cove (1) 29:19 crated (1) 27:5 created (1) 19:4 creates (1) 57:23 credits (1) 35:22 critical (5) 52:17;69:12;73:17; 83:3;84:2 criticisms (1) 72:18 Cultural (1) 32:2 current (7) 50:11,18,18;52:3; 53:3;58:3,8 cut (2) 41:20;63:8 cycle (1) 40:19
D				
			daily (1) 16:9 damage (4) 18:5;26:23;40:25; 47:16 danger (1) 30:10 daring (1) 19:22 data (3) 7:16;21:25;45:8 date (8) 4:3,4,8;42:2;83:25; 85:6,9,18 dated (3) 32:9,20,21 David (4) 3:15;4:21;82:19; 83:18 day (1) 27:7 days (4) 4:8,19;58:15;84:11 D-Day (1) 12:18 de (1) 6:25 deal (2) 60:20;63:7 decide (1) 38:14 decision (1)	

82:21 decisions (1) 4:23 deconstruction (1) 41:4 decorative (1) 42:25 deems (1) 6:10 definite (1) 67:13 definitely (1) 79:24 DEIS (14) 5:9,21;7:7,15;9:4; 31:25;36:18;50:8,24; 51:2;83:3,11;84:4; 85:11 delay (1) 51:22 Delbello (1) 13:12 delivered (1) 80:14 demanded (1) 53:12 demands (2) 51:10,14 demolish (1) 33:17 demolished (3) 30:3,10,15 Demolishing (1) 36:8 demolition (5) 20:18;30:2,16; 32:8;80:23 demonstrate (1) 33:18 demonstrates (1) 39:23 denoted (1) 43:20 dense (1) 50:4 Denver (1) 13:5 department (6) 56:17;58:22;59:7, 22;64:6;66:6 departments (1) 82:4 depending (2) 3:19;24:15 Depot (2) 18:13;29:11 Deretsky (1) 13:18 Derrickson (1) 13:3 design (1) 79:22 designs (1)	79:17 desire (1) 3:21 deteriorate (1) 38:13 deteriorated (2) 20:10;36:23 deterioration (1) 32:17 determination (1) 8:4 determine (1) 55:14 determined (1) 7:8 developed (2) 52:15;71:14 developer (3) 38:15;67:20;82:7 developers (11) 34:18;41:8,8; 43:15;44:18;45:13; 46:3;47:12;56:9; 73:3;74:20 Development (26) 3:14;5:11,25; 18:16;20:25;21:4; 22:10,12;25:17; 29:14,22,23;33:20; 34:12;47:5;50:3,15; 51:15;52:12;53:24; 56:7,12;57:22;66:2; 75:17;83:6 diehard (1) 78:15 difference (3) 36:20,22;80:22 different (4) 23:8;63:17;66:23; 79:22 difficult (2) 17:14;22:21 digest (2) 49:25;84:15 digital (1) 11:8 dire (2) 50:22;52:2 direction (1) 45:15 directly (1) 29:18 Director (1) 3:14 directors (1) 35:14 Director's (6) 23:12,20;24:9; 26:4;27:12,24 discrepancy (1) 33:23 discuss (2) 49:25;56:24	discussing (1) 38:19 discussion (5) 33:13;44:9;56:16; 58:13;60:23 discussions (2) 48:13;56:20 district (24) 47:7;49:21;50:7,9, 12;51:8,11;52:6; 53:3,7,21,23;54:24; 55:15;56:5;57:14,24; 59:22;60:6;62:4,12; 63:15;64:18;70:20 districts (2) 51:9;75:23 district's (2) 63:2;81:20 Diversified (1) 14:8 doable (1) 24:14 document (4) 6:15,17,18;7:4 done (17) 25:14;26:12;27:20; 37:9;38:9;47:12; 53:14,16;56:5,9; 57:6;64:20,24;72:8, 13;79:19;80:13 dorms (1) 63:13 DOT (1) 11:25 doubt (1) 50:10 down (17) 9:21;20:20;23:5; 30:5;37:7;41:15; 54:15;56:15,16,22; 67:9;68:5;70:7; 73:13;77:9,12;81:23 DRA (2) 13:7;14:9 Draft (2) 3:18;10:11 drawing (1) 43:21 drawings (1) 42:7 drawn (1) 42:12 drive (1) 75:21 drop (1) 75:24 due (2) 32:16;84:5 during (1) 52:11 Dutchess (3) 24:11;46:21;63:9 dynamite (1)	76:13 E earlier (2) 61:10;80:9 early (2) 30:20;35:16 easier (2) 26:5;84:16 east (1) 29:8 echo (1) 75:14 economic (1) 40:17 Ed (1) 13:2 edging (1) 42:23 effect (2) 32:14;59:7 effectively (1) 15:8 effort (5) 33:19;44:11;47:17; 49:14;65:5 EFG (2) 13:2;14:8 EFG/DRA (3) 12:23;13:22;30:18 EIS (9) 3:18;7:13;8:17; 10:7;11:16;61:19,20; 67:2;73:18 either (6) 6:11;20:6;32:14; 44:4;76:15;84:16 elements (3) 41:3,11;43:2 else (5) 9:9;57:15;74:10, 13;86:12 emailing (1) 31:16 embracing (1) 82:6 emergency (1) 72:24 emphasize (2) 48:6;52:25 empirical (1) 7:16 encompass (1) 16:8 encompassed (1) 16:16 encourage (3) 45:11;46:2,24 encouraging (1) 47:22 end (5) 4:8,13;5:4;14:3;	72:14 endangered (1) 27:17 engine (1) 73:4 Engineering (3) 13:10,16;34:13 enlist (1) 52:8 enrolled (2) 16:25;19:6 entails (1) 14:2 entered (1) 60:5 entertain (1) 19:23 Entertainment (2) 23:19;24:20 entire (3) 28:25;29:4;37:21 entity (2) 54:22;65:14 entrance (2) 79:8,10 entryway (2) 29:17;43:13 entryways (1) 43:5 EnviroFinance (1) 14:7 environmental (7) 10:10;17:3;18:23; 19:8,13;40:10;51:6 environmentally (1) 35:21 equal (1) 40:4 equipment (4) 50:20;52:8;58:2,6 especially (3) 39:24;53:23;75:7 essentially (1) 6:18 establishing (1) 33:5 etc (3) 14:25;50:5;58:3 evaluate (1) 7:25 even (4) 46:22;57:9;58:6; 79:7 evening (11) 3:12;5:2;12:13,15, 19,25;13:4,14,19; 44:13;49:18 event (3) 36:15;73:25;75:5 events (2) 16:9;38:4 eventually (1) 52:23
--	---	--	---	--

everybody (10) 3:10;5:2;13:8; 14:19;56:17;70:15; 73:19;82:10;84:11, 20	facades (1) 42:19	find (2) 8:18;55:2	50:8;52:19;65:5	55:16,19
Everyone (1) 79:4	face (1) 61:13	findings (7) 6:4;8:5;9:12,14; 10:13;32:12;52:23	forthcoming (1) 72:20	gets (2) 51:17;66:2
exactly (2) 69:2;72:15	facilities (1) 69:13	fine (3) 12:11;73:3;83:25	Fortunately (1) 17:24	gigantic (1) 28:22
example (4) 37:17;41:17;42:17; 47:25	facility (3) 50:17;53:21;58:9	finish (1) 82:12	forward (9) 4:24;19:13;59:18; 63:13,18;64:14,15; 70:14;79:3	given (3) 6:18;63:12,24
examples (2) 36:25;42:15	fact (2) 11:23;84:13	fire (40) 41:2;49:20;50:7,9, 12,19,19;51:11;52:6, 14;53:3,7,21;54:23; 55:9,14;56:4;58:13, 22,25;59:7,16,21,22; 60:6;61:2;62:3,12; 63:2,9;64:6,10,18; 66:6;69:14;70:5,20; 72:23;73:4;81:19	found (1) 27:12	gives (2) 40:6;63:9
exceeding (1) 40:14	factor (1) 59:14	firefighters (1) 52:8	four (1) 45:21	glass (1) 41:25
excellent (2) 15:2;76:20	Fairview (12) 49:20;51:11;54:6; 56:11;64:11;69:14; 70:14,20;71:10,17; 72:22;81:19	firehouse (4) 52:4;69:23,24;72:7	Franklin (1) 43:17	goers (1) 19:19
exist (1) 69:3	faith (1) 5:14	first (7) 14:6;30:3;31:3,5; 38:18;46:11;78:12	Frederick (3) 15:12;32:25;39:3	goes (5) 36:5;42:9;64:3; 68:13,18
existing (5) 13:25;14:13;36:16; 40:19;58:25	familiar (4) 5:23;14:15,19; 81:13	fit (4) 48:24,25;50:19,20	frequent (1) 50:16	going-forward (1) 17:8
expand (3) 50:22,23;52:3	family (1) 46:7	five (5) 20:20;30:6,7,9; 31:4	fresh (2) 57:13;77:9	Golden (17) 49:17,18,19;54:5, 12,25;55:10,18;57:2, 17;65:22;66:5,10; 72:2;73:22;74:3,7
expanded (2) 63:24;80:19	famous (1) 15:11	fix (1) 77:2	friendly (1) 35:21	Good (14) 3:12;5:2,2,13; 12:13;14:23;26:2; 44:13;45:6,15;49:18; 73:11;80:20;84:22
Expanding (1) 40:18	far (4) 30:22;77:7;79:19; 80:6	floor (2) 36:16,17	front (5) 27:11;64:19;65:19; 79:8,9	Gothic (1) 15:14
expansion (8) 53:3,19;58:23,24; 59:15;63:7;64:6;65:3	father (1) 43:18	flying (1) 29:7	full (3) 11:15;31:17;80:23	granted (1) 52:16
expect (1) 59:20	favor (4) 3:6;74:17;84:21; 86:5	focus (4) 5:21;14:16;29:2; 85:11	fun (2) 19:19,23	grants (2) 54:9,10
expectation (1) 68:4	feasible (1) 79:15	focusing (1) 31:21	fund (4) 54:7,13,14;60:7	gray (1) 21:11
expecting (1) 41:7	feature (2) 15:10;25:12	follow (1) 86:13	funding (2) 24:15;70:10	great (7) 15:18;21:19,20,22; 34:19;48:10;79:19
extant (1) 32:9	features (1) 80:21	following (2) 51:19,21	funds (1) 66:16	greater (1) 40:17
extend (1) 78:3	federal (2) 15:18;18:2	follow-up (1) 58:16	further (4) 12:6;14:4;26:23; 38:13	Greeley (1) 13:17
extensive (1) 32:16	feel (3) 10:4;34:16;39:18	foot (4) 15:15;21:10;24:10; 36:21	future (9) 17:12;25:17;33:9; 36:4;47:5,15;64:18; 83:25;85:18	Green (2) 40:7,21
extensively (1) 73:11	feet (5) 16:15;20:24;28:14; 36:20;59:12	forever (1) 67:8	G	Greystone (1) 39:11
extent (4) 6:8,12;7:3;8:8	FEIS (4) 52:18,20,23;53:17	form (3) 20:6;21:8;23:16	gathering (1) 10:19	ground (1) 37:8
exterior (1) 28:6	Felicia (2) 12:2;31:17	formally (1) 15:6	gave (1) 7:4	Group (1) 14:7
extra (1) 36:15	fence (1) 42:22	former (2) 23:6;24:8	general (3) 17:16;20:7;51:7	guards (2) 25:7;42:23
eye (2) 38:21,22	few (2) 56:6;61:8	formulate (1) 10:13	generalized (1) 72:25	guess (1) 23:11
F	figure (2) 46:20;53:10	forth (7) 47:8,17;48:3;49:7;	generally (1) 22:8	guidance (1) 8:24
fabric (1) 39:15	final (3) 10:10;61:19;73:18		generic (1) 76:7	gutters (1) 26:15
fabulous (1) 82:11	finally (2) 71:17;73:13		George (9) 13:7;26:18;27:21; 30:6;47:18;48:19; 58:17;61:18;68:7	guys (7) 66:19;67:4;70:17, 17;71:20;73:4;79:18
facade (1) 78:23	finance (1) 46:19		germane (2)	

H	Heritage (3) 3:4;12:23;30:18	21:8;22:7,13; 24:17;28:15;36:4,15; 37:2;38:2;42:24;75:8	6:9;21:7 including (8) 11:9,15;19:9;21:5, 18;26:15;32:17; 70:13	19:18 intimately (1) 39:7
Hall (7) 18:17;23:19;24:20; 43:6,12;58:25;59:16	hey (1) 64:21	House (6) 19:2;24:23;50:19; 53:4;64:10;76:12	inclusion (1) 33:7	into (19) 14:10,16;16:25; 19:22;21:7;23:15,24; 29:19;31:22;33:15; 38:6;41:5;43:9; 44:11;59:15;60:5; 79:3,5;83:12
hand (2) 38:18;78:12	higher (1) 40:5	housed (1) 35:11	income (1) 55:14	involved (5) 4:22;8:10;42:11; 56:18;62:22
handed (1) 49:21	highlight (2) 33:23;50:2	housing (2) 29:21;71:18	incorporate (5) 23:7;40:11;44:4, 21;48:23	Iron (1) 42:23
handle (2) 72:17;73:12	highlighted (1) 20:22	Hudson (12) 3:4;12:23;14:21, 25;15:6;23:5;24:6,7, 8;29:8;31:12;39:15	incorporating (1) 80:22	ironwork (4) 41:17,18,25;42:4
hang (1) 48:8	hill (1) 34:15	huge (1) 75:2	increased (1) 40:9	issue (5) 8:22;57:5;66:25; 67:12;80:25
happen (8) 6:2;9:13;53:19; 57:19;61:7,10;69:20; 76:14	historian (1) 44:23	hurt (1) 30:12	indicated (1) 30:20	issued (1) 68:25
happened (1) 45:20	historic (12) 15:17;18:3;24:2, 12;32:2,5,23;33:2; 35:9;36:6;40:13,16	Hyde (1) 46:12	individually (1) 82:25	issues (10) 5:17;9:2,3;18:8; 19:8;40:10;52:19; 56:21;66:25;81:20
hard (3) 27:10;71:8;74:23	historical (5) 21:25;40:11;46:20, 25;47:3	I	indoor (1) 38:6	item (1) 5:18
hate (1) 38:12	historically (1) 45:5	idea (3) 5:6;34:14;68:23	infiltration (2) 26:21;28:2	items (3) 11:4;43:3;83:22
headed (1) 16:19	history (19) 17:6;36:2;43:16; 44:25;45:10,22;46:7, 8;48:7;49:2;63:5; 70:16;78:14;81:4,4,7, 14,15,16	ideal (2) 14:21;36:3	information (14) 7:10,25;8:2,19; 9:10;10:4,6,19;11:9, 14;22:2;49:12;54:16; 62:2	James (1) 43:18
health (1) 43:24	hold (2) 56:16;83:21	ideas (2) 37:25;44:22	inherently (1) 40:20	Jersey (1) 39:12
hear (2) 3:22;11:5	hole (3) 27:19;28:22;75:2	identified (1) 6:7	innovation (1) 39:23	job (2) 47:13;79:19
heard (2) 63:22;72:2	Home (3) 18:13;29:11;75:20	identify (2) 8:17,22	innovations (1) 43:23	jobs (1) 57:13
hearing (32) 3:4,17,20,25;4:3,4, 9,11,5;9,20;6:16; 8:10,21;9:6,7,9; 10:24;11:10;13:5; 56:10;61:15;74:11; 78:3,7;82:22;83:5,11, 21;84:4,25;85:21; 86:15	homes (2) 21:6;59:13	identity (1) 45:19	inside (3) 18:21;27:13;37:13	Joe (3) 77:22;78:12,15
hearings (5) 5:12,16;8:25;83:2, 17	Homestead-inspired (1) 21:24	ignoring (1) 57:5	insist (1) 33:7	John (4) 13:6;44:14;46:15, 16
heart (1) 35:19	honest (2) 34:9;73:7	ill-suited (1) 32:14	insulate (1) 26:22	judgment (1) 7:12
held (1) 71:15	honestly (1) 80:4	immense (1) 75:3	integration (1) 29:14	July (3) 29:25;32:20;51:18
helicopter (1) 29:7	honeybees (3) 27:10,17,20	impact (7) 6:24;7:5;10:10; 13:17;40:17;51:6; 56:2	integrity (4) 18:5,25;28:6;80:12	June (1) 51:19
help (5) 8:21;10:22;26:22; 63:8;71:12	Hope (3) 45:25;72:7;74:24	impacts (6) 6:8,13,20;7:18;8:7; 32:3	intend (7) 18:2;25:4;26:8; 28:14;29:5;80:22; 82:11	keep (11) 5:14;25:9;26:5,20; 31:4;45:10,14,17; 56:10;62:7;84:9
helped (1) 46:19	hopeful (1) 24:13	importance (2) 44:25;46:9	intense (2) 50:15,16	keeping (1) 48:15
helpful (1) 49:8	hopefully (2) 23:4;27:7	important (10) 10:25;39:14;43:24; 44:2,24;45:2;48:6; 50:3;59:8;60:22	interest (2) 22:3;24:11	key (2) 15:10;17:6
helping (3) 7:24;8:16;63:14	hoping (1) 77:10	improvement (2) 25:13;51:23	interested (1) 8:11	
Henry (1) 37:3	hospital (6) 15:22;28:17;35:19; 39:16;47:10;81:11	incidents (1) 16:12	interesting (5) 46:17;55:6;75:10, 19;80:25	
Here's (2) 24:4;26:2	hospitality (2) 21:8;28:15	include (1) 34:22	interior (2) 17:13;34:24	
	hospitals (2) 37:19;38:25	included (4) 32:21;35:9;83:5,7	internet (1)	
	hotel (11)	includes (2)		

kind (5) 23:11;42:25;46:4; 56:8;82:23	39:5;52:21;83:16; 85:7	7:4;38:22;62:21; 69:10;71:15;77:3	43:20;45:25;46:9, 16;47:2	memorial (3) 31:23;43:15;44:5
kinds (2) 19:19;45:8	left (5) 13:11;17:16;42:18; 80:11;85:14	Longen (1) 13:2	many (10) 5:15;7:16;16:13, 13;19:14;32:12; 45:20;56:19;75:21; 81:9	men (1) 70:6
Kirkbride (5) 36:23;37:19;39:13; 41:9;43:23	legal (1) 57:10	longer (1) 58:6	maps (1) 11:17	mental (1) 43:23
knowing (1) 85:24	LEPORE (9) 56:3;57:11;61:25; 62:11;64:17;67:19, 24;76:18;85:2	look (12) 7:25;8:25;29:13; 41:13;42:21;49:24; 64:21;70:14;79:2,16, 20;81:3	Marist (5) 14:24;29:10;60:4; 63:7,8	mention (1) 44:18
known (4) 14:7,9;15:6;16:24	Lepore's (1) 58:21	looked (2) 32:19;69:21	marketing (1) 40:8	mentioned (1) 44:6
knows (3) 13:8;84:5;85:23	less (2) 40:3;53:4	looking (6) 6:22;22:23;25:5; 29:8;49:8;81:2	Maser (1) 13:15	Messinger (1) 13:11
L	letter (2) 32:9,19	lookout (1) 24:6	masonry (2) 25:20;28:4	met (1) 68:12
lack (1) 18:24	level (1) 37:8	looks (2) 75:23;76:5	master (4) 5:11,25;83:6;86:2	methodology (1) 7:5
laden (1) 18:7	Library (2) 23:19;24:19	lose (3) 45:17,18,19	materials (5) 36:11;39:22,24; 40:3,4	Michael (1) 13:18
landmark (3) 15:17;33:3;35:5	life (3) 18:20;19:6;40:19	losing (1) 36:10	matter (1) 72:22	Michigan (2) 37:3,6
Landmark's (1) 35:10	lightning (1) 28:18	lost (2) 39:11;80:11	matters (1) 4:22	Midwest (1) 75:25
landscape (2) 33:16;39:8	likely (1) 51:18	lot (13) 11:14;17:17;18:5; 21:25;22:24;28:25; 36:21;43:16;66:17; 69:15;76:6;81:4;82:9	maximum (2) 6:8;8:8	might (4) 33:13,15;34:16; 76:12
landscaping (1) 22:4	likes (1) 84:14	lots (1) 41:3	may (9) 3:21,22,22;8:18; 11:11;58:10;59:6; 60:15;84:9	Mike (5) 56:4;63:20;64:17; 66:24;67:25
large (6) 38:2;50:4,14,15; 57:22;69:23	line (3) 20:23;45:14;82:12	love (2) 76:6,12	maybe (7) 10:7;42:19;43:10; 46:5;51:22;78:19; 82:19	Mike's (1) 67:19
largely (1) 25:9	lines (2) 22:24,25	lumber (1) 39:25	mean (8) 41:19;57:9;61:13; 62:11;64:5;77:3,15; 79:18	miles (2) 22:15;23:2
largest (1) 5:18	list (4) 23:18;30:18;31:2; 74:22	M	means (1) 7:9	million (2) 16:15;60:19
last (6) 3:18;13:22;20:11; 24:25;48:14;56:5	listed (1) 15:17	Maeder (3) 58:16;68:7;69:15	meant (1) 62:12	mind (3) 45:17;48:15;62:7
lastly (2) 43:14;82:2	listen (2) 44:21;78:10	magnitude (1) 6:23	measure (2) 25:8;51:5	minimizes (2) 6:7,11
late (1) 11:25	listening (1) 82:16	main (2) 24:4;29:2	measures (2) 6:9;7:19	Minoia (10) 12:7,13,22;27:23; 30:9;62:5,14;76:16; 77:20;80:3
later (1) 61:11	litigation (4) 64:14;70:18,24; 71:20	maintaining (1) 47:13	mechanism (2) 53:13;70:11	minor (1) 9:2
Laube (5) 31:6,7,8;41:21,24	little (7) 17:8,14;21:14; 22:21;31:13;46:5; 63:17	major (1) 9:2	mechanisms (1) 53:18	minute (1) 17:9
Laughter (1) 17:20	live (1) 44:15	makes (2) 30:21;84:3	meet (2) 53:8,14	minutes (2) 31:5;41:23
law (2) 65:11;66:15	LLC (1) 30:18	making (3) 42:13;47:15;53:20	meeting (5) 4:15;58:18;61:2; 62:22;67:8	missed (1) 10:7
lawn (4) 15:19;21:19,20,22	loads (1) 40:12	man (1) 46:18	meetings (2) 44:19;65:4	missing (1) 8:19
lead (4) 5:7;8:16;17:17; 18:7	lobbied (1) 66:17	managing (1) 12:22	MEMBERS (5) 3:7;8:12;12:21; 74:18;86:6	mitigate (2) 6:25;7:2
leadership (1) 39:23	local (4) 14:23;25:24;27:14; 81:17	manpower (1) 69:12		mitigation (5) 6:9;7:19;50:25; 51:2,5
leading (1) 38:24	location (3) 14:20,21;36:4	man-power (1) 59:18		money (7) 25:3;54:10;57:13; 59:2;64:11;65:9,19
least (3) 6:11;7:2;38:8	long (6)	mansion (5)		monies (5) 51:20,23,24,25; 60:7

monitor (1) 46:19	13:18	nightclub (2) 76:13;79:14	Office (5) 32:4,22;33:7; 62:24;68:10	37:15
month (3) 3:18;27:21;83:16	name (3) 31:2,7;49:19	Nobody (1) 74:13	offices (1) 35:13	opportunity (2) 49:11;84:17
monthly (1) 16:10	names (2) 46:24;47:3	noise (1) 13:16	officials (1) 53:10	oppose (1) 57:20
months (1) 6:16	national (4) 15:16;33:2;35:5,9	non-frontal (1) 42:20	offset (2) 35:22;63:9	optimistic (1) 37:14
more (21) 10:3;18:10;35:25; 39:14;40:7;48:23; 55:11;58:6,7,20; 61:16,25;65:8;70:4; 77:21;78:6,23;80:4, 10,12;86:11	nature (2) 17:22;51:16	nonprofit (1) 65:3	often (1) 39:25	options (1) 33:19
mortar (1) 53:2	necessarily (1) 57:21	nonprofits (4) 54:11;63:13,23; 65:17	old (2) 35:24,25	orange (1) 22:24
most (16) 5:19;6:12;9:6; 10:25;12:21;14:14; 18:10;19:4;20:4; 34:13;37:18;78:13; 79:11,12;80:6;81:12	necessary (9) 6:10;7:3,20;30:14; 52:9;54:18;57:4; 58:7,8	normal (1) 59:21	Olmsted (2) 37:2,18	order (6) 28:5;52:5,10; 53:13;61:20;69:19
mostly (1) 18:6	need (27) 6:21;8:3,20;9:8,11; 10:17,18;11:18; 33:18;50:22,22;52:2; 53:2;56:7,12;57:12, 12,13;59:23;61:21; 64:7,21;65:8;66:20; 67:13;72:21;75:5	north (22) 16:19;23:13,21; 24:5;29:24;31:21; 32:17;33:10;34:2,4,7, 23;35:7;36:8,17; 37:12;38:8,17;39:7, 9;74:21,25	Olmsted-inspired (1) 15:22	organizing (1) 38:16
motion (5) 3:2;74:14;84:24; 85:4,25	needed (5) 10:4,5;51:7,25; 53:18	northern (7) 15:4;16:18,21; 19:2;20:25;21:12; 22:10	once (3) 36:7;45:17;68:2	original (1) 41:18
Mount (1) 45:25	needs (11) 10:7;52:11,13,13; 53:16,22;57:14; 59:18;69:19;72:7; 85:11	notable (2) 18:10;25:11	one (35) 17:9;18:3,10;20:5; 22:20;27:7;31:5,24; 33:22;34:7;35:16; 36:5;37:20;43:10,11; 44:17;45:23;47:9; 49:23;50:2;55:11; 59:9;61:24;62:19; 64:10;68:15;71:3,14; 72:15,17;75:10,25; 77:12;83:2;85:24	originally (2) 43:19;45:25
move (6) 3:5,23;4:14;64:13; 74:15;85:2	negative (1) 50:5	notably (1) 39:11	ongoing (1) 69:5	others (3) 17:24;25:21;82:13
moved (1) 46:12	Neil (4) 3:9,13;4:25;82:10	noted (2) 16:6;23:10	online (4) 19:15,24;39:6;59:9	otherwise (3) 14:7,9;16:24
moving (2) 45:14;82:9	nest (1) 27:9	notice (3) 4:5;82:25;83:5	only (8) 36:5,18;45:11; 50:25;57:6;65:9; 69:12;77:2	out (31) 4:5;7:24;22:22; 25:9;26:6,14,20; 27:16;31:19;34:3; 38:20,22,23;39:18; 40:22;42:12;45:8; 49:21;53:10;54:17; 55:3;57:7,18;64:2; 68:5;69:4;71:15; 76:11,15;80:20; 81:24
much (18) 17:23,23;36:2; 39:14;42:18;49:16; 54:2,14,23;55:14; 57:6;62:3;63:10; 64:15;65:9;69:17; 74:8;77:2	nesting (1) 27:15	nuisance (1) 16:13	on-site (2) 24:21;26:9	outbuildings (1) 43:4
Multiple (7) 61:24;62:9,19; 67:17,22;68:15;71:3	network (3) 15:2;22:16;23:3	number (6) 44:19;55:6,6; 59:24;80:9,21	onto (2) 39:17;48:8	over (24) 4:20;9:18;12:7; 14:25;16:6;20:10; 23:5;24:7,25;25:15; 26:23;29:7,8,10; 42:18;49:22;54:8; 60:14,16;66:5;69:15; 71:9;72:7;81:14
multipurpose (1) 38:3	new (23) 29:17;31:22;32:4; 35:23;36:9,11;39:12, 20;40:18;41:5;42:8; 43:21;53:24;57:13, 13;59:12,13;64:21; 65:11;66:14;76:6,7,7	numbers (6) 62:23;63:20;72:17, 19;73:12;74:2	oops (1) 21:20	overall (5) 12:5;20:15;28:10; 35:3;41:13
multi-use (2) 22:15;23:3	next (7) 4:15,15;26:23; 60:14,17;61:8;73:13	nursing (1) 43:22	open (15) 8:9;14:3;21:18; 26:16;30:25;33:12; 44:5;45:14;48:11; 83:17;84:10;85:7,14; 86:2,12	overlooking (1) 24:6
municipal (1) 51:9	NHL (2) 33:4,17	obtain (1) 52:7	opened (2) 15:7;85:21	overview (3) 3:10;13:25;14:13
must (1) 33:7	nice (1) 81:5	obviously (6) 8:13;11:5;14:3; 15:2;28:12;40:12	opening (1) 30:23	own (1) 30:11
muster (2) 61:20;73:19	Nick (14) 12:7,22;34:2;36:3; 44:5;47:18;48:19; 58:17;61:18;62:2; 68:7;76:23;77:10; 78:9	occupancy (1) 52:16	operate (1) 70:8	owned (3) 14:9;43:18;45:24
myself (3) 10:15;12:17;13:6	night (1) 3:24	occur (2) 8:20;51:15	operation (1) 27:15	ownership (4) 12:24;14:5;16:6; 30:17
N		O	operations (2) 24:13;59:7	P
Nadolo (1)		off (6) 14:21;41:20;49:2, 4;60:15;61:19	opinion (2) 3:20;40:9	package (3)
			opportunities (1)	

<p>23:16;24:23;26:9 packet (1) 32:21 packets (1) 31:15 paint (2) 17:18;18:7 palatable (1) 53:5 pancaked (1) 37:7 paper (1) 56:23 parents (1) 81:10 park (7) 21:24;22:4;29:19; 35:4;46:5,5,12 Parks/Rec (1) 32:22 Parks/Recs (1) 32:5 part (19) 5:12;11:2;12:4; 15:23;16:20,22;19:3, 10;23:9;24:20;26:8; 27:8;35:8;46:14; 48:25;60:23,23;80:6; 83:8 particular (3) 11:19;38:21;80:24 particularly (2) 43:4;60:3 parties (1) 56:18 partner (2) 12:23;13:7 partners (1) 13:2 partnership (1) 14:6 parts (4) 39:4;47:24;79:22; 82:10 pass (3) 18:13;61:20;73:19 passage (1) 11:19 past (2) 69:16;72:18 path (3) 73:15;83:4,4 patient (1) 34:10 patients (2) 35:11,18 patrol (2) 25:25;26:5 pay (2) 62:3;63:15 paying (7) 51:4,4;55:21; 63:16,25;65:7;71:6</p>	<p>payment (1) 60:6 payments (1) 60:13 PDF (1) 32:21 pedestrian (2) 22:15;23:3 PENNA (2) 44:13,14 people (25) 8:18;9:10;34:14, 16;35:25;38:18;45:6; 46:25;48:20;50:21; 58:13;61:3;62:9,19, 23;67:17,22;68:15; 71:3;75:9,18,18;76:6, 9;79:2 percent (6) 63:16,25;65:7,15; 69:6;71:6 Perfect (2) 36:2,14 Performance (1) 40:14 perhaps (2) 38:7;83:4 period (8) 4:6,11,17;9:24; 11:12;25:15;83:13; 84:10 periodically (1) 69:4 permits (1) 30:14 person (1) 46:18 personally (2) 78:16;81:13 personnel (3) 52:9;58:7;59:25 Peter (1) 13:12 Phase (2) 20:16;30:16 phased (1) 66:13 phases (2) 65:15;66:6 phasing (6) 20:16;55:21,23; 59:3,6,14 phenomenal (1) 79:25 Phil (1) 13:17 photograph (2) 17:15;25:6 physical (2) 50:12;59:16 physically (1) 36:13 pick (1)</p>	<p>75:24 piece (3) 29:3,4;79:8 pieces (6) 42:11;45:22;48:7, 24;80:24;81:2 place (5) 25:7;46:10;54:7; 61:2;81:7 placed (2) 51:10;80:17 plan (25) 5:11,25;20:15; 21:17;22:14,18;23:7, 9,25;33:16,16;34:19; 36:16,17;39:13; 43:23;54:17;58:23; 67:14;68:11;69:14; 72:11;74:2;83:6;86:2 Planning (2) 45:12;76:22 plans (1) 36:24 plant (1) 59:16 planter (1) 42:23 plate (1) 5:16 please (2) 31:3;71:12 pleased (1) 12:14 pleasure (1) 78:18 plug (1) 27:18 plus (1) 55:6 pm (2) 83:15;86:16 point (15) 8:16;10:20;11:7; 31:24;35:16;39:18; 40:22;53:20;57:24; 58:5,11;60:25;82:20; 85:8,12 pointed (1) 34:3 pointer (1) 21:14 police (2) 25:24;72:23 politician (1) 34:11 pool (2) 24:23;38:6 pop (1) 85:24 popcorn (1) 17:19 porches (1) 42:4</p>	<p>portion (6) 16:18;20:21,25; 21:12;22:9,10 portions (2) 8:17;33:14 positive (1) 47:12 possibility (1) 44:7 possible (3) 5:16;31:5;39:16 posted (2) 11:13,15 potential (9) 6:7,12,20;7:18;8:7; 32:3,8,14;35:22 potentially (2) 24:12,16 Poucher (2) 43:6,11 Poughkeepsie (11) 13:9;15:5;31:9; 37:21;44:16;45:4; 46:22;70:13;77:19; 78:17;82:6 Power (4) 11:7;19:2,4;76:12 practical (3) 6:8,12;8:8 practice (1) 69:10 prefer (1) 35:24 preparation (1) 56:8 prepare (3) 31:13;61:19;73:18 prepared (2) 56:6,12 presentation (10) 11:7;12:9,20; 13:24;30:23;31:20; 34:5;39:5;76:20; 80:18 Preservation (5) 31:10;32:5,8,23; 44:15 PreservationWorks (1) 31:12 preserve (3) 45:5;46:6;48:9 preserving (1) 47:14 pretty (1) 19:17 previously (1) 34:3 privacy (1) 42:24 private (2) 21:18;54:22 probably (8) 5:23;9:6;18:9;</p>	<p>26:18;76:14;77:8; 81:22;84:14 problems (1) 57:23 procedural (1) 4:22 Proceedings (84) 3:1;4:1;5:1;6:1; 7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;40:1;41:1;42:1; 43:1;44:1;45:1;46:1; 47:1;48:1;49:1;50:1; 51:1;52:1;53:1;54:1; 55:1;56:1;57:1;58:1; 59:1;60:1;61:1;62:1; 63:1;64:1;65:1;66:1; 67:1;68:1;69:1;70:1; 71:1;72:1;73:1;74:1; 75:1;76:1;77:1;78:1; 79:1;80:1;81:1;82:1; 83:1;84:1;85:1;86:1 process (22) 5:5,13,14,22,24,25; 6:3;7:13;25:16;28:8, 21;30:22;36:25; 37:23;51:17;56:25; 59:21;64:3,4;69:18; 72:13;83:23 professional (1) 7:23 professor (1) 39:2 program (5) 13:23;16:24;17:2; 19:7,11 project (30) 3:16;8:6;11:15; 12:8;13:21;14:10; 20:15;30:19;32:13; 34:9,17;47:25;49:5; 51:12;53:9,19;56:2; 57:8;63:16;70:12; 71:14,16,24;72:10; 74:24;76:8;79:24; 80:2;82:9,12 projects (5) 65:6;69:5;70:9,18; 71:2 properly (1) 72:13 property (27) 12:24;15:3,8,11, 25;16:19,22;17:7; 19:3,5;20:3,22;22:9, 11,17;24:19;29:4,9, 12;43:19;46:14;52:5;</p>
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53:7;54:20;55:12,16; 62:5 property's (1) 14:20 proposal (4) 6:6;14:2,17;20:13 propose (1) 33:11 proposed (3) 5:10;8:7;23:23 proposing (3) 7:18;20:14;81:22 protect (2) 25:3,15 protection (1) 32:24 proven (2) 35:24;36:24 provided (1) 36:18 provides (1) 4:5 proximity (2) 14:23;15:3 Psychiatric (3) 15:7;38:25;81:11 public (48) 3:3,17,20,25;4:3,4, 7,8,11,12,18;5:9,15; 6:16;8:9,13,25;9:5,7; 10:24;11:12;14:4,18; 21:17;30:25;38:16, 20,22;40:8;61:15,17; 74:11;78:3,6;82:22, 25;83:5,11,13,17,21; 84:4,9,24;85:20,23; 86:9,15 purpose (2) 8:20;10:16 purposely (1) 53:12 put (9) 17:12;27:6;52:4; 58:6;64:11;65:5; 77:4,11;84:12 putting (1) 47:17 PVE (1) 13:14	55:11 R rail (1) 23:6 raised (2) 58:20;73:17 raising (1) 57:7 rambling (1) 35:6 rate (1) 66:23 rather (2) 27:18;61:11 reaches (1) 15:4 reaching (1) 38:23 read (1) 39:4 readily (1) 11:21 reading (2) 52:21,22 ready (3) 54:16;56:8;57:14 real (3) 62:23;75:5;83:3 really (15) 6:23;8:21;9:8; 10:25;30:20;45:4; 47:12,16;50:24; 53:20;66:20;72:16, 19;74:21,23 Realty (1) 14:8 rear (4) 13:3;23:14;24:18; 26:7 reasonable (1) 32:25 reasons (1) 39:21 reassessed (1) 66:3 reassessing (1) 69:4 rec (1) 19:16 receipt (5) 4:7,12,17;61:16; 83:13 receive (4) 9:22;11:11,24;69:7 received (3) 31:16;51:21,24 receiving (1) 9:23 recent (3) 26:12;27:24;28:4 recently (2)	26:17;58:21 reclaim (1) 43:3 recognize (1) 37:11 recognized (1) 50:23 recollection (1) 60:12 recommendation (1) 83:9 reconstructed (1) 33:14 record (5) 10:12,18;12:5; 63:7;84:19 records (1) 12:3 recreation (1) 24:21 red (2) 21:2;22:24 red-dotted (1) 20:23 redevelopment (10) 14:2,17;20:13,17; 27:8;32:7,15;33:6,9, 12 refer (2) 11:19;16:21 references (1) 51:2 referendum (1) 64:8 reflect (1) 43:12 regarding (2) 10:23;32:6 register (3) 15:18;18:3;35:10 Regret (1) 36:5 regulations (2) 8:15,23 rehabilitate (1) 37:10 rehabilitated (1) 23:15 rehabilitation (6) 15:24;19:16;25:18; 35:23;36:23;40:16 reincorporate (2) 42:16;43:9 reincorporated (2) 33:15;41:5 related (2) 19:8;24:24 relation (1) 78:6 relevant (1) 55:23 relocate (1) 24:12	relocated (1) 29:18 remain (1) 35:2 remaining (1) 46:23 Remember (5) 5:8;6:15;22:23; 46:11;86:11 removal (1) 80:23 remove (1) 27:4 removed (2) 26:25;33:5 Removing (1) 39:8 re-notice (1) 85:22 renovate (1) 36:6 renovated (2) 23:24;32:16 reopen (1) 83:24 repair (2) 34:24;77:16 repairing (1) 37:23 repairs (5) 25:21;26:12,20; 27:24;28:4 replace (1) 36:8 replicate (1) 41:9 represents (1) 49:20 researched (1) 42:9 Residence (6) 23:13,20;24:9; 26:4;27:12,25 resident (1) 31:8 residential (10) 21:4;22:11;23:17; 24:22,24;29:15,20, 23;47:8;48:18 residents (1) 82:5 Resource (1) 32:2 respect (3) 50:11;51:3;53:23 respond (2) 10:3;52:22 response (1) 74:12 responses (1) 10:12 rest (2) 39:5;73:23	restaurant (1) 79:5 restoration (4) 15:24;21:7,19; 26:25 restore (3) 22:3;26:8;28:20 restored (2) 23:23;28:9 result (1) 51:11 resulting (1) 39:25 Results (1) 40:5 retail (1) 20:24 retract (1) 27:16 retrieve (1) 27:19 return (1) 27:8 reuse (9) 31:22;32:25;34:19; 35:20;37:10,15; 41:16;47:24;48:9 reused (1) 39:20 reusing (1) 75:12 revenue (1) 65:12 reviewing (1) 83:23 Richard (2) 13:13;49:19 Richardson (2) 36:25;37:17 right (16) 5:17;9:18,23; 16:21;21:15,22; 48:23;60:9;63:3; 67:10;68:19,20,22; 75:4;84:23;85:10 River (5) 14:21;15:7;24:6; 29:8;39:15 road (3) 15:2;29:17;56:15 rolls (3) 54:21;71:13,19 roof (4) 26:12,19;28:21; 75:2 roofing (1) 26:16 room (1) 13:4 rooms (2) 35:15;38:2 Roosevelt (2) 43:18;46:7
Q qualified (1) 16:23 quality (2) 39:24;40:5 quantifiers (1) 66:10 quickly (1) 5:4 Quiet (1) 29:19 quite (1)				

Roosevelts (1) 45:24	7:11	49:12	skip (1) 5:4	25:2;26:17
Roosevelt's (2) 43:17;46:10	scoping (2) 6:14,17	Sheffler (1) 13:14	slabs (2) 42:2,22	spine (1) 29:17
rough (1) 17:15	scratch (1) 77:7	shell (2) 34:23,25	slate (1) 33:6	spoke (1) 66:11
roughly (1) 29:15	screen (1) 16:20	SHERSHIN (3) 60:16;73:8;74:19	slated (2) 20:23;21:3	spoken (3) 47:21;48:19;58:15
Route (9) 14:22;16:3;18:14; 20:21;29:9;30:4; 34:15;75:23,24	screening (1) 42:24	shorter (1) 83:4	slide (3) 13:24;14:6;31:13	sponsor (1) 53:9
ruins (2) 39:9;43:19	Second (2) 85:3;86:4	shot (3) 26:2,10;28:10	small (1) 69:23	square (9) 15:15;16:15;20:24; 21:10;24:10;28:13; 36:20,21;59:12
rules (1) 3:3	Section (4) 31:25;32:2,3;37:22	shots (5) 17:13;19:14,18; 20:2;40:24	Snow (1) 19:15	staff (2) 35:15;82:4
run (1) 77:3	sections (2) 11:17;33:17	show (4) 13:24;31:14;42:9, 15	so-called (1) 50:25	stained (1) 41:25
running (1) 51:7	sector (1) 16:22	shown (2) 21:11;26:7	social (1) 35:17	stained-glass (2) 27:2;48:3
Ryon (3) 18:17;43:5,12	secure (1) 27:6	shows (4) 19:24;21:17;22:14, 18	Society (1) 24:12	stake (1) 34:17
S	secured (1) 38:9	SHPO (4) 23:10;24:2;32:10; 35:22	somehow (1) 75:14	stand-alone (1) 44:4
salvage (2) 31:22;47:23	security (1) 25:8	SHPO (4) 23:10;24:2;32:10; 35:22	someone (2) 30:12;65:18	start (7) 3:9;12:19;29:16; 57:7;68:21;77:6,9
salvageable (1) 41:4	seeking (1) 70:23	shuttered (1) 15:9	sometimes (2) 70:5;72:24	started (1) 20:19
salvaged (3) 39:19;40:3;42:16	selective (1) 20:17	sides (1) 84:13	song (1) 67:25	State (11) 11:24;24:2;32:4; 39:15;42:8;65:11; 66:15,18,21;76:2,3
salvaging (1) 39:22	senators (1) 66:21	significance (1) 35:17	sorry (4) 4:11;35:5;62:12; 76:6	stated (2) 23:25;32:4
same (8) 59:14;62:10;64:20; 65:8;67:18,23,25; 76:5	sense (2) 36:10;50:24	significant (5) 6:24;28:3;33:11; 45:22;46:20	sort (4) 72:25;73:5;83:3; 85:14	statement (6) 6:4;9:12,14;10:10, 14;52:24
Samuel (1) 43:20	sent (1) 4:5	similar (3) 17:22;39:10;77:11	sounds (2) 84:7,22	States (2) 39:2;76:4
sandstone (1) 42:2	sentences (1) 9:3	simply (2) 51:16;57:20	south (3) 28:16;29:11;32:18	steal (1) 25:10
sat (1) 84:13	SEQR (4) 5:22;8:15,23,23	single-family (1) 21:6	southern (6) 20:21;22:9;33:11; 40:24;42:3;46:14	Stein (1) 13:6
save (13) 18:2;25:4;29:5; 36:6;39:14;75:12; 76:23;78:13,19,24; 79:9,11,12	series (1) 30:5	sit (7) 54:15;56:16,22; 67:9;68:4;73:13; 81:23	spa (1) 38:6	stenographer (3) 9:16,20;11:6
saved (4) 17:11;23:23;74:23; 78:16	service (2) 53:22;72:24	site (36) 13:24;14:13;15:23; 16:8;18:11,12;20:15; 21:13;30:2;32:7; 34:10,11,13;36:2,7; 38:16,20;41:10,13; 42:18;43:7,16;45:2, 21;46:6,7;47:4,6; 48:7,15,17,20,24; 49:2;77:13,14	space (7) 16:16;21:18;36:15, 16;48:17;58:3;75:5	step (1) 82:19
saving (2) 74:25;78:21	servicing (1) 15:3	sits (1) 34:3	spaces (1) 38:3	Steve (1) 13:3
saying (6) 55:24;57:18,20; 64:19;65:16;77:11	session (1) 33:24	situation (1) 24:14	speak (3) 3:11;74:10;80:15	Stew (1) 13:11
scale (1) 22:22	setting (2) 39:10;58:18	six (5) 17:10;23:7,8,22; 43:4	speakers (1) 84:8	still (7) 8:3;10:17,18;35:4; 83:22;84:11,17
schedule (2) 58:12;60:24	seven (1) 43:5	Site-wide (1) 16:5	speaking (3) 22:8;68:15;71:3	stones (3) 41:25;42:2,5
school (1) 43:22	several (6) 13:22;18:19;23:14; 27:2;37:7;66:6	sits (1) 34:3	special (1) 3:15	stonework (1) 42:6
scope (1)	severely (1) 20:4	situation (1) 24:14	species (1) 27:18	stop (4) 70:18,25;71:23; 72:10
	Shannon (1) 13:10	six (5) 17:10;23:7,8,22; 43:4	specific (1) 85:9	stopped (1) 70:25
	shape (2) 17:15;75:4		specifically (3) 42:13;58:18;68:12	
	share (1)		spent (2)	

<p>storage (1) 27:7</p> <p>stores (1) 42:20</p> <p>stories (1) 37:7</p> <p>strip (1) 75:22</p> <p>stripped (1) 26:14</p> <p>strong (1) 37:14</p> <p>strongly (4) 32:23;37:16;41:15; 43:14</p> <p>struck (1) 28:18</p> <p>structural (8) 17:18;18:4,8,24, 24;20:6;28:5;80:12</p> <p>structurally (2) 18:20;28:23</p> <p>structure (6) 18:12,17;25:19; 50:13,14,18</p> <p>structures (15) 18:19;20:3;23:8, 10,14;25:4,24;27:3; 30:8,9,15;32:9,13; 39:11;40:17</p> <p>students (1) 19:21</p> <p>studies (1) 8:20</p> <p>study (4) 6:21;7:6;50:8,10</p> <p>studying (1) 7:17</p> <p>stuff (1) 78:21</p> <p>style (1) 15:14</p> <p>sub-ground (1) 38:5</p> <p>subsequent (1) 34:21</p> <p>subsidy (1) 71:22</p> <p>substantial (2) 25:3;65:24</p> <p>substantive (1) 7:12</p> <p>substation (2) 52:5;53:6</p> <p>subsurface (2) 19:10,12</p> <p>successful (3) 25:9;36:22;76:10</p> <p>sufficient (1) 55:25</p> <p>suggest (1) 41:16</p> <p>suggested (2)</p>	<p>37:25;76:23</p> <p>suggesting (1) 69:2</p> <p>suggestion (2) 43:8;57:16</p> <p>suggestions (2) 44:21;49:6</p> <p>superficial (1) 18:6</p> <p>Supervisor (2) 3:13;82:3</p> <p>supply (1) 10:5</p> <p>support (1) 82:14</p> <p>sure (10) 47:15;52:6;53:20; 54:5;60:24;61:6; 62:14;72:13;81:20; 85:22</p> <p>surgical (1) 35:15</p> <p>surrounding (1) 33:4</p> <p>suspend (1) 3:3</p> <p>swing (1) 83:12</p>	<p>13:13</p> <p>team (8) 7:22;12:8,21; 13:20;30:21;33:21; 61:18;86:8</p> <p>tear (2) 26:16;77:8</p> <p>technical (1) 7:17</p> <p>temporary (1) 26:19</p> <p>terms (6) 17:22;18:4;69:11, 22;72:20;81:5</p> <p>terrible (3) 37:13;40:25;75:3</p> <p>Thanks (2) 4:25;86:8</p> <p>theater (1) 38:7</p> <p>Therefore (2) 48:21;79:18</p> <p>third (2) 14:11;47:9</p> <p>thorough (1) 33:18</p> <p>though (2) 46:22;84:2</p> <p>thought (1) 80:20</p> <p>three (3) 5:12,17;82:25</p> <p>thrives (1) 45:9</p> <p>throughout (2) 16:7;19:5</p> <p>throw (2) 76:11,15</p> <p>thus (1) 33:5</p> <p>tie (1) 41:12</p> <p>till (1) 86:12</p> <p>times (2) 71:11;75:21</p> <p>timing (1) 59:3</p> <p>tipping (2) 53:20;58:5</p> <p>today's (1) 12:16</p> <p>together (2) 29:22;48:25</p> <p>told (1) 68:13</p> <p>Tom (1) 13:18</p> <p>tonight (25) 3:15,21;4:2,10,22; 5:8,20;8:14,21;9:9, 16,20,22;10:16;11:2, 5;31:11;59:5;61:15;</p>	<p>82:17;83:2;84:2,6,8, 18</p> <p>took (2) 20:20;30:5</p> <p>tools (1) 40:8</p> <p>top (5) 16:20;17:15,16; 34:14;69:17</p> <p>tops (1) 42:22</p> <p>total (2) 60:19;62:17</p> <p>totally (1) 67:15</p> <p>toward (1) 73:15</p> <p>Tower (6) 23:14,21;24:5; 44:5,6;74:22</p> <p>Town (22) 3:14;11:13;12:4; 13:9;15:4;30:13; 31:8,9;44:16;45:6, 16;46:21;49:3;53:9; 70:13,16,19;72:23; 75:4;82:3,5,10</p> <p>townhomes (1) 21:6</p> <p>towns (1) 45:20</p> <p>traffic (1) 13:16</p> <p>trails (1) 22:16</p> <p>transcript (1) 11:10</p> <p>transition (2) 29:16,20</p> <p>traverse (3) 22:16;37:3,6</p> <p>treated (1) 35:12</p> <p>trellises (1) 42:25</p> <p>tremendous (3) 25:2;27:13;81:7</p> <p>trespassers (2) 16:11;38:10</p> <p>tried (3) 66:14;70:25;71:11</p> <p>true (1) 35:19</p> <p>truly (1) 42:14</p> <p>try (13) 19:22;25:14,25; 26:21;28:5;31:4; 42:21;53:10;54:16; 66:16,21;71:8,23</p> <p>trying (3) 38:14;49:9;57:19</p> <p>tune (1)</p>	<p>67:25</p> <p>turn (3) 4:20;12:7;38:6</p> <p>two (8) 10:23;51:14;61:16; 70:25;83:17,22;85:5, 6</p> <p>two-year (1) 51:22</p> <p>type (6) 24:5;26:25;28:15; 53:13;55:21;71:21</p> <p>types (1) 8:24</p> <p>typical (1) 79:5</p>
U				
				<p>ultimately (5) 5:6;6:2;23:4;28:8; 55:20</p> <p>under (2) 16:2;25:16</p> <p>understood (1) 61:13</p> <p>undertaken (1) 33:20</p> <p>underwent (1) 40:25</p> <p>undoubtedly (1) 65:23</p> <p>unfixed (1) 85:12</p> <p>unfortunate (1) 16:12</p> <p>unfortunately (1) 46:13</p> <p>unique (14) 40:6;41:11;42:4, 14;43:2,6;48:22; 51:10;75:9,17,18; 76:9;79:17;80:24</p> <p>United (1) 39:2</p> <p>units (3) 21:5;24:22;29:16</p> <p>unless (2) 34:9;53:25</p> <p>unlike (1) 82:13</p> <p>unsound (2) 18:21;28:24</p> <p>up (34) 4:14;6:3;14:3; 19:24;21:11;22:19; 23:2;27:5,11,14,18; 29:19;30:21;31:24; 34:18;41:20;46:5; 47:14;51:14;52:4; 53:17;56:20;58:18, 25;65:19;66:15; 68:18;69:8;72:14;</p>

75:24;78:15;82:19; 85:21,24 upcoming (1) 59:25 upfront (1) 71:22 Upon (1) 38:23 upwards (1) 51:22 urge (1) 43:14 use (12) 10:13;17:12;22:2; 28:15;36:15;42:17, 21;43:8;47:22;50:5; 70:11;81:6 used (6) 8:25;38:3;42:23; 46:15;48:2;73:2 useful (2) 18:20;19:5 uses (1) 23:24 using (1) 46:24 usually (2) 40:3,5 utilize (1) 34:25 utilized (1) 16:2	34:6,6;42:20 virgin (1) 40:4 vision (1) 29:12 visited (1) 77:14 visitors (1) 18:21 visits (1) 38:16 volumes (1) 7:16 volunteer (1) 31:11 vote (1) 64:9 voters (1) 64:9	what's (3) 6:2;34:14,17 whatsoever (1) 50:6 whenever (1) 62:24 Whereby (1) 51:17 Where's (1) 21:14 Whereupon (1) 86:15 white (1) 26:10 whole (8) 34:8;36:21;37:21; 69:17;70:13;73:6; 79:10,11 wide (1) 26:16 willing (3) 47:20;48:12;53:8 willingness (1) 44:20 Wilson (24) 3:8,12,13;9:17; 11:3;58:11,14;60:11, 18;61:4,6,12;62:7,17; 63:3;68:3,19,22; 72:15;73:9;82:18; 85:13,17;86:3 window (1) 25:7 windows (2) 27:2;48:3 wing (16) 24:4;28:16;31:21; 34:2,23;35:7;36:8, 17;37:12;38:8,17; 39:7,9;40:24;42:3; 74:25 Wings (5) 32:18;33:11;34:8; 35:10,17 Winslow (2) 46:15,16 Wisconsin (1) 75:20 Wise (1) 13:12 wish (1) 80:4 Withers (2) 15:13;39:4 Withers' (1) 33:2 within (4) 16:17;32:13;64:12; 65:10 without (1) 14:4 women (1) 70:6	wonderful (4) 47:19;73:21;81:6, 16 Woodcliff (1) 47:2 wording (1) 9:4 words (2) 59:11,23 work (10) 54:17;64:12;65:17; 67:4;68:5;72:5;80:5, 8;81:24;82:11 worked (7) 30:12,13;34:10; 64:2;71:8;74:23; 81:10 working (5) 13:21;65:10;70:6, 14;82:7 worse (1) 17:23 wrap (2) 41:20;42:19 wraps (1) 6:3 written (10) 4:6,7,12,18;9:23; 11:11,24;84:5,9,14 wrong (2) 21:20;66:25	68:23 zoning (2) 5:10,23	
	W			1	
	wait (2) 28:8;66:7 waiting (1) 25:17 Walkway (3) 14:25;23:5;24:7 walkways (1) 23:2 wall (2) 28:2;37:22 walls (1) 28:6 wants (3) 79:14;85:20;86:13 waste (1) 9:5 water (3) 26:21,23;27:25 way (8) 31:18;36:5;44:3; 53:10;76:3,8;81:21; 84:16 ways (2) 16:13;42:16 weather (1) 38:11 website (4) 11:13,22;12:4; 86:14 weddings (1) 38:4 Wednesday (3) 4:14,16;83:15 weekly (1) 16:10 weeks (3) 61:8,16;73:14 welcome (2) 44:8;73:25 west (1) 15:19	Yanni (1) 38:23 yard (1) 23:6 year (12) 14:11;24:25;26:23; 29:25;59:10,14;60:4, 13;62:6,16,18;69:6 years (14) 13:22;20:11;51:14; 54:9;56:6;57:25; 59:25;60:14,17; 69:16;71:9;73:3; 80:9,10 yellow (3) 21:3;23:11,11 York (5) 32:4;42:8;43:21; 65:11;66:15 Yup (3) 12:10;41:21,24 Yvonne (3) 31:6,7;80:16 Yvonne's (3) 76:21,25;78:10			
	V		Y		
Valley (1) 24:7 vandalism (2) 16:7;20:7 vandalized (1) 20:5 vandals (5) 19:18;25:10;26:6, 13;27:3 various (3) 23:24;25:20;82:4 Vassar (1) 14:24 vegetation (2) 25:22;26:3 version (4) 31:15,17,18;80:19 versions (1) 31:19 veteran (1) 12:17 viable (1) 75:7 Victorian (1) 15:13 view (3) 8:15;29:6;38:17 views (3)				1,000 (1) 36:19 1.5 (1) 16:15 10 (5) 20:11;41:23;60:14, 17;80:9 100 (6) 63:16,25;65:7,15; 69:6;71:6 100,000 (1) 60:16 10-year (1) 60:20 11 (2) 32:9,21 12/2/2016 (84) 3:1;4:1;5:1;6:1; 7:1;8:1;9:1;10:1; 11:1;12:1;13:1;14:1; 15:1;16:1;17:1;18:1; 19:1;20:1;21:1;22:1; 23:1;24:1;25:1;26:1; 27:1;28:1;29:1;30:1; 31:1;32:1;33:1;34:1; 35:1;36:1;37:1;38:1; 39:1;40:1;41:1;42:1; 43:1;44:1;45:1;46:1; 47:1;48:1;49:1;50:1; 51:1;52:1;53:1;54:1; 55:1;56:1;57:1;58:1; 59:1;60:1;61:1;62:1; 63:1;64:1;65:1;66:1; 67:1;68:1;69:1;70:1; 71:1;72:1;73:1;74:1; 75:1;76:1;77:1;78:1; 79:1;80:1;81:1;82:1; 83:1;84:1;85:1;86:1 14 (3) 4:8,18;84:10 144 (1) 68:11 14-day (2) 9:24;83:12 14th (1) 4:16 15 (1) 20:11 15,000 (1) 24:9 150 (2) 62:15,17 156 (2) 15:25;22:23 158 (1) 14:22 16th (1)	
			Z		
			zero (1)		

<p>32:20 18 (2) 15:21;21:23 1871 (1) 15:8 18-acre (1) 21:19 1989 (1) 15:18</p> <hr/> <p style="text-align: center;">2</p>	<p>750 (3) 21:4;24:21;59:13 75th (1) 12:17</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8:23 (1) 86:16 80,000 (3) 15:15;21:9;28:13</p>			
<p>2 (1) 60:18 20 (2) 20:11;73:2 2003 (1) 15:9 2015 (1) 32:10 21st (3) 4:14;83:15;86:12 225 (1) 21:5 25 (2) 21:6;73:2 28th (1) 4:19</p> <hr/> <p style="text-align: center;">3</p>	<p style="text-align: center;">9</p> <hr/> <p>9 (9) 14:22;16:3;18:14; 20:21;29:10;30:4; 34:16;75:23,24 9G (1) 58:25</p>			
<p>3.16 (1) 31:25 3.7 (2) 22:15;23:2 350,000 (1) 20:23</p> <hr/> <p style="text-align: center;">4</p>				
<p>4:00 (1) 83:15 40 (2) 29:15;57:24 400,000 (1) 59:12</p> <hr/> <p style="text-align: center;">5</p>				
<p>500 (1) 21:5 51 (1) 35:8 55 (2) 16:7,17</p> <hr/> <p style="text-align: center;">6</p>				
<p>65 (1) 21:17</p> <hr/> <p style="text-align: center;">7</p>				