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plant sizes for woody species in gallons or caliper, spacing requirements, and planting seasons, for example, specific fall or spring planting periods; and replacement requirements, for example, applicant to guarantee survival of at least 85 percent of all supplemental plantings for a three-year period commencing on the date of installation of the last plant.

Until these native plant issues are adequately addressed, again, the Smithtown Planning Board should rescind its Findings and should require the preparation of a Supplemental Environmental Impact Statement.

Finally, the Findings do not adequately address a number of sewage factors including:

How and who will monitor and enforce the requirement that the minimum [sic] daily wastewater flow/hydraulic load for the entire site will be limited to 87,591 gallons per day? For example, will sewage flow be metered and monitored by the Town;

Remedies to be employed if exceedances of the daily discharge levels

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occur;

Specific measures to be implemented to ensure that on-site nitrogen-loading levels do not increase above the existing levels currently generated at the Gyrodyne property along with a specific numerical nitrogen-loading threshold that is not to be exceeded, how these activities will be monitored and enforced, and remedies to be employed if exceedances of the nitrogen loading levels occur;

And finally specific measures to ensure that all existing uses on the Gyrodyne property will connect to the new sewage treatment plant within six months of commencement of its operation and will abandon all on-site individual septic systems.

Thank you for the opportunity to comment. And again, if you could please provide a means of transmitting the testimony in writing, such as an email address, that would be really appreciated. Thank you.

CHAIRMAN DESORBE: Thank you, sir.
As far as the Town does have a website, the

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Smithtown Planning Department. You can actually send it right to the Smithtown Planning Department. That would be Smithtown --

MR. CALADO: I'm going to put it -- want me to put it into the chat?

MS. GARGUILO: Yeah, I actually also put it in a personal message to John, as well. But what I'll do is at the end I'll put the email address in for everybody.

CHAIRMAN DESORBE: Okay. Thank you. Thank you, Nicole.

Thank you for your comments, sir.

MR. PAVACI: You're welcome. Thank you.

MS. GARGUILO: One sec. So I have next is Patricia Clark. Let me just ask her to start her video, and give her a second to unmute.

MS. CLARK: Good evening. Good evening, Madam Chairman and Members of the Planning Board. My name is Patricia Clark. I'm the president of Celebrate Saint James, and I live at 3 Mott Court in Saint James.

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Celebrate Saint James is a cultural arts organization. We're committed to revitalizing the community of Saint James. Our first major project, you can see it going up on Celebrate Park on Lake Avenue, a partnership with the Town, is the perfect outdoor venue for bringing the community together and attracting visitors. We've started a capital campaign to purchase and restore the historic building, theater building, adjacent to the Lake Avenue District to create a community cultural arts center and small theater. It's a perfect compliment to the outdoor venue of the park.

It's future success will drive economic growth. As we grow as a tourist destination, the hotel planned for the Gyrodyne project is a perfect last piece of this puzzle, giving visitors and incentive to come and enjoy all that Saint James has to offer.

Gyrodyne is a good neighbor, and I believe by attending many of these meetings that they have given careful consideration to the traffic, the environment, and the Long Island Sound, which has been fully disclosed

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and discussed many times at many meetings.

The Gyrodyne project will benefit the Lake Avenue Business District and Saint James to drive economic growth, help us become a tourist destination, and to make us a much more visible and viable part of the heritage trail running through our historic town.

Thank you for the opportunity to speak this evening.

CHAIRMAN DESORBE: Thank you, Ms. Clark.

MS. CLARK: Thank you.

MS. GARGUILO: Okay. I think -- hang on. Pat, I know you said you wanted Natalie to speak. Is she on? Maybe it's her phone number? You're muted. I'm sorry. Pat, can you unmute yourself for one second.

MS. CLARK: She may be on her phone. I'm not quite sure. I know she was having trouble signing on before, so she could be on her phone.

MS. GARGUILO: Okay. I'll give it a second. Natalie, if you can hear me and you're on your phone hit star six to unmute yourself

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and then, you know, if she has trouble I'll go to the next person and come back to her.

MS. CLARK: Okay.

MS. GARGUILO: Thanks, Pat.

CHAIRMAN DESORBE: Thank you.

MS. GARGUILO: I'm just going to put it all just for everybody again. I'm going to put the email and notes in the -- I already did, but I'll do it again at the end of the meeting and throughout the meeting. Anybody who wishes to submit their statements to the record can do so via the Smithtown Planning Department's email, which is smithtownplanning@smithtownny.gov.

I will put it in the chat again, and I'm also going to import tonight's comments from the chat function to our court reporter for the record. There are some folks who had originally wanted to speak, who spoke their mind with their name and contact info in the chat. If for any reason you change your mind and you wish to be heard, just give me your name again, and I'll be happy to call you.

And we're going to skip Natalie and

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see if we find her later. I have Jeff Fischer next. Give me a second. Hang on one second. Here we go. I accidentally hit you on mute. There you go, Jeff. Sorry about that.

MR. FISCHER: That's okay. My name is Jeffrey Fischer. I'm a 30-year resident and Trustee at the Incorporated Village of Head of the Harbor. I'd like to thank the Zoning Board of Appeals, Joe Bollhofer, as well as Mayor Doug Dahlgard for their thorough presentations, which I fully support.

THE COURT REPORTER: Sir, could we get your address, please, for the record.

MR. FISCHER: Sure. It's 24 Pinoak Lane, Saint James, New York.

THE COURT REPORTER: Thank you.

MR. FISCHER: Pleasure.

I think it's of utmost importance that no stone remain unturned in seeking alternate means to preserve this property as open space. At minimum, a supplemental environmental impact study must be performed.

In addition, I think an updated traffic impact study must be performed. The

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thought of 25A and our entire historic corridor being overburdened with the added traffic condition volume and unwanted traffic signal devices is disheartening, and I think if you just take one look at Jericho Turnpike during peak hours that should speak volumes for what we don't want 25A to become.

Again, a lot's been said by other speakers, as well Supervisor Romaine, which we really appreciate, and I would just like to ask the Town to please think long and hard before approving development of this land.

Thank you.

CHAIRMAN DESORBE: Thank you, Mr. Fischer.

MS. GARGUILO: Next is going to be Christine Hayes. Give me a second to track her down. Start video. Ask to unmute. Okay, Chrissy, we can hear and see you.

MS. HAYES: Okay. Do I press start my video or no?

MS. GARGUILO: Oh, it's already on, so we can see you. It's just a little dark so --

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MS. HAYES: Oh, okay.

MS. GARGUILO: But your video is working.

MS. HAYES: Okay. Thank you.

Hi, Madam Speaker and the Smithtown Planning Board. I'm no expert really in any of this except that I find -- hold on. I find that -- this whole thing really upsetting. I just think that it, just looking at those plans, was making me so anxious. The man said before, like, if construction doesn't happen people are going to move off Long Island, and that's not true. I think that traffic is the main reason why people move off Long Island.

Oh, I'm sorry. I didn't give you my address. It's Chrissy Hayes, and it's 141A Nichols Road in Nesconset.

And I'm just going to reiterate what Mr. Romaine said and the Mayor and everything. It's just, like, it would just -- Smithtown and Saint James, Head of the Harbor, Stony Brook will never be the same. People, you know, come to this area for the historic buildings. You know, there's -- it's just, like, such a

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pleasure to come to this area and the man was saying before, you been, the traffic you would just make rights out of here and stuff. So I can just picture all these signs coming up.

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And it would just -- what it's going to do, for me I think, is drive people away and everybody that enjoys Saint James and Smithtown, even people from out of the area.

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But I think we really need to -- I would hope that we would, you know, really think about this development and not developing it.

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But the plans and stuff -- and it just seems to me that it just wants to be rushed through and I'm thinking about future generations and I thought environmental was supposed to be, you know, of the utmost concern for people. I have a young daughter. She goes to -- down by the harbor over there all the time and it's just such a, you know, it frees your mind, you know.

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I can't see that we need a hotel there. It just doesn't make sense. When the man was talking before and I'm just saying, "Oh, there's going to be a lot of curves," and

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stuff he's saying and it just doesn't make sense.

Years ago when I bought my first house it was actually in Lake Ronkonkoma. So I was a young person, 23, and next door to my house was just this, kind of a -- it looked like a little shack from when Lake Ronkonkoma was developed. So these men bought the property and there was three of them, and so they needed a variance. They wanted to build a two-story home and everything and what was going to happen was they were going to be absentee landlords and things like that. So me and my husband at the time went there and we just spoke to the Board. And they were so -- they were so nice about it.

And they said, "Okay. We are going to take a recess," and they came around and they looked at the property and, you know what I mean? They just -- they listened to me, you know, and I thought that that -- you know, I'm 23 years old, you know what I mean? I was frightened but at the same time I just wanted, you know, that's what I wanted them to see what

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I would see. And they did. And they did. And they came out and they saw it. And so they -- the people wound up selling the property, and they just made something reasonable for the area, you know.

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And so, basically, that's why I'm here. I just think if we don't try to save the property and -- you know, I see everybody. I was watching the videos and I see that they're hurting and they're scared like I am. I really am.

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Where I live right now on Nichols Road I keep this property -- I have so many trees and stuff because the animals are -- you know, from here all, the whole Long Island, they're suffering. You know what I mean? It's just scary.

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And that's basically it. So thank you for your time, and I hope we can save it. That's all. Thank you.

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CHAIRMAN DESORBE: Thank you for your comments, Ms. Hayes.

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MS. HAYES: Okay.

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MS. GARGUILO: Okay. Next I have Ms.

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Collette Porciello. I hope, I think I said your last name right. I'm going to ask you to unmute, and I'll send you the video command. I know you were having some trouble, but it's okay as long as we can hear you. You want to just start by giving us your name and your address for the record.

MS. PORCIELLO: Yes. My name is Collette Porciello, and I live at 5 High Hedges Court in Head of the Harbor. Can you hear me?

MR. CALADO: Yes, we can hear you.

MS. PORCIELLO: Okay, great. Because I know I'm having a problem with the video.

I didn't really have anything prepared per se, but after, you know, listening to several of my neighbors I -- just to sort of piggyback off of some of what Mr. Bollhofer had to say, of course the Mayor, Mr. Romaine, and Chris Hayes I just want to point out those four speakers. I really feel that they've summed up so much of what our community feels, and as a resident of almost 30 years, we live here because we enjoy the landscape, the history, the beauty of this community. The -- you know,

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the park-like feel that we had. We're slowly losing.

If this ginormous, concrete, industrial, commercial building center debacle were to take place, this will not -- not only -- the traffic is so obvious. We know the incomplete traffic study, the impact has -- there's endless questions. There's no clear findings. The DEIS study has -- there's complete -- it's so confusing to understand what the results are of that, if there are any conclusive ones. It doesn't even seem like it.

I do agree with Chris Hayes, that the mitigating -- the supplemental, that's very confusing. There needs to be supplemental environmental study. There's so many questions there and to move forward, it's a lot of work, I'm sure, for the Board to go through all of this but the ripple out will change so many lives. And it won't just be the lives of those who are trying to sell the property and -- or those --

The other fellow, Matty Aracich, I'm not sure if I'm pronouncing his name correctly,

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from the Trade Counsel, I mean, if they're looking to give students who aren't even sure if they're going to college yet to have -- get their hands in on building, I mean, I'm sorry. That just seems absurd because what about their debt?

I mean, what about our debt? The debt that we'll be in when all of our home values start to plummet. That's pretty much everyone's biggest investment, I would think, is their home, and anybody who lives in this general area and all of the Village and a good portion of Saint James will probably feel that because there will be a thoroughfare of cars cutting through all of our communities, all of our side roads, back roads, roads that I ride my bike on everyday. Roads that are becoming increasingly hard to do that and with this, that will become completely off the table.

To have a no left turn coming off Mills Pond as you approach 25A, I mean, where do you think those cars -- that entire community off Mills Pond and through Copperbeech -- that's not where I live but I am

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concerned for those homeowners. That will be the expressway like the Mayor was talking about that ends up running right past your home.

And I don't think that we deserve that. We didn't sign up for that when we moved here. Even if you moved here yesterday or you've been here for 30 or 40 years. Nobody could see this coming.

And I do realize that they have the right to do and have a vision for their property, but we do ask that you take this opportunity, which is a tremendous one, to build something beautiful. To make this opportunity to do something incredible other than more concrete.

There's so much concrete and shopping centers that just defunct. I mean, you know, there's so many other opportunities to build commercial space, a senior assisted living, which also is sort of mind blowing, the expense of that. I don't know how many seniors on fixed incomes -- I mean, that's another whole ball of wax but once that gets built and then they can't fill it that -- then what? All of

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this is there and the green is gone and the concrete is there and then what do you have? A ghost town.

I just think it is an incredible opportunity for -- to make beautiful things like the park-like haven, farmer's markets, an equine center as the Mayor pointed out. We had sent letters, we emailed, we snail mailed, we got petitions. There are restaurants that could do, you know, some sort of dining situations out of there. You could have park rangers. So there could be a lot of other jobs carved out not just ones for people that are in the building trade or, you know, workers in a hotel. But if you think out of the box there's many other jobs that can be created there.

So yes, give the opportunity to other people that are looking to stay on the island. And, you know, the struggle is quite real as we all know. The community can use a facelift. That's fine. But a beautiful, natural one. Not this plastic, fake, concrete -- that is just not going to attract anybody and want anybody to stay here or come visit here or use

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our Three Village Inn and, you know, utilize what we do have here. It is going to turn people off.

And certainly the homeowners, as I said, where does that put us? Our value of our home? We can't even get in and out of our home and driveways now with the traffic. It's just impossible to conceive that these studies could actually provide any kind of approval on that. So, yes, they have to be redone, they're totally incomplete, and, you know, we would just ask as residents that you please consider with a fine tooth comb how there's, you know, other ways that this can with approached.

Thank you.

CHAIRMAN DESORBE: Thank you, Ms. Porciello.

MS. GARGUILO: Okay. I'm going to call on George Hoffman. Let me find him first. Okay. So, George, I think you muted yourself. No, you're unmuted. I just sent you -- let me send you a video request. You don't have to use your video but if you'd like to you can.

MR. HOFFMAN: Not a problem.

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MS. GARGUILO: Okay. There you are.

Can you just give us your name and your address for the record before you begin.

MR. HOFFMAN: Sure. So good evening, everyone. My name's George Hoffman, and I'm a neighbor who lives on the Brookhaven side of the Gyrodyne property. I'm former co-chair of the Route 25A Citizen Advisory Committee, I'm a member of the Three Village Land Use Committee, and I'm a former government official, who was involved in land use for over 30 years here on Long Island. I was going to give a prepared statement but --

THE COURT REPORTER: I'm sorry, sir. I don't mean to interrupt but you didn't give us your address.

MR. HOFFMAN: Oh. My address is 146 Main Street, and that's in Setauket.

THE COURT REPORTER: Thank you so much.

MR. HOFFMAN: And as I was indicating before that I was going to give a prepared statement but many of the speakers that already spoke and spoke much more eloquently than I

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would, specifically Joe Bollhofer and Mayor Doug Dahlgard and, of course, my Supervisor, Ed Romaine.

I'm just going to make a few points that I think would add to the record here. One of the concerns I have is really the town-to-town corporation on Long Island. We see -- they say no town is an island, except probably Shelter Island, but we all, you know, are right next to each other. We share harbors, watersheds, highway corridors. To have a disconnected planning process that looks at, you know, where one town just looks at a specific property, and especially on this one because it is directly on the border of the Town of Brookhaven, the Three Village community, part of the original Gyrodyne is in the Town of Brookhaven.

So we are your neighbor though we, because of the town lines, we don't live in the Town of Smithtown, but many people in the Three Village area, you know, frequently go into Saint James, Head of the Harbor, our road networks. As you know Long Island, we're

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interconnected.

So I think it's really unfortunate that our planning process here, instead of town-to-town, you know, cooperation it tends to focus on very specific, disconnected, planning entities, which is what you're doing tonight.

This week one of Suffolk County's premier planners, Lee Koppelman, passed away. He was in his 90's. He was well known, especially on Long Island and in basically the United States. He always talked about regional planning. That you cannot just do planning in your own little neck of the woods. That everything has impacts on everybody else.

And so, as you know, the Suffolk County Planning Commission they're charged with doing regional planning. Their job is to look at all the developments that are coming in Suffolk County and try to help make them fit in so that one town's plans does not make or impact another town so that life and quality of life there is terrible. So as you know that the -- you know, the committee did not come to a conclusion on this plan.

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So I think what I'd like to ask is that, you know, it's pretty clear that we share -- the Town of Brookhaven, the Town of Smithtown, and especially where we are up here -- we share Stony Brook harbor. It's half in the Town of Smithtown, about a quarter of it is in the Town of Brookhaven. So the water impacts on a harbor that we share.

We share a historic highway. It's been talked about by John Pavaci and by Joe Bollhofer. You know, it's the original road that General Washington took when he was President of the United States. He started in Setauket. He got up in the morning. It was in April, actually, in 1790, and he continued to drive on that road through the Town of Smithtown and actually stopped at the house by the Smithtown library. So we have a shared history, and we share the watershed.

And unfortunately, I think this plan was put together with the idea that it just stands by itself without any of the impacts that will impact the two communities.

We're good neighbors. Many of -- all

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are friends. We know people in Smithtown. Smithtown people know us. There's always been a sense here that Brookhaven comments were not going to be counted as heavily as somebody from Smithtown. I think that's unfortunate. Though I think when you listen to the Mayor and people from the Village of Head of the Harbor, they are Smithtown residents, and you can see where they stand on this development. So it would be really shortsighted, I think, for this Planning Board to approve the plans as it is.

So I want to thank you for your time and thank you very much for the opportunity to comment.

CHAIRMAN DESORBE: Thank you Mr. Hoffman. Appreciate your comments.

MS. GARGUILO: Okay. I'm going to try something here. Natalie Weinstein wanted to be heard, but she's having some trouble. I'm going to put her on my phone. Can you just let me know if you can hear her? Once I get her on the phone. I'm dialing her.

MS. WEINSTEIN: Nicole, I can hear you.

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MS. GARGUILO: Okay.

MS. WEINSTEIN: I don't know if you
can hear me.

MS. GARGUILO: Can everybody hear her
okay?

BOARD MEMBER UNVERZAGT: Yes, we can
hear her.

CHAIRMAN DESORBE: Yes.

MS. WEINSTEIN: Okay. I apologize
for this inconvenience. To everyone, neighbors
and friends how have differing opinions on
this. I just want to make some comments.

THE COURT REPORTER: I'm sorry, Ms.
Weinstein, could you just spell --

MS. GARGUILO: Hang on. Hang on a
second, Natalie. I'm sorry. Go ahead.

THE COURT REPORTER: Could she spell
her last name for me, please, since it's not
popping up and then could she also give us her
address, as well.

MS. GARGUILO: Yes. And actually,
Natalie, can you mute your computer? Do you
know how to do that?

MS. WEINSTEIN: I'm going to try.

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You know what? I'll close this all off.

MS. GARGUILO: Okay.

MS. WEINSTEIN: And see if that helps. I don't know what's -- Oh. You know what? I just wound up seeing all of you people again.

MS. GARGUILO: Oh, okay.

MS. WEINSTEIN: So maybe that will be helpful. And it's nice to see people here.

MS. GARGUILO: Yes. So they need you to spell your name, you last name, and your address.

MS. WEINSTEIN: W-E-I-N-S-T-E-I-N.
My address is 459 Lake Avenue, Saint James.

THE COURT REPORTER: Is anyone else getting the feedback?

BOARD MEMBER UNVERZAGT: Yes, I hear the feedback.

MS. GARGUILO: Yeah. So, Natalie, on your computer -- I apologize everybody. On your computer on the lower left there's a microphone.

MS. WEINSTEIN: Yes.

MS. GARGUILO: Just hit that

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microphone.

MS. WEINSTEIN: Do I mute?

MS. GARGUILO: To mute. Well, you can try unmuting yourself.

MS. WEINSTEIN: Is that better now?

BOARD MEMBER UNVERZAGT: Yes.

MS. GARGUILO: Hang on a second.

MS. WEINSTEIN: Okay. All right.

MS. GARGUILO: Okay. Now I just hung up with you so your computer is working now. So you don't have to worry about talking into the phone. Go ahead.

MS. WEINSTEIN: All right. Because it was such a background I couldn't even hear myself.

I want to speak for a moment as a business owner since 1985 and a resident of the Saint James community since 1973. I guess I'm a newbie. Some of you have lived here a lot longer. When I came to this Town I loved the community itself, and when I became a member of the business community I sort of loved it even more because I was a part of something that I hoped would grow that business community in

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Saint James.

At the time, the administration was not really so forthcoming in terms of change, progress, even repairs. In 2017, when a new administration came into being a lot of things changed, and I know that change is very hard for a lot of people. I deal with it every day with my work so I know, but even more so, change can be for good. It can be for bad.

For me change means progress because I always like to think forward and as Pat Clark mentioned before as the president of Celebrate Saint James, the rest of the name of that origination is past, present, future. I think that all of us love the community of Saint James, whatever you may feel about this particular project. But I think that we all are looking at it from a different vantage point.

I, as a business owner and someone who has been actively involved in creating change in the Lake Avenue Historic Business Direct, sees the value of things that occur that are well controlled and well documented.

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I've also had the privilege of working with a new administration in Smithtown. I don't live in Brookhaven, and I respect the members who are contiguous to Brookhaven, who live in Brookhaven, and the executives of Brookhaven. But the Smithtown community has been my home for many, many years, and my business, thriving business, for many, many years.

I've also watched a terrible decline in the business direct of Saint James over 40 years and a change that has occurred in that since 2017.

If you've ridden up Lake Avenue these days you will not see speeding cars. You will not see the traffic pattern that was there before. Are the same amount of cars coming? Yes, that's true. But the control of those cars is very different. There are stop signs. There is a new street decor. There is a new tone of the Town controlling certain things.

Now, of course, I am aware that 25A is a state road. I'm also aware of the community that surrounds it, and it's a very

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beautiful one. I also believe that -- and the association with the Gyrodyne corporation and their mindset. And I also believe in their association with having done their due diligence and their homework.

I have confidence in the Smithtown Planning Board. I have confidence in their ability to also dig deeper, and I believe that since I've had experiences with them with our own town already, that they are not going to look away, neglect, or in any way attempt to create something which isn't so from real facts.

The facts have been given to us many times over. In my opinion, I believe that these facts are true. There's always a difference of opinion when you state a fact. You can interpret it one way. You can interpret it another way. For me, the health and strength of this business direct leads to the cultural arts. And I have always believed that they are a way to build our small town into something that becomes a destination.

For me a destination means a place to

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connect the dots. A place for the members of the community to come and enjoy their -- what they pay a lot of taxes for. And it also means to attract a -- visitors. Well, visitors like to stay in places. They don't stay long. And they may not come and go in a large amount of people all at once, but they will affect and create a better milieu for our business district, which really does need help.

With the help of the Smithtown new board and the new administration we have seen progress on Lake Avenue. It's there for everyone to see. But it's a long way in coming. We've got a ways to go. I believe that the Gyrodyne project will help us.

I see that our community has many, many seniors. They don't want to leave the community. If there were a place for them to go and they sell their homes to younger families, this is the future of Saint James.

I also believe that the hotel can be a very large asset to our community because it's nearby everything that we need if we are attracting business. But it's not there

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operating at many hours during the day.

We have the Flowerfield catering hall. Yes, there is traffic when people come to the catering hall, but it's in the evening when there isn't any other traffic. I believe that traffic can be controlled, and I believe that they've made a way to do so.

Now, there are varied opinions about the future of our town, but I know one thing. We cannot compete with the big box stores. If we don't create an environment for people to want to come to our community, they will not come. We have the historic 25A district and they ride right up the road, but they don't come into Saint James right now.

As a business owner and a person who's lived in the community for so many years I see the value in this project, and I believe that we can trust in our government to handle it properly. The Smithtown government. Not the Brookhaven government.

Thank you for listening.

CHAIRMAN DESORBE: Thank you,
Ms. Weinstein.

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MS. GARGUILO: Okay. I have James --
Hang on a second. I forgot he's not listed as
James. He's on his iPhone, iPad, I think? I
hope I've got this. Hang on a second. Bear
with me. I'm sorry. I've got to get the right
iPad. Okay. Give me one second, and I'm going
to call on James Scully.

And, James, once you have -- there
you are. Just state your name and your address
for the record whenever you're ready before you
begin. Thank you.

MR. SCULLY: Great. Thank you. Can
you hear me okay?

MS. GARGUILO: Yes, we can. Thank
you.

MR. SCULLY: Fantastic. My names is
James Scully. I reside at 8 Woodlot Road in
Saint James, with my wife, Wendy. And a lot
has been said here tonight, so I will keep my
comments pretty brief.

But I just would like to thank Mr.
Bollhofer, Mayor Dahlgard, Supervisor Romaine,
and John Pavaci for their comments, which I
completely agree with and support fully.

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I am a lifelong residence of this area like Natalie Weinstein. Love this community and very, very concerned about this development. I believe it is the wrong place for this development. There are better uses for the property and unfortunately as this goes forward there will be no turning back, and it will change our community forever to the detriment of our residents.

I also am very aware that a very large number of Smithtown, Saint James, Head of the Harbor, and Nissequogue residents share my individual concerns and that's really all I wanted to say.

But, again, I totally support Mr. Bollhofer, Mayor Dahlgard, Supervisor Romaine, and Mr. Pavaci's comments.

So thank you.

CHAIRMAN DESORBE: Thank you very much for your comments.

MS. GARGUILO: Okay. I'm just going to ask folks real quick if anybody -- I know there were folks who have added their input to the chat function again, which will -- we're

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going to import it into the public record. If anybody has changed their mind or would like to say a few words just go ahead and either -- again, you can raise your hand. If you're on a phone just hit star nine. If you want to raise your hand I'll call on your phone number or you can type your name in the chat.

Peter, did you -- I'm trying to figure out if Richard Smith was speaking, as well. Oh, hang on a second. I have Sundance Pools here, who would like to speak. Hang on a second. Let me -- and I'm going to ask you to please just --

All right. We've got a couple more people. So give me a second. I am going to send an unmute request to Sundance Pools. If you can, sir, if you can just state your name for the record and your address before you begin.

MR. SVATEK: Okay. Can everyone hear me?

MS. GARGUILO: Yes.

MR. SVATEK: Perfect. So my name is Tom Svatek, and I reside at 9 Farm Road here in

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Saint James, Head of the Harbor.

THE COURT REPORTER: Could you spell that for me, please.

MR. SVATEK: Sure. S as in Sam, V as in Victor, A-T-E-K.

THE COURT REPORTER: Thank you.

MR. SVATEK: Okay. So first of all thanks for hearing me this evening, and I appreciate all the comments that everyone's made. I would like to weigh in on the side of the compromised plan forwarded by Joe Bollhofer.

I am a 27-year resident of Saint James, and as part of my business I travel Long Island extensively. Extensively. And my days are long and hard and there's nothing like coming home to Saint James. This is a really, really beautiful part of Long Island, and it's very, very special.

I think that everything that we can do to preserve the Historic Corridor of 25A is really worth considering. I think that changes are easy to make and they are somewhat difficult to undo. With the stroke of a pen,

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and it's very easy to approve a development,
and as prior speakers have said: Not so easy
to undo.

So with all due regard for all those
concerned I think we should take careful
consideration and move at a considered pace.
We can always build things. I'm a builder. We
can always build things. But it's not so easy
to unbuild them. And our character here, the
quality of this environment -- you know, we pay
a lot to live here, and there's a reason why.
It's really special.

So I want to thank everyone for
hearing me this evening, and I'm looking
forward to seeing what happens next. Everyone
have a good night.

CHAIRMAN DESORBE: Thank you.
Appreciate your comments.

MR. CALADO: Barbara, were we taking
a break at 8:00 o'clock?

CHAIRMAN DESORBE: Yes, I think it's
actually just a couple of minutes to. So we
need to take that short break so that our
stenographer can adjust her equipment. So if

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everybody will just bear with us.

MR. CALADO: Do you want to take, like, a five-minute break?

CHAIRMAN DESORBE: Yeah, I think -- What do you need, Natasha?

THE COURT REPORTER: Five minutes would be great.

CHAIRMAN DESORBE: All right. We'll be back in five minutes.

MR. CALADO: So 8:05. It's 8:00 o'clock right now, so 8:05.

(WHEREUPON, a recess was taken)

CHAIRMAN DESORBE: Okay. Nicole, are we back on?

MS. GARGUILO: I believe so.

Patrick, are we okay?

CHAIRMAN DESORBE: We'll resume our hearing then. Thank you.

MS. GARGUILO: Just give me one second here. All right. So next is Kathleen Diana. And then, again, just -- Kathleen is the last person that I have on my list, so if somebody has changed their mind or would like to be heard, again, just either put your name

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in the chat function, and I will call on you.

And again, if you're on a phone and you want to be heard, just hit star nine on your keypad and that'll send up a little raise-your-hand function that I can see and I'll call on you; okay?

And with that I will bring it over to Ms. Diana. If you can just give us your name and your address for the record before you begin.

MS. DIANA: Okay. Will do. My name is Kathleen Diana. I live at 5 Robin Hill Lane in Saint James. I'm a 25 year resident. I live in the village of Head of the Harbor. I've been on the Zoning Board of Appeals for 20 years, and I just wanted to go on the record tonight to say that I am totally opposed to this development plan, and I urge the Planning Board not to approve the preliminary subdivision because of all the points that have been pointed out very eloquently by Mr. Bollhofer, Mayor Dahlgard, and Mr. Pavaci this evening.

I think they brought to light that

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there are many flaws in the Final Environmental Impact Statement, as well as the SEQRA Findings Statement that was issued.

A few of them that I noted, specifically one of them was the issue on the traffic. I mean the traffic is huge and one of the conditions that you wrote in the Findings Statement were you're going to limit the trips to 382 peak hour a.m. trips and 538 peak hour p.m. trips. That's just an unrealistic condition that's being put in the Findings, which not sure how that's going to be monitored.

The other one, too, is even in one of the conditions is that the natural buffer along 25A would remain the fence. That was one of the conditions in your findings. Well, if you've driven by there recently you've noticed that a large part of that fence has been removed and replaced and a lot of the buffer is already gone. So there's a condition that's, you know, not going to be able to be met.

The other thing, too, is I know that Mr. Calado was saying in the initial

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presentation, you know, we're talking about all this open space on the property. You have the 75 acres, and they were saying, "Well, you're only developing 25 of the 75." Well, that sounds really good, but when you look at the numbers, and I did the calculations, once you subtract out the catering hall, which doesn't even -- it's not even owned by Gyrodyne. They sold that years ago. So you have 12 and-a-half acres that's not even theirs that they don't have control over. And then you subtract out the land that, the open space, that is required due to the covenants. Either the 200 or 300-foot setbacks from 25A, and then you take out the land where there's the big pond. You're really basically developing -- the 25 acres is the remaining land, so you're developing everything that you're able to develop. There's no big concession here.

So I just wanted to say that I do support the compromised plan that's been proposed by the Saint James - Head of the Harbor Neighbor Preservation Coalition and is being supported by many elected officials now,

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and I think that the Smithtown Planning Board would be doing a disservice to the community by approving the preliminary subdivision right now.

And I hear the business owners and I understand their concerns. They want more people. They want more traffic. They want people coming and going because it will support their businesses. But I think you really have to listen to the people who live here 24 hours a day and look across the street and see this development in this property, because we have to live with it. And like others have said, once you develop this there's no turning back and this open space will be gone forever and it's one of the last remaining open spaces.

And I think we all need to work together, really hard, to do everything possible to keep it open and preserved.

So thank you for giving us the opportunity to speak tonight. We really appreciate it. I understand it's been a long evening for everybody, but thank you.

CHAIRMAN DESORBE: Thank you for your

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input, Ms. Diana.

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MS. GARGUILO: Okay. I don't have

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anybody else's hands up or see anybody else's

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name in the chat. There was someone who I

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think was referencing Mr. Taylor. I think he

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was referencing his notes were put in the chat,

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but I'm only seeing -- it might be missing or

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maybe it didn't get sent.

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Doug Taylor. Yeah. I think -- I'm

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trying to find his chat. If he could send it,

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can we add that to the record. If I can't

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locate -- oh, wait a second. No, that's not

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it. Sorry. No, I found Douglas Taylor's chat.

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I'm sorry. I'm looking for David Tracy. It's

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missing. I guess he thought he sent it, and I

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didn't get it. So if I can't locate it, is he

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able to resubmit it for the record?

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MR. TOOMEY: No, he can resubmit it.

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MS. GARGUILO: Can he email it to us

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to go into the record?

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MR. TOOMEY: Yeah. As long as he

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sends it to us now. If he attempted to do it

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now, we would take it as part of the record.

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MS. GARGUILO: Okay. All right. So

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I'll work on getting that into the chat. All right. That's good.

So, again, I'll give folks one last chance. If anybody -- Last call for public speaking? If anybody just wants to put their name in the chat or raise their hand real fast? Otherwise, that seems to be the last of our speakers.

CHAIRMAN DESORBE: Okay, Nicole.

Then I'm going to now ask Mr. Shea if he would like to address any of the comments that were made this evening at this time. Mr. Shea?

MR. SHEA: Yeah, I really don't have much to comment on. You know, when we talk about the traffic, the traffic study was done by the Town in connection with this site plan on this piece of property, and during the scoping we actually designed the site in such a way with the uses that it would mitigate traffic and you wouldn't have to be burdened with over traffic, under other as-of-rights. So that would explain the difference between the two testimonies.

The 2010, was for the 200 some odd

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acres on the Brookhaven side under as-of-right uses. Here in the traffic study it's a smaller piece of property and only under specific uses to establish lower traffic thresholds that we can't pierce in our development scheme. So really that's one response.

They point out there's a lack of open space in the area. That's not exactly true. You have the Avalon Park, which is about two miles away and that's 80 acres of open space. It's on the Brookhaven side but, you know, as the speakers were saying it's an integrated community between Brookhaven and Smithtown and people in Smithtown can utilize Avalon Park and people in Brookhaven can use it. So there is other open space in the area.

And, you know, as I said earlier these -- the uses are proposed not for the development itself, but to establish certain thresholds and shouldn't be taken as gospel as to that is what will be built.

The hearing before the Board here tonight is simply to do a subdivision and to establish lot lines and give preliminary

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approval to a subdivision map.

And I thank you very much for your time.

CHAIRMAN DESORBE: Thank you, Mr. Shea.

So Nicole, so right now we're just ready to move on; okay?

MS. GARGUILO: Yeah, I have --

MR. CALADO: Yeah, you have one more.

MS. GARGUILO: Sorry. I don't want to interrupt you but there was somebody late to speaking. I wasn't sure if we're still accepting one last person or if it's closed or not?

CHAIRMAN DESORBE: No, they can speak if they like.

MS. GARGUILO: Okay. Arline Goldstein. I'm gonna just call on you and then send you a start video and ask you to unmute. Okay. You're unmuted, Arline.

Can you just give your name and your address for the record.

MS. GOLDSTEIN: Yes. My name is Arline Goldstein. My address is 57 Harbor Hill

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Road in Saint James.

MS. GARGUILO: Thank you.

MS. GOLDSTEIN: We moved to Smithtown years ago to raise a family, and I've lived there with my husband and children for 26 years. And then we started to look for a retirement home for us and we came to Saint James and I would drive around and look for places where I thought we would be happy in our retirement. And I came to Harbor Hill Road, and I just fell in love with the neighborhood, with the area. Loved the history here in Saint James.

I'm an artist and since I retired from teaching I became very active in the community. I was the president of the Arts Counsel and later did that and other things. I was instrumental, of course, you may know this, in having the Supervisor designate Lake Avenue as a historic district and I'm very proud of that and I keep working towards that goal.

I want to quote Joni Mitchell. She wrote a wonderful song and I would like to quote the words from the song and then I'll

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show you my artwork that I created to support this.

Now as I said I'm an artist. I'm not a singer, so I'm going to just read it. "They paved paradise to put up a parking lot. Don't it always seem to go that you don't know what you've got until it's gone." Those are words that are so important to me.

And let me just show you my artwork that I did. It's of a youngster flying a kite in open space. We can't, we mustn't let this Gyrodyne project go ahead the way the people that own it now. We have to think of years ahead, years down the road. And when it's gone, as you've heard other people say, when it's gone, it's gone. We'll never get it back.

And we live here because we love the area and as an artist, and I have many, many artist friends who live here. We all love it. You don't have to be an artist to appreciate the trees, the grass, the -- even the deer in my backyard and the herons.

I'm so afraid that we will lose all of that if Gyrodyne goes ahead with their plans

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and if the Town supports them. So I'm begging all of us to please think of what we've got. We don't want to lose it.

And I heard Collette give some wonderful, wonderful comments about there are other jobs that will come and they don't have to be construction and they won't be construction jobs.

So think about what we've got now and think about what we'll have if this project goes through. It will be a disaster to all of our lives, and I'm very fearful of it.

Thank you for the opportunity, and I just hope that we'll remember Joni Mitchell. You don't know what you've got until it's gone. Good night.

CHAIRMAN DESORBE: Thank you for sharing, Ms. Goldstein.

Nicole, are we good to go?

MS. GARGUILO: Yes. Just if you'll oblige. I need to correct the record because the Town Attorney will have my head. Saint James is not a historical district. There is an overlay that is a cultural arts district for

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the record. Thank you.

But, yes, we are good.

CHAIRMAN DESORBE: Okay. Thank you, Nicole. Thank you for bringing that up and pointing that out.

Okay then. In the matter of No. 1178, Map of Gyrodyne, LLC, I move that we close the hearing.

BOARD MEMBER UNVERZAGT: Second.

CHAIRMAN DESORBE: All those in favor?

Aye.

BOARD MEMBER UNVERZAGT: Aye.

BOARD MEMBER MARCHESI: Aye.

BOARD MEMBER LANESE: Aye.

CHAIRMAN DESORBE: Opposed?

(NONE HEARD.)

CHAIRMAN DESORBE: None. The hearing is closed.

MR. CALADO: Board Members, you should unmute yourselves.

CHAIRMAN DESORBE: Who is that, Mr. Calado?

MR. CALADO: I think everyone --

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BOARD MEMBER MARCHESI: Can you hear me?

MR. CALADO: Yes.

CHAIRMAN DESORBE: Okay. Moving on. In the matter of subdivision preliminary plat approval No. 1178, Map of Gyrodyne, LLC, I move that we adopt the resolution as read in accordance with the recommendation of the Planning Department.

BOARD MEMBER MARCHESI: I second.

CHAIRMAN DESORBE: All those in favor?

Aye.

BOARD MEMBER MARCHESI: Aye.

BOARD MEMBER UNVERZAGT: Aye.

BOARD MEMBER LANESE: Aye.

CHAIRMAN DESORBE: Opposed?

(NONE HEARD.)

CHAIRMAN DESORBE: None. The motion is adopted. Thank you.

UNIDENTIFIED MAN: What does that mean?

UNIDENTIFIED WOMAN: They had very

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good speakers against the Gyrodyne --

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SMITHTOWN PLANNING BOARD

CHAIRMAN DESORBE: Okay. And, again,
moving on again. I move to adjourn this
meeting.

BOARD MEMBER MARCHESI: I second.

CHAIRMAN DESORBE: All those in
favor?

Aye.

BOARD MEMBER UNVERZAGT: Aye.

BOARD MEMBER MARCHESI: Aye.

BOARD MEMBER LANESE: Aye.

CHAIRMAN DESORBE: Opposed?

(NONE HEARD.)

CHAIRMAN DESORBE: None. The
meetings is adjourned. Thank you.

MS. GARGUILO: Madam Chair, are you
done for the night or do you need to go into
Executive Session or do you want me to end the
meeting?

CHAIRMAN DESORBE: No, we're done.
Thank you, Nicole.

(WHEREUPON, this hearing was concluded.)

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SMITHTOWN PLANNING BOARD

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

STATE OF NEW YORK

Ss:

COUNTY OF SUFFOLK

I, NATASHA SNOOK, Court Reporter and
Notary Public of the State of New York, do
hereby certify:

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

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 11th of April, 2022.



NATASHA SNOOK

<p>BOARD MEMBER LANESE: [6] 7/6 7/20 13/10 123/16 124/18 126/11</p> <p>BOARD MEMBER MARCHESI: [11] 7/5 7/22 13/5 13/9 57/18 123/15 124/1 124/12 124/16 126/5 126/10</p> <p>BOARD MEMBER UNVERZAGT: [13] 6/25 7/4 7/16 7/21 13/11 57/15 98/7 99/18 100/7 123/10 123/14 124/17 126/9</p> <p>CHAIRMAN DESORBE: [59] 4/11 6/15 6/19 7/1 7/7 7/9 7/12 7/17 7/23 12/21 13/6 13/12 13/14 20/22 25/10 27/24 29/14 41/19 51/14 57/8 57/19 57/22 62/21 76/24 77/12 79/11 80/6 82/15 86/22 92/17 97/16 98/9 105/24 107/20 110/18 110/22 111/5 111/9 111/14 111/18 115/25 117/10 119/5 119/16 122/18 123/4 123/11 123/17 123/19 123/23 124/6 124/13 124/19 124/21 125/4 126/6 126/12 126/14 126/20</p> <p>MAYOR DAHLGARD: [1] 42/4</p> <p>MR. ARACICH: [3] 52/1 52/4 57/10</p> <p>MR. BOLLHOFFER: [1] 29/18</p> <p>MR. CALADO: [14] 5/5 5/8 7/25 8/4 13/17 77/6 87/12 110/20 111/3 111/11 119/10 123/21 123/25 124/4</p> <p>MR. FISCHER: [3] 81/6 81/15 81/18</p> <p>MR. HOFFMAN: [4] 92/25 93/5 93/18 93/22</p> <p>MR. PAVACI: [2] 63/4 77/15</p> <p>MR. SCULLY: [2] 106/13 106/17</p> <p>MR. SHEA: [2] 21/5 117/14</p> <p>MR. SVATEK: [4] 108/21 108/24 109/5 109/8</p> <p>MR. TOOMEY: [2] 116/19 116/22</p> <p>MR. ZAPOLSKI: [1] 25/11</p>	<p>MS. CLARK: [4] 77/21 79/13 79/19 80/4</p> <p>MS. DIANA: [1] 112/12</p> <p>MS. GARGUILO: [49] 28/7 29/16 41/21 51/16 51/22 52/3 57/11 57/17 62/23 77/8 77/17 79/14 79/23 80/5 80/7 82/17 82/23 83/3 86/25 92/19 93/1 97/18 98/1 98/5 98/16 98/22 99/3 99/8 99/11 99/20 99/25 100/4 100/8 100/10 106/1 106/15 107/22 108/23 111/16 111/20 116/3 116/20 116/25 119/9 119/11 119/18 120/3 122/21 126/16</p> <p>MS. GOLDSTEIN: [2] 119/24 120/4</p> <p>MS. HAYES: [4] 82/21 83/1 83/5 86/24</p> <p>MS. PORCIELLO: [2] 87/9 87/13</p> <p>MS. 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