

1 INCORPORATED VILLAGE OF CEDARHURST
PUBLIC HEARING

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3 INCORPORATED VILLAGE OF CEDARHURST
4 BOARD OF TRUSTEES MEETING

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6 Cedarhurst Village Hall
7 200 Cedarhurst Avenue
8 Cedarhurst, New York 11516

9 July 11, 2022
10 8:05 p.m.

11

B E F O R E :

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BENJAMIN WEINSTOCK,
Mayor
ARI BROWN, Deputy Mayor
MYRNA ZISMAN, Trustee
ISRAEL WASSER, Trustee
DANIEL PLAUT, Trustee
EVAN NEWMAN,
Village Attorney

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SALVATORE EVOLA,
Village Clerk
MARIE CAPONE
FRANK PARISI

20

21

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LISAMARIE MARCONI,
Court Reporter

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1 MAYOR WEINSTOCK: Good evening,
2 ladies and gentlemen. Welcome to the
3 Village of Cedarhurst Board meeting for
4 July 11, 2022. Kindly rise and join with
5 Trustee Plaut leading for the Pledge.

6 (Whereupon, the Pledge of Allegiance
7 was recited.)

8 MAYOR WEINSTOCK: Thank you.

9 By way of a brief introduction,
10 tonight's Board meeting will continue with
11 its regular agenda to cover some
12 housekeeping items that we take care of
13 earlier on in the meeting, and then we
14 will follow that with the consideration of
15 the adoption of the Incentive Overlay
16 District and the Pearsall Development
17 Project.

18 So bear with us as we go through
19 some of the routine matters of the Board,
20 and then we will speak about the
21 application that's to be considered
22 tonight.

23 Sal (indicating,) if you don't mind,
24 kindly read the reports.

25 MR. EVOLA: Thank you, Mr. Mayor.

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The first report we have this evening is from the Nassau County Police Department listing activities for the month of June 2022.

During the month, there were three arrests, seventy-one moving violations, forty-six parking violations, two burglaries/robberies, no package larcenies, no tire and rim larcenies.

The next report we have is from the Lawrence/Cedarhurst Fire Department.

During the month of June, there were five fires, twenty-six rescue and emergency medical service incidents, four hazardous conditions/no fires, three good intent calls, sixteen false alarms for a total of fifty-four incidents.

Next we have the monthly report for June from Judge Andrew Goldsmith. During the month, there were fourteen cases in which fines were imposed, eleven cases were dismissed, for a total of twenty-five cases.

And the last report for June for Judge Segal Blakeman, there were no cases

1 heard.

2 Those are the reports, Mr. Mayor.

3 MAYOR WEINSTOCK: Do we have a
4 motion to approve the report as read?

5 TRUSTEE WASSER: I'll make the
6 motion, Mr. Mayor.

7 TRUSTEE ZISMAN: I'll second it,
8 Mayor.

9 MAYOR WEINSTOCK: All in favor?

10 TRUSTEE PLAUT: Aye.

11 TRUSTEE WASSER: Aye.

12 DEPUTY MAYOR BROWN: Aye.

13 TRUSTEE ZISMAN: Aye.

14 MAYOR WEINSTOCK: Any opposed?

15 Motion carries.

16 The next item on the agenda is a
17 motion to approve the payment for property
18 ordered vouchers except as noted per the
19 Court ordered July 12th covering the
20 vouchers for a period of June 14th through
21 July 11, 2022.

22 Do we have a motion?

23 DEPUTY MAYOR BROWN: So moved.

24 MAYOR WEINSTOCK: Is there a second?

25 TRUSTEE WASSER: I'll second.

1 MAYOR WEINSTOCK: All in favor?

2 TRUSTEE PLAUT: Aye.

3 TRUSTEE WASSER: Aye.

4 DEPUTY MAYOR BROWN: Aye.

5 TRUSTEE ZISMAN: Aye.

6 MAYOR WEINSTOCK: Any opposed?

7 Motion carries.

8 UNIDENTIFIED AUDIENCE MEMBER: It's
9 not coming through clearly. We cannot
10 hear you clearly back here.

11 MAYOR WEINSTOCK: You can't hear me
12 clearly?

13 UNIDENTIFIED AUDIENCE MEMBER: No.

14 TRUSTEE ZISMAN: Ben, just speak a
15 little louder.

16 MAYOR WEINSTOCK: I'll try.

17 Is that any better?

18 UNIDENTIFIED AUDIENCE MEMBER: Yes.

19 MAYOR WEINSTOCK: Okay. Tonight the
20 procedure for this evening is a little
21 different than the procedure at the first
22 two hearings that were held in connection
23 with the Pearsall Project and in
24 connection with the Incentive Overlay
25 District.

1 On August 4th of 2021 and on
2 June 8th of 2022 we conducted public
3 hearings. That was an opportunity for the
4 public to come and speak on the issue of
5 the Incentive Overlay District that the
6 Village is considering adopting and to
7 speak on the Pearsall application.

8 Tonight it's different because
9 tonight is a night where we're conducting
10 not a hearing, but a public meeting. The
11 Village Board meets to make a
12 determination in connection with the
13 applications that were submitted.

14 We have taken into consideration all
15 of the public comments that were received,
16 we took into consideration the documents
17 that were submitted, the emails that were
18 sent in, and when we closed the hearing on
19 June 8, 2022, everybody who was there who
20 wanted an opportunity to speak was given
21 the opportunity to talk.

22 The procedure for this evening is,
23 the Board will talk about what the issues
24 are and the Board will make determinations
25 about these issues, but they're not

1 subject to public comment. Of course I'm
2 glad you came. You're welcome to hear how
3 we do it, see how we do it. You may or
4 may not like every part of what we do, I
5 don't know, but that's how this process
6 works.

7 The community was very respectful in
8 our meetings, in our hearings previously,
9 because -- there really was no outburst.
10 Basically, no there were outbursts that
11 were inappropriate, and we hope that we
12 have the same level of decorum tonight
13 from everybody.

14 This process started with the filing
15 of an application before the Village Board
16 in connection with an Incentive Overlay
17 District Law that we were considering.
18 The Incentive Zoning Overlay District is
19 established under the New York State
20 Village Law Section 7-703.

21 What it does is, it gives the
22 villages, towns, cities, counties the
23 opportunity to adopt zoning codes that
24 provide wherefore the stole of additional
25 zoning benefits in consideration for

1 public improvement projects or amenities
2 on behalf of the village or the city or
3 town where the application is submitted.

4 In our case, as in other cases when
5 there is no immediate public benefit that
6 the developer is prepared to provide or
7 that the Village needs to have done at
8 that moment in time, there's nothing
9 shovel-ready, we are allowed to establish
10 a trust fund. And the purpose of that
11 trust fund is to receive funds from the
12 developer in exchange for the incentive
13 zoning, and that trust fund can only be
14 used for capital improvement projects in
15 the village. That money is never going to
16 be used for paying operating expenses or
17 for anything else.

18 We put together a Village Incentive
19 Zoning Law that mirrors the same Incentive
20 Zoning Laws that exist in many, many
21 municipalities throughout Long Island and
22 throughout the State of New York. This
23 has been on the books statewide for many,
24 many years.

25 In connection with that, the

1 application was submitted, and we felt
2 that the fairest thing for the community
3 was not to simply have us adopt a law
4 without letting the community understand
5 what might be built under that law. So it
6 was our intention to combine both
7 applications into a single process so that
8 not only are we talking about the adoption
9 of the law, but we are talking about the
10 revelation to the community about what
11 that law can produce, what can be
12 developed under that law. We felt that
13 was the most transparent and fairest way
14 to go about the process.

15 I don't think that anybody would
16 deny that Cedarhurst is a beautiful
17 village and that we have a great deal to
18 offer, but despite that, we still have
19 projects that need to be done. We need to
20 rehabilitate Parking Field Number 1, which
21 is the Gourmet Glatt parking lot. It's a
22 difficult lot, it's congested. And we
23 have plans on board that we hope to pursue
24 that would allow that parking lot to be
25 fully redeveloped to increase the amount

1 of space and to increase the convenience
2 of the circulation in that lot.

3 We have projects that need to be
4 done in our Village park to rehabilitate
5 our playground, to do something with our
6 tennis court area which has been shut for
7 a while, and we were looking at Pearsall
8 Avenue.

9 Pearsall Avenue is one of the most
10 blighted blocks in the entire Village of
11 Cedarhurst. It has a discordant mix of
12 uses. It has commercial, industrial,
13 office, residential, power transmission
14 facilities. It really is not a pretty
15 block. So that is an area that we thought
16 could use some uplifting in our Village.

17 It seems that the forces have come
18 together in almost a perfect storm to
19 allow the Village to be able to progress.
20 The process begins with the establishment
21 of a State Environmental Quality Review
22 Act proceeding. The Village of
23 Cedarhurst, as is permitted by law,
24 designated itself as the Lead Agency for
25 the State Environmental Quality Review Act

1 or SEQRA process.

2 In doing that, what we did is, we
3 accepted an Enhanced Environmental
4 Assessment Form from the developer
5 outlining the potential environmental
6 impacts of the application. An extensive
7 Environmental Impact Study was done, and
8 it produced -- you may have seen that
9 thick book dated May of 2021 -- which
10 outlines the environmental conditions that
11 were considered and it also outlines the
12 proposed mitigations or solutions if there
13 were environmental issues identified.

14 The next step in the environmental
15 impact process is for the Village Board,
16 which is Lead Agency, to inventory all of
17 the potential resources that could be
18 affected as proposed by a project or
19 action. And the way we do that is, we
20 fill out with something called an
21 Environmental Assessment Form Part II. We
22 have done that. The Trustees have copies
23 of this Environmental Assessment Form in
24 their folders and they have all reviewed
25 it.

1 Is there a resolution by the Board
2 to adopt the Environmental Assessment Form
3 Part II as part of the application
4 process?

5 DEPUTY MAYOR BROWN: So moved,
6 Mr. Mayor.

7 MAYOR WEINSTOCK: Do we have a
8 second?

9 TRUSTEE ZISMAN: I'll second.

10 MAYOR WEINSTOCK: All in favor?

11 TRUSTEE PLAUT: Aye.

12 TRUSTEE WASSER: Aye.

13 DEPUTY MAYOR BROWN: Aye.

14 TRUSTEE ZISMAN: Aye.

15 MAYOR WEINSTOCK: Any opposed?

16 Fine, then I hand this off to our
17 Village Clerk to add this to the record of
18 the application.

19 (Handing.)

20 MAYOR WEINSTOCK: Our independent
21 environmental consultant, James Antonelli,
22 worked with the Village in producing a
23 document called a Determination of
24 Nonsignificance For the Proposed Zoning
25 Incentive Overlay District and for the

1 Pearsall Rock application. This is a
2 document which is a document by the Board.
3 The function of this document is to go
4 through item by item all of the issues
5 that were raised by the public and raised
6 by the applicant in connection with the
7 Environmental Assessment Form that was
8 submitted and discuss each and every one
9 of these points. And he has done a very,
10 very thorough job. It's ten pages. I was
11 originally planning to read it into the
12 record, but I didn't want to create the
13 cure for insomnia.

14 So this document is available to the
15 public to be reviewed if you wish, but it
16 basically talks about the traffic impacts,
17 it talks about the noise and odor impacts,
18 light impacts, shade, impacts on the
19 community's character, impacts on
20 community services, like police, fire,
21 ambulance, water and sewer, and it deals
22 with all of these issues. And basically,
23 the Board believes -- the conclusion of
24 this report is that the no potential
25 adverse impacts to the public schools,

1 that -- that on a whole, there are no
2 significant adverse determinations to
3 the -- no significant adverse consequences
4 as a result of the proposed development.

5 Do we have a motion from the Board
6 to adopt the Part III of the SEQRA
7 process?

8 TRUSTEE PLAUT: I will make the
9 motion, Mr. Mayor.

10 MAYOR WEINSTOCK: Second?

11 TRUSTEE WASSER: I'll second.

12 MAYOR WEINSTOCK: All in favor?

13 TRUSTEE PLAUT: Aye.

14 TRUSTEE WASSER: Aye.

15 DEPUTY MAYOR BROWN: Aye.

16 TRUSTEE ZISMAN: Aye.

17 MAYOR WEINSTOCK: Any opposed?

18 So the Part III is adopted. I give
19 it to the Clerk to add it to the record.

20 (Handing.)

21 MAYOR WEINSTOCK: Folks, folks, if
22 you could just hold it, please.

23 Notwithstanding what we have heard from
24 the environmental report and

25 notwithstanding what we have heard from

1 the technical evidence that we have
2 received from experts in the field, the
3 Village has gone through a great deal of
4 introspection talking to residents and
5 neighbors and talking to people who have
6 concerns about the project, dealing with
7 our own concerns about the project, and
8 because of the potential for unforeseen
9 unpredicted adverse impacts, we have
10 spoken with the developer, with the
11 applicant on the project.

12 You know what, before I get there --
13 well, I'm there, I'll talk about it. The
14 project that we will -- we believe we will
15 adopt the ordinance tonight, the local
16 law, and adopt the Incentive Zoning
17 District. There's going to be a
18 resolution about that in a moment. The
19 project as originally presented has been
20 modified, and I think that the residents
21 of our Village and the residents of our
22 community will be very satisfied when they
23 hear what's about to happen.

24 So before we get to the actual
25 ordinance -- before we get to the

1 application, the first action is that the
2 following Resolution of the Village Board
3 of the Village of Cedarhurst is to
4 present:

5 WHEREAS, the Village Board of the
6 Village of Cedarhurst has proposed the
7 adoption of an Incentive Zoning Overlay
8 District 9 (the "IOD") in accordance with
9 Village Law Section 7-703; and

10 WHEREAS, pursuant to the New York
11 State Environmental Conservation Law,
12 Article 8, State Environmental Quality
13 Review Act (SEQRA), 6 NYCRR Part 617, the
14 Village Board declared itself Lead Agency
15 and conducted public hearings on August 4,
16 2021 and June 8, 2022; and

17 WHEREAS, this action does not meet
18 the criteria of any Type I or Type II
19 actions in accordance with SEQRA, 6 NYCRR
20 Parts 617.4 and 617.5, and therefore, it
21 is classified as an Unlisted Action; and

22 WHEREAS, the Village Board of
23 Trustees as Lead Agency prepared an
24 Enhanced Assessment Form Part II, an EAF
25 Part II, which considers the issues

1 relative to the adoption of the Incentive
2 Overlay District (IOD) and evaluates
3 potential impacts in accordance with the
4 SEQRA regulations; and

5 WHEREAS, the Village Board as Lead
6 Agency has prepared an EAF Part III dated
7 July 8, 2022, which analyzes the issues
8 and evaluates potential project impacts in
9 accordance with the SEQRA regulations; and

10 WHEREAS, the Nassau County Planning
11 Commission issued a letter stating said
12 application is a matter of local
13 determination;

14 NOW THEREFORE BE IT RESOLVED, upon
15 due deliberation of the completed
16 Environmental Assessment Form on file in
17 the offices of the Village Clerk, the
18 Village Board finds that the adoption of
19 the IOD is unlikely to pose significant
20 adverse environmental impacts; and
21 additionally finds that any application
22 resulting therefrom will require its own
23 determination of significance, following
24 SEQRA assessment of the specific project's
25 environmental consequences.

1 What that really means is that the
2 adoption of the code doesn't automatically
3 mean the approval of any project. Any
4 project that seeks to be approved under
5 the code has to come before the Village
6 Board, do its own Environmental Impact
7 Study and it has to establish its merits
8 and its entitlement to be developed.

9 So on that basis, the Board issues a
10 Negative Declaration based upon the
11 reasons outlined in the EAF Parts II and
12 III; and finds that the requirements for
13 the SEQRA review have been met.

14 Do we have a motion to approve the
15 resolution for a Negative Declaration?

16 DEPUTY MAYOR BROWN: So moved,
17 Mr. Mayor.

18 TRUSTEE ZISMAN: And I will second
19 it, Mayor.

20 MAYOR WEINSTOCK: All in favor?

21 TRUSTEE PLAUT: Aye.

22 TRUSTEE WASSER: Aye.

23 DEPUTY MAYOR BROWN: Aye.

24 TRUSTEE ZISMAN: Aye.

25 MAYOR WEINSTOCK: All opposed?

1 Motion carries.

2 Accordingly, the Village HEREBY
3 ADOPTS a Local Law amending the Code of
4 the Village of Cedarhurst, Chapter 265
5 (Zoning), as follows with the adoption of
6 the Incentive Overlay District that has
7 been proposed.

8 Do we have a motion to adopt the
9 Overlay District?

10 TRUSTEE WASSER: I'll make the
11 motion, Mr. Mayor.

12 MAYOR WEINSTOCK: Second?

13 TRUSTEE PLAUT: I'll second it,
14 Mr. Mayor.

15 MAYOR WEINSTOCK: All in favor?

16 TRUSTEE PLAUT: Aye.

17 TRUSTEE WASSER: Aye.

18 DEPUTY MAYOR BROWN: Aye.

19 TRUSTEE ZISMAN: Aye.

20 MAYOR WEINSTOCK: Any opposed?

21 So now we have adopted the local law
22 establishing the Overlay District. So we
23 turn our attention now to the application
24 that was presented for Pearsall.

25 We have had a lot of discussion, we

1 have had a lot of soul searching, we have
2 had a lot of thought go into this. And in
3 collaboration or in discussion with the
4 developer, the project has changed. So
5 it's no longer a four-story project. The
6 project has been reduced to three floors.

7 And on that basis we are prepared to
8 accept the adoption of the project subject
9 to a long list of conditions. So let me
10 read and explain the conditions for the
11 approval of the adoption before we
12 actually vote on the proposal.

13 1. Each of the three buildings will
14 be limited -- folks, please -- to three
15 stories in height not to exceed a height
16 of 35 feet, and will contain in the
17 aggregate no more than ninety-eight
18 dwelling units.

19 2. The property will have no less
20 than the number of parking spaces required
21 by the Village Code and will have two
22 surface parking spaces for each building
23 for delivery vehicles as shown on the site
24 plan.

25 3. The applicant will dedicate to

1 the Village the southernmost 5 feet of the
2 property for the entire length of Pearsall
3 Avenue, it's about 650 feet, which will
4 allow the Village to widen Pearsall
5 Avenue; but more significantly, the
6 applicant will dedicate an additional 4
7 feet of the southern side of the property
8 for a distance of approximately 120 feet
9 which will allow the Village to construct
10 stacking dedicated right- and left-hand
11 turn lanes on Pearsall.

12 So anybody going northbound on
13 Rockaway Turnpike will have a dedicated
14 stacking lane to make a right-hand turn.
15 Anybody going south on Rockaway Turnpike
16 will have a dedicated left turn and
17 stacking turning lane, and there will be
18 third lane for cars -- cars that are
19 heading east on Pearsall coming off
20 Rockaway Turnpike will be able to go
21 undisturbed.

22 4. Any construction cranes, booms,
23 lifts, pump trucks, dump trucks and other
24 construction and delivery vehicles can
25 only be used, loaded and off-loaded on the

1 property itself. It can't queue up or
2 stand on Pearsall Avenue so as to avoid
3 impeding traffic on Pearsall.

4 5. No work which can be heard
5 outside of the building may be performed
6 on a Saturday or a Sunday or any of the
7 following holidays:

8 New Year's Day

9 Christmas Day

10 Easter Day

11 Thanksgiving

12 Rosh Hashanah

13 Yom Kippur

14 The first two days and last two days
15 of Passover and Shavout

16 The first two days of Sukkot

17 Shemini Atzeret and Simchat Torah

18 6. There is going to be a revised
19 landscaping plan that has to be modified
20 to show additional robust screen planting
21 on the northeasterly portion of the
22 property. It's our goal to provide the
23 largest and most complete buffer to all of
24 the abutting properties to avoid having
25 people feel that they are being impinged

1 upon by this project.

2 7. No parties or other public
3 gatherings will be permitted in the
4 exterior common areas of the property from
5 dusk to dawn. So there won't be nighttime
6 parties outdoors.

7 8. The lighting plan for the
8 project has to be revised and provide that
9 exterior lighting will be focused inward
10 to prevent spillover onto the neighboring
11 properties in accordance with the
12 Village's lighting code. Create a little
13 bit of dark sky around everyone's home.

14 There's been a lot of discussion
15 about the \$6,000,000 that the Village will
16 receive from this project. That's been
17 changed as a result of the reduction and
18 the size of the project.

19 9. The applicant will provide a
20 total incentive payment to the Village of
21 \$4,000,000 in lieu of community benefits
22 or amenities, which incentive payment will
23 be payable as follows: \$1,300,000 when we
24 issue the first building permit and
25 \$900,000 when we issue the first

1 Certificate of Occupancy for each
2 building, which comes to an additional
3 \$2,7,000,000, for a total of \$4,000,000.
4 This incentive payment can only be used
5 for capital improvements, it has to be
6 paid to a separate trust fund to be
7 established by the Village for that
8 purpose and it's enforceable against the
9 property. So it will in effect constitute
10 a lien on the property if it's not paid.

11 10. If the property were to qualify
12 for any real estate tax abatements or
13 PILOTS, those abatements or PILOTS will
14 not apply to the Village real estate
15 taxes. So there will be no reduction in
16 Village real estate taxes for these units.

17 11. The applicant is prohibited
18 from requesting, and any subsequent owner
19 is prohibited from requesting, nor shall
20 the Village Zoning Board of Appeals grant
21 any variance, special exception, special
22 use permit or other relief from the
23 requirements of the Zoning Code or from
24 the incentives granted by the Board of
25 Trustees

1 12. The project has to have robust
2 rodent control measures satisfactory to
3 the Village and have to be installed prior
4 to groundbreaking and have to be strictly
5 maintained throughout the completion of
6 the project.

7 These conditions that I just read
8 will be recorded as a restrictive covenant
9 running with the land. They will be
10 binding on the current owners of the
11 property and all successors and assigns.

12 14. And last, but not least, the
13 foregoing approval is conditioned upon the
14 Board's receipt of a revised site plan
15 conforming to the terms and conditions of
16 this approval.

17 So the first order of business is to
18 adopt a Negative Declaration under SEQRA
19 for the project. The resolution reads as
20 follows:

21 WHEREAS, Pearsall Rock, LLC has
22 applied to the Village Board of the
23 Village of Cedarhurst for approval under
24 the Village's Incentive Overlay District
25 for the construction of three buildings of

1 four stories each containing 112
2 residential units.

3 UNIDENTIFIED AUDIENCE MEMBER:
4 Ninety-eight.

5 MAYOR WEINSTOCK: They applied for
6 four stories and asked for 112. They will
7 be limited to four and ninety-eight. The
8 way it works is that -- this is what they
9 applied for.

10 WHEREAS, this action does not meet
11 the criteria -- folks, please be quiet.

12 WHEREAS, the action doesn't meet the
13 criteria for a Type 1 or a Type II Action
14 in accordance with SEQRA, and therefore,
15 it's classified as an Unlisted action.

16 In March of 2020, Cameron submitted
17 a draft Expanded Environmental Assessment
18 for the complete Environmental Assessment
19 Form, which is a SEQRA Long Form, which
20 was reviewed by the Village as the Lead
21 Agency; and

22 WHEREAS, Cameron submitted a Final
23 Standard Environmental Assessment, again
24 with the full Environmental Assessment
25 Form in April and in May 2021, which was

1 reviewed by the Village; and

2 WHEREAS, the Village Board of
3 Trustees as Lead Agency prepared an
4 Environmental Assessment Form Part II and
5 Part III which considers and analyzes the
6 issues relative to the subject application
7 and evaluates potential project impacts in
8 accordance with SEQRA; and

9 WHEREAS, the Nassau County Planning
10 Commission issued a letter on July 11,
11 2019 stating said application is a matter
12 of local determination;

13 NOW THEREFORE BE IT RESOLVED, the
14 Village Board finds the action is modified
15 is unlikely to pose a significant
16 environmental impact;

17 So the Board issues a Negative
18 Declaration based on the reasons outlined
19 in the Assessment Form Parts II and III,
20 and finds that the requirements of SEQRA
21 review have been met.

22 So is there a resolution to adopt a
23 Negative Declaration for this project?

24 TRUSTEE WASSER: I'll make the
25 resolution -- the motion.

1 MAYOR WEINSTOCK: Do we have a
2 second?

3 TRUSTEE PLAUT: I'll second it,
4 Mayor.

5 MAYOR WEINSTOCK: All in favor?

6 TRUSTEE PLAUT: Aye.

7 TRUSTEE WASSER: Aye.

8 DEPUTY MAYOR BROWN: Aye.

9 TRUSTEE ZISMAN: Aye.

10 MAYOR WEINSTOCK: WHEREAS, the
11 Village Board held public hearings on
12 August 4, 2021 and June 8, 2022, to
13 consider the application of Pearsall Rock,
14 LLC to construct three residential
15 buildings, each being four stories in
16 height, containing a total of 112 housing
17 units, and all attendees who wanted to be
18 heard were given an ample opportunity to
19 speak at the hearings; and

20 WHEREAS, after the hearings,
21 Pearsall Rock, LLC agreed to downsize the
22 project and to deem its application
23 amended accordingly. So it will be a
24 three-story project not to exceed 35 feet
25 and contain no more than ninety-eight

1 dwelling units subject to the conditions
2 and limitations that I previously read;

3 WHEREAS, the Board has determined
4 that there are no suitable community
5 benefits or amenities that are immediately
6 feasible or otherwise practical;

7 NOW THEREFORE, IT IS RESOLVED that
8 the Village of Cedarhurst hereby approves
9 the application as amended subject to the
10 conditions that I read.

11 Mr. Bonesso, on behalf of your
12 client, are these conditions acceptable to
13 your client?

14 MR. BONESSO: It does, Mr. Mayor.

15 MAYOR WEINSTOCK: So your client
16 will submit a revised site plan conforming
17 to all of these conditions and limitations
18 and will record a restrictive covenant
19 against the property?

20 MR. BONESSO: Yes, sir.

21 MAYOR WEINSTOCK: So on that basis,
22 do we have a motion to approve the project
23 as modified?

24 DEPUTY MAYOR BROWN: So moved,
25 Mr. Mayor.

1 MAYOR WEINSTOCK: Do we have a
2 second?

3 TRUSTEE WASSER: I'll second.

4 MAYOR WEINSTOCK: All in favor?

5 TRUSTEE PLAUT: Aye.

6 TRUSTEE WASSER: Aye.

7 DEPUTY MAYOR BROWN: Aye.

8 TRUSTEE ZISMAN: Aye.

9 MAYOR WEINSTOCK: Any opposed? The
10 motion carries unanimously.

11 Mr. Bonesso, how long do you think
12 it will take for us to get the revised
13 site plan?

14 MR. BONESSO: I believe,
15 Mr. Mayor -- sorry, William Bonesso,
16 Forchelli, Deegan, Terrana, 33 Earl
17 Ovington Boulevard, Uniondale, New York.

18 I believe it will probably take
19 three to four weeks to secure that.

20 MAYOR WEINSTOCK: Okay. Please try
21 to stay within that frame.

22 MR. BONESSO: Surely.

23 MAYOR WEINSTOCK: We would like to
24 see this move along.

25 MR. BONESSO: Very good.

1 MAYOR WEINSTOCK: Okay, thank you.

2 Now we move on to the next item on

3 the Village's agenda. We are going to be

4 holding a public hearing for the purpose

5 of amending Section 1-15(a), which is our

6 general penalty section continuing

7 violations and disorderly conduct.

8 Currently, the maximum fine that the

9 Village can impose for these violations is

10 \$500. We are now raising the maximum to

11 \$2,500.

12 Do we have any discussion on that

13 local law?

14 DEPUTY MAYOR BROWN: No, Mayor.

15 (Whereupon, a short recess was

16 taken.)

17 MAYOR WEINSTOCK: Ladies and

18 gentlemen, if you are exiting, we ask that

19 you please kindly exit quietly so we can

20 continue our meeting. Please, ladies and

21 gentlemen, if you are exiting, kindly exit

22 quietly so we can continue our meeting.

23 So we are in the middle of public

24 meeting for the purpose of amending

25 Section 1-15(a) of the general penalty

1 section of our code raising our maximum
2 fine for these violations, unscheduled
3 violations, from \$500 to \$2,500. The
4 motion is on the floor.

5 Do we have a second?

6 TRUSTEE PLAUT: I will make a
7 second, Mayor.

8 MAYOR WEINSTOCK: Do we have a
9 motion to close the hearing and adopt the
10 local law as proposed?

11 TRUSTEE WASSER: I'll make a motion
12 to close the hearing and adopt the law.

13 MAYOR WEINSTOCK: Any second?

14 TRUSTEE ZISMAN: I'll second.

15 MAYOR WEINSTOCK: Okay. All in
16 favor?

17 TRUSTEE PLAUT: Aye.

18 TRUSTEE WASSER: Aye.

19 DEPUTY MAYOR BROWN: Aye.

20 TRUSTEE ZISMAN: Aye.

21 MAYOR WEINSTOCK: Any opposed? The
22 motion carries.

23 The Nassau County Planning
24 Commission has sent the Village under
25 Section 1610 of the County Charter --

1 UNIDENTIFIED AUDIENCE MEMBER: Your
2 microphone is not working or whatever. We
3 can't hear you.

4 MAYOR WEINSTOCK: I will try harder,
5 but it's a little noisy in the audience.

6 The Nassau County Planning
7 Commission has sent to the Village a
8 two-lot subdivision on Rockaway Turnpike.
9 The property is 100 by 150. The owner
10 wants to divide it into two lots which are
11 fully conforming at 75 by 100 each, which
12 are bigger than most of the lots in our
13 Village.

14 This property is not in our Village,
15 but because we are a neighboring village
16 or we are within 300 feet, it's -- that
17 that property is within 300 feet of the
18 Village boundary, under Section 1610 of
19 the Nassau County Charter, our Village has
20 co-equal jurisdiction.

21 The Planning Commission has already
22 granted subdivision subject to the Village
23 of Cedarhurst acting. These are two fully
24 conforming lots to be developed with two
25 one-family homes right off Rockaway

1 Turnpike. Is there a motion to grant a
2 waiver of subdivision approval as
3 requested by the Planning Commission?

4 DEPUTY MAYOR BROWN: Mayor, this is
5 for outside the Village of Cedarhurst,
6 this is --

7 MAYOR WEINSTOCK: Correct.

8 DEPUTY MAYOR BROWN: -- the Town of
9 Hempstead?

10 MAYOR WEINSTOCK: Correct, it's in
11 the Town.

12 TRUSTEE ZISMAN: I'll second that.

13 MAYOR WEINSTOCK: We need a motion
14 first to grant minor subdivision.

15 DEPUTY MAYOR BROWN: I'll move that,
16 Mr. Mayor.

17 MAYOR WEINSTOCK: Do we have a
18 second; Myrna?

19 TRUSTEE ZISMAN: Yes.

20 MAYOR WEINSTOCK: All in favor?

21 TRUSTEE PLAUT: Aye.

22 TRUSTEE WASSER: Aye.

23 DEPUTY MAYOR BROWN: Aye.

24 TRUSTEE ZISMAN: Aye.

25 MAYOR WEINSTOCK: Any opposed?

1 Motion carries.

2 Okay. Is there any old business to
3 come before the Board? Is there any new
4 business to come before the Board? If
5 not, do we have a motion to -- oh, I'm
6 sorry, yes, sir (indicating.) Kindly
7 state your name and tell us where you
8 live.

9 MR. SICILIANO: Yes. My name is
10 Fred Siciliano. I live on Westminster
11 Road, 328 Westminster Road.

12 MAYOR WEINSTOCK: Yes,
13 Mr. Siciliano.

14 MR. SICILIANO: In December of '21 I
15 came to the Village Board here and
16 presented you with a petition to change
17 the traffic law on Westminster Road.
18 What's happening?

19 MAYOR WEINSTOCK: Actually, we would
20 have had the hearing tonight, but we were
21 afraid the calendar is too full. We have
22 spoken to Nassau County and we are going
23 to be holding a hearing next month, the
24 beginning of August, at our first meeting
25 to make Westminster Road one way going

1 westbound. In other words, traveling from
2 Oxford out to Rockaway Turnpike. That's
3 westbound; correct?

4 TRUSTEE PLAUT: Correct.

5 MAYOR WEINSTOCK: And it will be one
6 way for that one block.

7 The reason we have to coordinate
8 with the County is because in addition to
9 us putting up signs, we already have the
10 sign plan in place, the County has to
11 change the left-hand turn lane that
12 presently exists on Rockaway Turnpike to
13 eliminate that left-hand turn lane so that
14 cars don't accidentally make a turn.

15 We believe that subject to having
16 our hearing that if we turn it one way
17 going westbound there will be no conflict
18 with traffic at the corner of Oxford and
19 Westminster and -- wait, is it Rugby
20 or Oxford?

21 TRUSTEE PLAUT: It's Oxford.

22 MAYOR WEINSTOCK: -- Oxford and
23 Westminster and that the -- some of the
24 congestion that exists on that street
25 because of the two-way traffic and it's

1 such a narrow street will disappear. So
2 that's what we are up to.

3 MR. SICILIANO: And you have a time
4 frame as to how fast Nassau County will
5 react to the --

6 MAYOR WEINSTOCK: They said that
7 they would respond within two weeks of the
8 time we adopt the local law making it one
9 way, they would get the pavement markings
10 done within two weeks.

11 MR. SICILIANO: Okay. So we're
12 looking at, like, August, September?

13 MAYOR WEINSTOCK: Hopefully before
14 the end of August.

15 MR. SICILIANO: So I'm going to get
16 a birthday present?

17 MAYOR WEINSTOCK: Yes. Happy
18 birthday.

19 MR. SICILIANO: Okay, thank you.

20 MAYOR WEINSTOCK: When's your
21 birthday, early September or late?

22 MR. SICILIANO: Early.

23 MAYOR WEINSTOCK: Definitely.

24 MR. SICILIANO: And the other issue
25 is, is that you were kind enough to send

1 the parking enforcement officer over there
2 to take care of the parking issues on the
3 corner at lunchtime. That since has kind
4 of --

5 MAYOR WEINSTOCK: Traveled to the
6 wayside?

7 MR. SICILIANO: It's leveled off and
8 the parking has gotten atrocious again.

9 MAYOR WEINSTOCK: We will step up
10 enforcement again.

11 TRUSTEE PLAUT: We will be happy to
12 do that.

13 MR. SICILIANO: Thank you.

14 MAYOR WEINSTOCK: We have members of
15 the Fourth Precinct standing in the back
16 of the room (indicating.) They hear what
17 you're saying. They will step up and
18 enforce it, I'm sure.

19 MR. SICILIANO: And if the members
20 of the Fourth Precinct are here, is it --
21 I realize that everybody who works, no
22 matter what their job is, is entitled to a
23 break. Would it be possible to have the
24 officers take their break in that general
25 vicinity and enforce the --

1 MAYOR WEINSTOCK: That's above my
2 pay scale.

3 MR. SICILIANO: I didn't direct that
4 question to the Board; I direct it to
5 Nassau County.

6 MAYOR WEINSTOCK: I think they heard
7 it.

8 MR. SICILIANO: Okay. Thank you
9 very much.

10 MAYOR WEINSTOCK: Thank you.

11 TRUSTEE PLAUT: Thank you for coming
12 in.

13 MAYOR WEINSTOCK: Is there any other
14 new business before the Board?

15 Old business.

16 MAYOR WEINSTOCK: Pardon me?

17 MS. SCHWARTZ: Old business.

18 MAYOR WEINSTOCK: Old business,
19 okay.

20 MS. SCHWARTZ: Yes.

21 MAYOR WEINSTOCK: Kindly just state
22 your name and where you live.

23 MS. SCHWARTZ: Hi, I'm
24 Chavah Schwartz. I live at 248 Oakwood
25 Avenue.

1 I came to the meeting last month to
2 bring up the issue with parking on Oakwood
3 Avenue. You guys -- thank you, Ari
4 (indicating,) for getting those letters
5 out to the block. And I was wondering --
6 you guys said that you were going to
7 resolve it at this meeting, so --

8 MAYOR WEINSTOCK: So what we did is,
9 we looked at all of the responses, and
10 unfortunately, we asked the yes or no
11 question and we got everything but a yes
12 or no answer. We got maybe a dozen or
13 more letters from the residents, each one
14 with a different suggestion on how to
15 solve the problem.

16 So what we are going to do is
17 schedule it for a public hearing before
18 the Board so that every resident of
19 Oakwood could come in and tell us what
20 their thoughts are and see if we can come
21 up with something that works for everyone.

22 It's a very difficult situation
23 because of the narrow width of the street,
24 and we understand it, but we don't feel
25 like, you know, riding a herd on top of

1 the block. We want the block to tell us
2 what to do.

3 DEPUTY MAYOR BROWN: Ms. Schwartz,
4 this is the time to do some heavy
5 campaigning, really.

6 MS. SCHWARTZ: I understand, but
7 you're never going to make everyone happy,
8 but it is a safety concern.

9 TRUSTEE PLAUT: Who says we can't
10 make everyone happy?

11 MS. SCHWARTZ: Come on, you know
12 this neighborhood. You are not going to
13 make everyone happy, but, you know, we
14 have videos of trucks, fire trucks,
15 ambulances not able to get down the block
16 and it is a liability on the town, and
17 this has to get resolved.

18 DEPUTY MAYOR BROWN: Get a
19 consensus, get most of your neighbors --

20 MS. SCHWARTZ: Right, right.

21 DEPUTY MAYOR BROWN: Try to get most
22 of the neighbors to agree.

23 MS. SCHWARTZ: All right. When is
24 the meeting?

25 MAYOR WEINSTOCK: Our next meeting

1 in the first Monday in August, August 1st.

2 MS. SCHWARTZ: Is that when you are
3 going to be doing this?

4 MAYOR WEINSTOCK: So we will meet
5 again August 1st. We are going to be
6 sending the letters out for the August 1st
7 meeting.

8 MS. SCHWARTZ: Okay.

9 DEPUTY MAYOR BROWN: And we're
10 sending it to the entire block of Oakwood
11 or --

12 MAYOR WEINSTOCK: The whole Oakwood
13 block.

14 DEPUTY MAYOR BROWN: Okay.

15 MS. SCHWARTZ: Okay, thank you.

16 MAYOR WEINSTOCK: Thank you.

17 Yes, sir (indicating.)

18 MR. SUSSMAN: Can we speak about
19 that deal that you made?

20 MAYOR WEINSTOCK: No.

21 MR. SUSSMAN: No? Okay.

22 MAYOR WEINSTOCK: Kindly state your
23 name and where you live for the record.

24 MR. SUSSMAN: Harold Sussman, 542
25 West Broadway, Cedarhurst, New York.

1 I've spoken to you in the past, I've
2 spoken to --

3 MAYOR WEINSTOCK: May I ask you to
4 kindly just pull the microphone to you?

5 MR. SUSSMAN: I've asked to look
6 into the fact that the Police Department
7 is not enforcing trucks coming down and up
8 West Broadway. Not only -- I got an
9 answer from Ari once that they've got to
10 be above a certain size and this and that
11 or weight, which is B.S. in plain English.
12 A fuel tanker truck loaded to the top I
13 think will fit that description.

14 They come and go from 5 o'clock in
15 the morning til about 10 o'clock at night
16 without interruption. The loaders, the
17 cement mixers, everything comes down there
18 because it's very convenient for them,
19 they don't have to block the Peninsula
20 traffic. Now, this is a two-way street.

21 Especially if it's a fuel tanker,
22 would you take personal responsibility if
23 something blows up like it did in
24 Oceanside years back?

25 MAYOR WEINSTOCK: I assume it's a

1 rhetorical question. Obviously, nobody
2 would.

3 The good news is that standing in
4 the back of the room is
5 Lieutenant Charles Sollin (indicating.)
6 He is the Administrative Lieutenant for
7 the Fourth Precinct. He is a very, very
8 high-ranking officer in the Precinct. I'm
9 sure he will go back and mention this to
10 Inspector Boden who is the Commanding
11 Officer, and they will come up with some
12 mechanism by which they can increase
13 enforcement. He is very, very
14 responsible, he really is.

15 MR. SUSSMAN: I would hope so.

16 And to get back to tonight's
17 meeting, why don't we get notification
18 when there's going to be a meeting?

19 MAYOR WEINSTOCK: There was a notice
20 put in the Nassau Herald, there was a
21 notice put in Newsday in the Legal Notices
22 column, Tonight's meeting was also noticed
23 on the Village website.

24 We don't mail out notices to every
25 resident of the Village every time we hold

1 a hearing, that's not the way it's done.
2 We advise publicly in the newspapers.

3 MR. SUSSMAN: And just back to the
4 program that we were talking about, if
5 they scale down the size of the
6 buildings --

7 MAYOR WEINSTOCK: That's not open
8 for discussion tonight.

9 MR. SUSSMAN: Why not?

10 MAYOR WEINSTOCK: Because the Board
11 voted.

12 MR. SUSSMAN: They voted, but you
13 made a statement, and I don't understand
14 it. If you're taking away 25 percent, one
15 floor out of four floors, and you start
16 with 112 residents down to ninety-eight
17 apartments, it doesn't make sense.

18 TRUSTEE PLAUT: The maximum of
19 ninety-eight.

20 MR. SUSSMAN: The maximum? But it
21 doesn't --

22 MAYOR WEINSTOCK: I don't want to
23 get into a discussion with you about --

24 MR. SUSSMAN: It doesn't make sense
25 if you drop it by 25 percent.

1 MAYOR WEINSTOCK: It's not. The top
2 floor was set back. It was smaller, and
3 that's one of the reasons why the number
4 is different. This is not open for
5 discussion.

6 MR. SUSSMAN: So why are we
7 getting -- why are you getting only 4
8 million instead of the 6? Why don't you
9 get 5 million if it's so small?

10 MAYOR WEINSTOCK: Again, the hearing
11 has been closed, the Board has acted on
12 the issue. It's not open for discussion.

13 MR. SUSSMAN: I understand; like all
14 the other issues that get shoved down our
15 throat.

16 TRUSTEE PLAUT: That's
17 inappropriate.

18 MR. SUSSMAN: Just the fact that the
19 meeting is tonight where -- and it's
20 supposedly an important meeting where a
21 lot of people are away and the Sanitation
22 District elections are tonight --

23 TRUSTEE PLAUT: New York State Law
24 says we have to do our meetings the first
25 Monday of the month.

1 MR. SUSSMAN: Every month?

2 TRUSTEE PLAUT: There's no
3 flexibility unless it's a holiday.

4 MR. SUSSMAN: So if I come here the
5 first Monday of August --

6 TRUSTEE PLAUT: You will see us here
7 and we will greet you.

8 MR. SUSSMAN: Okay, thank you.

9 MAYOR WEINSTOCK: Thank you.

10 Yes, sir (indicating.) Tell us your
11 name and your residence.

12 MR. GLICKMAN: Sure. My name is
13 Josh Glickman. I live at 845 Broadway in
14 Woodmere.

15 It's again pertaining somewhat to
16 the meeting this evening. It has nothing
17 to do with the planning or what was
18 approved or not approved. I'd like to
19 just ask every member of this panel if
20 anybody is invested in this project at
21 all, because listening tonight to every
22 motion, there is not one person that can
23 find anything negative with this. And
24 whoever has lived in this Village like I
25 have for the last forty years knows that

1 it's going to impact traffic terribly.

2 So I would like to go around the
3 room and I'd -- let's start with this
4 gentleman (indicating) and ask if
5 anybody --

6 MAYOR WEINSTOCK: Sir, sir, this
7 is --

8 MR. GLICKMAN: -- here is invested
9 in --

10 MAYOR WEINSTOCK: Sir, this is out
11 of order.

12 MR. GLICKMAN: I don't think I'm out
13 of order. I think it's a very valid
14 question.

15 MAYOR WEINSTOCK: We have determined
16 that tonight's hearing is not subject --

17 MR. GLICKMAN: No, I think it's --
18 what are we afraid of? I think the
19 residents --

20 MAYOR WEINSTOCK: I'm afraid of
21 nothing, but I'm not going to debate with
22 you. You're out of order. Kindly leave
23 the podium.

24 MR. GLICKMAN: Okay. Thank you for
25 the answer, though.

1 MAYOR WEINSTOCK: Yes, ma'am
2 (indicating.)

3 MS. WALKER: Hi. I'm
4 Shoshanna Walker. I live at 392 Pearsall.
5 So it's not really related to this,
6 but there are things about Pearsall that
7 you need to fix, please. Like number one,
8 the parking lots, the parking lots that
9 are opposite the train, whatever that is.

10 MAYOR WEINSTOCK: You're talking
11 about the parking lot near the power
12 plant, near the transformer; right?

13 MS. WALKER: Right, right the
14 transformer. Nobody ever shovels that.
15 That is very dangerous. I have called the
16 Village and they want to know, what's the
17 address? What do you mean, what's the
18 address? It's the parking lot there, two
19 parking lots. And further down from the
20 parking lot, then there's, like, one or
21 two houses; they shovel, and then after
22 that, there's the old Stephen's, and none
23 of that is ever shoveled. It's very
24 dangerous.

25 DEPUTY MAYOR BROWN: Those parking

1 fields --

2 TRUSTEE PLAUT: You're talking about
3 the sidewalks?

4 MS. WALKER: The sidewalks, I'm
5 talking about the sidewalks. Nothing ever
6 is --

7 TRUSTEE PLAUT: On the north side of
8 the street or the south side of the
9 street, what are you referring to? You're
10 talking about the side where the train
11 tracks or the other side?

12 MS. WALKER: Across from the train
13 tracks.

14 TRUSTEE PLAUT: Across from the
15 train tracks, okay.

16 MS. WALKER: It's a big length, two
17 parking lots and then that whole where
18 Stephen's used to be. And even when
19 Stephen's was there, they didn't -- no one
20 ever enforces that. Why didn't they ever,
21 ever, ever shovel the snow on the
22 sidewalk?

23 DEPUTY MAYOR BROWN: I didn't know
24 about it. I don't think the Board knew
25 about it.

1 MS. WALKER: I called, I called.

2 Well, whatever. I didn't come to --

3 DEPUTY MAYOR BROWN: No, you're
4 right.

5 MS. WALKER: So can someone now --

6 DEPUTY MAYOR BROWN: Absolutely,
7 100 percent.

8 MS. WALKER: -- take this into
9 account? And whoever owns that -- those
10 parking lots and whatever or whoever owns
11 the -- maybe it's the developer who owns
12 that now.

13 MAYOR WEINSTOCK: No, the parking
14 lots are owned by the Long Island Rail
15 Road.

16 MS. WALKER: No, no, no, not that
17 side.

18 MAYOR WEINSTOCK: The other side of
19 the street?

20 MS. WALKER: The other side are
21 private, it's not the railroad.

22 MAYOR WEINSTOCK: The railroad owns
23 the parking lot land.

24 MS. WALKER: No, they tore down two
25 houses and --

1 DEPUTY MAYOR BROWN: Oh, private
2 lots, okay. They don't have to shovel if
3 they don't want to, but the sidewalks,
4 they have to.

5 MS. WALKER: What do you mean? Oh,
6 yes, they shovel for the cars, but --

7 DEPUTY MAYOR BROWN: But you're
8 right, it should be done.

9 MAYOR WEINSTOCK: Now that we know
10 about it --

11 DEPUTY MAYOR BROWN: You're
12 100 percent right, it should be done. Now
13 it's been brought to our attention.

14 MS. WALKER: Then another thing,
15 since the police are here, can somebody
16 enforce where it says, "No Stopping Any
17 Time" in front of that pizza store? The
18 customers park their big vans, SUVs to go
19 in and to -- and leave their children in
20 the car to go run in and get pizza and
21 they block a whole lane on Pearsall and
22 Rockaway Turnpike. It says, "No Standing
23 Any Time."

24 MAYOR WEINSTOCK: Lieutenant Sollin,
25 when you go back to think about the other

1 traffic issue, apparently people are
2 parking on the corner of Pearsall and
3 Rockaway Turnpike near the pizza store to
4 pick up their pizzas. Can --

5 LIEUTENANT SOLLIN: We will go past
6 on our way back.

7 MAYOR WEINSTOCK: Okay.

8 MS. WALKER: I have called the
9 police many times and they never come. I
10 mean, I stopped doing it. I'm talking
11 about, like, years already.

12 And then one other thing, can
13 somebody do something about the speeding
14 on the street? Like, cars, they're
15 purposely making noises and motorcycles.
16 Can you put speed bumps?

17 TRUSTEE PLAUT: No, they can't do
18 that.

19 MAYOR WEINSTOCK: No, they can't do
20 speed bumps.

21 MS. WALKER: Well, how do you
22 control that then?

23 LIEUTENANT SOLLIN: If you want to
24 step outside, we will give you a card and
25 you can contact us, and we'll take care of

1 it.

2 MAYOR WEINSTOCK: If you will speak
3 to the Lieutenant --

4 TRUSTEE PLAUT: Speak to the
5 Lieutenant. He's taking notes.

6 MAYOR WEINSTOCK: He'll take notes
7 on it.

8 MS. WALKER: Anyway, that's what
9 I -- because it's dangerous. You're going
10 to move in families now and there are
11 going to be children and they're going to
12 be speeding. And they speed to avoid all
13 the lights on Central Avenue. I'm just
14 saying, it's very dangerous and it's very
15 noisy, and it happens all night long.

16 MAYOR WEINSTOCK: Thank you for
17 bringing it to our attention.

18 TRUSTEE PLAUT: Introduce yourself
19 (indicating.)

20 MR. ZERYKIER: Thank you. Good
21 evening, Mr. Mayor.

22 MAYOR WEINSTOCK: Good evening.

23 MR. ZERYKIER: Aaron Zerykier, 359
24 Summit Avenue. FOIL requests?

25 MAYOR WEINSTOCK: We made a mistake

1 and we didn't get you the information, but
2 we will get you the information promptly.
3 We discussed it earlier.

4 MR. ZERYKIER: Okay. Those were
5 technically applied to tonight's documents
6 as well.

7 MAYOR WEINSTOCK: You can have
8 tonight's documents as well.

9 MR. ZERYKIER: Thank you.

10 MAYOR WEINSTOCK: Yes, sir
11 (indicating.)

12 MR. CARMEN: Hello. Andrew Carmen,
13 Oakwood Avenue, Cedarhurst.

14 Two stop signs, one on Park, one on
15 Oakwood Avenue; they seem to become
16 invisible as cars come by, because you
17 have, like, a raceway. People are making
18 turns and they -- my car was parked on the
19 street legally and one of these people
20 just came through and made an errant turn
21 and ended up hitting the car.

22 I think a traffic study should be
23 done, possibly a traffic lane. That
24 Oakwood Avenue and Park is, like, a back
25 side way into the Village. When I moved

1 here in '82, this was like God's country,
2 it was quiet. Now it's like the Long
3 Island Expressway. And if you have a bus
4 coming this way (indicating) and an Amazon
5 truck this way (indicating,) forget it. I
6 hear horns all day. A traffic
7 study should --

8 MAYOR WEINSTOCK: On the question of
9 a traffic study, the Village is not
10 responsible for traffic lights. Only the
11 County puts in traffic lights. Any
12 traffic study we do would not pass muster
13 with the County. They do their own. But
14 if you send me an email tomorrow, I will
15 forward it on to the County and ask them
16 to investigate that intersection.

17 When they do a traffic study, they
18 look for something called warrants. If
19 there's a sufficient number of warrants to
20 justify the installation of a light, they
21 will do that. So just send me an email to
22 Mayor@Cedarhurst.gov, and I will be happy
23 to forward it to the County.

24 MR. CARMEN: Thank you, thanks. I
25 even called the Fourth Precinct and said,

1 assign a car there, go write 500 summonses
2 a day.

3 MAYOR WEINSTOCK: Well, they can do
4 that, but they can't put in a traffic
5 light. Only the County can do that.

6 MR. CARMEN: I will send an email,
7 thank you.

8 MAYOR WEINSTOCK: Thank you.

9 Yes, ma'am (indicating.)

10 MS. WEINER: My name is
11 Ellie Weiner, and I live on Cedarhurst
12 Avenue.

13 I have one suggestion and one
14 request. Next time you have a meeting,
15 why can't you send it out with the email
16 the same way that you do with the water
17 reserve, that it's going to be -- what do
18 you call it -- you've got to flush the
19 lines and everything else? I did read the
20 Times and I -- excuse me, the Herald, and
21 I saw that there was a meeting tonight,
22 but there are a number of people here who
23 have complained they hadn't seen any kind
24 of notification. It's nice when it's in
25 the Herald, but you send out emails when

1 you have to flush the water lines or
2 whatever. Why can't it be on the same
3 email to let people know when there's a
4 meeting?

5 MAYOR WEINSTOCK: That's a good
6 suggestion. It's a good suggestion, thank
7 you.

8 MS. WEINER: I mean, you just have
9 to type the letter and hit send.

10 MAYOR WEINSTOCK: I agree with you.
11 It's a good suggestion, thank you.

12 MS. WEINER: And as long as we're
13 complaining about traffic and what's going
14 on, for some reason or other, it's almost
15 from 8 o'clock on to maybe 11:30 or so, we
16 have a number of cars that come -- I call
17 it the after burners where they have that
18 extra noise with their mufflers, you know.
19 We have a heck of a lot of cars doing
20 that. Cedarhurst Avenue, Oak Avenue, and
21 it happens all the --

22 TRUSTEE PLAUT: It's illegal in the
23 State of New York now.

24 MS. WEINER: I know, I know. But by
25 the time you get a hold of the police,

1 these guys are gone. Something should be
2 done. I know that a number of the
3 neighbors have complained, their kids are
4 asleep, and the noise, you know, wakes
5 them up.

6 MAYOR WEINSTOCK: I don't have a
7 solution.

8 MS. WEINER: Well, you have a few
9 people up here (indicating.) Maybe they
10 can come up with one.

11 TRUSTEE PLAUT: Thank you.

12 MS. WEINER: Thank you.

13 MAYOR WEINSTOCK: Thank you very
14 much.

15 Yes, sir (indicating.)

16 MR. ROSEMAN: Arthur Roseman,
17 Oakland Avenue, Cedarhurst.

18 Just staying on traffic, you know,
19 there's a lot of corners around here that
20 have no stop signs and it's like an
21 accident waiting to happen. There are
22 streets that there are no stop signs in
23 either direction and cars don't stop, they
24 just go through.

25 DEPUTY MAYOR BROWN: If you can,

1 just send us an email, let us know which
2 ones you suggest and -- I thought we
3 covered that quite a number of years ago,
4 but if we're missing some --

5 MR. ROSEMAN: You're missing a few.

6 DEPUTY MAYOR BROWN: We will gladly
7 put it up.

8 MR. ROSEMAN: Thank you.

9 DEPUTY MAYOR BROWN: Thank you.

10 MAYOR WEINSTOCK: Yes, sir
11 (indicating.)

12 MR. LIFSHUTZ: Good evening. I came
13 here not to discuss --

14 TRUSTEE PLAUT: Excuse me, folks.
15 Sir (indicating,) please identify
16 yourself.

17 MR. LIFSHUTZ: Joseph Lifshutz, 6
18 Regent Drive in Lawrence.

19 I've been here forty-three years.
20 I'm here a long time. I have been
21 visiting even ten, twenty years before I
22 moved here to many people in the area. I
23 love the area. I love Lawrence and
24 Cedarhurst, Hewlett. It's a gorgeous
25 place, it's a beautiful place to live and

1 to bring up children. It's got very nice
2 people. It has everything, but we're
3 struggling to keep it alive. We're
4 choking it.

5 This has nothing to do with
6 Pearsall. This has to do with everything
7 that's been going on for the last ten,
8 twenty years with the development,
9 development, development. This is just --
10 there's one major thing coming up now
11 that -- it's eating me alive.

12 It's seventy-two acres by Inwood and
13 North Lawrence that is being rezoned by
14 the Town of Hempstead three years ago.
15 Most people don't even know about it. The
16 first section, they talk about -- I bought
17 the papers, one of the newspapers in the
18 area. So he gave it a mention. He said,
19 oh, they're building a few hundred
20 apartments by the Lawrence Post Office
21 area. It's two apartment buildings that
22 are being built to start off. It's three
23 zoning areas, seventy-three acres, all
24 right.

25 I want it to go on the record so no

1 one will say it later that they didn't
2 know about it like Amazon. Everyone
3 denied knowing about Amazon. This is a
4 major, major overhaul. It's a town. This
5 makes the Sixth Town look like nothing,
6 Pearsall look like nothing. This is a
7 massive, massive project.

8 To build this, to plan it without
9 infrastructure, without highways to get in
10 and out, without access and egress, it's
11 dangerous. It will choke the area. The
12 first project in the Lawrence area, it's
13 two five-story apartment buildings. These
14 are all pre-approved. Nobody has to go to
15 any hearing, nobody has to go anyplace.
16 You just buy the land and build two
17 five-story buildings, 570 apartments.

18 They're talking here about
19 ninety-eight apartments. 570 apartments,
20 five-story buildings abutting this area,
21 your neighbor. Lawrence is a neighbor.
22 This is going to cause a major problem in
23 the years to come. And either we build --
24 forty years ago there was plans to build
25 an overhead -- 878 was supposed to be an

1 overpass that was going to take the
2 traffic all the way out to Conduit to the
3 Belt bypassing Rockaway Turnpike.

4 MAYOR WEINSTOCK: I understand what
5 you're saying. The good news is that the
6 Village Administrator for the Village of
7 Lawrence and the Village of --

8 MR. LIFSHUTZ: I see them
9 (indicating.)

10 MAYOR WEINSTOCK: They're here
11 tonight, they hear what you're saying.
12 They're the most immediately affected
13 because it's on their northern border.
14 And I know that Mayor Edleman has been
15 very aggressive in trying to oppose that.
16 Thank you for bringing it to our
17 attention. We'll give it due
18 consideration, but we have no control over
19 that.

20 MR. LIFSHUTZ: It should be in the
21 paper. People should know about it
22 because this is thousands of apartments.
23 10,000, 20,000 people. This is a major
24 city that is being -- that's rezoned
25 already.

1 MAYOR WEINSTOCK: I agree, but it's
2 not within our purview. It's not within
3 our portfolio of things that we can do
4 directly.

5 MR. LIFSHUTZ: The full zoning
6 package, I saw it, it's thirty-two pages.
7 I have that, too. It's three separate
8 zoning areas, all pre-zoned, no hearing,
9 no requirements, no nothing. Not like you
10 went through a lot of stuff here. They
11 don't have to go through anything to start
12 with a shovel in the ground, and it should
13 be a concern to everybody living here.

14 If you love the place -- we all love
15 the place and we want to retain a
16 character here, that's all. I'm just here
17 to bring it to your attention.

18 MAYOR WEINSTOCK: I think we all
19 agree with you.

20 MR. LIFSHUTZ: And it should be
21 taken as a concern, that's all.

22 MAYOR WEINSTOCK: Thank you.

23 TRUSTEE PLAUT: Good points, thank
24 you.

25 MAYOR WEINSTOCK: Yes, sir

1 (indicating.)

2 MR. JASSE: Hello. Thanks for
3 having the hearing. David Jasse, 369
4 Argyle Avenue -- Argyle Road, and also 409
5 Central Avenue. So thank you so much.

6 A couple of years ago I mentioned to
7 you that you couldn't really see any of
8 the stop signs in that neighborhood, and a
9 week or two later, it happened, they're
10 up. So if there's any way for police to
11 be there once in a while to stop the
12 people who don't stop at them, it would be
13 very much appreciated.

14 TRUSTEE PLAUT: Where specifically
15 are you --

16 MR. JASSE: Oxford and Argyle. You
17 did the whole block of Oxford, all new
18 stop signs. You can actually see them
19 from a distance because you put in new
20 ones, it was great --

21 TRUSTEE PLAUT: With reflectors.

22 MR. JASSE: -- with reflectors,
23 perfect. The only problem is, half the
24 time people, don't stop, and it's
25 frustrating. Thank God we have children

1 on the block, a lot of them, and it's a
2 little scary.

3 MAYOR WEINSTOCK: We have the Police
4 Department at every one of our Board
5 meetings and we always invite the Police
6 Department to enforce aggressively where
7 we know there are violations. So if you
8 just inform Lieutenant Sollin about that,
9 he will make a note of it and something
10 will be done, I assure you.

11 MR. JASSE: Thank you.

12 And my second request, is there any
13 way to do anything about honking on
14 Central Avenue? I have an office on
15 Central Avenue. It's impossible some days
16 to concentrate. People go crazy. Can you
17 put up a sign that says, "No Honking, \$350
18 Fine"? Can you do anything to act as a
19 deterrent for living in one of the most
20 impatient towns that I know of?

21 TRUSTEE WASSER: Tell us what you do
22 so they'll have a -- David's a producer,
23 so he needs quiet.

24 MR. JASSE: So if there's anything
25 you can do, like put up some signs, fines

1 for honking or some kind of deterrent, it
2 would be greatly appreciated.

3 MAYOR WEINSTOCK: I think we put
4 more signs in our Village than anyplace on
5 Earth.

6 MR. JASSE: Just a suggestion, thank
7 you.

8 TRUSTEE WASSER: We have one problem
9 there, Lieutenant Sollin is never going to
10 come back into this building again. But
11 as you hear, and maybe you can bring this
12 back to the Inspector, it's a great
13 concern. And I'm the one who brings it up
14 whenever you guys show up at the meetings.
15 We're discussing missing stop signs,
16 we're -- you know, it's a constant. But
17 we can have the stop signs, but people do
18 not stop.

19 So if you can bring it back, the --
20 the same thing with U-Turns on Central
21 Avenue. You know, we will be not looking,
22 God forbid, for anything terrible to
23 happen. Please bring back the -- let's
24 step up the enforcement here before
25 anything -- you know, any tragedy occurs.

1 I am getting -- Oxford is very bad,
2 those streets going down, Argyle to
3 Oxford, Washington, Oak and Summit. I
4 have it here (indicating,) I can give it
5 to you after.

6 First of all, we appreciate
7 everything you guys do. You guys are
8 great, you're always there for us. Thank
9 you so much, and stay safe.

10 LIEUTENANT SOLLIN: There's so many
11 intersections and everything else, it's
12 really impossible for us to get every one.
13 So I like coming to these meetings. So if
14 you can just shoot me an email, it would
15 be a lot easier so that, you know, I don't
16 have to lose it.

17 I mean, I -- ask my wife, I lose
18 everything that touches my hands, it's
19 gone. So if you just shoot me an email, I
20 know where it is and I don't have to worry
21 about where it is. I'll have a list, I'll
22 assign those guys on where to go.

23 If we get a lot of activity there,
24 great, we'll let you guys know it was, you
25 know, a home run. If not, you know, we

1 can always go back to the homeowner or
2 someone else. Maybe we're not there at
3 the right time or we're just not seeing
4 something. But please, send us that list.

5 We love coming here to hear
6 everybody's comments, but we can't be
7 everywhere all the time. We like having
8 your eyes on the street as well.

9 TRUSTEE WASSER: Thank you,
10 Lieutenant.

11 MAYOR WEINSTOCK: Miss (indicating.)

12 MS. JASSE: Hi. My name is
13 Nirit Jasse. Thank you very much.

14 MAYOR WEINSTOCK: Where do you live?

15 MS. JASSE: 369 Argyle Road.

16 I live near Rockaway Turnpike down
17 the block. And my kids are driving age
18 and they come late at night sometimes.
19 And one night my son on Nassau Expressway/
20 Rockaway Turnpike was stopped, and he
21 didn't know why he was stopped. And he
22 was looking around to see what was going
23 on, and someone next to him came out of
24 the car and he asked him what happened,
25 why are you stopped, why did we all stop?

1 And he didn't speak to him, he didn't say
2 anything to him. And then he realized
3 that all the cars in front of him stopped.
4 Why? He realized it was a big drag race
5 going on, a huge drag race going on, and
6 he had to wait until the drag race was
7 over until he was able to come home.

8 This happens a lot Saturday night,
9 this happens a lot in the summertime. The
10 noise that they make is ridiculous. It's
11 just, like, horrible. We've called the
12 police a few times to tell them to please
13 disburse them, and that's all they can do,
14 is disburse them. And they hang around
15 where Burlington Coat Factory is and
16 Marshalls and Chick-fil-A, that's where
17 they get together. Because I live near
18 there. They get together there and they
19 all decide to drag race, and it's very
20 scary because I have teenagers driving,
21 coming home at night. And I'm so -- I
22 can't sleep at night, I'm so afraid.

23 You know of the accident that
24 happened a couple of years ago from a drag
25 racing. Well, God forbid it should happen

1 again.

2 MAYOR WEINSTOCK: Well, it's
3 something that only the Police Department
4 can help us with because we have no
5 capacity to do with that in our Village,
6 we don't have our own Police Department.

7 I know that there's been a step-up
8 on enforcement on that drag racing
9 situation, but, you know,
10 Lieutenant Sollin is here. He heard what
11 you said and I'm sure he will make a
12 mental note of it. It will be on that
13 email that he gets from us to deal with
14 that issue as well.

15 MS. JASSE: Thank you.

16 MAYOR WEINSTOCK: Thank you for
17 brining that up.

18 One second, Marc (indicating,)
19 you're next.

20 MS. WIENER: Ellie Weiner,
21 Cedarhurst Avenue.

22 One thing you're talking about the
23 stop signs, in driving around the Village,
24 there are so many stop signs that are --
25 there are trees in front of them, and all

1 of a sudden -- just as you come to the
2 corner where you should be stopping, all
3 of a sudden you see a stop sign. You
4 cannot see it before because the trees are
5 extending out and blocking the stop signs.

6 So the Village should really take a
7 trip around and cut the branches down so
8 you can see the stop signs.

9 MAYOR WEINSTOCK: We will tell our
10 DPW to go around and to take a look.

11 MS. WIENER: Thank you.

12 MAYOR WEINSTOCK: Thank you.

13 Marc (indicating?)

14 MR. TENZER: Marc Tenzer,
15 T-E-N-Z-E-R, 234 Cedarhurst Avenue.

16 A couple of things I want to
17 mention. I belong to Nassau County
18 Commissioners, Pat Ryder's Community
19 Council representing this legislative
20 district. Ronny Goldman does also, and
21 there are about twenty of us from this
22 district from all over Nassau County. We
23 have 250 of us that meet every month at
24 the Intelligence Center and we discuss all
25 the issues going on in Nassau County and

1 what the police are doing.

2 I also separately with five other
3 people belong to a Vehicle and Traffic Law
4 Committee, and we met with the -- with
5 Kevin Canavan who is the Patrol Chief for
6 Nassau County discussing traffic problems,
7 and I brought up -- and I have to meet
8 with Inspector Boden, I haven't had a
9 chance yet. I brought up from Amazon to
10 Dunkin' Donuts the major problems we have
11 on Rockaway.

12 So I'm on top of this with the
13 Police Department to see what they can do
14 to help us to alleviate traffic on
15 Rockaway Turnpike. I don't know what can
16 be done, but it's a major issue. And I've
17 heard some other things from all over
18 Nassau County, and that's just one of the
19 major problems.

20 DEPUTY MAYOR BROWN: Mr. Mayor, I
21 move that we send all the problems to
22 Marc.

23 MAYOR WEINSTOCK: I second the
24 motion.

25 TRUSTEE WASSER: All in favor?

1 MR. TENZER: I'm trying to get
2 Ronny Goldman also on the Committee,
3 but --

4 TRUSTEE PLAUT: Ron, in your free
5 time.

6 MR. TENZER: So I'm working with the
7 Police Department on -- it's the Chief of
8 Patrol Canavan.

9 MAYOR WEINSTOCK: Marc, thank you
10 for your efforts.

11 MR. TENZER: The next thing -- thank
12 you.

13 The next thing I want to talk about,
14 Guy Marino. You have a great employee in
15 this Village. I know he just told me he
16 got promoted. I'll tell you a quick
17 story. About two Sundays ago I went to
18 the park with my grandchildren with the
19 sprinklers, and the sprinklers weren't
20 working. And there were about twenty
21 families there and they were all
22 complaining, I'm calling Ari Brown, I'm
23 calling this one. I said, I'll go right
24 to the source. So I call Guy.

25 He was on his way to the beach club

1 and he wasn't working. I told him there
2 was a problem with the sprinklers. He
3 turned around, he came back fifteen
4 minutes later. And the timer didn't work.
5 Some kids had gone on Summit and turned
6 off the electric power in the panel.

7 So Guy went up there and he turned
8 on the power and all the sprinklers
9 worked. Everybody started applauding Guy
10 in the park. So I just want to tell you,
11 he does a great job.

12 MAYOR WEINSTOCK: I will pass on the
13 compliment.

14 MR. TENZER: That's it, thanks.

15 MAYOR WEINSTOCK: Yes, sir
16 (indicating.)

17 MR. TEREBELO: Hi. Jack Terebelo,
18 604 Park Avenue in Cedarhurst.

19 I just wanted to thank the Board for
20 making a sensible and equitable decision
21 with regard to Pearsall and to get
22 additional housing within the neighborhood
23 that makes sense for the Village and makes
24 sense for all of us. So thank you. And
25 I'm only speaking for myself.

1 MAYOR WEINSTOCK: Thank you. That's
2 not open for discussion, but thank you for
3 the comment. That's a closed issue, but
4 thank you.

5 MR. TEREBELO: Thanks.

6 DEPUTY MAYOR BROWN: We have to
7 welcome our First Lady in the Village
8 here, Mrs. Weinstock is here (indicating.)
9 (Whereupon, applause ensued.)

10 MAYOR WEINSTOCK: If there's nothing
11 else, do we have a motion to adjourn?

12 TRUSTEE PLAUT: Motion.

13 UNIDENTIFIED AUDIENCE MEMBER: Wait,
14 wait.

15 MAYOR WEINSTOCK: Oh, someone else
16 wants to speak?

17 MR. WEINSTOCK: Hi. Etan Weinstock,
18 104 Beverly Lane, Houston, Texas.

19 It's been over thirty years for me
20 since I've been in this room. I came as a
21 young boy to watch the prosecutor in
22 traffic court, and I know that throughout
23 the entire duration that I have been kind
24 of since then going on with my life.

25 You've been here every week, and I know

1 this.

2 I came to the meeting tonight just
3 to watch. I haven't been home in a while.
4 And the foolish vitriol that's coming from
5 people or anybody that may question your
6 integrity or the intention and attention
7 that you have put into every single
8 Village issue and item over the last at
9 least thirty years that I'm aware of is
10 offensive. The fact that anybody would
11 think that the Mayor is doing anything
12 other than what is in the best interest of
13 this Village is misguided and is wrong.

14 The Village is changing, I know
15 this. I don't live here anymore. I have
16 gotten to see it in doses with wide spaces
17 in between. That affords me the
18 perspective of being able to see the
19 Village change over time because I'm not
20 watching it on a daily basis. It's like
21 watching your kids grow. If you see them
22 every day, you don't realize the changes.
23 When you miss them for a while, they've
24 got grown up a lot. I've seen the changes
25 in this neighborhood over time.

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Mr. Mayor, I think you're doing an excellent job.

(Whereupon, applause ensued.)

MAYOR WEINSTOCK: Thank you, Dr. Weinstock.

MR. WEINSTOCK: Thank you for the time.

MAYOR WEINSTOCK: Okay. Motion to adjourn?

TRUSTEE PLAUT: Motion, Mr. Mayor.

MAYOR WEINSTOCK: Second?

DEPUTY MAYOR BROWN: Second.

MAYOR WEINSTOCK: All in favor?

TRUSTEE PLAUT: Aye.

TRUSTEE WASSER: Aye.

DEPUTY MAYOR BROWN: Aye.

TRUSTEE ZISMAN: Aye.

MAYOR WEINSTOCK: Any opposed?

Thank you, and good night.

(Time noted: 9:13 p.m.)

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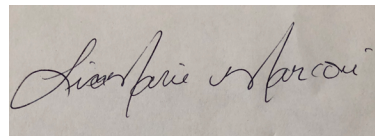
CERTIFICATION

I, LISAMARIE MARCONI, a Notary
Public in and for the State of New York,
do hereby certify:

THAT the within transcript is a true
record of the testimony given. I further
certify that I am not related, either by
blood or marriage, to any of the parties
to this action; and

THAT I am in no way interested in
the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 20th day of July, 2022.



LISAMARIE MARCONI

<p>1</p> <p>1 9:20 20:13 26:13 1,300,000 23:23 1-15 31:5,25 10 24:11 43:15 10,000 63:23 100 33:9,11 51:7 52:12 104 76:18 11 1:8 2:4 4:21 24:17 27:10 112 26:1,6 28:16 45:16 11516 1:7 11:30 58:15 12 25:1 120 21:8 12th 4:19 14 25:12 14th 4:20 150 33:9 1610 32:25 33:18 1st 42:1,5,6</p>	<p>248 39:24 25 45:14,25 250 72:23 265 19:4</p> <p>3</p> <p>3 20:25 300 33:16,17 328 35:11 33 30:16 35 20:16 28:24 350 66:17 359 54:23 369 65:3 69:15 392 49:4</p> <p>4</p> <p>4 16:15 21:6,22 28:12 46:7 4,000,000 23:21 24:3 409 65:4 4th 6:1</p> <p>5</p> <p>5 21:1 22:4 43:14 46:9 500 31:10 32:3 57:1 542 42:24 570 62:17,19</p> <p>6</p> <p>6 16:13,19 22:18 46:8 60:17 6,000,000 23:15 604 75:18 617 16:13 617.4 16:20 617.5 16:20 650 21:3</p>	<p>7</p> <p>7 23:2 7-703 7:20 16:9 75 33:11</p> <p>8</p> <p>8 6:19 16:12,16 17:7 23:7 28:12 58:15 82 56:1 845 47:13 878 62:25 8:05 1:9 8th 6:2</p> <p>9</p> <p>9 16:8 23:19 900,000 23:25 9642 79:21 9:13 78:20</p> <p>a</p> <p>aaron 54:23 abatements 24:12 24:13 able 10:19 21:20 41:15 70:7 77:18 absolutely 51:6 abutting 22:24 62:20 accept 20:8 acceptable 29:12 accepted 11:3 access 62:10 accident 59:21 70:23 accidentally 36:14 account 51:9 acres 61:12,23 act 10:22,25 16:13 66:18 acted 46:11</p>	<p>acting 33:23 action 11:19 16:1 16:17,21 26:10,12 26:13,15 27:14 79:12 actions 16:19 activities 3:3 activity 68:23 actual 15:24 add 12:17 14:19 addition 36:8 additional 7:24 21:6 22:20 24:2 75:22 additionally 17:21 address 49:17,18 adjourn 76:11 78:9 administrative 44:6 administrator 63:6 adopt 7:23 9:3 12:2 14:6 15:15 15:16 19:8 25:18 27:22 32:9,12 37:8 adopted 14:18 19:21 adopting 6:6 adoption 2:15 9:8 16:7 17:1,18 18:2 19:5 20:8,11 adopts 19:3 adverse 13:25 14:2,3 15:9 17:20 advise 45:2 affords 77:17 afraid 35:21 48:18 48:20 70:22</p>
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